

LAKE COUNTY PLANNING AND COMMUNITY DESIGN ANALYSIS PETITION TO REZONE PROPERTY

PLANNING AND ZONING BOARD
November 26, 2014



BOARD OF COUNTY COMMISSIONERS
December 16, 2014

Case Number: PH #34-14-4 Heathrow Country Estates PUD Amendment	Case Manager: Rick Hartenstein, AICP, CPM Senior Planner	Agenda Item # 6
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Owner: SLV Redtail LLC and Redtail Community Association, Inc. (the "Owners")

Applicant: Lake County Planning & Community Design Division (the "Applicant")

Requested Action: Amend Planned Unit Development (PUD) Ordinance #2014-15, to correct a scrivener's error in the Ordinance (Section 1.A.5) to clarify development phasing with no additional changes proposed. Ordinance #2014-15 will be replaced with a new Ordinance.

- Site Location & Information -

Approximate site location outlined in red



Site

Visit: November 7, 2014

Signs

Posted: November 7, 2014 (3)

Size	485 +/- acres	
Location	Mount Plymouth area – between CR 46A and SR 46.	
Alternate Key #	Multiple	
Future Land Use (FLU)	WRPA A-1-20 Receiving Area & Mt. Plymouth/Sorrento Receiving Area	
Density of FLU	Existing	Proposed
WRPA A-1-20 Sending Area	1 DU/20 Net Acre	No Change
WRPA A-1-20 Receiving Area	1 DU/1 Net Acre w/TDRs	No Change
Mt Plymouth/Sorrento (MPS) Receiving Area	2.4 DU/Net Acre w/TDRs	No Change
Floor Area Ratio (FAR) Comp Plan	Existing	Proposed
WRPA A-1-20 Sending Area	Not Available	None
WRPA A-1-20 Receiving Area	0.025 - LDR	None
MPS Receiving Area	0.40 - LDR	None
Impervious Surface Ratio (ISR) Comp Plan	Existing	Proposed
WRPA A-1-20 Sending Area	0.20 – max.	0.20 – max.
WRPA A-1-20 Receiving Area	0.20 – max.	0.20 – max.
MPS Receiving Area	0.60 – max.	0.60 – max.
Zoning Prior to 3/12/1990	Agriculture (A) – 1DU/5 Gross Acres	
Zoning District	Existing	Proposed
	PUD	PUD
Joint Planning Area	None	
Utility Area:	Eustis	
Site Utilities	Central Water & Sewer (Eustis)	
Road Classification	SR 46 - Rural Minor Arterial CR 46A – Rural Major Collector	
Flood Zone/ FIRM Panel - 12069C0385E	X – outside 500-Year AE – 100-year (59' BFE)	
Commissioner District	4 - Campione	

Table 1: Land Use Table

Direction	Future Land Use	Zoning	Existing Use	Comments
North	(WRPA) A-1-20 Receiving Area & (WRPA) A-1-20 Sending Area	Agriculture	Single-Family Residential (SFR), Timber and Pasture Land	None
South	MPS Receiving Area, MPS Main Street, & Conservation	Agriculture (A), Planned Unit Development (PUD), Planned Commercial (CP), and Urban Residential (R-6)	SFR & Conservation Land	Redtail Reserve PUD
East	(WRPA) A-1-20 Receiving Area and MPS Receiving Area	PUD & A	SFR	Redtail Reserve PUD and Hojin Gardens
West	(WRPA) A-1-20 Receiving Area, MPS Receiving Area, & MPS Main Street	A and Ranchette (RA)	SFR and Pasture	None

- Summary of Staff Determination –

STAFF RECOMMENDATION: Staff recommends **Approval** of the proposed PUD amendment rezoning correcting the scrivener’s error, as specified in the proposed ordinance.

PLANNING AND ZONING BOARD RECOMMENDATION:

-Summary of Analysis-

The Applicant is requesting to amend PUD Ordinance #2014-15, Section 1.A.5 to correct a scrivener’s error in the Ordinance with no other changes. The corrected Ordinance will rescind and replace Ordinance #2014-15.

- STANDARDS OF REVIEW & ANALYSIS -
(Land Development Regulation, Section 14.03.03)

A. Whether the proposed rezoning is in conflict with any applicable provisions of these Regulations;

The proposed PUD amendment is to correct a scrivener’s error in Ordinance #2014-15, Section 1.A.5, regarding the re-plat of two lots and a vacated right-of-way. The scrivener’s error referenced Phase 2 of Heathrow Estates and should have read “Phase 3”. No other changes are proposed.

