

Record and Return to:
City of Groveland
Attn: Community Development Dept.
156 S. Lake Avenue
Groveland, FL 34736

ORDINANCE 2016-07-16

AN ORDINANCE EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF GROVELAND, COUNTY OF LAKE, STATE OF FLORIDA, PURSUANT TO THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044 AND SECTION 171.204, FLORIDA STATUTES (2016); ANNEXING 2,467 +/- ACRES OF REAL PROPERTY NOT EMBRACED WITHIN THE PRESENT LIMITS OF THE CITY OF GROVELAND; PROVIDING FOR FINDINGS; PROVIDING A LEGAL DESCRIPTION AND A MAP; DIRECTING THE CITY MANAGER TO RECORD CERTIFIED COPIES OF THIS ORDINANCE AFTER APPROVAL WITH THE CLERK OF THE CIRCUIT COURT, THE COUNTY MANAGER OF LAKE COUNTY, AND THE SECRETARY OF THE STATE OF FLORIDA; PROVIDING FOR CONFLICTS AND SEVERABILITY; PROVIDING FOR SCRIVENER'S ERRORS; SETTING AN EFFECTIVE DATE.

WHEREAS, Floribra – Villa City IA, LLC, a property owner in an unincorporated area of Lake County, has petitioned the City Council, Groveland, Florida, to annex property into the City of Groveland; and

WHEREAS, the property, as hereafter defined, has become eligible for annexation with the approval of the Interlocal Service Boundary Agreement dated February 15, 2013, entered into by and between the City of Groveland, City of Clermont, City of Mascotte, Town of Howey-In-The-Hills, City of Minneola, City of Leesburg and Lake County, as amended, (the "Interlocal Agreement"); and

WHEREAS, the City Council has determined that the area proposed for annexation meets the requirements of §171.044 and §171.204; and

WHEREAS, this Ordinance has been advertised as required by law with a copy of said notice sent via certified mail to the Board of County Commissioners of Lake County as provided for by statute; and

WHEREAS, all other procedural and notice requirements mandated by State law and the City's Code of Ordinances, and the ISBA have been followed and satisfied; and

NOW THEREFORE, be it ordained, by the City Council of the City of Groveland, Florida, as follows:

Section 1: Legislative Findings. The recitals set forth above are hereby adopted as legislative findings of the City Council of the City of Groveland.

Section 2: Annexation. The corporate limits of the City of Groveland, Florida, are hereby extended and increased so as to include and embrace within the corporate limits of the City of Groveland, the real property described as:

INSTRUMENT #2017074620
OR BK 4970 PG 2232 - 2248 (17 PGS)
DATE: 7/12/2017 1:03:45 PM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$146.00

Alternate Key Numbers

1024471
1024501
1024510
1024544
1024552
1024561
1024579
1024587
1024595
1024935
1024943
1035767
1063639
1068479
1068509
1084954
1088437
1210810
1297796
1297834
1383650
1390745
1390761
1390770
1390818
1390851
1390877
1587166
1756791
1781272
2831154
3781209
3781210
3781211
3781212
3781213
3783126
3783127
3793849
3882756

Parcel ID Numbers

16-21-25-000300000400
17-21-25-000400000500
17-21-25-000400000600
18-21-25-000300001100
18-21-25-000300001200
19-21-25-000100000100
20-21-25-000100000300
20-21-25-000200000902
20-21-25-000200000903
30-21-25-000200000500
30-21-25-000200000600
24-21-24-000100000100
17-21-25-000300000401
13-21-24-000400000600
24-21-24-000100000200
20-21-25-000100000200
13-21-24-000400000601
30-21-25-000200000400
24-21-24-000300000400
25-21-24-000100000200
24-21-24-000400000500
17-21-25-000400000700
17-21-25-000300000402
17-21-25-000200000400
18-21-25-000100000200
19-21-25-000200000300
20-21-25-000200000700
30-21-25-000100000300
20-21-25-000200000800
20-21-25-000200000600
20-21-25-000200001000
24-21-24-000400001100
18-21-25-000400001700
18-21-25-000400001800
19-21-25-000100000500
19-21-25-000200000700
18-21-25-000400001900
18-21-25-000300002000
18-21-25-000400002100
30-21-25-000200002900

A total of 40 parcels consisting of 2,467 acres, more particularly described as follows:

Legal Description: See attached **Exhibit A (the "Properties")**.

The Properties are hereby annexed and declared to be a part of the City of Groveland. The Properties are depicted in the map attached hereto as **Exhibit B**.

