



# REZONING STAFF REPORT

## OFFICE OF PLANNING & ZONING

Tab Number: 4

Public Hearings: Planning & Zoning Board (PZB): July 2, 2025  
Board of County Commissioners (BCC): August 5, 2025

Case No. and Project Name: PZ2024-286 Bella Collina PUD Amendment

Applicant(s): Jonathan Huels

Owner(s): DCS Real Estate Investment LLC

Requested Action: Repeal and replace Planned Unit Development (PUD) Ordinance 2020-6 to allow the shift in locations for certain allowed uses, add an entry sign with a 5 ft. setback from the Right-of-Way and to install irrigation well and pumps in three different locations in the PUD.

Staff Determination: Staff finds the rezoning amendment consistent with the Land Development Regulations (LDR) and Comprehensive Plan.

Case Manager: Leslie Regan

PZB Recommendation:

### Subject Property Information

Size: 1,915 +/- acres

Location: East and West of CR 455, northwest of Blackstill Lake Road in the unincorporated Lake County area

Alternate Key No.: 3836312, 3836313, 3951405, 3921860, 3836733, 3906228, 3906227, 3836399, 3863899, 3836733

Future Land Use: Bella Collina (Attachment "A")

Current Zoning District: Bella Collina Planned Development District by Ordinance 2020-6 (Attachment "B")

JPA/ISBA: Montverde ISBA

Overlay/Rural Protection Area: Lake Apopka Basin (Attachment "C")

### Adjacent Property Land Use Table

| Direction | Future Land Use                 | Zoning   | Existing Use   | Comments   |
|-----------|---------------------------------|--|--|--|
| North     | Town of Montverde and Urban Low | Town of Montverde and Mixed Home Residential (RM)            | Residential Subdivisions and Single Family                             | Morningside Park, Magnolia Terrace and Montverde Hills |
| South     | Rural Transition                | Central Business District, Agriculture and Rural Residential | Vacant land, Residential parcels, religious camp and conference center | Four Winds   |

| Direction | Future Land Use   | Zoning            | Existing Use | Comments             |
|-----------|-------------------|-------------------|--------------|----------------------|
| East      | Body of Water     | Body of Water     | Lake         | Lake Siena           |
| West      | Town of Montverde | Town of Montverde | Residential  | Willow Ridge Phase 2 |

### - Summary of Analysis -

The subject 1,915 +/- acres include Alternate Key Numbers listed above. The Applicant has submitted a request to amend Planned Unit Development (PUD) Ordinance 2020-6 and seeks approval of the following:

- Conversion of Neighborhood Commercial tract to two (2) residential lots in Village 4A of Eastern Development Area
- Conversion of two (2) residential lots to expand Clubhouse tract in Western Development Area
- Conversion of 2.64 acres of open space to neighborhood commercial to relocate sales center and property management offices to main entrance of community in Eastern Development Area; and
- Addition of ground sign on Western Development Area across from main entrance of the community. The Applicant is requesting a 5-foot setback from the Right Of Way instead of the 15-foot requirement from Section 11.02.00 of the Lake County Land Use Regulations. Currently, this will place the sign 31.2 feet from edge of road.
- Addition of three irrigation wells and pumps within the golf course area, pine lake area and open space area. Open space requirements will still be met within the PUD.

The subject parcel is zoned as Bella Collina Planned Unit Development and is designated with the Bella Collina Future Land Use Category (FLUC) by the 2030 Comprehensive (Comp) Plan. A site plan for developmental review will be required if the request is approved. The intent of Comprehensive Plan Policy I-1.3.11 entitled Bella Collina FLUC is to set forth the uses, densities, and intensities on the properties located within the Bella Collina FLU and PUD.

The request is consistent with the Bella Collina Planned Unit Development and Future Land Use Category (FLUC). The request is consistent with the maximum total number allowed for single family residential units, Commercial tracts and all other regulations set forth in the 2020 ordinance for this PUD. The request is to shift locations of certain uses from the Western Development area to the Eastern Development area, not to exceed maximums or add new uses. Redlined language below shows the proposed changes.

#### Western Development Area (west of CR 455)

~~348~~313 single-family residential dwellings (maximum)  
18-hole golf course, clubhouse  
Banquet Hall  
Health Spa  
Community Pool  
Tennis Courts and other outdoor recreational courts  
Water Treatment Plant

#### Eastern Development Area (east of CR 455)

~~548~~553 single-family residential dwellings (maximum)  
100-unit Lodge/Hotel, not to exceed 75 feet in height  
Water Treatment Plant  
Wastewater Treatment Facility  
Commercial activities consistent with Section A.2.c of this Ordinance.

| <u>Village</u> | <u>Units (See Note 1)</u>                    | <u>Lot size (min.)<br/>acre</u> | <u>Lot width (min.)<br/>feet</u> |
|----------------|--|---------------------------------|----------------------------------|
| Village 1      | Up to <del>157</del> <u>162</u> (See Note 2) | .50                             | 100                              |
| Village 2A     | Up to 119 (See Note 2)                       | .50                             | 100                              |
| Village 2B     | Up to 53 (See Note 2)                        | 1.0                             | 100                              |

|            |                              |     |     |
|------------|------------------------------|-----|-----|
| Village 2C | 17                           | 1.0 | 100 |
| Village 3  | 77                           | .75 | 100 |
| Village 4A | <del>69</del> 67             | .25 | 75  |
| Village 4B | 16                           | .25 | 75  |
| Village 5  | up to 42 (See Note 2)        | .25 | 50  |
| TOTAL      | <del>548</del> 553 (maximum) |     |     |

Like the first two requests, the remaining requests for relocating the sales center and add signage will not affect the overall regulation requirements of the PUD either. The Applicant provided a Project Narrative and justification for the request as shown on Attachment “D”.

**– Staff Analysis –**

LDR Section 14.05.03 (Standards for Review)

**A. Whether the rezoning is in conflict with any applicable provisions of the Code (Land Development Regulations).**

The application seeks a PUD amendment allowing the shift of locations for uses within the PUD and the addition of an entry ground sign.

The proposed amendment is consistent with both the Future Land Use Plan and the PUD regulations that govern the subject property.

The proposed amendment is consistent with LDR Section 4.03.01 entitled Purpose and Intent, which states that Planned Unit Developments shall be allowed in all Land Use classifications.

New development will be required to meet all criteria specified in the LDR, as amended.

**B. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.**

The amendment request is consistent with all elements of the Comprehensive Plan, as the amendment allows for a flexible use of land that meets current needs while adhering to established guidelines.

The amendment request is consistent with the Comprehensive Plan Policy I-1.3.11 Bella Collina Future Land Use Category. The proposed request will not exceed the total allowed units listed in this policy.

Another Comprehensive Plan consistency is within Policy I-1.2.2 entitled Consistency between Future Land Use and Zoning. The proposed PUD amendment will not exceed the maximums set in this table for Bella Collina to include density, impervious surface ratio and open space.

All new development will be required to meet all criteria specified in the Comprehensive Plan.

**C. Whether, and the extent to which, the proposed rezoning is inconsistent and proposed land uses.**

The proposed amendment is consistent with the Bella Collina FLUC, Comprehensive Plan and LDR, as amended and as stated in Sections A and B above.

**D. Whether there have been changed conditions that justify a rezoning.**

The proposed amendment is consistent with the Bella Collina FLUC, the proposed amendment would allow an expansion of amenities to the residents of Bella Collina, relocate the sales center and property management offices to a more desirable and efficient location towards the main entrance and to shift a portion of the commercial uses to create desirable residential buildable lots in Village 4A. The proposed amendment is consistent with the Comprehensive Plan and LDR as stated in Sections A and B above.

**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 police, roads, sewage facilities, water supply, drainage, solid waste, parks and**

**recreation, schools and fire and emergency medical facilities.**

Any future development of this property will require an analysis via submittal of a development application to demonstrate that the proposed development does not adversely impact the County's adopted levels of service to public facilities and services.

Water and Sewage

The development will be utilizing a community sewer system and community water system.

Schools

The proposed request is not anticipated to adversely impact school capacities or levels of service.

Parks

The proposed request is not anticipated to adversely impact park capacities or levels of service.

Public Safety

Montverde Fire Station #85 is located +/-1.9 miles from the subject property and will provide advanced life support should an emergency on the property demand this service. Fire protection water supply and emergency access will be addressed during the site plan review process, should the PUD amendment be approved by the Board.

Solid Waste

The proposed request is not anticipated to adversely impact solid waste capacities or levels of service.

Transportation Concurrency

Transportation Concurrency has no comments.

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

All sensitive resources will be addressed through the development review process. New development will be required to meet all criteria specified by the Comprehensive Plan and Land Development Regulations (LDR). An environmental assessment will be submitted with site plan application to indicate the presence of vegetation, soils, wetlands, threatened and endangered species on the site. Any required State permitting, or mitigation will be obtained before development can commence. All sensitive resources will be addressed through the development review process.

New development will be required to meet all criteria contained within the Comprehensive Plan and LDR, as amended.

The Applicant states the proposed changes are permitted with the PUD Ordinance and no adverse impact on the natural environment is expected.

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

The proposed amendment is not expected to affect property values in the area.

**H. Whether, and the extent to which, the proposed rezoning would result in an orderly and logical development pattern.**

The Applicant stated in the Project Narrative (Attachment "D") that, "the proposed changes would result in better and more efficient services to the future and current residents of Bella Collina."

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

The proposed amendment is in harmony with the general intent of the Comprehensive Plan and LDR as stated in Sections A through H above.

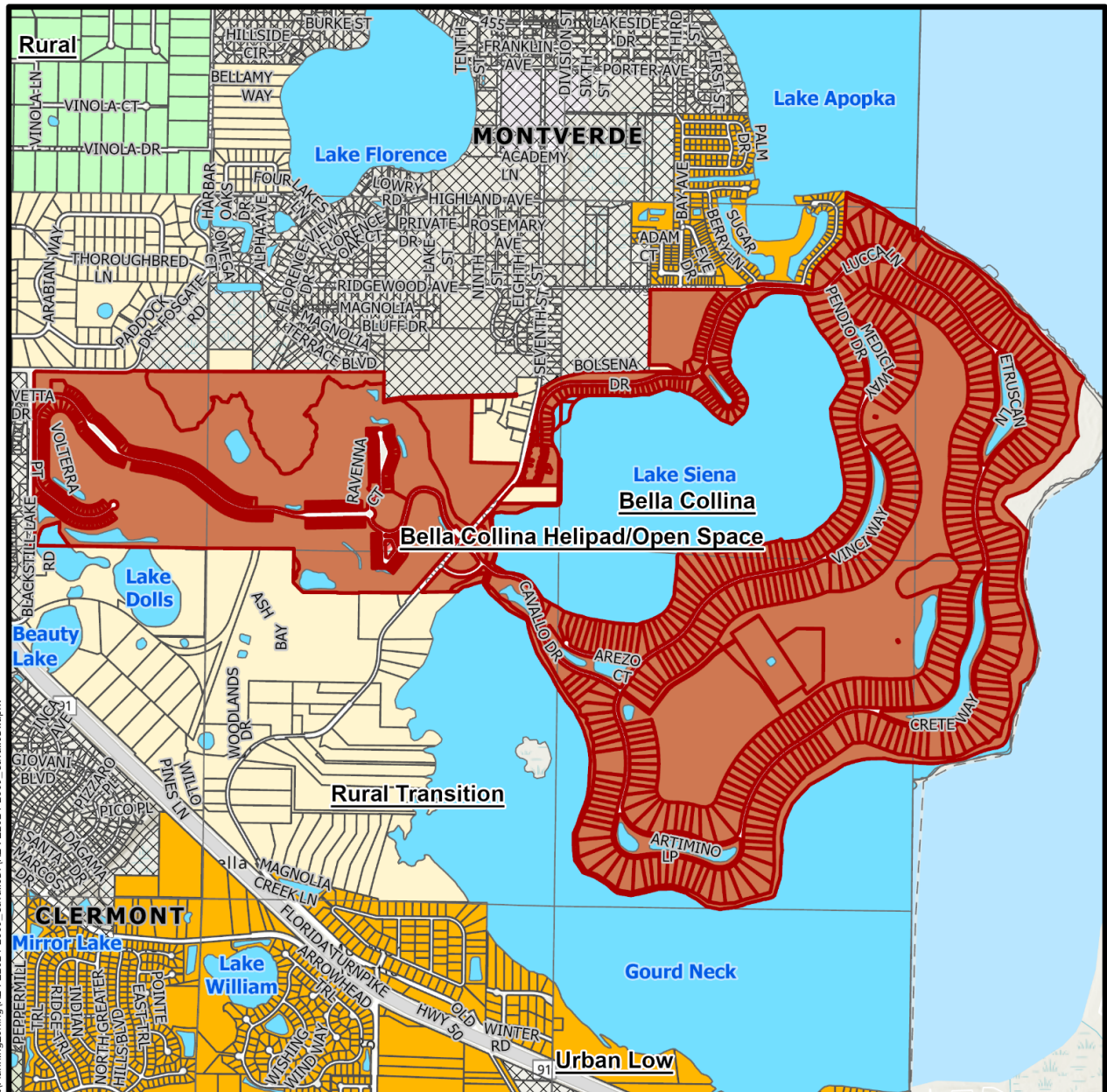


- J. Any other matters that may be deemed appropriate by the Lake County Zoning Board or the Board of County Commissioners, in review and consideration of the proposed rezoning.**