B. Whether the proposed rezoning is consistent with all elements of the Lake County Comprehensive Plan;

The PUD was originally approved in 1989 for a maximum of 323 DU utilizing transferable development rights (TDRs), was granted a one year extension for preliminary development in 1991, than was amended in 2001 and 2006 to add a golf course, clubhouse, sub-regional water

treatment plant, and sub-regional wastewater treatment plant with no increase in density or intensity. This application request proposes to correct a scrivener's error in Ordinance #2014-15, Section 1.A.5, regarding the re-plat of two lots and a vacated right-of-way. The scrivener's error referenced Phase 2 of Heathrow Estates and should have read "Phase 3". No other changes are proposed for the previously approved PUD, and as such, remains consistent with the LDRs and Comprehensive Plan.

C. Whether and the extent to which the proposed rezoning is inconsistent with existing and proposed land uses;

N/A

D. Whether there have been changed conditions that require a rezoning;

N/A

E. Whether and the extent to which the proposed rezoning would result in demands on public facilities, and whether or to the extent to which the proposed rezoning would exceed the capacity of such public facilities, including, but not limited to roads, sewage, water supply, drainage, solid waste, parks and recreation, schools and emergency medical facilities;

N/A

F. Whether and the extent to which the proposed rezoning would result in significant adverse impacts on the natural environment;

N/A

G. Whether and the extent to which the proposed rezoning would adversely affect the property values in the area;

N/A

H. Whether and the extent to which the proposed rezoning would result in an orderly and logical development pattern, specifically identifying any negative effects on such patterns;

The proposed rezoning continues an orderly and logical development pattern for the area as demonstrated by the surrounding area of the golf course community development.

I. Whether the proposed rezoning would be in conflict with the public interest, and in harmony with the purpose and intent of these Regulations; and

N/A

J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners in review and consideration of the proposed rezoning.

N/A

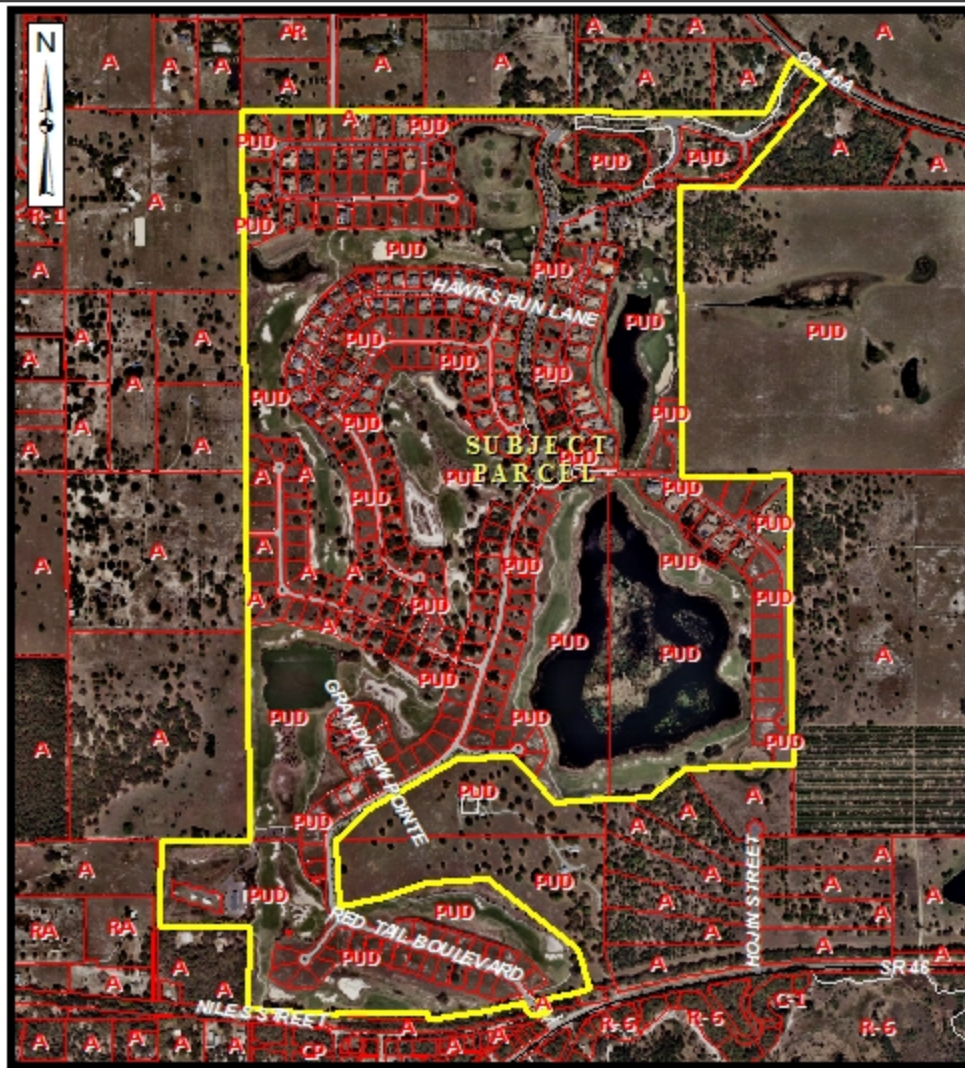
FINDINGS OF FACT: Staff has reviewed the application for the proposed rezoning and found:

1. The application is consistent with Comprehensive Plan Policy I-3.2.2 regarding density and allowable uses within the Wekiva River Protection Area A-1-20 Sending Area Future Land Use Category; and
2. The application is consistent with Comprehensive Plan Policy I-3.2.3 regarding density and allowable uses within the Wekiva River Protection Area A-1-20 Receiving Area Future Land Use Category; and

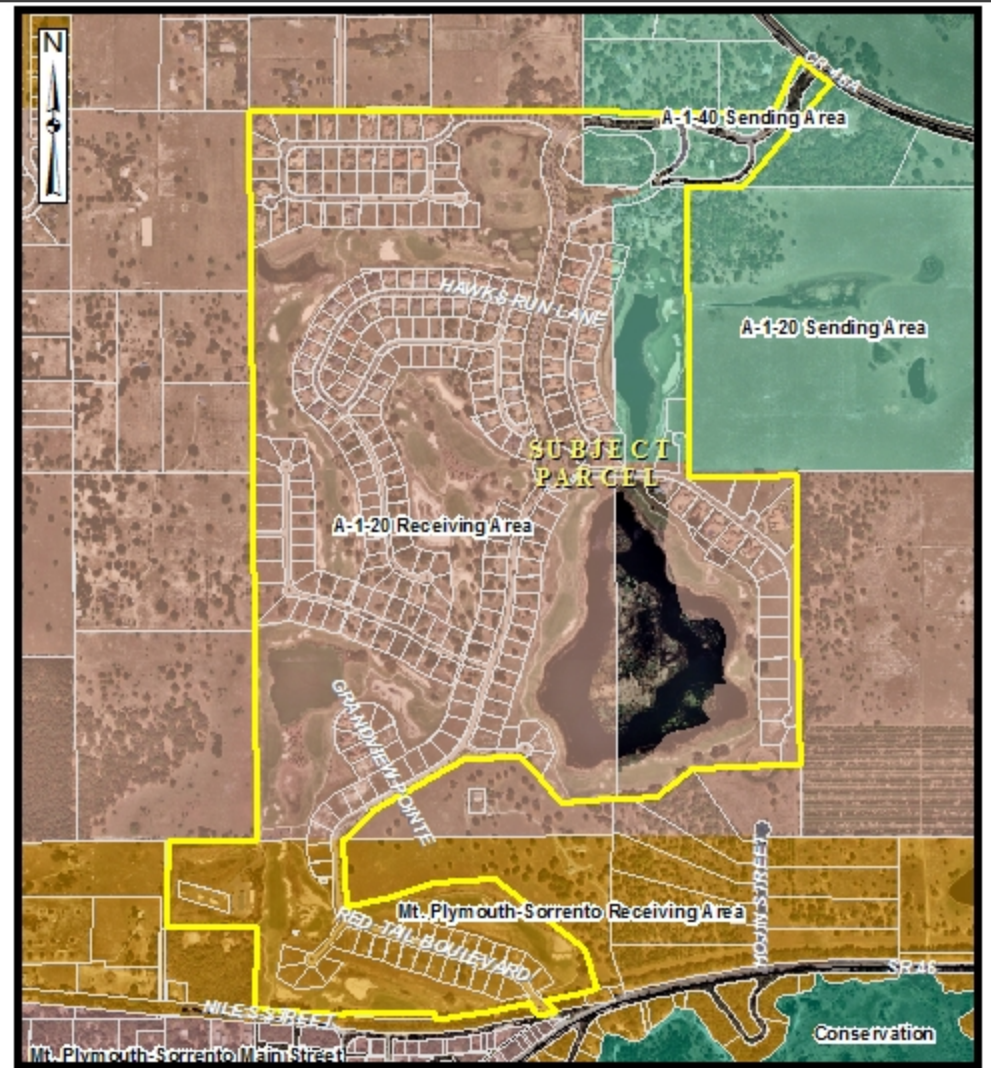
3. The application is consistent with Comprehensive Plan Policy I-3.2.4 regarding density and allowable uses within the Wekiva River Protection Area Mt. Plymouth-Sorrento Receiving Area Future Land Use Category; and
4. The application is consistent with Section 3.00.03, *Land Use – Zoning District Matrix*, of the Land Development Regulations (LDRs) which permits PUD zoning within the WRPA A-1-20 Sending Area, WRPA A-1-20 Receiving Area and the Mount Plymouth/Sorrento (MPS) Receiving Area FLUC.