Section 3: Applicability and Effect. Upon this Ordinance becoming effective, the properties annexed shall be subject to all laws, ordinances, and regulations enforced in the City of Groveland, and shall be entitled to the same privileges and benefits as other parts of the City of Groveland upon the effective date of the annexation.

Section 4: Directions. In accordance with Section 171.044(3), Florida Statutes (2016) within seven (7) days of the adoption of this Ordinance, certified copies of this shall be provided to the Clerk of the Circuit Court (Recording), and the Secretary of State of the State of Florida. It shall further be submitted to the Office of Economic and Demographic Research within 30 days of approval along with a statement specifying the population census effect and the affected land area.

Section 5: Conflicts. All ordinances and parts of ordinances to the extent in conflict with this Ordinance are hereby repealed.

Section 6: Severability. If any provision or portion of this ordinance is declared by any court competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 7: Scrivener's Errors. Scrivener's errors in the legal description may be corrected without a public hearing or at public meeting, by re-recording the original ordinance or a certified copy of the ordinance and attaching the correct legal description.

Section 8: Effective Date. This ordinance shall become effective immediately upon passage by the City Council of the City of Groveland in accordance with law.

PASSED AND ORDAINED in regular session of the City Council of the City of Groveland, Lake County, Florida, this 22 day of February, 2017.

Karen McMican
Karen McMican, Vice – Mayor as Acting Mayor
City of Groveland, Florida

Attest:

Karla Strait
Acting City Clerk/City Clerk



Approved as to form and legality:

Anita Geraci-Carver
Anita Geraci-Carver, City Attorney

First Reading 7/5/2016
Second Reading 2/22/2017

Council Member Sweatt moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member Griffin and upon roll call on the motion the vote was as follows:

	YEA	NAY
John Griffin	✓	
Karen McMican	✓	
Mike Radzik	✓	
George Rosario		
Dina Sweatt	✓	

EXHIBIT "A"

The Villa City Property

LEGAL DESCRIPTIONS:

FLORIBRA-VILLA CITY IA

The Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 18, Township 21 South, Range 25 East, Lake County, Florida:

LESS that portion of said Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying Northeasterly of U S Highway 27.

LESS that Right-of-way for U S Highway 27 thereof.

LESS that certain parcel being described as follows:

That portion of the Southwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of said Section 18, Township 21 South, Range 25 East being the West 704.59 feet of the North 369.50 feet thereof, Lake County, Florida and being subject to County Road 565, an Eighty (80) Foot Right-of-way as now laid out.

FLORIBRA-VILLA CITY IB

The West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 19, Township 21 South, Range 25 East, Lake County, Florida and being subject to County Road 565, an Eighty (80) Foot Right-of-way as now laid out.

Together with:

The West $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 19, Township 21 South, Range 25 East, Lake County, Florida and being subject to County Road 565, an Eighty (80) Foot Right-of-way as now laid out.

Together with:

The South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 19, Township 21 South, Range 25 East, Lake County, Florida and being subject to County Road 565, an Eighty (80) Foot Right-of-way as now laid out.

FLORIBRA-VILLA CITY IC

The South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 24, Township 21 South, Range 24 East, Lake County, Florida.

FLORIBRA-VILLA CITY ID

The Southwest $\frac{1}{4}$ of Section 24, Township 21 South, Range 24 East, Lake County, Florida,
LESS that part thereof described as follows:

COMMENCING at the Northwest corner of said Section 24, thence South 0°27'06" East (all bearings mentioned herein are assumed), along the West line of said Section 24, a distance of 2646.56 feet to the West ¼ corner of said Section 24; thence South 00°23'19" East, a distance of 792.07 feet to the POINT OF BEGINNING; thence continue South 00°23'19" East, a distance of 100.14 feet; thence South 87°18'48" East, a distance of 410.35 feet; thence North 02°41'12" East a distance of 100 feet; thence North 87°18'48" West, a distance of 415.73 feet to the POINT OF BEGINNING.

VILLA CITY A

That portion of Section 18, Township 21 South, Range 25 East described as follows:

The East ¼ of Government Lot 2; The Southwest ¼ of the East ½ of Government Lot 2 lying Northeasterly of U.S. Highway 27; the East ½ of Government Lot 3 lying Northeasterly of U.S. Highway 27; the East ½ of the Southeast ¼ of said Section 18, lying Northeasterly of U.S. Highway 27; the Northwest ¼ of the Southeast ¼ of said Section 18 lying Northeasterly of U.S. Highway 27; the South ½ of the Northeast ¼ of said Section 18; the South ½ of the Northwest ¼ of the Northeast ¼ of said Section 18; the Southwest ¼ of the Northeast ¼ of the Northeast ¼ of said Section 18 all lying in Lake County, Florida.