N/A

# Attachment "A" – Future Land Use Map

## CURRENT FUTURE LAND USE

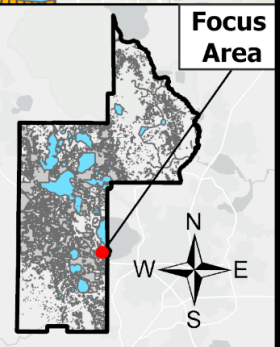


**FLU**

|                  |                                  |
|------------------|----------------------------------|
| Urban Low        | Bella Collina Helipad/Open Space |
| Rural            | Bella Collina                    |
| Rural Transition |                                  |

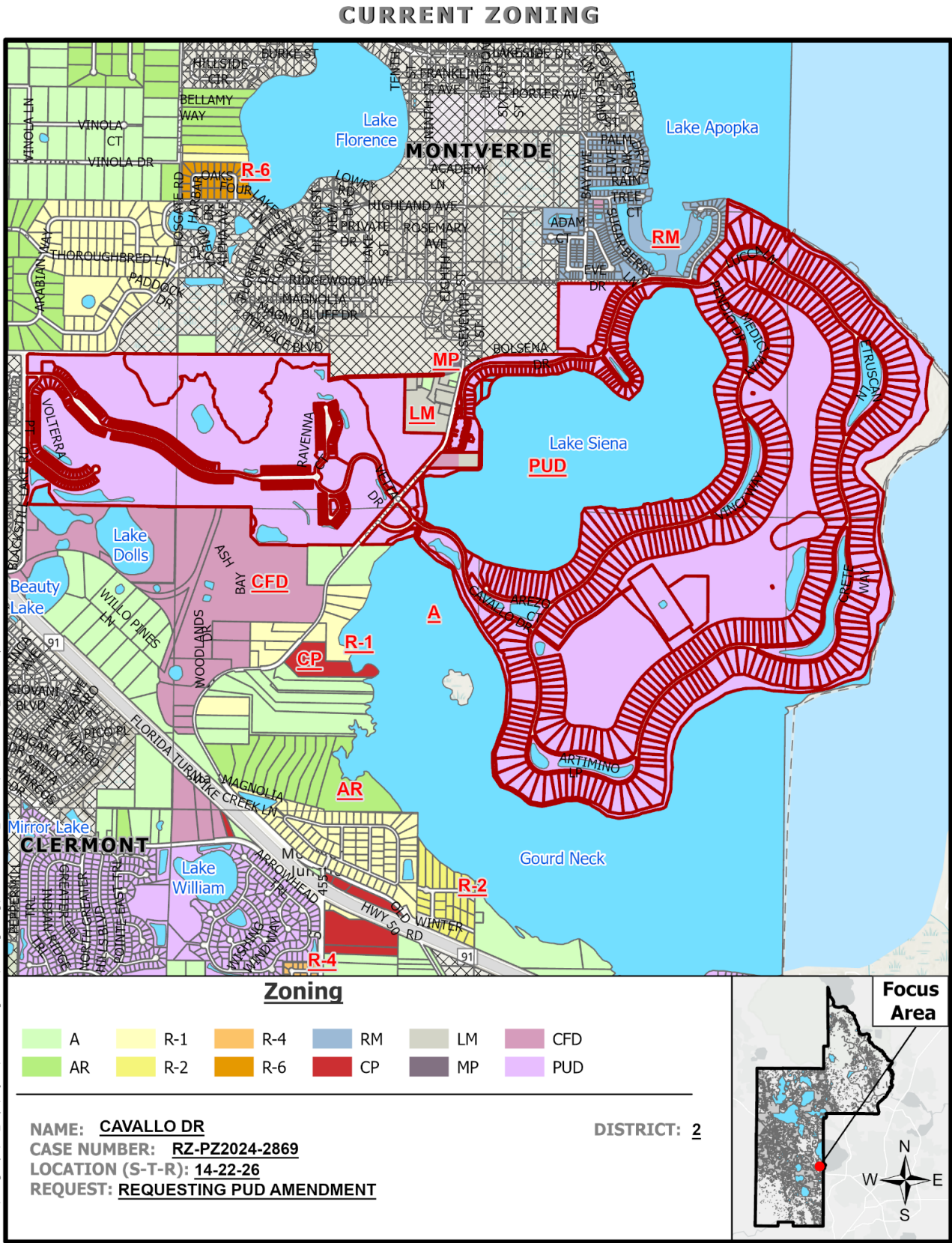
**NAME:** CAVALLO DR  
**CASE NUMBER:** RZ-PZ2024-2869  
**LOCATION (S-T-R):** 14-22-26  
**REQUEST:** REQUESTING PUD AMENDMENT

**DISTRICT:** 2



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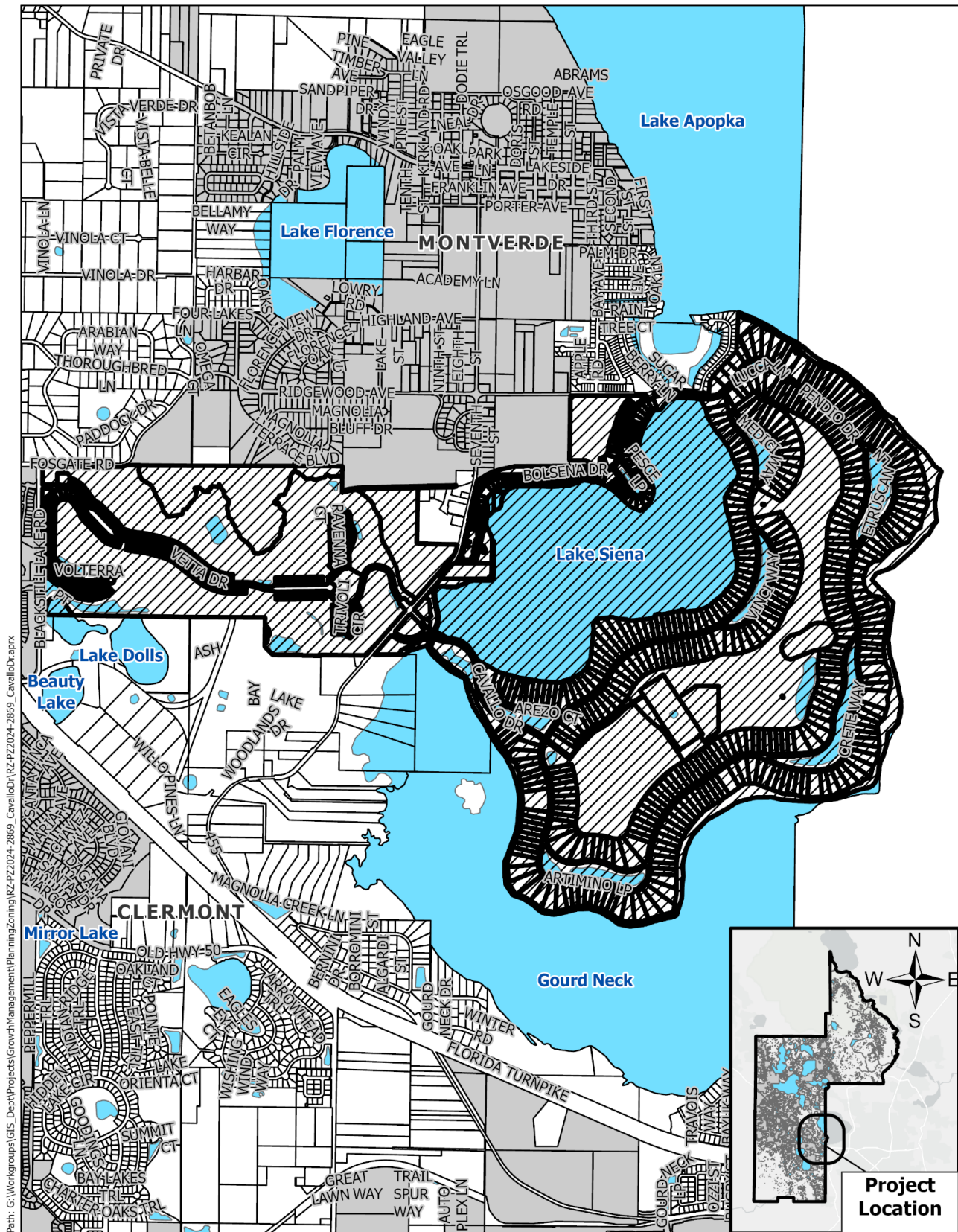
# Attachment “B” – Zoning District Map



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## Attachment "C" - Overlay Map



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# Attachment “D” - Project Narrative

## 1. General Data

The Subject Property is located in unincorporated Lake County, Florida and generally located in the Monteverde area east and west of CR 455, northwest of Blackstill Lake Road and the Florida Turnpike entitled as the Bella Collina Planned Unit Development (PUD) pursuant to Ordinance 2020-6 and identified by AltKey Numbers 3836730, 3871521, 3825849, 3836736, among others.

The Subject Property is divided into the Western Development Area that includes single-family lots, an 18-hole golf course and amenities including the Clubhouse, spa and community pool, and Eastern Development Area with eight (8) Villages for single-family lots, and also includes a hotel/lodge, water treatment and wastewater treatment facilities, and commercial uses.

## 2. Proposed Change

This Application requests an amendment to the PUD (the “Amendment”) to allow the following: (1) Conversion of Neighborhood Commercial tract to two (2) residential lots in Village 4A of Eastern Development Area; (2) Conversion of two (2) residential lots to expand Clubhouse tract in Western Development Area; (3) Conversion of 2.64 acres of open space to neighborhood commercial to relocate sales center and property management offices to main entrance of community in Eastern Development Area, and (4) Addition of ground sign on Western Development Area across from main entrance of the community.

## 3. Benefit of Proposed Change

The Subject Property is a master planned community of residential and neighborhood commercial uses including world class golf courses, tennis facility, full-service spas, club houses other supporting amenities for the residents and visitors. This request would shift a portion of the commercial uses to create desirable residential buildable lots in Village 4A. Expansion of clubhouse space in the Western Development Area requires conversion of two (2) residential lots. Additionally, the relocation of the sales center and property management offices to the main entrance of the community will result in better and more efficient services to the future and current residents of Bella Collina.