Therefore, based on these Findings of Fact, staff recommends **APPROVAL**, with conditions contained in the proposed Ordinance.

WRITTEN COMMENTS FILED: Support: -0- Concern: -0- Opposition:-0-



CURRENT ZONING
PLANNED UNIT DEVELOPMENT (PUD)



CURRENT 2030 FUTURE LAND USE
A-1-20 SENDING AREA, A-1-20 RECEIVING AREA,
AND MT. PLYMOUTH/SORRENTO RECEIVING AREA

**HEATHROW COUNTRY ESTATES
 PUD AMENDMENT**

STAFF EXHIBIT #1

CASE NO.
 PH# 34-14-4
CASE LOCATION:
 20/21/29/37-19S-28E

REQUESTING:
 Correct a scrivener's error in
 the body of the PUD Ordinance

ZONING
LAND USE
**SUBJECT
 PARCEL**

DATASOURCES:

Lake County GIS Department PlanMetrics, 2009 aerial image,
 Data Compilation and Map production compliments of the
 Growth Management Department, Planning and Community Design.

This map product was prepared from a Geographic Information
 System established by the Lake County Board of County Commissioners,
 its employees, agents and personnel, make no warranty as to its accuracy,
 and in particular its accuracy as to labeling, dimensions, contours,
 property boundaries, or placement or location of any map features thereon.
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 WITH RESPECT TO THIS MAP PRODUCT. Independent verification of all data
 contained on this map product should be obtained by any user of the map.

MAP COMPOSITION:
 OCTOBER, 2014

**FOCUS
 AREA**



ORDINANCE NO. #2014-XX
PH #34-14-4 (Heathrow Country Estates PUD Amendment Rezoning)

1 said Ordinance would be presented to the Board of County Commissioners of Lake County, Florida, on the 16th day of
 2 December, 2014; and

3 **WHEREAS**, the Board of County Commissioners reviewed said petition, the recommendations of the Lake
 4 County Planning and Zoning Board, staff report and any comments, favorable or unfavorable, from the Public and
 5 surrounding property owners at a Public Hearing duly advertised, and

6 **WHEREAS**, upon review, certain terms pertaining to the development of the above described property have
 7 been duly approved, and

8 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County, Florida, that
 9 the Land Development Regulations (LDRs) of Lake County, Florida, be altered and amended as they pertain to the
 10 above tract of land, as described in Exhibit "A", subject to the following terms:

11 **Section 1.** Terms: The County Manager or designee shall amend the Zoning Map in accordance with this Ordinance.
 12 The uses of the property shall be limited to the uses specified in this Ordinance and generally consistent with the
 13 Conceptual Plan attached hereto as Exhibit "B". To the extent where there are conflicts between Exhibit "B" and this
 14 Ordinance, this Ordinance shall take precedence. This Ordinance shall supersede and replace all previous
 15 Ordinances including Ordinance ~~#2006-85~~2014-15.

16 A. Land Uses:

- 17 1. Uses shall be limited to 323 single-family residential lots, an 18-hole golf course and related clubhouse,
 18 conservation easements, a sub-regional/regional water treatment plant, and a sub-regional/regional
 19 wastewater plant; No lighting shall be permitted on the driving range.
- 20 2. Open space acreage shall equal at least 29% of the gross development parcel, and no parcel of open
 21 space shall be less than 1 contiguous acre.
- 22 3. The impervious surface ratio shall be no greater than 20% of the gross development parcel.
- 23 4. The water treatment plant shall be comprised of a ground storage tank and hydro-pneumatic tank and
 24 shall be no higher than 30 feet in height. The water and wastewater treatment plants shall be screened
 25 from adjacent rights of way and properties by means of a landscaped berm or masonry wall.
- 26 5. The development shall have four (4) lot types which represent the minimum sizes for lots:

Lot Size	Front Setback	Side Setback	Rear Setback
132' X 250'	25' Property Line (P/L)	10' P/L	10' P/L
100' X 175'	20' P/L	7.5' P/L	20' P/L
100' X 150'	20' P/L	7.5' P/L	20' P/L
70' X 140'	20' P/L	5' P/L	20' P/L

27
 28 Rear setback for pools, spas, pool enclosures, and pool ancillary structures shall be a minimum of five
 29 (5) feet from property line.