VILLA CITY EAST

The West ½ of the Northeast ¼ of Section 30, Township 21 South, Range 25 East, Lake County, Florida;

AND

Begin at the Northwest corner of the Southeast ¼ of Section 30, Township 21 South, Range 25 East, Lake County, Florida; Thence N. 89°35'07" E., a distance of 668.25 feet to the Northeast corner of the Northwest ¼ of the Northwest ¼ of the Southeast ¼; thence S. 00°10'48" W., along the easterly line of the said Northwest ¼ of the Northwest ¼ of the Southeast ¼, a distance of 300.00 feet; thence N. 66°08'20" W., a distance of 729.65 feet to the Point of Beginning.

Less Right-of-Way for Villa City Road in Deed Book 381, Page 109, Public Records of Lake County, Florida.

ORANGE BLOSSOM HILLS-MOOSSET ET. AL.

PARCEL 1:

THE NORTH ¾ OF THE EAST ½ OF THE NORTHEAST ¼, LESS THE NORTH 10 FEET THEREOF, AND LESS THE SOUTH 317.36 FEET OF THE NORTH 327.36 FEET OF THE EAST 10 FEET, OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY FLORIDA.

PARCEL 2:

THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE EAST 1/2 OF GOVERNMENT LOT 1, AND THE NORTH 1/2 OF THE WEST 1/2 OF GOVERNMENT LOT 1, LESS THE NORTH 10 FEET THEREOF, OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY FLORIDA.

PARCEL 3:

THE NORTHWEST 1/4 OF THE EAST 1/2 OF GOVERNMENT LOT 2, AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE EAST 1/2 OF GOVERNMENT LOT 1, LESS THE NORTH 10 FEET, SECTION 30, TOWNSHIP 21 SOUTH, RANGE 25 EAST, OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA.

PARCEL 4:

THE EAST 3/4 OF THE SOUTH 1/2 OF GOVERNMENT LOT 1, LESS THE ROAD, NORTHEAST 1/4 OF THE EAST 1/2 OF GOVERNMENT LOT 1. LESS NORTH 10 FEET AND LESS THE ROAD, THE EAST 1/4 OF THE GOVERNMENT LOT 2, LESS THE ROAD, SECTION 30, TOWNSHIP 21 SOUTH, RANGE 25 EAST LAKE COUNTY FLORIDA, LESS ANY PORTION THEREOF LYING SOUTHEASTERLY OF THE ROAD.

LESS THAT PORTION CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED MAY 18, 1956 IN BOOK 383, PAGE 123.

VILLA CITY C COMMERCIAL

A parcel of land being situated in Section 20, Township 21 South, Range 25 East, Lake County, Florida, identified as Parcel I.D. No.: 20-21-25-000200000902, lying within the following described lands:

Commencing at the North 114 corner of Section 20, Township 21 South, Range 25 East; thence run South 89°41'27" West along the North line of the Northwest 1/4 of said Section 20 for a distance of 443.01 feet to the POINT OF BEGINNING; thence departing said North line, run North 00°003 '06" East for a distance of 984.02 feet; thence run North 89°41'27" East for a distance of 443.01 feet to the West line of the Southeast 1/4 of Section 17, Township 21 South, Range 25 East; thence run North 00°03'06" East along said West line for a distance of 36.26 feet to a point on the South line of Creek and Marsh in the Southwest 1/4 of the Southeast 1/4 of said Section 17; thence departing said West line, run along the said South line of the Creek and Marsh the following Courses and Distances: thence run North 74°07'30" East for a distance of 107.81 feet; thence run North 74°55'24" East for a distance of 104.94 feet; thence run North 75°28'01" East for a distance of 114.40 feet; thence run South 87°52'24" East for a distance of 18.60 feet; thence run South 05°51'43" East for a distance of 69.02 feet; thence run South 87°43'20" East for a distance of 101.87 feet; thence run South 86°03'35" East for a distance of 81.00 feet; thence run South 70°53'23" East for a distance of 55.65 feet; thence run South 55°42'04" East for a distance of 92.59 feet; thence run South 41°35'42" East for a distance of 87.98 feet; thence