## 4. Compatibility with Land Use

The proposed Amendment is compatible with the adjacent land uses. The Amendment would not change the underlying future land use designation of the Subject Property but would relocate existing approved uses within the community. The relocation and consolidation of the sales and management offices at the main

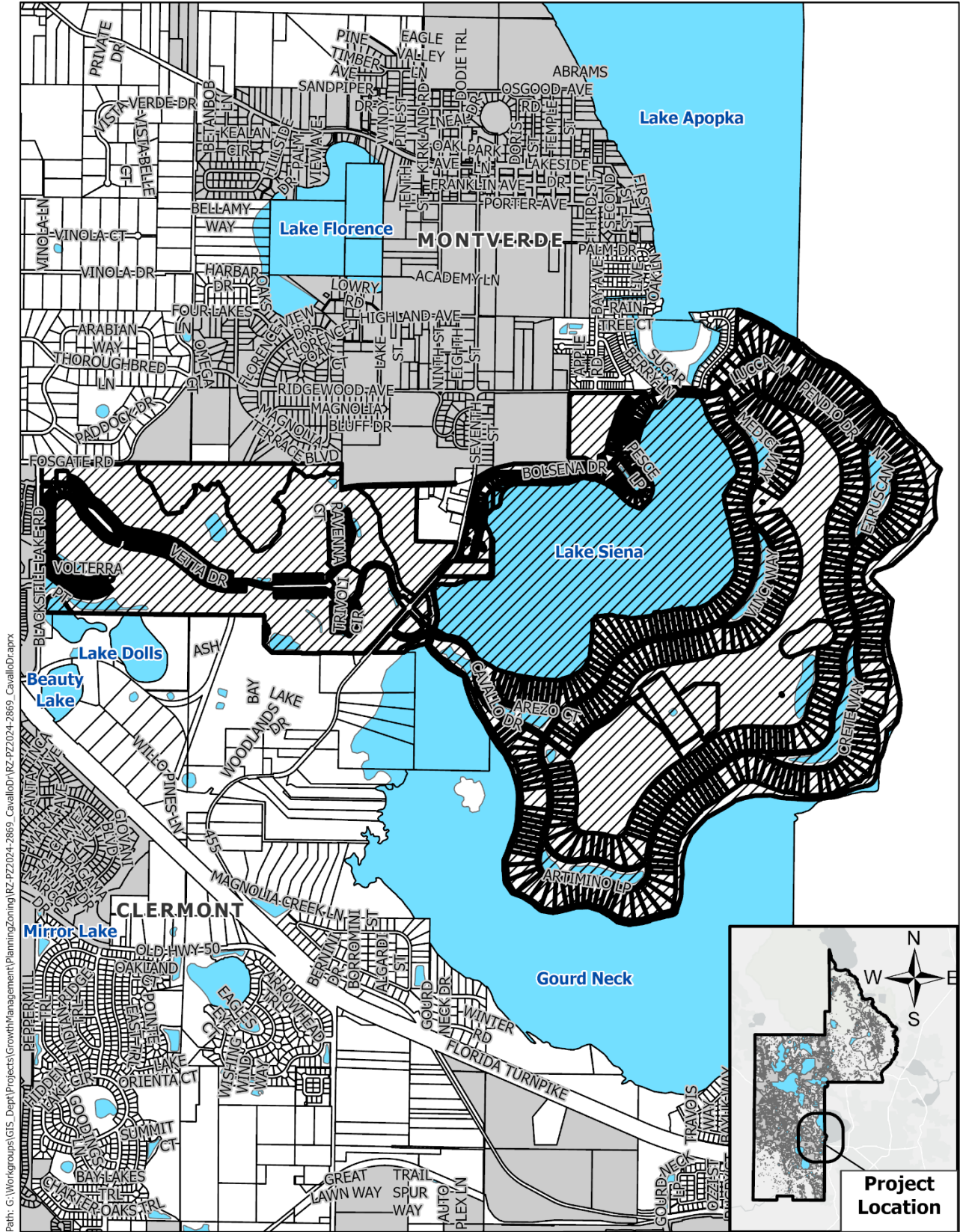
entrance of the community be a more logical location for these uses and will result in better and more efficient service.

5. Conclusion

The Applicant requests an Amendment to the Bella Collina PUD to relocate existing permitted uses within the community to better serve the residents and visitors. The proposed changes would provide desirable amenities for the luxurious community and is compatible with the surrounding land uses.



# Aerial of Subject Property



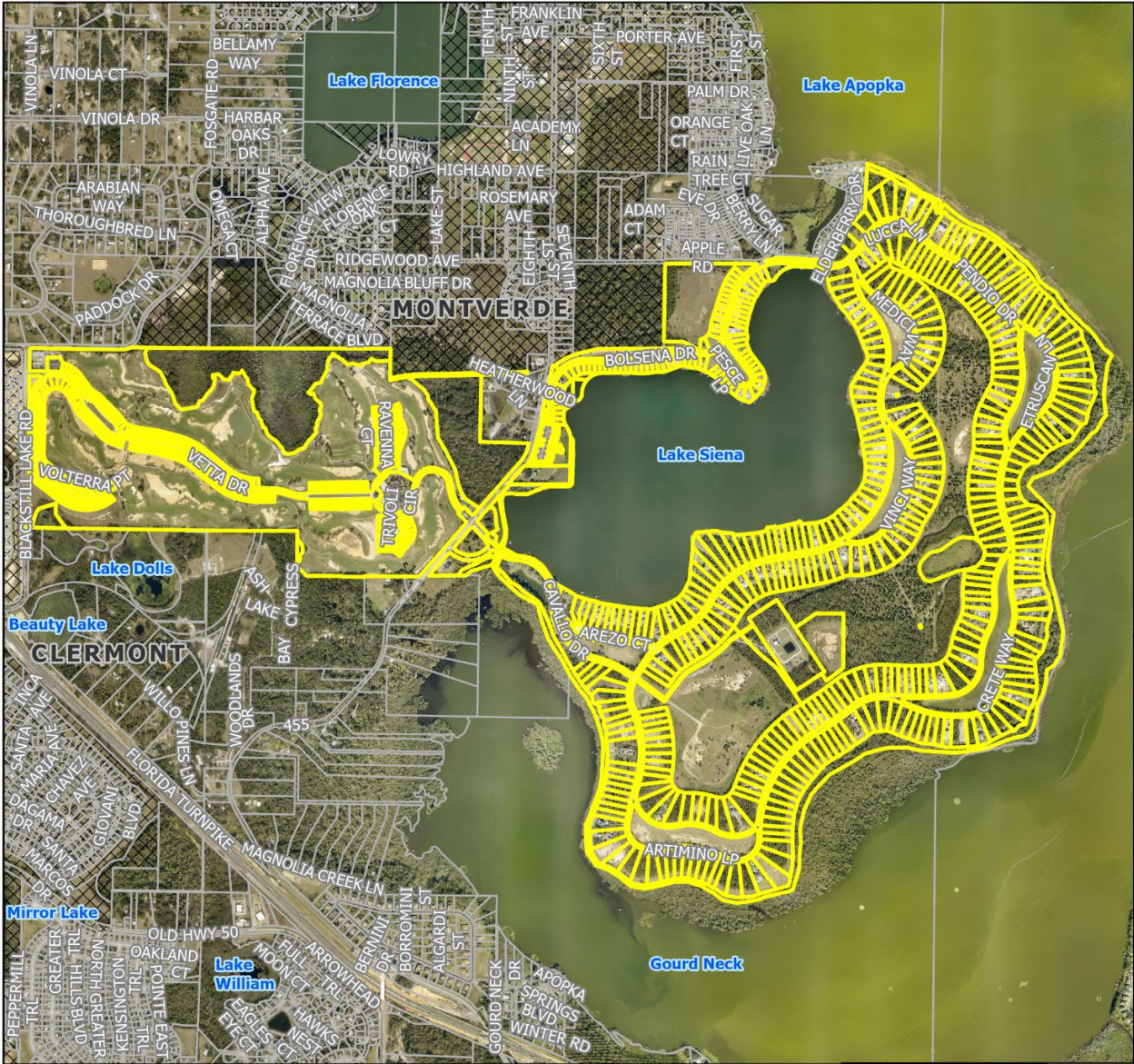
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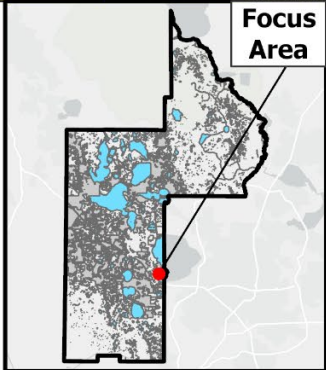


# Aerial Map of Subject Property

RZ-PZ2024-2869  
Cavallo Dr



Requesting PUD amendment



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**WHEREAS**, Jonathan Huels (the “Applicant”) submitted a rezoning application on behalf of DCS Real Estate Investments, LLC (the “Owner”), to request an amendment to the existing Planned Unit Development (PUD) zoning district known as Bella Collina; and

**WHEREAS**, the property is located within the Bella Collina Future Land Use Category, created by the Board of County Commissioners under Ordinance 2018-30; and

**WHEREAS**, on the 28th day of January 2020, the Lake County Board of County Commissioners approved an amendment to the Planned Unit Development by revoking and replacing Ordinance 2018-31 with Ordinance 2020-06 to add new uses; and

**WHEREAS**, the Board of County Commissioners reviewed the petition, the recommendations of the Lake County Planning and Zoning Board, and any comments, favorable or unfavorable, from the public and surrounding property owners at a Public Hearing duly advertised; and

**WHEREAS**, upon review, certain terms pertaining to the development of the above-described property have been duly approved.

**NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County, Florida,  
that:

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**A. Permitted Land Uses.**

1. A maximum of 866 single-family residences may be developed on the subject property.
2. A maximum of 500,000 square feet of Lodge/Hotel and Non-Residential Development (total site area) may be developed on the subject property. Comprising uses listed below.
  - a. 100-unit lodge/hotel, which may be used for rental or permanent residential use, and a freestanding restaurant and bar.
  - b. Recreation uses to include Clubhouse (2), Community Pool, Gym, Health Spa, Tennis Courts and other outdoor recreational courts, docks, boathouses (non-dwelling)-in accordance with a permit issued by the St. Johns River Water Management District (SJRWMD), golf course (18 holes), banquet hall, helicopter landing pad, neighborhood commercial uses on designated Neighborhood Commercial (NC) tracts to include a bar or tavern, carwash (self-service only), personal care services, professional office, restaurant (general), retail (Convenience) and self-service laundry.
  - c. Commercial activities that are directly associated with the structures listed above.
  - d. Accessory uses directly associated with the above uses may be approved by the County Manager or designee. Any other use of the site not specified above shall require approval of an amendment to this Ordinance and the Comprehensive Plan by the Board of County Commissioner.
3. Western Development Area (west of CR 455):
  - a. Uses. Of the maximum 866 units allowed as set forth in Section A.1 above, no more than 313 single-family residential dwellings will be allowed on the Western Development Area. Additionally, of the total Non-Residential entitlements set forth in Section A.2 above, the Western Development Area is allowed to develop a 18-hole golf course, clubhouse, banquet hall, health spa, community pool, tennis courts and other outdoor recreational courts and Water Treatment Plant.
  - b. Setbacks (Buildings). The minimum setback for the Western Development Area as measured from the property line will be as follows:

| Development Type | Front   | 2nd Front | Side   | Rear   |
|------------------|---------|-----------|--------|--------|
| Buildings        | 25-Feet | 15-Feet   | 5-Feet | 5-Feet |