30 Notwithstanding the above setbacks, lots adjacent to the project boundary shall have a 50-foot setback
 31 and shall be at least 33,000 square feet in size with the exception of Tract N and Lots 256 and 257 of
 32 Heathrow Estates Phase 23. This land area (Tract N and Lots 256 and 257 of Heathrow Estates Phase
 33 23) may be re-platted into three (3) lots containing a minimum of 30,000 square feet.

- 34 6. The maximum building height shall be 40 feet.

ORDINANCE NO. #2014-XX
PH #34-14-4 (Heathrow Country Estates PUD Amendment Rezoning)

1 7. Development of the site shall be substantially consistent with the development plan submitted and
2 approved.

3 8. Notwithstanding the submitted and approved development plan, all provisions of Chapter 6 of the Lake
4 County Land Development Regulations including provisions related to required on-site preservation of
5 natural upland vegetative communities, on-site preservation of designated species and designated
6 species habitat, continued viability of any existing wildlife corridors, and wetlands protection shall apply.
7 Further, no taking of the on-site gopher tortoise population shall be permitted.

8 B. Golf Course:

9 All existing and future golf course development shall be in accordance with the Comprehensive Plan and Land
10 Development Regulations (LDRs), as amended. Water resource issues shall be addressed throughout the
11 planning, development, construction, and life of the golf course. An updated Resource Management Plan and
12 Water Quality Monitoring Plan consistent with the Comprehensive Plan and LDRs, as amended, shall be
13 submitted to the County for review and approval prior to the approval of the final plat for Phase 4 of the
14 development.

15 C. Land Use and Open Space:

16 1. Golf course locations that encourage an open space relationship with other planned or existing regional
17 open spaces shall be encouraged.

18 2. Designated golf course natural areas may satisfy up to fifty (50) percent of the required open space
19 regulations for the development.

20 D. Public Facilities:

21 1. Central potable water and wastewater service, both of sub-regional/regional scale and design, will be
22 provided to the development.

23 2. The stormwater management system shall be designed in accordance with all applicable Lake County
24 and St. Johns River Water Management District requirements.

25 E. Transportation Improvements:

26 1. The development shall comply with Access Management in accordance with the LDR, as amended.

27 2. The development shall continue to work with the County regarding the proposed trail – currently known
28 as “The Wekiva Trail”, (a part of the County’s Rails to Trails Program) within the existing railroad right of
29 way (R/W) near the southern entrance to the development. Additional R/W maybe required and will be
30 determined at the time of development of the Wekiva Trail.

31 3. All roads within the development shall be designed both horizontally and vertically to meet the Land
32 Development Regulations’ requirements for their classification. Pavement width shall be based on
33 Average Daily Trips (ADT).

34 F. Water Resources/Wetlands/Tree Protection/Landscaping Requirements:

35 1. All requirements of the Comprehensive Plan and Lake County Land Development Regulations, as
36 amended, addressing these issues shall be adhered to.

37 2. No individual lot irrigation wells shall be allowed.

38 G. Minimum Preservation Requirements:

ORDINANCE NO. #2014-XX
PH #34-14-4 (Heathrow Country Estates PUD Amendment Rezoning)

- 1 1. The applicant shall be required to preserve on-site habitat for any identified designated species. The
2 habitat shall be located within the open space of the development. Where FFWCC guidelines stipulate
3 habitat requirements greater than that which can be accommodated by the open space, the additional
4 habitat requirements can be mitigated by use of options allowed by the FFWCC.
- 5 2. The applicant shall utilize buffers and/or signage where needed and/or appropriate surrounding preserved
6 habitat to ensure continued use of the set aside habitat. Where guidelines for a particular species have
7 been prepared by the FFWCC, those guidelines shall be considered.

8 **SECTION 2.** Conditions as altered and amended which pertain to the above tract of land shall be as follows:

- 9 A. Development Review and Approval: Prior to the issuance of any permits, the Applicant shall be required to
10 submit a formal site plan or a preliminary plat, construction plans, and final plat as deemed appropriate, for
11 review and approval to Lake County. The site plan or preliminary plat, construction plans, and final plat shall
12 meet all submittal requirements and comply with all applicable Comprehensive Plan Policies, County codes
13 and ordinances, as amended.
- 14 B. Concurrency Management: The Owner shall comply with concurrency management regulations and shall be
15 subject to all applicable concurrency requirements as set forth in the LDRs, as amended.
- 16 C. Future Amendments to Statutes, Code, Plan, and/or Regulations: The specific references in this Ordinance to
17 the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and Lake County Land
18 Development Regulations are inclusive of any future amendments to the Statutes, Code, Plan, and/or
19 Regulations.
- 20 D. After establishment of the facilities as provided herein, the aforementioned property shall only be used for the
21 purposes named in this Ordinance.
- 22 E. No person, firm or corporation shall erect, construct, enlarge, alter, repair, remove, improve, move, convert, or
23 demolish any building structure, or alter the land in any manner (except for normal maintenance activities –
24 i.e. painting screening, etc.) within the boundaries of the above described land without first submitting the
25 necessary plans in accordance with requirements of Lake County, and obtaining the permits required from the
26 other appropriate governmental agencies.
- 27 F. This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the land and the
28 terms, conditions, and provisions hereof, and shall be binding upon the present owner and any successor,
29 and shall be subject to each and every condition herein set out.
- 30 G. The transfer of ownership or lease of any or all of the property described in this Ordinance shall include in the
31 transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the
32 conditions pertaining to this Ordinance and agrees to be bound by these conditions. The purchaser or lessee
33 may request a change from the existing plans and conditions by following procedures as contained in the
34 Lake County Land Development Regulations, as amended.
- 35 H. Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement Special
36 Master shall have the authority to enforce the terms and conditions set forth in this Ordinance and to
37 recommend that the Ordinance be revoked.

38 **SECTION 3. Severability:** If any section, clause or phrase of this Ordinance is held to be invalid or unconstitutional
39 by any court of competent jurisdiction, then said holding shall in no way affect the validity of the
40 remaining portions of this Ordinance.

1 **SECTION 4. Filing with the Department of State.** The clerk shall be and is hereby directed forthwith to send a
2 copy of this Ordinance to the Secretary of State for the State of Florida in accordance with Section
3 125.66, Florida Statutes.

4 **SECTION 5. Effective Date.** This Ordinance shall become effective as provided by law.

5 ENACTED this _____ day of _____, 2014.

6 FILED with the Secretary of State _____, 2014.

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8 BOARD OF COUNTY COMMISSIONERS
9 LAKE COUNTY, FLORIDA

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ATTEST:

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NEIL KELLY, Clerk of the
Board of County Commissioners
Lake County, Florida

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APPROVED AS TO FORM AND LEGALITY

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SANFORD A. MINKOFF, County Attorney

EXHIBIT "A"
(Legal Description)

AN ORDINANCE BY THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.

