CONSTRUCTION PLANS OF LEGENDS PHASE I A PLANNED UNIT DEVELOPMENT

Sections 4, 5, 8 and 9, Township 23 S., Range 26 E. City of Clermont, Lake County, Florida

Owner:

CLERMONT GROVES, INC., ET. AL. Post Office Box 770 338 Winter Garden, FL 34777 (407) 656-2291 REX McPHERSON

Developer:

LENNAR ACTIVE ADULT COMMUNITIES 1110 Douglas Avenue Altamonte Springs, FL 32714 (407) 682-9291

Engineer/Planner:

FARNER, BARLEY & ASSOC., INC. 350 North Sinclair Avenue Tavares, FL 32778 (352) 343-8481 ROBERT E. FARNER, P.E.

Traffic Engineer:

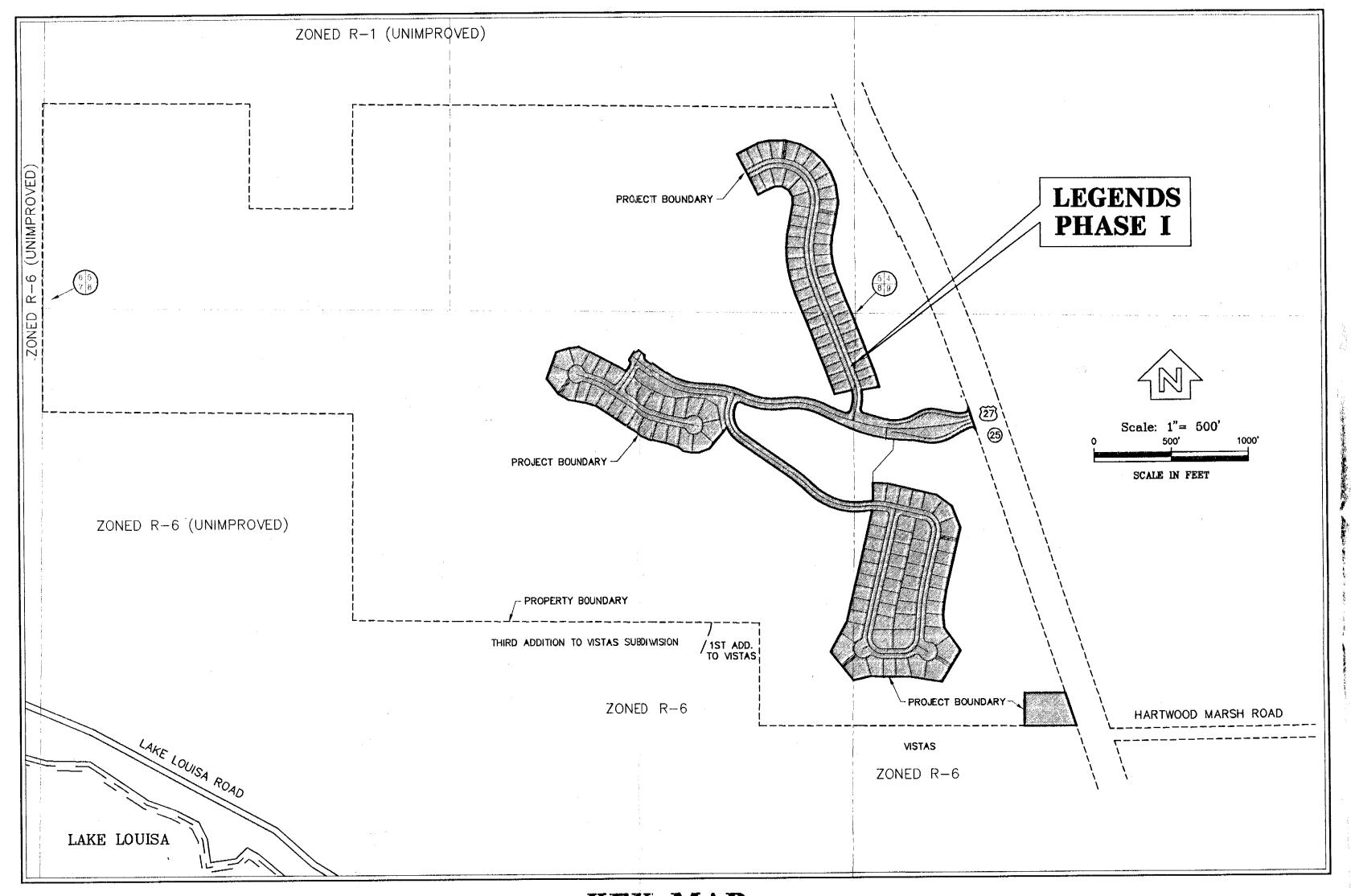
PLANNING INNOVATIONS, INC. Post Office Box 540196 Orlando, FL 32854-0196 (407) 425-0062

Environmental:

MODICA AND ASSOCIATES 310 Almond Street Clermont, FL 34711 (352) 394-2000

Attorney:

CECELIA BONIFAY 131 West Main Street Post Office Box 39 Tavares, FL 32778 (352) 343-5900



KEY MAP

Index of Sheets

- 1) COVER SHEET
- MASTER PLAN PRELIMINARY PLAT
- PRELIMINARY PLAT
- MASTER DRAINAGE PLAN MASTER DRAINAGE PLAN
- MASTER UTILITY PLAN
- MASTER UTILITY PLAN
- MASTER GRADING PLAN
- MASTER GRADING PLAN

11) AERIAL PHOTOGRAPH

14) PLAN AND PROFILES 15) PLAN AND PROFILES

12) PLAN AND PROFILES

13) PLAN AND PROFILES

- 16) PLAN AND PROFILES 17) PLAN AND PROFILES
- 18) PLAN AND PROFILES 19) PLAN AND PROFILES
- 20) PLAN AND PROFILES 21) PLAN AND PROFILES 22) PLAN AND PROFILES

" Soficially and market a file.

- 30) WATER DISTRIBUTION DETAILS 31) MASTER REUSE PLAN
- 32) MASTER REUSE PLAN 33) REUSE DETAILS

23) OFFSITE SANITARY PLAN

25) GOLF COURSE MAINTENANCE FACILITY

28) PAVING AND DRAINAGE DETAILS

29) SANITARY SEWER DETAILS

26) GOLF COURSE MAINTENANCE FACILITY DETAILS

27) GOLF COURSE MAINTENANCE FACILITY DETAILS

24) OFFSITE WATER PLAN

Legal Description

THENCE N13'04'42"E 687.47 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 475.0 RADIUS OF 465.00 FEET; THENCE RUN EASTERLY 240.04 FEET ALONG THE 29'34'35" TO THE END OF SAID CURVE; THENCE S85'53'47"E 97.75 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 535.00 FEET; THENCE RUN EASTERLY 199.49 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 21'21'50" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 465.00 FEET; THENCE RUN EASTERLY 271.75 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 33'29'03" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 435.00 FEET; THENCE RUN EASTERLY 252.17 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 33'12'52" TO THE END OF SAID CURVE; THENCE S64'48'08"E 67.66 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 465.00 FEET; THENCE RUN SOUTHEASTERLY 91.68 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 1117'47" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET: THENCE RUN NORTHEASTERLY 38.49 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 88'12'54" TO THE END OF SAID CURVE; THENCE N15'41'10"E 20.84 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 220.00 FEET; THENCE RUN NORTHERLY 79.74 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 20'46'03"; THENCE DEPARTING SAID CURVE ALONG A NON-RADIAL LINE RUN S84'55'07"W 115.00 FEET; THENCE N17"13'29"W 57.91 FEET; THENCE N21"25'42"W 585.00 FEET; THENCE N22"58'38"W 66.97 FEET; THENCE N17'44'52"W 72.92 FEET; THENCE N12'48'49"W 72.92 FEET; THENCE N07'52'45"W 72.92 FEET THENCE NO2'56'42"W 72.92 FEET; THENCE NO1'59'21"E 72.92 FEET; THENCE NO8'21'18"E 72.86 FEET; THENCE N10'34'00"E 131.85 FEET; THENCE N04'53'18"E 56.46 FEET; THENCE N24'40'05"W 50.74 FEET