4. Eastern Development Area (east of CR 455):

a. Uses. Of the maximum 866 units allowed as set forth in Section A.1 above, no more than 553 single-family residential dwellings will be allowed on the Eastern Development Area. Additionally, of the total Non-Residential entitlements set forth in Section A.2 above, the Eastern Development Area is allowed to develop 100-unit Lodge/hotel (not to exceed 75 feet in height), water treatment plant, wastewater treatment facility, commercial activities consistent with Section A.2.C.

b. Residential Use Lot Size:

| Village | Units (See Note 1)     | Lot size (Min.) acres | Lot width (min.) feet |
|---------|------------------------|-----------------------|-----------------------|
| 1       | Up to 162 (See Note 2) | .5                    | 100                   |
| 2A      | Up to 119 (See Note 2) | .5                    | 100                   |
| 2B      | Up to 53 (See Note 2)  | 1                     | 100                   |
| 2C      | 17                     | 1                     | 100                   |
| 3       | 77                     | .75                   | 100                   |
| 4A      | 67                     | .25                   | 75                    |
| 4B      | 16                     | .25                   | 75                    |
| 5       | Up to 42 (See Note 2)  | .25                   | 50                    |
| Total   | 553 maximum            |                       |                       |

*Note 1: Total number of lots in Bella Collina East shall not exceed 553 lots*

*Note 2: Lots may be transferred from Villages 1, 2A, or 2B to Village 5 but the maximum number of lots allowed in Village 5 shall not exceed 42. Monitoring report of final lot location shall be provided at the time of the Preliminary Plat application process.*

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- c. Residential Building Setbacks. The minimum setback as measured from the property line will be as follows:

| Village    | Front   | Secondary | Side     | Rear    |
|------------|---------|-----------|----------|---------|
| Village 1  | 25-Feet | 15-Feet   | 10-Feet  | 25-Feet |
| Village 2A | 25-Feet | 15-Feet   | 10-Feet  | 25-Feet |
| Village 2B | 25-Feet | 15-Feet   | 10-Feet  | 25-Feet |
| Village 2C | 25-Feet | 15-Feet   | 10-Feet  | 25-Feet |
| Village 3  | 25-Feet | 15-Feet   | 10-Feet  | 25-Feet |
| Village 4A | 25-Feet | 15-Feet   | 7.5-Feet | 15-Feet |
| Village 4B | 25-Feet | 15-Feet   | 7.5-Feet | 15-Feet |
| Village 5  | 25-Feet | 15-Feet   | 7.5-Feet | 15-Feet |

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- d. Non-Residential and Lodge/Hotel Setbacks. The minimum setback as measured from the property line will be as follows:

| Development Type                | Front <sup>1</sup> | Front <sup>2</sup> | Side    | Side <sup>2</sup> | Rear <sup>2</sup> |
|---------------------------------|--------------------|--------------------|---------|-------------------|-------------------|
| Non-Residential and Lodge/Hotel | 25-Feet            | 10-Feet            | 20-Feet | 5-Feet            | 10-Feet           |

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1. Frontage setback to CR 455.

2. Setbacks internal to PUD.

**B. Specific Conditions:**

1. Any future development non-residential, lodge/hotel or dock use shall require a site plan application for review and approval prior to commencement of the development and use. The Town of Montverde shall be provided a copy of any future development application.
2. A noise study will not be required for the development of Neighborhood Commercial and Lodge/Hotel use. Public Address Systems or similar application devices shall not be installed or used.
3. The flight paths shown in Exhibit "C" (attached hereto and incorporated herein by reference shall be adhered to so long as they are consistent with any applicable Federal or State regulations. Additionally, the Board of County Commissioners may initiate the rezoning process in the event operation of the helipad results in adverse impacts to adjacent property owners as evidenced by code enforcement complaints, regulatory action by the Federal Aviation Authority or similar type actions.

**C. Impervious Surface Ratio (ISR)/ Floor Area (FAR)/Building Height/Setbacks (not specifically stated elsewhere in this Ordinance).** The minimum setback for residential development will be as follows:

1. Residential Building Setbacks (Standard)---Along Rights-of-Way-25 feet from property line for all lots; Residential minimum building line width of 50 feet, minimum side and rear yard setbacks shall be 5 feet; Secondary front of 15 feet.
2. ISR-.60 (maximum), collectively
3. FAR-500,000 square feet (maximum)
4. Height-Residential, 50 feet and Non-residential 75 feet (maximum)

**D. Public School Concurrence:** Lake County Public Schools has determined that school capacity is available and will be reserved for the Lodge at Bella Collina, to accommodate possible long-term occupancy by school aged residents. The reservation will be valid for one (1) year from issuance of the determination. If the site plan is completed within that time frame, the reservation of capacity will be valid for the life of the project.

**E. Utilities:**

1. Solid Waste-The Developer or Property Owner shall demonstrate that all access- ways are designed to accommodate solid waste collection vehicles to Lake County standards, as amended. Private solid waste collection may be provided with approval by the County Manager or designee.

2. Water/Wastewater/Re-Use Facilities:

- a. Water/Wastewater: Shall be provided by the Pine Island CDD to the Bella Collina PUD utilizing existing water and wastewater facilities. Operation of the existing and future expansion of these facilities, including limitation on water use and effluent disposal shall be permitted in accordance with Florida Department of Environmental Protection (FDEP), and SJRWMD. Central potable water and wastewater service system shall be utilized. Septic systems or individual potable water wells shall not be permitted.
- b. Re-Use: Should wastewater effluent of unrestricted public access quality be made available in quantity sufficient for golf course irrigation at the boundary of the golf area, the use of reuse water for irrigation of the golf areas shall be mandatory, in accordance with St. Johns River Water Management District (SJRWMD) consumptive use permit. This does not preclude the use of other non-potable water sources provided the use is properly permitted in accordance with SJRWMD.

3. Drainage/Stormwater Management/Floodplain/Surface Water Protection:

- a. Stormwater management shall be in accordance with the St. Johns River Water Management District (SJRWMD) permitting requirements and the LDR, as amended.
- b. Stormwater management facilities will be designed to minimize impacts to existing surface waters.

4. Communication Tower:

- a. Shall be camouflaged
- b. Cannot exceed one-hundred twenty (120) feet in height
- c. Must conform to all requirements of the LDR, as amended

**F. Fire Protection and Rescue Services:** All Development shall comply with the State Fire Code, Florida Fire Prevention Code, National Fire Protection Standards, the Orange County/Lake County Mutual Aid Agreement, and the Land Development Regulations, as amended.

**G. Transportation Improvements/Access Management**

- 1. Any future development shall require access and design management in accordance with LDR, as amended.
- 2. The Applicant shall construct a left turn lane into the lodge/hotel site for southbound CR 455 traffic. Construction of the turn lane shall be completed prior to commencement of operations of the lodge/hotel.

3. Multiple points of access shall be designed into the road network to facilitate access by fire/safety and public and private service vehicles.

H. Signage: A ground sign at CR 455 Main Entrance shall be allowed subject to the following conditions.

- a. Maximum copy area shall not exceed 120 square feet per face
- b. Maximum height shall not exceed twelve (12) feet
- c. Minimum setback from County dedicated right-of-way shall be five (5) feet; and
- d. May be illuminated internally or externally. Any source of externally illuminated signs shall be installed so that it is arranged or screened as to not shine, glare or adversely impact adjacent properties or roadways.
- e. All other signage shall be in accordance with the LDR, as amended.
- f. Signage and entry features may be allowed within County dedicated right-of way subject to a Lake County right-of-way utilization permit.

**I. Open Space/Environmental/Historical Considerations:**

1. An archaeological survey was required for development of Alternative Key 3250630 and Alternative Key 151996 in accordance with the provisions of the Florida Department of State, Division of Historic and Natural Resources. The study was complete, and the parcels were developed in accordance with the study.
2. Turf Fertilizer Management: The following best management practices shall be implemented regarding fertilizer usage within the development:
  - a. No fertilizer containing nitrogen and/or phosphorus shall be applied to turf and/or landscape plants during the period from July 1 through August 31 of any year.
  - b. No phosphorus fertilizer shall be applied to turf and/or landscape plants within the PUD at application rates which exceed 0.25 lbs. P2P5/ 1,000 square feet (S.F.) per application nor exceed 0.50 lbs. P205/1,000 S.F. per year.
  - c. Fertilizer applied to turf and/or landscape plants within the development shall contain no less than 50 percent slow-release nitrogen per guaranteed analysis label.
  - d. Fertilizers should be applied to turf and/or landscape plants at the lowest rate necessary. No more than four pounds of nitrogen per 1,000 S.F. shall be applied to any turf/landscape area in any calendar year.
  - e. Fertilizer shall not be applied, spilled, or otherwise deposited on any impervious surfaces. Any fertilizer applied, spilled, or deposited, either intentionally or accidentally, on any impervious surface shall be immediately and completely removed to the greatest extent practicable. Fertilizer released on an impervious surface must be immediately contained and both properly and legally applied to turf or other landscape area or returned to the original or other appropriate container. In no case shall fertilizer be washed, swept, or blown off impervious surfaces into stormwater drains, ditches, conveyances, or other water bodies.
  - f. A fifty (50) foot natural buffer shall be established upland of wetlands and between any development. This buffer shall be classified as a "no-build zone." The "no-build" fifty (50) foot upland natural buffer and associated conservation areas and

- littoral zone shall be maintained in native vegetation. No pesticides or fertilizers shall be used in the no-build zone.
- g. Spreader deflector shields are required when fertilizing via broadcast spreaders. Deflectors must be positioned such that fertilizer granules are deflected away from all impervious surfaces, fertilizer free zones and surface waters and wetlands.
- h. All applicators, including institutional applicators of fertilizer, other than private homeowners on their own property, shall abide by and successfully complete an appropriate Florida Department of Agriculture and Consumer Services (FDACS), F.S. Ch. 482 certification course, providing training and continuing education requirements in minimizing nitrogen leaching and phosphorus runoff from fertilizer applications.
- i. Noncommercial applicators not otherwise required to be certified are required to follow the recommendations of the University of Florida's Institute of Food and Agricultural Sciences (IFAS) Florida Yards and Neighborhoods program and the regulations pertaining to fertilizers contained therein. In the case of conflicting information between the IFAS guidelines and the Fertilizer Management conditions in the Ordinance, the Ordinance shall govern.
- j. All commercial and institutional applicators applying fertilizer to turf and/or landscape plants, including but not limited to residential lawns, golf courses, institutional properties, commercial properties, multifamily and condominium properties must upon request from a County official produce a valid certificate of proof of FDACS F.S. Chapter 482 certification.
- k. A golf course ground water monitoring report for the golf course shall be submitted annually to ensure consistency with the natural resource protection provisions of the LDR, as amended. A Golf Course Water Management Plan shall be submitted with any modification of the golf course design.
- l. Irrigation wells and pumps will be placed on a total of .003 acres of the golf course, .006 acres of open space and .018 acres of the pine lake tract.
3. An environmental assessment shall be provided prior to new development to address all flora and fauna species and associated habitat on this site. The assessment shall be submitted for review at the time construction plans are submitted.
4. Tree and soil protection areas. Areas designated for tree and soil protection that are located outside of the dedicated open space shall be identified. These areas shall include the critical root zone and greatest extent of the drip line for the trees included in the area to be protected. The method of protection shall be indicated on the plan, including fencing or other protection methods. Tree protection and mitigation shall be in accordance with the Land Development Regulations, as amended.
5. Open Space-Collectively, a minimum of twenty-five percent (25%) of the land area shall be devoted to the provision of open space consistent with the definitions specified in the Comprehensive Plan.
6. Wetlands:



- a. Development shall adhere to the wetland setbacks specified in the Comprehensive Plan and Land Development Regulations.
- b. All wetlands within the property shall be placed into a conservation easement that shall run in favor of, and be enforceable by, a homeowners' association, a public agency acceptable to Lake County, or Lake County, at its option. The conservation easement shall require that all wetlands and wetland buffers be maintained in their natural and unaltered state. Any such easement shall allow access to water dependent structures such as docks and walkways.
- c. Wetlands shall not be included as part of any platted lot, other than a lot platted as common area, which shall be dedicated to a homeowners' association, qualified agency or Lake County for ownership and maintenance.
- d. Upland buffers adjacent to wetlands shall be included within the conservation easement. Such easement will specifically allow water dependent structures serving the adjacent upland uses.