LEGAL DESCRIPTION: FROM THE NW COR OF SEC, RUN S'LY ALONG W LINE OF SEC 406.7 FT, N 89DEG 10MIN E 1963.29 FT, S 1DEG 16MIN W 241.21 FT, N 88DEG 10MIN E 30 FT TO POB, CONTINUE N 88DEG 10MIN E 664 FT, S 0DEG 10MIN E TO R/W OF ACL RR, E'LY ALONG SD R/W 2495 FT, N 19DEG 41MIN W 379.21 FT, N 53DEG 20MIN W 832.11 FT, S 84DEG 56MIN W 448.97 FT, S 69DEG 44MIN W 307.67 FT, S 79DEG W 349.4 FT, N 5DEG W 475 FT, N 45DEG 15MIN E TO N LINE OF SEC, W ALONG N LINE OF SEC TO A PT N 1DEG 16MIN E OF POB, S 0DEG 16MIN W TO POB-- LESS E 1/2 OF SW 1/4 OF NE 1/4 N OF RR-- ORB 1891 PG 537, ORB 1907 PG 1756 (Sec 29 Twp. 19S Rge. 28E); FROM SW COR OF SEC RUN N ALONG W LINE OF SEC 267.11 FT FOR POB. RUN N 85DEG 35MIN E 285.87 FT, N 52DEG 26MIN E 328.23 FT, N 88DEG 30MIN E 783.43 FT, N 2161.28 FT ALONG E LINE OF W 1/2 OF SW 1/4, S 88DEG 15MIN W 913.3 FT, N 36DEG 10MIN W 134 FT, S 89DEG 06MIN W TO W LINE OF SEC, S ALONG SEC LINE TO POB ORB 1891 PG 537, ORB 1907 PG 1756 (Sec 21 Twp. 19S Rge. 28E); FROM SE COR OF SEC RUN N ALONG SEC LINE 267.11 FT FOR POB, RUN S 85DEG 35MIN W 419.64 FT, N 43DEG 03MIN W 434.33 FT, S 86DEG 47MIN W 409 FT, S 59DEG 30MIN W 777.18 FT, S 45DEG 15MIN W TO S LINE OF SEC, W TO SW COR OF SE 1/4, N TO NW COR OF SW 1/4 OF SE 1/4, E 569.3 FT, S 63DEG 34MIN E 240 FT, S 85DEG 02MIN E 510.5 FT, S 2DEG 36MIN W 362.1 FT, N 89DEG 21MIN E 600.5 FT, N 28DEG 37MIN E 530.5 FT, N 9DEG E 1090.4 FT, N 41DEG 43MIN E 508.5 FT, N 89DEG 06MIN E TO E LINE OF SEC, S ALONG SEC LINE TO POB ORB 1891 PG 537, ORB 1907 PG 1756 (Sec 20 Twp. 19S Rge. 28E); S 388 FT OF SW 1/4 OF NE 1/4-- LESS W 536 FT--, NW 1/4 OF SE 1/4--LESS W 536 FT & LESS E 330 FT-- ORB 1891 PG 551 (Sec 20 Twp. 19S Rge. 28E); W 536 ft of NW 1/4 of SE 1/4, S 388 ft of W 536 ft of SW 1/4 of NE 1/4 (Sec 20 Twp. 19S Rge. 28E); E 1/4 of NW 1/4 of SE 1/4, W 127 ft of NE 1/4 of SE 1/4 in Sec 20 Twp. 19S Rge. 28E; E 390 ft of W 517 ft of NE 1/4 of SE 1/4 in Sec 20 Twp. 19S Rge. 28E; Begin 517 ft E of SW cor of NE 1/4 of SE 1/4, run N to N bdry of NE 1/4 of SE 1/4, E 455 ft, begin again at POB, run E 198 ft & 2 IN, NE'LY TO INTERSECT FIRST LINE IN Sec 20 Twp. 19S Rge. 28E; BEG AT NW COR OF NE 1/4 OF NE 1/4 RUN S TO SW COR OF E 1/2 OF NE 1/4, E 972 FT, SW'LY TO PT 715 FT 2 INCHES E OF SW COR OF NE 1/4 OF SE 1/4, W ALONG S LINE OF N 1/2 OF SE 1/4 TO PT 569.3 FT E OF SW COR OF NW 1/4 OF SE 1/4, S 63DEG 34MIN E 240 FT, S 85DEG 02MIN E 510.5 FT, S 2DEG 36MIN W 362.1FT, N 89DEG 21MIN E 600.5 FT, N 28DEG 37MIN E 530.5 FT, N 9DEG E 1090.4 FT, N 41DEG 43MIN E 508.5 FT, N 89DEG 06MIN E TO E LINE OF SEC, N ALONG SEC LINE TO RODRIQUEZ GRANT, W TO SW COR RODRIQUEZ GRANT, N ALONG GRANT LINE TO N LINE OF SEC, W TO POB (Sec 20 Twp. 19S Rge 28E); BEG AT S LINE OF THERESA RODRIQUEZ GRANT & W LINE OF SEC, RUN S 89DEG 23MIN 12SEC E ALONG S LINE OF THERESA RODRIQUEZ GRANT 509.04 FT, S 00DEG 21MIN 41SEC E 780.05 FT, N 89DEG 31MIN 39SEC W TO W LINE OF SEC, N TO POB (21-19-28); FROM SE COR OF SW 1/4 OF NW 1/4 RUN S 25 FT, S 89DEG 38MIN 46SEC W 787.70 FT FOR POB, N 00DEG 21MIN 41SEC W 1341.57 FT & PT A, BEG AGAIN AT POB, RUN S 89DEG 38MIN 46SEC W 125.6 FT, N 36DEG 10MIN W 134 FT, S 89DEG 6MIN W TO W LINE OF SEC, N ALONG SEC LINE TO A PT 1322.95 FT S OF NW COR OF SEC, N 89DEG 25MIN 27SEC E TO PT A (21-19-28); NW 1/4 of NE 1/4, N 311 ft of SW