run South 28°34'02" East for a distance of 81.31 feet; thence run South 16°57'43" East for a distance of 113.85 feet; thence run South 04°55'52" East for a distance of 188.19 feet; thence run South 33°33'03" East for a distance of 22.19 feet; thence run South 52°20'25" East for a distance of 31.48 feet; thence run South 69°32'51" East for a distance of 50.11 feet; thence run North 86°30'53" East for a distance of 106.51 feet; thence run North 88°13'31" East for a distance of 46.04 feet; thence run North 74° 17'45" East for a distance of 46.00 feet; thence run North 57°50'58" East for a distance of 58.53 feet; thence run North 43°27'40" East for a distance of 86.75 feet; thence run North 26°08'14" East for a distance of 193.83 feet; thence run North 78°22'28" East for a distance of 57.30 feet to the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 17; thence departing said South line of the Creek and Marsh, run South 00°00'38" East along said East line for a distance of 38.41 feet; thence departing said East line, run South 89°57'56" East for a distance of 320.00 feet; thence run South 00°00'38 East for a distance of 730.00 feet to the North line of the Northeast 1/4 of the aforesaid Section 20; thence run South 89°57'56" East along said North line for a distance of 670.33 feet; thence departing said North line, run South 01°30'45" West for a distance of 663.24 feet; thence run North 89°50'07" West for a distance of 990.27 feet to the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 20; thence run South 01°30'45" West along said West line for a distance of 660.99 feet to the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 20; thence departing said West line, run North 89°42'14" West along the South line of said Northwest 1/4 of Northeast 1/4 for a distance of 1316.68 feet to the Southwest corner of said Northwest 1/4 of Northeast 1/4; thence departing said South line, run South 00°50'20" West along the East line of the Northwest 1/4 of said Section 20 for a distance of 170.66 feet to the Northerly right of way line of State Road 25 (also known as U.S. Highway 27), said point also being on a curve, concave Northeasterly, and having a radius of 5661.65 feet, a chord bearing of North 60°46'10" West, and a chord distance of 1101.36 feet; thence run along the arc of said curve, and said Northerly right of way line, through a central angle of 11°09'48" for a distance of 1103.10 feet to the point of tangency; thence run North 55°11'16" West, along said Northerly right of way line, for a distance of 1639.17 feet to the intersection of said Northerly right of way line with the aforesaid North line of the Northwest 1/4 of Section 20; thence departing said Northerly right of way line, run North 89°41'27" East for a distance of 1885.70 feet to the POINT OF BEGINNING.

VILLA CITY C RESIDENTIAL

Those certain parcels of land being situated in Sections 17 and 20, Township 21 South, Range 25 East, Lake County, Florida, identified as Parcel I.D. No.'s: 17-21-25-000300000401, 17-21-25-000400000600, 20-21-25-000100000200, 20-21-25-000100000300, 20-21-25-000200000903, and 20-21-25-000200001000, lying within the following described lands:

Commencing at the North 114 corner of Section 20, Township 21 South, Range 25 East; thence run South 89°41'27" West along the North line of the Northwest 1/4 of said Section 20 for a distance of 443.01 feet to the POINT OF BEGINNING; thence departing said North line, run North 00°003 '06" East for a distance of 984.02 feet; thence run North 89°41'27" East for a distance of 443.01 feet to the West line of the Southeast 1/4 of Section 17, Township 21 South, Range 25 East; thence run North 00°03'06" East along said West line for a distance of 36.26 feet to a point on the South line of Creek and Marsh in the Southwest 1/4 of the Southeast 1/4 of said