7. Lakes:

- a. Development shall be consistent with the Comprehensive Plan and Land Development Regulations, as amended, regarding natural resource protection of the Lake Apopka Basin.
- b. Docks and boathouses (non-dwelling): in accordance with a permit issued by the St. Johns River Water Management District (SJRWMD).

**J. Landscaping and Buffering:**

1. A landscape plan shall be submitted for review and approval with the site development application and prior to the installation of any trees along any publicly dedicated right-of-way.
2. Installation of trees in the area between the sidewalk and street shall be in accordance with the LOR, as amended.
3. Parking lot landscaping and other landscape and buffering not previously specified shall be in accordance with the Land Development Regulations, as amended.

**K. Development Review and Approval:**

Prior to the issuance of any permits, the Applicant shall be required to submit a preliminary plat or site plan application generally consistent with "Exhibit B"-Concept Plan, for review and approval in accordance with the Comprehensive Plan and the Land Development Regulations, as amended.

**L. Concurrency Management Requirements:**

A capacity reservation certificate shall be required before any final development order authorizing construction is issued. The Applicant or Developer shall comply with the Land Development Regulations, as amended.

**M. Future Amendments to Statutes, Code, Plans, and /or Regulations:**

The specific references in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County Comprehensive Plan, and Lake County Land Development Regulation shall include any future amendments to the Statutes, Code, Plan, and/or Regulations.

**Section 2. Conditions.**

- A.** After establishment of the facilities as provided in this Ordinance, the property identified in this Ordinance may only be used for the purposes identified in this Ordinance. Any other proposed use must be specifically authorized by the Board of County Commissioners.
- B.** No person, firm, or corporation may erect, construct, enlarge, alter, repair, remove, improve, move, convert, or demolish any building structure, add other uses, or alter the land in any manner within the boundaries of the above-described land without first obtaining the necessary approvals in accordance with the Lake County Code, as amended, and obtaining the permits required from the other appropriate governmental agencies.
- C.** This Ordinance will inure to the benefit of and will constitute a covenant running with the land and the terms, conditions, and provisions of this Ordinance, and will be binding upon the present Owner and any successor and will be subject to each condition in this Ordinance.
- D.** The transfer of ownership or lease of any or all the property described in this Ordinance must include in the transfer or lease agreement, a provision that the purchaser or lessee is made good and aware of the conditions established by this Ordinance and agrees to be bound by these conditions. The purchaser or lessee may request a change from the existing plans and conditions by following procedures contained in the Land Development Regulations, as amended.
- E.** The transfer of ownership or lease of any or all of the property described in this Ordinance shall include in the transfer or lease agreement, a provision that the purchaser or lessee receives written or record notice of the conditions pertaining to the PUD and that such notices shall run with title to the land. The purchaser or lesser may request a change from the existing plans and conditions by following procedures contained in the Lake County Land Development Regulations, as amended.
- F.** Action by the Lake County Code Enforcement Special Master. The Lake County Code Enforcement Special Master shall have authority to enforce the terms and conditions set forth in this Ordinance.

**Section 3. Severability.** If any section, sentence, clause, or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity of the remaining portions of this Ordinance.

**Section 4. Filing with the Department of State.** The clerk is hereby directed to send a copy of this

Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66,  
Florida Statutes.

**Section 5. Effective Date.** This Ordinance shall become effective upon recordation in the  
public records of Lake County, Florida. The Applicant shall be responsible for all recording fees.

**ENACTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**FILED** with the Secretary of State \_\_\_\_\_, 2025.

**EFFECTIVE** \_\_\_\_\_, 2025.

**BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA**

\_\_\_\_\_  
**LESLIE CAMPIONE, CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**GARY J. COONEY, CLERK OF THE  
BOARD OF COUNTY COMMISSIONERS  
LAKE COUNTY, FLORIDA**

**APPROVED AS TO FORM AND LEGALITY**

\_\_\_\_\_  
**MELANIE MARSH, COUNTY ATTORNEY**

Exhibit "A" – Legal Description

**SKETCH OF DESCRIPTION**

**BELLA COLLINA EAST  
LAKE COUNTY, FLORIDA**

A PORTION OF SECTIONS 1, 11, 12, 13, 14, AND 24,  
TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND SECTIONS 7 AND  
18, TOWNSHIP 22 SOUTH, RANGE 27 EAST

AREA ABOVE RESERVED FOR RECORDING INFORMATION

**DESCRIPTION**

A PARCEL OF LAND CONTAINING ALL OF BELLA COLLINA, RECORDED IN PLAT BOOK 51, PAGES 31 THROUGH 49, ALL OF SIENA AT BELLA COLLINA CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 5278, PAGES 1191 THROUGH 1330, ALL OF BELLA COLLINA EAST, RECORDED IN PLAT BOOK 53, PAGES 95 THROUGH 98, AND ALL OF BELLA COLLINA ADDITION TWO PHASE 1A, A REPLAT, RECORDED IN PLAT BOOK 72, PAGES 67 THROUGH 75, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SITUATED WITHIN SECTIONS 1, 11, 12, 13, 14, AND 24, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND SECTIONS 7 AND 18, TOWNSHIP 22 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT OS-5 OF THE PLAT OF BELLA COLLINA, RECORDED IN PLAT BOOK 51, PAGES 31 THROUGH 49 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE NORTHWEST LINE OF SAID TRACT OS-5 AND THE NORTHWEST LINE OF TRACTS OS-6, OS-7, AND W-3 PER SAID PLAT OF BELLA COLLINA RUN NORTH 41°15'24" EAST A DISTANCE OF 1,527.99 FEET; THENCE CONTINUE ALONG SAID NORTHWEST LINE OF TRACTS W-3 AND OS-6 RUN NORTH 41°46'07" EAST A DISTANCE OF 246.53 FEET TO THE NORTHWEST CORNER OF SAID TRACT OS-6; THENCE ALONG THE NORTH LINE OF SAID TRACT OS-6 RUN NORTH 89°51'49" EAST A DISTANCE OF 880.36 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE ALONG SAID EAST LINE RUN NORTH 01°20'39" EAST A DISTANCE OF 270.95 FEET TO THE SOUTHEAST CORNER OF SIENA AT BELLA COLLINA CONDOMINIUM, RECORDED IN OFFICIAL RECORDS BOOK 5278, PAGES 1191 THROUGH 1330 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID SIENA AT BELLA COLLINA CONDOMINIUM RUN SOUTH 89°51'50" WEST A DISTANCE OF 669.92 FEET TO THE SOUTHWEST CORNER OF SAID SIENA AT BELLA COLLINA CONDOMINIUM, SAID CORNER BEING A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 749.20 FEET, A CENTRAL ANGLE OF 23°50'08", AND A CHORD LENGTH OF 309.43 FEET WHICH BEARS NORTH 25°35'08" EAST; THENCE ALONG THE WEST LINE OF SAID SIENA AT BELLA COLLINA AND THE ARC OF SAID CURVE RUN FOR A LENGTH OF 311.67 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE ALONG SAID TANGENT LINE AND CONTINUING ALONG SAID WEST LINE OF SIENA AT BELLA COLLINA CONDOMINIUM RUN NORTH 13°40'04" EAST A DISTANCE OF 297.43 FEET; THENCE CONTINUING ALONG SAID WEST LINE AND THE WEST LINE OF BELLA COLLINA EAST, RECORDED IN PLAT BOOK 53, PAGES 95 THROUGH 98 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA RUN NORTH 12°44'49" EAST A DISTANCE OF 890.88 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 979.00 FEET, A CENTRAL ANGLE OF 02°58'11", AND A CHORD LENGTH OF 50.74 FEET WHICH BEARS NORTH 58°16'52" EAST; THENCE ALONG THE ARC OF SAID CURVE, BEING THE NORTH LINE OF SAID BELLA COLLINA EAST RUN FOR A LENGTH OF 50.74 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE ALONG SAID NORTH LINE RUN THE FOLLOWING COURSES AND DISTANCES: (1) NORTH 56°47'47" EAST A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 918.50 FEET, A CENTRAL ANGLE OF 20°18'00", AND A CHORD LENGTH OF 323.73 FEET WHICH BEARS NORTH 66°56'47" EAST; (2) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 325.43 FEET TO A POINT OF TANGENCY WITH A LINE; (3) THENCE RUN NORTH 77°05'47" EAST A DISTANCE OF 253.23 FEET; (4) THENCE RUN NORTH 89°34'25" EAST A DISTANCE OF 960.37 FEET; (5) THENCE RUN NORTH 00°50'16" EAST A DISTANCE OF 1,246.67 FEET; (6) THENCE RUN SOUTH 89°38'56" EAST A DISTANCE OF 1,340.99 FEET;

**SURVEYOR'S NOTES**

[CONTINUED ON SHEET 2]

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.S. 472.025 OR THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.A.C. 5J-17.062(2) AND 5J17.062(3).
4. THIS DOCUMENT CONSISTS OF 2 PAGES AND IS NOT FULL OR COMPLETE WITHOUT BOTH BEING PRESENT.
5. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWEST LINE OF TRACT OS-5, WHICH BEARS NORTH 41°15'24" EAST, PER THE PLAT OF BELLA COLLINA, AS RECORDED IN PLAT BOOK 51, PAGES 31 THROUGH 49 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
6. THIS IS NOT A BOUNDARY SURVEY, BUT A GRAPHICAL REPRESENTATION OF THE LEGAL DESCRIPTION INCLUDED HEREIN.

SHEET 1 OF 16 — NOT FULL OR COMPLETE WITHOUT ALL SHEETS.  
SEE SHEET 1 OF 16 FOR DESCRIPTION, NOTES, AND CERTIFICATION.  
SEE SHEET 2 OF 16 FOR SKETCH OF DESCRIPTION.

THIS SKETCH IS NOT A SURVEY.