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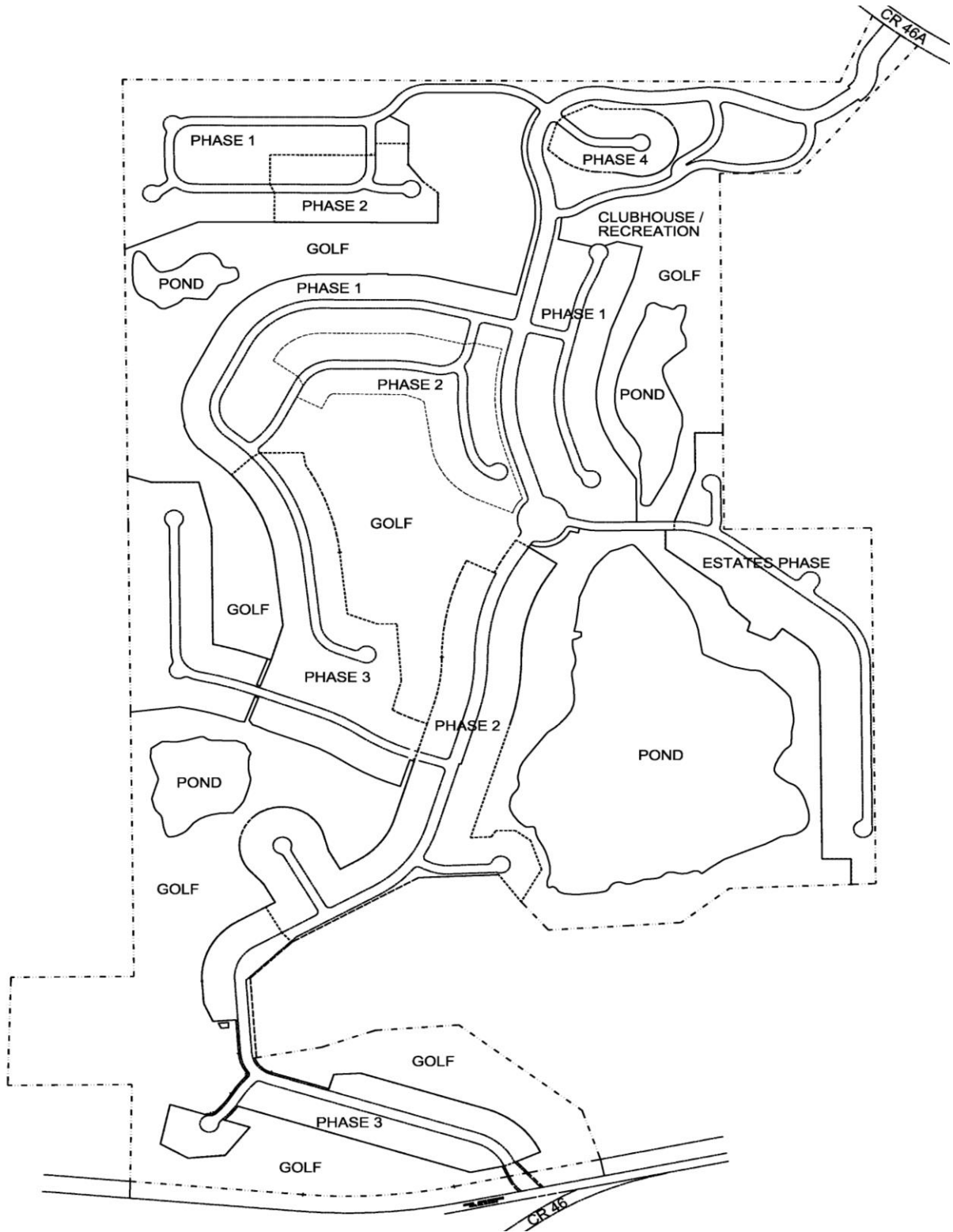
EXHIBIT "A" (Continued)
(Legal Description)

1/4 of NE 1/4 (20-19-28); RODRIQUEZ GRANT 37-19-28 BEG AT INTERSECTION OF S LINE OF SEC 17-19-28 & W LINE OF RODRIQUEZ GRANT, RUN E'LY ALONG THE E'LY EXTENSION OF S LINE SAID SEC 17 A DISTANCE OF 1400 FT, N 24DEG 07MIN 44SEC E 430.32 FT TO SW'LY R/W OF C-46-A, SE'LY ALONG SAID R/W 1012.82 FT, S 24DEG 05MIN 46SEC W 484.84 FT TO S LINE RODRIQUEZ GRANT, W'LY ALONG SAID S LINE 2257.77 FT TO SW COR OF RODRIQUEZ GRANT, N'LY 540.52 FT TO POB--LESS FROM SW COR OF SUB RUN S 89DEG 23MIN 12SEC E 1178.05 FT FOR POB, RUN N 40DEG 30MIN 07SEC E 990.79 FT TO SW'LY R/W OF CR 46A, SAID POINT BEING ON A CURVE CONCAVE E'LY & HAVING A RADIAL BEARING OF S 33DEG 57MIN 48SEC W THENCE SE'LY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14DEG 00MIN 40SEC AN ARC LENGTH OF 712.81 FT, S 24DEG 05MIN 46SEC W 484.84 FT TO S LINE OF SAID RODRIQUEZ GRANT, N 89DEG 23MIN 12SEC W ALONG S LINE OF SAID SUB TO POB—(37-19-28); Mt Plymouth Lots 79, 80, 81 Blk 8.

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EXHIBIT "B"
(Development Conceptual Plan)



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