THENCE N55'38'43"W 50.74 FEET; THENCE N86'37'22"W 50.74 FEET; THENCE S66'08'59"W 58.56 FEET THENCE \$63'02'49"W 65.00 FEET: THENCE N26'57'11"W 115.00 FEET; THENCE N26'20'59"W 60.00 FEET THENCE N26'59'34"W 115.00 FEET; THENCE N63'02'49"E 189.42 FEET; THENCE N89'01'37"E 129.22 FEET THENCE \$78'29'04"E 91.36 FEET; THENCE \$64'55'26"E 85.42 FEET; THENCE \$52'19'00"E 85.42 FEET; THENCE S39'42'34"E 85.42 FEET; THENCE S27'06'09"E 85.42 FEET; THENCE S14'29'43"E 85.42 FEET; THENCE S01'24'29"E 91.90 FEET; THENCE S12'20'04"W 77.95 FEET; THENCE S10'34'00"W 65.00 FEET; THENCE S09'41'52"W 63.58 FEET; THENCE S03'58'36"W 62.20 FEET; THENCE S02'26'52"E 62.20 FEET THENCE S08'52'20"E 62.20 FEET; THENCE S15'17'48"E 62.20 FEET; THENCE S20'46'54"E 63.83 FEET; THENCE S08 52 20 E 62.20 FEET; THENCE S13 17 46 E 62.20 FEET; THENCE S12 15 57 E 84.84 FEET;
THENCE S21 25 42 E 585.00 FEET; THENCE S22 05 36 E 72.04 FEET; THENCE S12 15 57 E 84.84 FEET;
THENCE S85 11 39 W 119.00 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 280.00
FEET TO WHICH A RADIAL LINE BEARS N85 11 39 E; THENCE RUN SOUTHERLY 93.33 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 19'05'51" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN SOUTHEASTERLY 38.66 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 88'36'20" TO THE END OF SAID CURVE; THENCE S74"8'50"E 139.00 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 254.00 FEET; THENCE RUN EASTERLY 198.89 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 44'51'49" TO THE END OF SAID CURVE; THENCE N60'49'21"E 33.25 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 176.00 FEET; THENCE RUN EASTERLY 122.68 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 39'56'15" TO THE END OF SAID CURVE; THENCE S79'14'23"E 129.16 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 124.00 FEET; THENCE RUN EASTERLY 59.14 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 2719'33" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN NORTHEASTERLY 40.06 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 91'49'15" TO THE POINT OF CUSP; SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN S18"22"36"E 150.15 FEET TO THE POINT OF CUSP OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET TO WHICH A RADIAL LINE BEARS N71'37'24"E; THENCE RUN WESTERLY 39.81 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 91"14"05" TO THE BEGINNING OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 424.00 FEET; THENCE RUN SOUTHWESTERLY 78.85 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 10'39'18" TO THE END OF SAID CURVE; THENCE S59'44'01"W 57.17 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 251.00 FEET; THENCE RUN WESTERLY 185.17 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 42'16'09" TO THE END OF SAID CURVE; THENCE N77'59'49"W 8.43 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE RUN WESTERLY 94.65 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 10'50'48" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1050.00 FEET; THENCE RUN WESTERLY 440.58 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 24'02'29" TO THE END OF SAID CURVE; THENCE N64'48'08"W 169.93 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 365.00 FEET; THENCE RUN WESTERLY 211.59 FEET ALONG THE ARC CONCAVE SOUTHERLY AND HAVING A RADIUS OF 365.00 FEET; THENCE RUN WESTERLY 211.59 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 33'12'52" TO THE BEGINNING OF A REVERSE CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 535.00 FEET; THENCE RUN WESTERLY 301.24 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 32'15'40" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE RUN SOUTHWESTERLY 41.19 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 94'23'50" TO THE END OF SAID CURVE; THENCE S19'50'50"W 15.92 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 145.00 FEET; THENCE RUN SOUTHERLY 190.07 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 75'06'12" TO THE END OF SAID CURVE; THENCE S55'15'22"E 375.00 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1025.00 FET; THENCE SUTHERSTERLY 149.25 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 08'20'35" TO SAID CURVE; THENCE S46'54'47"E 32.77 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY SOUTHEASTERLY 149.25 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 49'46'29" TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY ROUGH A CENTRAL ANGLE OF 49'46'29" TO THE BEGINNING OF A REVERSE CURVE CONCAVE SOUTHERLY AND HAVING A CENTRAL ANGLE OF 535.00 FEET; THENCE RUN EASTERLY 60.09 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 66'26'08"; THENCE RUN EASTERLY 60.09 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 06'26'08"; THENCE DEPARTING SAID CURVE ALONG A NON-RADIAL LINE RUN NOO'47'56"E 116.13 FEET;

OF 06'26'08"; THENCE DEPARTING SAID CURVE ALONG A NON-RADIAL LINE RUN NOO'47'56"E 116.13 FEET; THENCE S86'42'35"E 93.76 FEET; THENCE S76'55'18"E 322.44 FEET; THENCE S53'35'43"E 123.35 FEET; THENCE \$21°34'07"E 149.73 FEET; THENCE \$13°04'42"W 251.79 FEET; THENCE \$13°01'59"W 87.37 FEET; THENCE \$11'21'38"W 78.93 FEET; THENCE \$08'54'57"W 78.93 FEET; THENCE \$06'28'16"W 78.93 FEET; THENCE S04'46'36"W 79.77 FEET; THENCE S45'34'40"E 69.58 FEET; THENCE S35'09'04"E 116.23 FEET; THENCE \$32'01'47"W 232.45 FEET; THENCE N80'47'22"W 187.61 FEET; THENCE N88'01'28"W 112.48 FEET; THENCE N90'00'00"W 80.00 FEET; THENCE N86'24'26"W 78.16 FEET; THENCE S76'21'51"W 62.77 FEET TO

A PARCEL OF LAND IN SECTION 9, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 9; THENCE ALONG THE MID-SECTION LINE RUN S89'42'05"E 1049.5 FEET TO THE POINT OF BEGINNING; THENCE NOO'17'55"E 214.25 FEET; THENCE S89'42'05"E 262.99 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN S18'22'36"E 226.15 FEET TO THE MID-SECTION LINE; THENCE ALONG SAID MID-SECTION LINE RUN N89'42'05"W 335.40 FEET TO THE POINT

FEB 09 1999