Section 17; thence departing said West line, run along the said South line of the Creek and Marsh the following Courses and Distances: thence run North 74°07'30" East for a distance of 107.81 feet; thence run North 74°55'24" East for a distance of 104.94 feet; thence run North 75°28'01" East for a distance of 114.40 feet; thence run South 87°52'24" East for a distance of 18.60 feet; thence run South 05°51'43" East for a distance of 69.02 feet; thence run South 87°43'20" East for a distance of 101.87 feet; thence run South 86°03'35" East for a distance of 81.00 feet; thence run South 70°53'23" East for a distance of 55.65 feet; thence run South 55°42'04" East for a distance of 92.59 feet; thence run South 41°35'42" East for a distance of 87.98 feet; thence run South 28°34'02" East for a distance of 81.31 feet; thence run South 16°57'43" East for a distance of 113.85 feet; thence run South 04°55'52" East for a distance of 188.19 feet; thence run South 33°33'03" East for a distance of 22.19 feet; thence run South 52°20'25" East for a distance of 31.48 feet; thence run South 69°32'51" East for a distance of 50.11 feet; thence run North 86°30'53" East for a distance of 106.51 feet; thence run North 88°13'31" East for a distance of 46.04 feet; thence run North 74° 17'45" East for a distance of 46.00 feet; thence run North 57°50'58" East for a distance of 58.53 feet; thence run North 43°27'40" East for a distance of 86.75 feet; thence run North 26°08'14" East for a distance of 193.83 feet; thence run North 78°22'28" East for a distance of 57.30 feet to the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 17; thence departing said South line of the Creek and Marsh, run South 00°00'38" East along said East line for a distance of 38.41 feet; thence departing said East line, run South 89°57'56" East for a distance of 320.00 feet; thence run South 00°00'38" East for a distance of 730.00 feet to the North line of the Northeast 1/4 of the aforesaid Section 20; thence run South 89°57'56" East along said North line for a distance of 670.33 feet; thence departing said North line, run South 01°30'45" West for a distance of 663.24 feet; thence run North 89°50'07" West for a distance of 990.27 feet to the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 20; thence run South 01°30'45" West along said West line for a distance of 660.99 feet to the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 20; thence departing said West line, run North 89°42'14" West along the South line of said Northwest 1/4 of Northeast 1/4 for a distance of 1316.68 feet to the Southwest corner of said Northwest 1/4 of Northeast 1/4; thence departing said South line, run South 00°50'20" West along the East line of the Northwest 1/4 of said Section 20 for a distance of 170.66 feet to the Northerly right of way line of State Road 25 (also known as U.S. Highway 27), said point also being on a curve, concave Northeasterly, and having a radius of 5661.65 feet, a chord bearing of North 60°46'10" West, and a chord distance of 1101.36 feet; thence run along the arc of said curve, and said Northerly right of way line, through a central angle of 11°09'48" for a distance of 1103.10 feet to the point of tangency; thence run North 55°11'16" West, along said Northerly right of way line, for a distance of 1639.17 feet to the intersection of said Northerly right of way line with the aforesaid North line of the Northwest 1/4 of Section 20; thence departing said Northerly right of way line, run North 89°41'27" East for a distance of 1885.70 feet to the POINT OF BEGINNING.

BLR-VILLA CITY ROAD COMMERCIAL

A) THE VILLA CITY PROPERTY IN SECTION 18, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS:

THE SOUTH ¼ OF THE EAST ½ OF GOVERNMENT LOT 4 (LESS RIGHT OF WAY FOR STATE ROAD NO. 565).

B) THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 (ALSO SOMETIMES DESCRIBED AS THE EAST 1/2 OF GOVERNMENT LOT 3) AND THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4, ALL LYING SOUTH AND WEST OF U.S. HIGHWAY 27 AND WEST OF VILLA CITY ROAD, LESS AND EXCEPT THEREFROM ALL EXISTING ROAD RIGHTS-OF-WAY, SECTION 18, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

C) THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST ¼ LYING SOUTH AND WEST OF U.S. HIGHWAY 27 AND EAST OF VILLA CITY ROAD, LESS AND EXCEPT THEREFROM ALL EXISTING ROAD RIGHTS-OF-WAY, SECTION 18, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

D) THE WEST 704.59 FEET OF THE NORTH 369.50 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS AND EXCEPT THEREFROM ALL EXISTING ROAD RIGHTS-OF-WAY, SECTION 18, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

E) THE NORTH ¼ OF THE EAST ½ OF GOVERNMENT LOT 4, SECTION 18, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA (LESS RIGHT OF WAY FOR STATE ROAD NO. 565).

BLR-VILLA CITY ROAD RESIDENTIAL

A) THE EAST 150 FEET OF THE SOUTH 300 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

B) THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE EAST 150 FEET OF THE NORTH 400 FEET AND ALSO LESS THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST ¼ OF SECTION 13, TOWNSHIP 21 SOUTH, RANGE 24 EAST

C) THE VILLA CITY PROPERTY IN SECTION 18, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA (LESS RIGHTS-OF-WAY FOR U.S. HIGHWAY 27 AND STATE ROAD NO. 565), DESCRIBED AS:

THE WEST ½ OF GOVERNMENT LOT 4, LESS THE NORTH 250 FEET OF THE WEST 275 FEET.

D) THE VILLA CITY PROPERTY IN SECTION 24, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS:

THE WEST ¼ OF THE NORTH ½ OF THE SOUTHEAST ¼, LESS THE WEST 10 FEET THEREOF; AND

THE NORTH ¾ OF THE EAST ½ OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼; AND

THE EAST ½ OF THE NORTHEAST ¼; AND

THE SOUTHWEST ¼ OF THE NORTHEAST ¼; AND

THE EAST ½ OF THE NORTHWEST ¼; LESS THE SOUTH 10 FEET OF THE WEST 670 FEET OF THE EAST ¼ OF THE NORTH ½ .

E) THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

F) THE VILLA CITY PROPERTY IN SECTION 19, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA (LESS RIGHT-OF-WAY FOR STATE ROAD NO. 565), DESCRIBED AS:

GOVERNMENT LOT 1; AND

THE WEST ½ OF GOVERNMENT LOT 2.

SUMMETRO-VILLA CITY II

Parcel A:

The Southeast 1/4 of the Northwest 1/4 (otherwise sometimes described as East 1/2 of Government Lot 2), Section 19, Township 21 South, Range 25 East, Lake County, Florida, LESS road right-of-way for C-565 conveyed in Deed Book 382, Page 509, Public Records of Lake County, Florida.

Parcel B:

The North 1/2 of the Southwest 1/4, Section 19, Township 21 South, Range 25 East, Lake County, Florida, LESS road right-of-way for C-565 conveyed in Deed Book 383, Page 121, Public Records of Lake County, Florida.

Parcel C:

The South 1/2 of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 24, Township 21 South, Range 24 East, Lake County, Florida.

SUMMETRO-VILLA CITY V

That part of Section 20, Township 21 South, Range 25 East, Lake County, Florida, described as follows:

Commence at a 4" x 4" concrete monument (no identification number) at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 21 South, Range 25 East, and run S00°41'59"W along the West line of said Northwest 1/4 of the Northwest 1/4 for a distance of 27.03 feet to a found 4" x 4" concrete monument (no identification number) on the Southwesterly right-of-way line of U.S. Highway No. 27 (a 200' wide right-of-way), also being the POINT OF BEGINNING; thence continue S00°41'59"W along said West line for a distance of 1301.10 feet to a found 4" x 4" concrete monument (no identification number) at the Southwest corner of said Northwest 1/4 of the Northwest 1/4; thence run N89°51'42"E along the South line of said Northwest 1/4 of the Northwest 1/4 for a distance of 1132.50 feet to a found 4" x 4" concrete monument (no identification number); thence run N00°43'09"E along the West line of the East 200.00 feet of said Northwest 1/4 of the Northwest 1/4 for a distance of 270.37 feet to a found 4" x 4" concrete monument (no identification number), said monument lying S00°43'09"W a distance of 245.00 feet from the aforesaid Southwesterly right-of-way line; thence run N63°15'19"W for a distance of 241.81 feet to a found 1" x 1" angle iron; thence run N28°05'40"E for a distance of 238.62 feet to a found 4" x 4" concrete monument (no identification number) on the aforesaid Southwesterly right-of-way line; thence run N55°07'07"W along said right-of-way line for a distance of 1239.05 feet to the POINT OF BEGINNING.

AND:

That part of Section 20, Township 21 South, Range 25 East, Lake County, Florida, described as follows:

Commence at a 4" x 4" concrete monument (no identification number) at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of Section 20, Township 21 South, Range 25 East, and run S00°41'59"W along the West line of said Northwest 1/4 of the Northwest 1/4 for a distance of 27.03 feet to a found 4" x 4" concrete monument (no identification number) on the Southwesterly right-of-way line of U.S. Highway No. 27 (a 200' wide right-of-way); thence continue S00°41'59"W along said West line for a distance of 1301.10 feet to a found 4" x 4" concrete monument (no identification number) at the Southwest corner of said Northwest 1/4 of the Northwest 1/4; thence run N89°51'42"E along the South line of said Northwest 1/4 of the Northwest 1/4 for a distance of 1132.50 feet to a found 4" x 4" concrete monument (no identification number); thence run N00°43'09"E along the West line of the East 200.00 feet of said Northwest 1/4 of the Northwest 1/4 for a distance of 270.37 feet to a found 4" x 4" concrete monument (no identification number), said monument lying S00°43'09"W a distance of 245.00 feet from the aforesaid Southwesterly right-of-way line and being the POINT OF BEGINNING; thence run N63°15'19"W for a distance of 241.81 feet to a found 1" x 1" angle iron; thence run N28°05'40"E for a distance of 238.62 feet to a found 4" x 4" concrete monument on the aforesaid Southwesterly right-of-way line; thence run S25°02'36"W for a distance of 237.00 feet

to a set ½" diameter iron rod with cap number LB68; thence run S62°50'24"E for a distance of 229.16 feet to the POINT OF BEGINNING.

GROVELAND 27, LLC

PARCEL 1:

THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING SOUTH OF THE FLORIDA TURNPIKE AND NORTHWESTERLY OF O'BRIEN ROAD, LESS THE SOUTH 5 ACRES THEREOF.