**SKETCH OF DESCRIPTION**

**BELLA COLLINA EAST  
LAKE COUNTY, FLORIDA**

A PORTION OF  
SECTIONS 1, 11, 12, 13, 14, AND 24, TOWNSHIP 22  
SOUTH, RANGE 26 EAST, AND SECTIONS 7 AND 18,  
TOWNSHIP 22 SOUTH, RANGE 27 EAST  
LAKE COUNTY, FLORIDA

| JOB NO.                    | DATE | REVISIONS | TECH |
|----------------------------|------|-----------|------|
| 4051501                    |      |           |      |
| SCALE: 1" = 400'           |      |           |      |
| FIELD DATE: N/A            |      |           |      |
| FIELD BY: N/A              |      |           |      |
| DRAWN BY: CF               |      |           |      |
| APPROVED BY: EGT           |      |           |      |
| DRAWING FILE #             |      |           |      |
| 4051501 BELLA COLLINA EAST |      |           |      |
| OVERALL 900 4-30-25.DWG    |      |           |      |



221 Circle Drive, Maitland, FL 32751 Phone: 407-426-7879  
LB#6393 nationalduediligenceservices.com

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

E. GLENN TURNER, PSM #5643

DATE:

1

## SKETCH OF DESCRIPTION

BELLA COLLINA EAST

LAKE COUNTY, FLORIDA

A PORTION OF SECTIONS 1, 11, 12, 13, 14, AND 24,  
TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND SECTIONS 7 AND  
18, TOWNSHIP 22 SOUTH, RANGE 27 EAST

### DESCRIPTION (CONTINUED)

(7) THENCE RUN NORTH 01°14'28" EAST A DISTANCE OF 5.55 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE LEFT, CONCAVE NORTHERLY, HAVING A RADIUS OF 174.53 FEET, A CENTRAL ANGLE OF 41°03'55", AND A CHORD LENGTH OF 122.43 FEET WHICH BEARS NORTH 73°03'05" EAST; (8) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 125.09 FEET TO A POINT OF NON-TANGENCY WITH A LINE; (9) THENCE ALONG SAID NON-TANGENT LINE RUN NORTH 66°16'06" EAST A DISTANCE OF 42.77 FEET; (10) THENCE RUN NORTH 68°42'56" EAST A DISTANCE OF 70.70 FEET; (11) THENCE RUN NORTH 71°34'05" EAST A DISTANCE OF 10.33 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 244.16 FEET, A CENTRAL ANGLE OF 10°25'00", AND A CHORD LENGTH OF 44.33 FEET WHICH BEARS NORTH 75°38'56" EAST; (12) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 44.39 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 217.59 FEET, A CENTRAL ANGLE OF 12°33'44", AND A CHORD LENGTH OF 47.61 FEET WHICH BEARS NORTH 86°51'19" EAST; (13) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 47.71 FEET TO A POINT OF NON-TANGENCY WITH A LINE; (14) THENCE ALONG SAID NON-TANGENT LINE RUN NORTH 03°08'11" EAST A DISTANCE OF 5.00 FEET; (15) THENCE RUN SOUTH 86°51'59" EAST A DISTANCE OF 49.58 FEET; (16) THENCE RUN NORTH 01°29'23" EAST A DISTANCE OF 5.01 FEET; THENCE ALONG SAID NORTH LINE OF BELLA COLLINA EAST AND THE NORTH LINE OF AFORESAID BELLA COLLINA RUN SOUTH 87°04'56" EAST A DISTANCE OF 535.48 FEET; THENCE ALONG SAID NORTH LINE OF BELLA COLLINA RUN THE FOLLOWING COURSES AND DISTANCES: (1) THENCE RUN SOUTH 76°46'51" EAST A DISTANCE OF 50.05 FEET; (2) THENCE RUN SOUTH 65°10'08" EAST A DISTANCE OF 56.55 FEET; (3) THENCE RUN SOUTH 57°59'33" EAST A DISTANCE OF 50.83 FEET; (4) THENCE RUN SOUTH 55°08'02" EAST A DISTANCE OF 37.17 FEET; (5) THENCE RUN NORTH 05°51'46" EAST A DISTANCE OF 254.96 FEET; (6) THENCE RUN NORTH 32°48'36" EAST A DISTANCE OF 126.37 FEET; (7) THENCE RUN NORTH 43°29'37" EAST A DISTANCE OF 572.75 FEET; (8) THENCE RUN NORTH 02°54'58" EAST A DISTANCE OF 691.20 FEET; (9) THENCE RUN SOUTH 68°10'00" EAST A DISTANCE OF 246.61 FEET; (10) THENCE RUN SOUTH 62°49'26" EAST A DISTANCE OF 192.85 FEET; (11) THENCE RUN SOUTH 69°16'45" EAST A DISTANCE OF 222.63 FEET; (12) THENCE RUN SOUTH 60°34'05" EAST A DISTANCE OF 80.34 FEET; (13) THENCE RUN SOUTH 47°34'25" EAST A DISTANCE OF 133.16 FEET; (14) THENCE RUN SOUTH 58°54'52" EAST A DISTANCE OF 340.22 FEET; (15) THENCE RUN SOUTH 16°53'21" WEST A DISTANCE OF 81.77 FEET; (16) THENCE RUN SOUTH 02°10'25" EAST A DISTANCE OF 26.90 FEET; (17) THENCE RUN SOUTH 68°44'38" EAST A DISTANCE OF 20.01 FEET; (18) THENCE RUN NORTH 74°12'27" EAST A DISTANCE OF 29.54 FEET; (19) THENCE RUN NORTH 21°07'07" EAST A DISTANCE OF 94.41 FEET; (20) THENCE RUN SOUTH 51°50'29" EAST A DISTANCE OF 345.33 FEET; (21) THENCE RUN SOUTH 63°40'29" EAST A DISTANCE OF 367.28 FEET; (22) THENCE RUN SOUTH 53°24'34" EAST A DISTANCE OF 205.96 FEET; (23) THENCE RUN SOUTH 53°39'18" EAST A DISTANCE OF 344.41 FEET; (24) THENCE RUN SOUTH 50°00'52" EAST A DISTANCE OF 210.68 FEET; (25) THENCE RUN SOUTH 39°40'14" EAST A DISTANCE OF 194.05 FEET; (26) THENCE RUN SOUTH 43°34'36" EAST A DISTANCE OF 286.37 FEET; (27) THENCE RUN SOUTH 48°46'18" EAST A DISTANCE OF 238.42 FEET; (28) THENCE RUN SOUTH 22°08'58" EAST A DISTANCE OF 208.22 FEET; (29) THENCE RUN SOUTH 58°57'56" EAST A DISTANCE OF 243.70 FEET; (30) THENCE RUN SOUTH 41°03'27" EAST A DISTANCE OF 228.24 FEET; (31) THENCE RUN SOUTH 40°12'13" EAST A DISTANCE OF 303.76 FEET; (32) THENCE RUN SOUTH 35°39'29" EAST A DISTANCE OF 353.43 FEET; (33) THENCE RUN SOUTH 33°47'14" EAST A DISTANCE OF 218.90 FEET TO A POINT ON THE EAST LINE OF SAID BELLA COLLINA; THENCE ALONG SAID EAST LINE RUN THE FOLLOWING COURSES AND DISTANCES: (1) THENCE RUN SOUTH 03°00'35" EAST A DISTANCE OF 674.85 FEET; (2) THENCE RUN SOUTH 35°17'21" WEST A DISTANCE OF 235.63 FEET; (3) THENCE RUN SOUTH 47°00'12" WEST A DISTANCE OF 284.35 FEET; (4) THENCE RUN SOUTH 54°36'57" WEST A DISTANCE OF 297.95 FEET; (5) THENCE RUN SOUTH 49°25'59" WEST A DISTANCE OF 348.19 FEET; (6) THENCE RUN SOUTH 35°47'13" WEST A DISTANCE OF 332.32 FEET; (7) THENCE RUN SOUTH 13°44'59" WEST A DISTANCE OF 244.70 FEET; (8) THENCE RUN SOUTH 07°20'00" WEST A DISTANCE OF 237.31 FEET; (9) THENCE RUN SOUTH 10°07'44" WEST A DISTANCE OF 336.24 FEET; (10) THENCE RUN SOUTH 01°42'33" EAST A DISTANCE OF 259.72 FEET; (11) THENCE RUN SOUTH 08°32'07" EAST A DISTANCE OF 116.01 FEET; (12) THENCE RUN SOUTH 18°17'08" EAST A DISTANCE OF 228.29 FEET; (13) THENCE RUN SOUTH 13°25'16" EAST A DISTANCE OF 240.78 FEET; (14) THENCE RUN SOUTH 01°45'42" EAST A DISTANCE OF 381.84 FEET; (15) THENCE RUN SOUTH 01°16'33" EAST A DISTANCE OF 315.66 FEET; (16) THENCE RUN SOUTH 31°51'22" WEST A DISTANCE OF 177.29 FEET; (17) THENCE RUN SOUTH 24°55'28" WEST A DISTANCE OF 256.37 FEET; (18) THENCE RUN SOUTH 16°43'25" WEST A DISTANCE OF 182.44 FEET; (19) THENCE RUN SOUTH 20°19'46" WEST A DISTANCE OF 168.40 FEET; (20) THENCE RUN SOUTH 10°17'45" WEST A DISTANCE OF 210.13 FEET; (21) THENCE RUN SOUTH 18°35'43" WEST A DISTANCE OF 162.27 FEET; (22) THENCE RUN SOUTH 59°25'01" WEST A DISTANCE OF 354.48 FEET; (23) THENCE RUN SOUTH 74°06'16" WEST A DISTANCE OF 357.19 FEET;

[CONTINUED ON SHEET 3]

SHEET 2 OF 16 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.  
SEE SHEET 1 OF 16 FOR DESCRIPTION, NOTES, AND CERTIFICATION.  
SEE SHEET 2 OF 16 FOR SKETCH OF DESCRIPTION.

THIS SKETCH IS NOT A SURVEY.

### LEGEND AND ABBREVIATIONS

|     |                                  |
|-----|----------------------------------|
| UB  | UNLICENSED BUSINESS              |
| ORB | OFFICIAL RECORDS BOOK            |
| PSM | PROFESSIONAL SURVEYOR AND MAPPER |
| PS  | PLAT BOOK                        |
| PG  | PAGE(S)                          |
| PC  | POINT OF CURVATURE               |
| PNT | POINT OF NON-TANGENCY            |
| POC | POINT OF COMPOUND CURVATURE      |



2



## SKETCH OF DESCRIPTION

### BELLA COLLINA EAST LAKE COUNTY, FLORIDA

A PORTION OF SECTIONS 1, 11, 12, 13, 14, AND 24,  
TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND SECTIONS 7 AND  
18, TOWNSHIP 22 SOUTH, RANGE 27 EAST

#### DESCRIPTION (CONTINUED)

(24) THENCE RUN SOUTH 63°29'04" WEST A DISTANCE OF 215.48 FEET; (25) THENCE RUN SOUTH 70°39'52" WEST A DISTANCE OF 331.69 FEET; (26) THENCE RUN SOUTH 62°40'51" WEST A DISTANCE OF 276.10 FEET; (27) THENCE RUN SOUTH 56°07'42" WEST A DISTANCE OF 621.46 FEET; (28) THENCE RUN SOUTH 46°02'33" WEST A DISTANCE OF 681.54 FEET; (29) THENCE RUN SOUTH 35°12'06" WEST A DISTANCE OF 454.89 FEET; (30) THENCE RUN SOUTH 41°54'55" WEST A DISTANCE OF 658.44 FEET; (31) THENCE RUN SOUTH 52°55'09" WEST A DISTANCE OF 392.31 FEET; (32) THENCE RUN SOUTH 72°16'38" WEST A DISTANCE OF 222.01 FEET TO A POINT ON THE SOUTH LINE OF SAID BELLA COLLINA; THENCE ALONG SAID SOUTH LINE RUN THE FOLLOWING COURSES AND DISTANCES: (1) THENCE RUN SOUTH 77°41'10" WEST A DISTANCE OF 260.59 FEET; (2) THENCE RUN SOUTH 84°18'51" WEST A DISTANCE OF 138.71 FEET; (3) THENCE RUN NORTH 87°29'10" WEST A DISTANCE OF 274.64 FEET; (4) THENCE RUN NORTH 72°52'02" WEST A DISTANCE OF 255.56 FEET; (5) THENCE RUN NORTH 56°34'43" WEST A DISTANCE OF 202.30 FEET; (6) THENCE RUN NORTH 61°04'43" WEST A DISTANCE OF 161.90 FEET; (7) THENCE RUN NORTH 69°02'59" WEST A DISTANCE OF 193.71 FEET; (8) THENCE RUN SOUTH 88°58'42" WEST A DISTANCE OF 168.87 FEET; (9) THENCE RUN SOUTH 77°18'31" WEST A DISTANCE OF 233.75 FEET; (10) THENCE RUN SOUTH 82°23'22" WEST A DISTANCE OF 217.16 FEET; (11) THENCE RUN NORTH 80°26'57" WEST A DISTANCE OF 239.92 FEET; (12) THENCE RUN NORTH 48°01'02" WEST A DISTANCE OF 202.49 FEET; (13) THENCE RUN NORTH 58°22'26" WEST A DISTANCE OF 210.06 FEET TO A POINT ON THE WEST LINE OF SAID BELLA COLLINA; THENCE ALONG SAID WEST LINE RUN THE FOLLOWING COURSES AND DISTANCES: (1) THENCE RUN NORTH 48°48'33" WEST A DISTANCE OF 207.24 FEET; (2) THENCE RUN NORTH 32°24'46" WEST A DISTANCE OF 223.74 FEET; (3) THENCE RUN NORTH 06°44'11" WEST A DISTANCE OF 204.27 FEET; (4) THENCE RUN NORTH 09°13'12" WEST A DISTANCE OF 212.29 FEET; (5) THENCE RUN NORTH 24°23'46" EAST A DISTANCE OF 280.97 FEET; (6) THENCE RUN NORTH 14°17'14" EAST A DISTANCE OF 207.07 FEET; (7) THENCE RUN NORTH 18°13'19" EAST A DISTANCE OF 183.50 FEET; (8) THENCE RUN NORTH 02°14'40" EAST A DISTANCE OF 214.39 FEET; (9) THENCE RUN NORTH 01°54'26" EAST A DISTANCE OF 173.32 FEET; (10) THENCE RUN NORTH 00°54'54" EAST A DISTANCE OF 229.45 FEET; (11) THENCE RUN NORTH 16°12'05" WEST A DISTANCE OF 202.02 FEET; (12) THENCE RUN NORTH 20°03'50" WEST A DISTANCE OF 210.41 FEET; (13) THENCE RUN NORTH 34°00'04" WEST A DISTANCE OF 176.56 FEET; (14) THENCE RUN NORTH 54°10'13" WEST A DISTANCE OF 208.66 FEET; (15) THENCE RUN NORTH 57°27'27" WEST A DISTANCE OF 174.09 FEET; (16) THENCE RUN NORTH 62°27'15" WEST A DISTANCE OF 221.77 FEET; (17) THENCE RUN NORTH 52°28'04" WEST A DISTANCE OF 131.58 FEET; (18) THENCE RUN NORTH 87°44'33" WEST A DISTANCE OF 5.31 FEET; (19) THENCE RUN NORTH 68°54'49" WEST A DISTANCE OF 161.95 FEET; (20) THENCE RUN NORTH 32°17'25" WEST A DISTANCE OF 135.90 FEET; (21) THENCE RUN NORTH 10°29'50" WEST A DISTANCE OF 166.04 FEET; (22) THENCE RUN NORTH 09°10'03" WEST A DISTANCE OF 189.87 FEET; (23) THENCE RUN NORTH 22°10'40" WEST A DISTANCE OF 352.61 FEET; (24) THENCE RUN NORTH 47°18'25" WEST A DISTANCE OF 214.02 FEET; (25) THENCE RUN NORTH 71°22'55" WEST A DISTANCE OF 153.23 FEET; (26) THENCE RUN SOUTH 89°27'21" WEST A DISTANCE OF 169.40 FEET; (27) THENCE RUN SOUTH 73°50'56" WEST A DISTANCE OF 48.44 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE ALONG SAID WEST LINE RUN NORTH 01°04'53" EAST A DISTANCE OF 413.20 FEET; THENCE ALONG THE SOUTH LINE OF TRACT W-1 OF SAID PLAT OF BELLA COLLINA AND THE SOUTH LINE OF AFORESAID TRACT OS-5 OF BELLA COLLINA RUN SOUTH 89°27'21" WEST A DISTANCE OF 706.94 FEET RETURNING TO THE POINT OF BEGINNING

CONTAINING 64,901,212 SQUARE FEET OR 1,489.927 ACRES, MORE OR LESS.

SHEET 3 OF 16 — NOT FULL OR COMPLETE WITHOUT ALL SHEETS.  
SEE SHEET 1 OF 16 FOR DESCRIPTION, NOTES, AND CERTIFICATION.  
SEE SHEET 2 OF 16 FOR SKETCH OF DESCRIPTION.

THIS SKETCH IS NOT A SURVEY.


#### LEGEND AND ABBREVIATIONS

|     |                                    |
|-----|------------------------------------|
| LB  | — LICENSED BUSINESS                |
| ORB | — OFFICIAL RECORDS BOOK            |
| PSM | — PROFESSIONAL SURVEYOR AND MAPPER |
| FB  | — PLAT BOOK                        |
| PG  | — PAGE(S)                          |
| PC  | — POINT OF CURVATURE               |
| PNT | — POINT OF NON-TANGENCY            |
| POC | — POINT OF COMPOUND CURVATURE      |

**ASM** AMERICAN  
SURVEYING  
& MAPPING, INC.

**NDDS** NATIONAL DUE DILIGENCE SERVICES  
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

LB#0380 221 Circle Drive, Maitland, FL 32751 nationalduediligenceservices.com 407-426-7979

| <b>SKETCH OF DESCRIPTION</b><br><b>BELLA COLLINA WEST</b><br><b>PLAT BOOK 54, PAGES 1 THROUGH 19</b><br><b>A PORTION OF SECTIONS 10, 11, AND 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST</b>  |                  |   |   |      |                 |  |  |  |                 |  |  |  |               |  |  |  |              |  |  |  |                  |  |  |  |                |  |  |  |                            |  |  |  |                        |  |  |  |  |  |  |
|--|------------------|---|---|------|-----------------|--|--|--|-----------------|--|--|--|---------------|--|--|--|--------------|--|--|--|------------------|--|--|--|----------------|--|--|--|----------------------------|--|--|--|------------------------|--|--|--|--|--|--|
| <b>DESCRIPTION</b><br><p>ALL OF THE PLAT OF BELLA COLLINA WEST, RECORDED IN PLAT BOOK 54, PAGES 1 THROUGH 19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SITUATED WITHIN SECTIONS 10, 11, AND 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:</p> <p>BEGINNING AT THE SOUTHWEST CORNER OF TRACT G OF THE PLAT OF BELLA COLLINA WEST, RECORDED IN PLAT BOOK 54, PAGES 1 THROUGH 19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, CONCAVE WESTERLY, HAVING A RADIUS OF 525.56 FEET, A CENTRAL ANGLE OF 37°26'35", AND A CHORD LENGTH OF 337.38 FEET WHICH BEARS NORTH 11°05'13" EAST; THENCE ALONG THE WEST LINE OF SAID TRACT G, RUN THE FOLLOWING COURSES AND DISTANCES: (1) ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 343.46 FEET TO A POINT OF NON-TANGENCY WITH A LINE; (2) THENCE ALONG SAID NON-TANGENT LINE RUN NORTH 88°55'39" WEST A DISTANCE OF 18.17 FEET; (3) THENCE RUN NORTH 00°31'13" EAST A DISTANCE OF 493.61 FEET; (4) THENCE RUN NORTH 00°09'42" EAST A DISTANCE OF 1,040.53 FEET; THENCE ALONG SAID WEST LINE AND THE WEST LINE OF TRACTS A AND B OF AFORESAID PLAT OF BELLA COLLINA WEST RUN NORTH 00°33'31" EAST A DISTANCE OF 727.40 FEET; THENCE ALONG THE NORTH LINE OF SAID TRACT B RUN THE FOLLOWING COURSES AND DISTANCES: (1) NORTH 46°07'17" EAST A DISTANCE OF 35.01 FEET; (2) THENCE RUN SOUTH 88°18'57" EAST A DISTANCE OF 583.36 FEET; (3) THENCE RUN SOUTH 89°16'48" EAST A DISTANCE OF 737.82 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT, CONCAVE NORTHERLY, HAVING A RADIUS OF 290.00 FEET, A CENTRAL ANGLE OF 26°54'32", AND A CHORD LENGTH OF 134.95 FEET WHICH BEARS NORTH 77°15'56" EAST; (4) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 136.20 FEET TO A POINT OF NON-TANGENCY WITH A LINE; THENCE ALONG SAID NON-TANGENT LINE, BEING THE NORTH LINE OF SAID TRACT B AND THE NORTH LINE OF TRACT D OF AFORESAID PLAT OF BELLA COLLINA WEST RUN SOUTH 89°14'28" EAST A DISTANCE OF 1,142.89 FEET; THENCE CONTINUE ALONG SAID NORTH LINE OF TRACT D RUN SOUTH 89°42'29" EAST A DISTANCE OF 2,637.92 FEET TO THE NORTHEAST CORNER OF SAID TRACT D; THENCE ALONG THE EAST LINE OF SAID TRACT D AND THE EAST LINE OF AFORESAID TRACT B RUN SOUTH 00°59'52" WEST A DISTANCE OF 461.82 FEET TO A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,920.00 FEET, A CENTRAL ANGLE OF 13°09'42", AND A CHORD LENGTH OF 440.08 FEET WHICH BEARS NORTH 82°19'31" EAST; THENCE ALONG THE NORTH LINE OF SAID TRACT B AND THE NORTH LINE OF TRACT F OF AFORESAID PLAT OF BELLA COLLINA WEST RUN ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 441.05 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE ALONG SAID TANGENT LINE, BEING THE NORTH LINE OF SAID TRACT F RUN NORTH 88°54'22" EAST A DISTANCE OF 892.80 FEET; THENCE ALONG THE EAST LINE OF SAID TRACT F RUN SOUTH 01°16'13" WEST A DISTANCE OF 974.73 FEET;</p> |                  |   | AREA ABOVE RESERVED FOR RECORDING INFORMATION |      |                 |  |  |  |                 |  |  |  |               |  |  |  |              |  |  |  |                  |  |  |  |                |  |  |  |                            |  |  |  |                        |  |  |  |  |  |  |
| <b>SURVEYOR'S NOTES</b><br><div style="float: right;">[CONTINUED ON SHEET 2]</div> <ol style="list-style-type: none"><li>1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.</li><li>2. NO IMPROVEMENTS HAVE BEEN LOCATED.</li><li>3. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR &amp; MAPPER PER F.S. 472.025 OR THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR &amp; MAPPER PER F.A.C. 5J-17.062(2) AND 5J17.062(3).</li><li>4. THIS DOCUMENT CONSISTS OF 2 PAGES AND IS NOT FULL OR COMPLETE WITHOUT BOTH BEING PRESENT.</li><li>5. BEARINGS SHOWN HEREON ARE BASED ON NORTH LINE OF THE PLAT OF BELLA COLLINA WEST, WHICH BEARS SOUTH 89°42'29" EAST, PER STATE PLANE COORDINATES LISTED IN SAID PLAT, RECORDED IN PLAT BOOK 54, PAGES 1 THROUGH 19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.</li><li>6. THIS IS NOT A BOUNDARY SURVEY, BUT A GRAPHICAL REPRESENTATION OF THE LEGAL DESCRIPTION INCLUDED HEREIN.</li></ol> <p>SHEET 1 OF 5 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.<br/>SEE SHEET 1 OF 5 FOR DESCRIPTION, NOTES, AND CERTIFICATION.<br/>SEE SHEET 2-5 OF 5 FOR SKETCH OF DESCRIPTION.</p> <div style="text-align: right;">THIS SKETCH IS NOT A SURVEY.</div>   |                  |   |   |      |                 |  |  |  |                 |  |  |  |               |  |  |  |              |  |  |  |                  |  |  |  |                |  |  |  |                            |  |  |  |                        |  |  |  |  |  |  |
| <b>SKETCH OF DESCRIPTION</b><br><b>BELLA COLLINA WEST</b><br><b>PLAT BOOK 54, PAGES 1 THROUGH 19</b><br><b>A PORTION OF</b><br><b>SECTIONS 10, 11, AND 14, TOWNSHIP 22 SOUTH, RANGE</b><br><b>26 EAST</b><br><br><b>LAKE COUNTY, FLORIDA</b>   |                  | <br><b>AMERICAN SURVEYING &amp; MAPPING, INC.</b><br><b>NDDS NATIONAL DUE DILIGENCE SERVICES</b><br><small>A DIVISION OF AMERICAN SURVEYING &amp; MAPPING, INC.</small><br><small>221 Circle Drive, Maitland, FL 32751 Phone: 407-426-7879</small><br><small>LB#6393 nationalduediligenceservices.com</small> |   |      |                 |  |  |  |                 |  |  |  |               |  |  |  |              |  |  |  |                  |  |  |  |                |  |  |  |                            |  |  |  |                        |  |  |  |  |  |  |
| <table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="width: 25%;">JOB NO.: 4051501</td><td style="width: 25%;">DATE</td><td style="width: 25%;">REVISIONS</td><td style="width: 25%;">TECH</td></tr><tr><td>SCALE: 1"= 500'</td><td></td><td></td><td></td></tr><tr><td>FIELD DATE: N/A</td><td></td><td></td><td></td></tr><tr><td>FIELD BY: N/A</td><td></td><td></td><td></td></tr><tr><td>DRAWN BY: CF</td><td></td><td></td><td></td></tr><tr><td>APPROVED BY: EGT</td><td></td><td></td><td></td></tr><tr><td>DRAWING FILE #</td><td></td><td></td><td></td></tr><tr><td>4051501 BELLA COLLINA WEST</td><td></td><td></td><td></td></tr><tr><td>ON/ALL 500 5-18-25.DWG</td><td></td><td></td><td></td></tr></table>  | JOB NO.: 4051501 | DATE  | REVISIONS                                     | TECH | SCALE: 1"= 500' |  |  |  | FIELD DATE: N/A |  |  |  | FIELD BY: N/A |  |  |  | DRAWN BY: CF |  |  |  | APPROVED BY: EGT |  |  |  | DRAWING FILE # |  |  |  | 4051501 BELLA COLLINA WEST |  |  |  | ON/ALL 500 5-18-25.DWG |  |  |  | <p>I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.</p> <p>E. GLENN TURNER, PSM #5643</p> <p>DATE: _____</p> |  |  |
| JOB NO.: 4051501   | DATE             | REVISIONS   | TECH  |      |                 |  |  |  |                 |  |  |  |               |  |  |  |              |  |  |  |                  |  |  |  |                |  |  |  |                            |  |  |  |                        |  |  |  |  |  |  |
| SCALE: 1"= 500'  |                  |   |   |      |                 |  |  |  |                 |  |  |  |               |  |  |  |              |  |  |  |                  |  |  |  |                |  |  |  |                            |  |  |  |                        |  |  |  |  |  |  |
| FIELD DATE: N/A  |                  |   |   |      |                 |  |  |  |                 |  |  |  |               |  |  |  |              |  |  |  |                  |  |  |  |                |  |  |  |                            |  |  |  |                        |  |  |  |  |  |  |
| FIELD BY: N/A  |                  |   |   |      |                 |  |  |  |                 |  |  |  |               |  |  |  |              |  |  |  |                  |  |  |  |                |  |  |  |                            |  |  |  |                        |  |  |  |  |  |  |
| DRAWN BY: CF   |                  |   |   |      |                 |  |  |  |                 |  |  |  |               |  |  |  |              |  |  |  |                  |  |  |  |                |  |  |  |                            |  |  |  |                        |  |  |  |  |  |  |
| APPROVED BY: EGT   |                  |   |   |      |                 |  |  |  |                 |  |  |  |               |  |  |  |              |  |  |  |                  |  |  |  |                |  |  |  |                            |  |  |  |                        |  |  |  |  |  |  |
| DRAWING FILE #   |                  |   |   |      |                 |  |  |  |                 |  |  |  |               |  |  |  |              |  |  |  |                  |  |  |  |                |  |  |  |                            |  |  |  |                        |  |  |  |  |  |  |
| 4051501 BELLA COLLINA WEST   |                  |   |   |      |                 |  |  |  |                 |  |  |  |               |  |  |  |              |  |  |  |                  |  |  |  |                |  |  |  |                            |  |  |  |                        |  |  |  |  |  |  |
| ON/ALL 500 5-18-25.DWG   |                  |   |   |      |                 |  |  |  |                 |  |  |  |               |  |  |  |              |  |  |  |                  |  |  |  |                |  |  |  |                            |  |  |  |                        |  |  |  |  |  |  |