AND

THE WEST 1/2 OF THE SOUTHWEST 1/4, LYING SOUTH OF THE FLORIDA TURNPIKE.

AND

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH OF THE FLORIDA TURNPIKE AND NORTHWEST OF O'BRIEN ROAD.

AND

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4, LYING SOUTH OF THE FLORIDA TURNPIKE.

ALL LYING AND BEING IN SECTION 16, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

AND

THE NORTH 1/2 OF THE SOUTHEAST 1/4, LYING SOUTH OF THE FLORIDA TURNPIKE AND THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING NORTH OF THE CREEK AND MARSH, SECTION 17, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

AND

THE SOUTHWEST 1/4 AND THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA;

LESS: THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 27;

LESS: THE SOUTH 984 FEET OF THE EAST 443 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4;

LESS: FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN EAST ALONG SECTION LINE 666 FEET; THENCE NORTH 00°22'30" WEST, 140.7 FEET; THENCE SOUTH 88°53'30" WEST 118.8 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°53'30" WEST 118.8 FEET; THENCE NORTH 00°22'30" WEST 120 FEET; THENCE NORTH 88°53'30" EAST 118.8 FEET; THENCE SOUTH 00°22'30" EAST 120 FEET TO THE POINT OF BEGINNING.

LESS: FROM THE SOUTHWEST CORNER OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN EAST ALONG SECTION LINE 666 FEET; THENCE NORTH 00°22'30" WEST 140.7 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°53'30" WEST 118.8 FEET; THENCE NORTH 00°22'30" WEST 120 FEET; THENCE NORTH 88°53'30" EAST 118.8 FEET; THENCE SOUTH 00°22'30" EAST 120 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LESS THE WEST 320 FEET OF THE SOUTH 700 FEET, SECTION 17, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

MARINA LANDING

The North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 19, Township 21 South, Range 25 East, Lake County, Florida, LESS that part on island being more particularly described as follows:

Commence at the Northeast corner of said Section 19 being a 4" x 4" concrete monument (no identification number) and run S00°40'35"W along the East line of said Section 19 for a distance of 664.07 feet to the Southeast corner of the North 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 19; thence run N89°46'41"W along the south line of said North 1/2 of the Northeast 1/4 of the Northeast 1/4 for a distance of 113.55 feet to the POINT OF BEGINNING; thence continue N89°46'41"W along said South line for a distance of 316.56 feet; thence run N35°24'47"E for a distance of 64.00 feet; thence run N70°42'25"E for a distance of 91.32 feet; thence run S77°47'22"E for a distance of 111.43 feet; thence run S54°35'13"E for a distance of 103.53 feet to the POINT OF BEGINNING.

ALSO DESCRIBED AS:

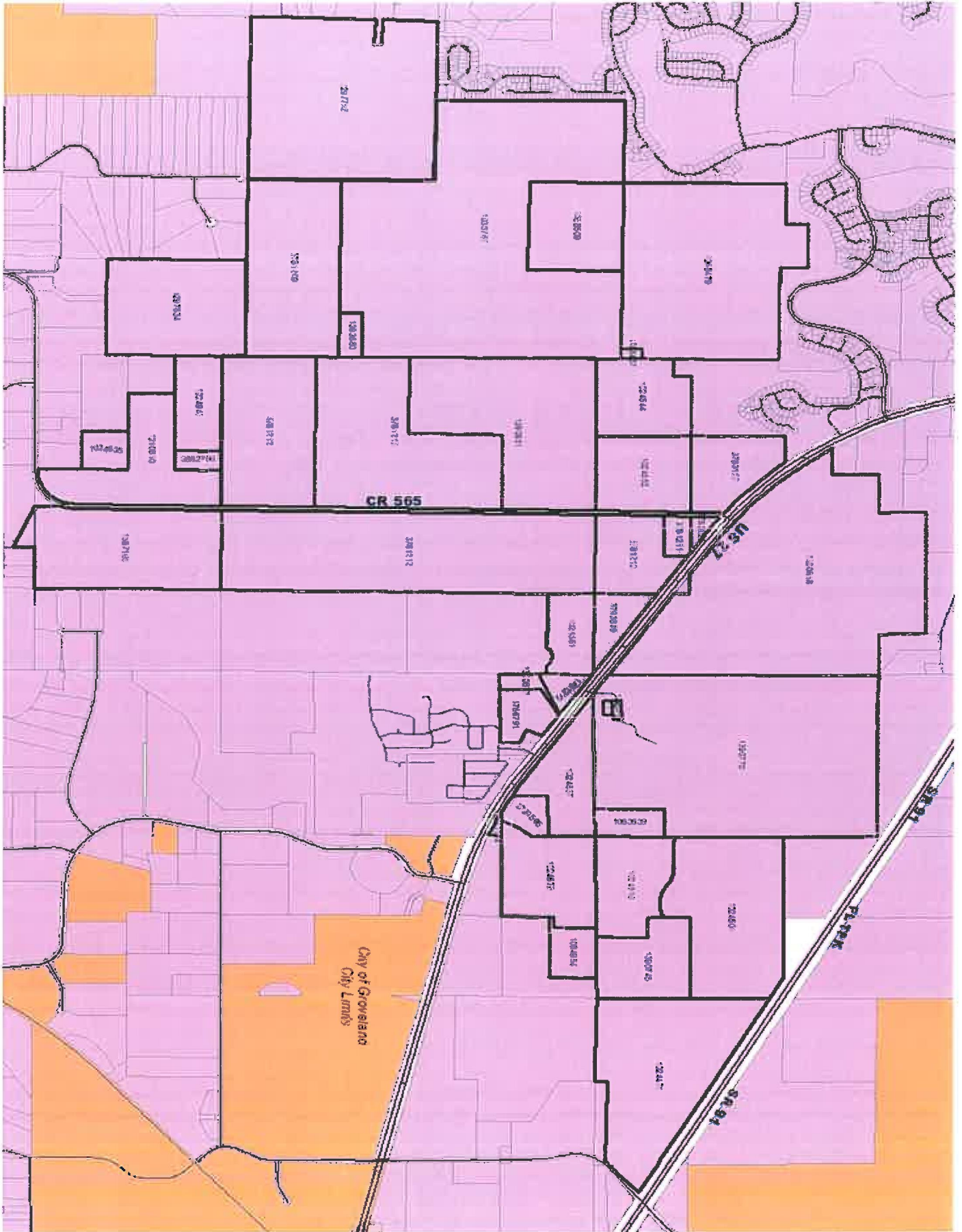
That part of Sections 18 and 19, Township 21 South, Range 25 East, Lake County, Florida, described as follows:

Commence at the Northeast corner of said Section 19 being a 4" x 4" concrete monument (no identification number) and run S00°40'35"W along the East line of said Section 19 for a distance of 27.04 feet to the POINT OF BEGINNING, said point being on the Southerly right-of-way line of U. S. Highway No. 27 (State Road No. 25) (a 200 foot wide right-of-way); thence continue S00°40'35"W along said East line for a distance of 637.03 feet to the Southeast corner of the

North 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 19; thence run N89°46'41"W along the South line of said North 1/2 of the Northeast 1/4 of the Northeast 1/4 for a distance of 113.55 feet; thence run N54°35'13"W for a distance of 103.53 feet; thence run N77°47'22"W for a distance of 111.43 feet; thence run S70°42'25"W for a distance of 91.32 feet; thence run S35°24'47"W for a distance of 64.00 feet to a point on said South line of the North 1/2 of the Northeast 1/4 of the Northeast 1/4; thence run N89°46'41"W along said South line for a distance of 899.85 feet to the Southwest corner of said North 1/2 of the Northeast 1/4 of the Northeast 1/4; thence run N00°38'38"E along the West line of said North 1/2 of the Northeast 1/4 of the Northeast 1/4 for a distance of 662.76 feet to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 18; thence run N00°08'59"E along the West line of said Southeast 1/4 of the Southeast 1/4 for a distance of 894.68 feet to a point on said Southerly right-of-way line of U. S. Highway No. 27; thence run S55°07'07"E along said right-of-way line for a distance of 1618.49 feet to the POINT OF BEGINNING.

4832-8504-0945, v. 8

EXHIBIT B



The Orlando Sentinel

633 North Orange Avenue
MP 132
Orlando, FL 32801

City of Groveland
#CU00122703

To: Jodi Nentwick

This is to confirm that the advertisement for City of Groveland published in *The Orlando Sentinel* on the following date.

Publication Date: Sunday, February 12, 2017

Caption: Villa City Annexation

Section: Lake

Cost: \$424.23

Size: 3 columns x 10.5"

Job #4770745

Should you need further information, please feel free to contact me.

Sincerely,



Aracelis Crespo
Account Representative Assistant
The Orlando Sentinel

State of Florida
County of Orange

The foregoing instrument was acknowledged before me this 13th day of February 2017, by Aracelis Crespo, who is personally known to me.



Notary Public
State of Florida at Large