## SKETCH OF DESCRIPTION

BELLA COLLINA WEST

PLAT BOOK 54, PAGES 1 THROUGH 19

A PORTION OF SECTIONS 10, 11, AND 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST

### DESCRIPTION (CONTINUED)

THENCE ALONG THE NORTH LINE OF SAID TRACT F RUN SOUTH 88°13'18" EAST A DISTANCE OF 711.05 FEET; THENCE ALONG THE SOUTHEAST LINE OF SAID TRACT F RUN THE FOLLOWING COURSES AND DISTANCES: (1) SOUTH 12°54'08" WEST A DISTANCE OF 58.95 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 458.84 FEET, A CENTRAL ANGLE OF 28°39'48", AND A CHORD LENGTH OF 227.16 FEET WHICH BEARS SOUTH 27°14'02" WEST; (2) THENCE ALONG THE ARC OF SAID CURVE RUN FOR A LENGTH OF 229.54 FEET TO A POINT OF TANGENCY WITH A LINE; THENCE ALONG SAID TANGENT LINE, BEING THE SOUTHEAST LINE OF AFORESAID TRACTS A, B, F, AND G, RUN SOUTH 41°33'56" WEST A DISTANCE OF 1,671.98 FEET TO THE SOUTHEAST CORNER OF SAID TRACT G; THENCE ALONG THE SOUTH LINE OF SAID TRACT G RUN THE FOLLOWING COURSES AND DISTANCES: (1) RUN SOUTH 41°18'14" WEST A DISTANCE OF 568.74 FEET; (2) THENCE RUN NORTH 89°19'57" WEST A DISTANCE OF 794.85 FEET; (3) THENCE RUN SOUTH 00°58'06" WEST A DISTANCE OF 12.50 FEET; (4) THENCE RUN NORTH 89°19'50" WEST A DISTANCE OF 324.48 FEET; (5) THENCE RUN NORTH 00°28'44" EAST A DISTANCE OF 9.51 FEET; (6) THENCE RUN NORTH 89°31'16" WEST A DISTANCE OF 521.18 FEET; (7) THENCE RUN NORTH 44°17'49" WEST A DISTANCE OF 200.03 FEET; THENCE ALONG THE WEST LIEN OF SAID TRACT G AND THE WEST LINE OF TRACT J OF AFORESAID PLAT OF BELLA COLLINA WEST RUN NORTH 00°55'37" EAST A DISTANCE OF 512.75 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACT G RUN NORTH 89°37'11" WEST A DISTANCE OF 1,317.66 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACTS G AND H RUN NORTH 88°55'52" WEST A DISTANCE OF 2,638.52 FEET RETURNING TO THE POINT OF BEGINNING

CONTAINING 18,542,258 SQUARE FEET OR 425.672 ACRES, MORE OR LESS.

SHEET 2 OF 5 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.  
SEE SHEET 1 OF 5 FOR DESCRIPTION, NOTES, AND CERTIFICATION.  
SEE SHEET 2-5 OF 5 FOR SKETCH OF DESCRIPTION.

THIS SKETCH IS NOT A SURVEY.

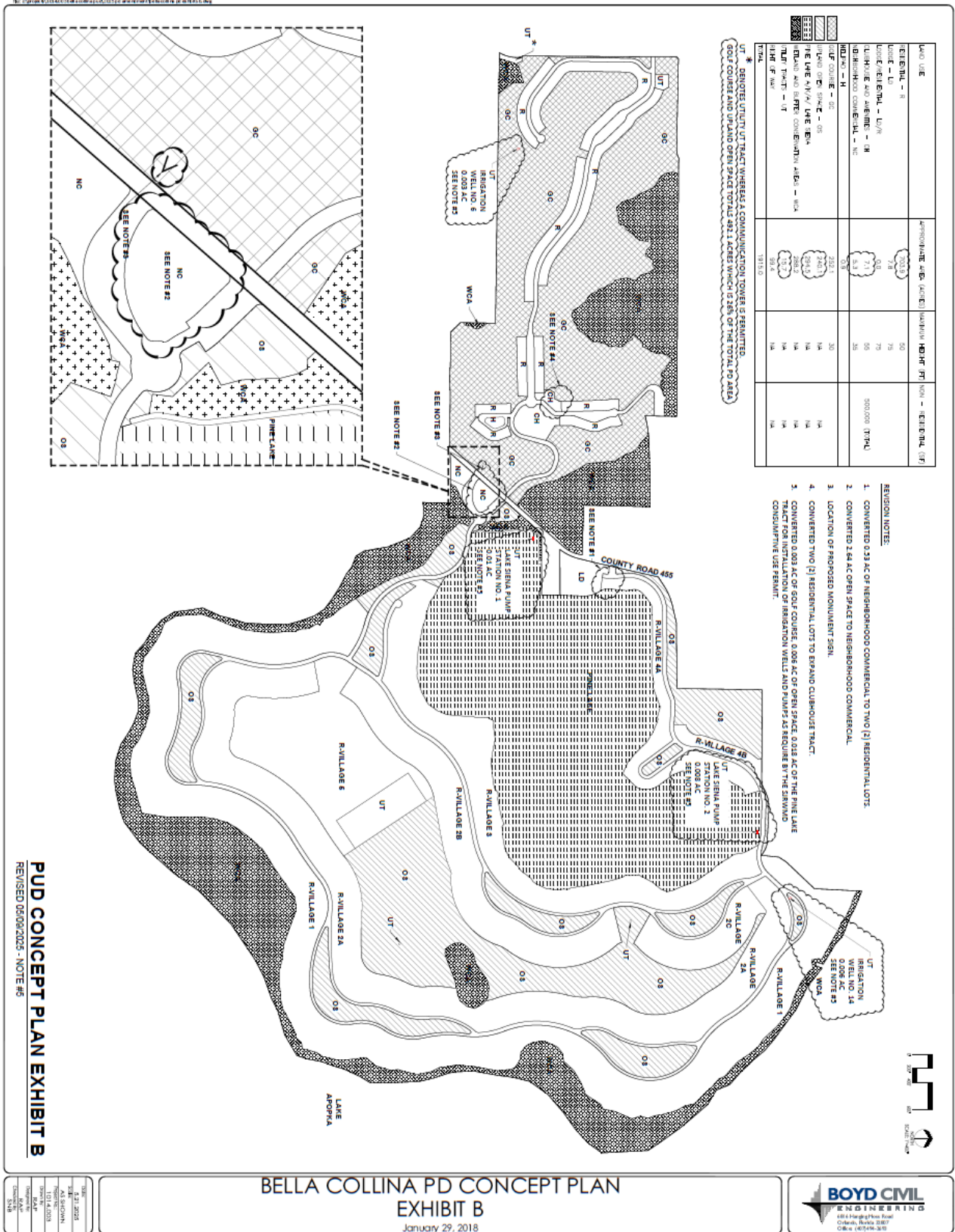
### LEGEND AND ABBREVIATIONS

UB - UNIMPROVED BUSINESS  
PSM - PROFESSIONAL SURVEYOR AND MAPPER





# Exhibit "B" – Conceptual Plan



1  
2  
3

## Exhibit “C” – Flight Paths

