

1 **Staff Summary**

2
3 The purpose of this Ordinance is to establish a Municipal Services Taxing Unit for properties located within
4 the Wellness Way Area Plan to fund the construction and maintenance of streets, sidewalks, street lighting,
5 traffic signals, landscaping, hardscape, irrigation and drainage improvements, transportation improvements
6 and other essential services, including enhanced design elements such as pavers, specialty lighting, and
7 trails, associated with the collector and arterial roadways within the established boundaries. This Ordinance
8 also amends Lake County Code, Chapter 20, to create a new Section 20-1(26).
9

10 Changes are shown as follows: ~~Strikethrough~~ for deletions and Underline for additions to existing Code
11 sections. The notation “* * *” shall mean that all preceding or subsequent text remains unchanged
12 (excluding any renumbering or relettering that might be needed).
13

14 **ORDINANCE NO. 2022- 53**

15
16 **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE**
17 **COUNTY, FLORIDA; ESTABLISHING A MUNICIPAL SERVICES TAXING**
18 **UNIT (MSTU) TO PROVIDE FOR THE CONSTRUCTION AND MAINTENANCE**
19 **OF STREETS, SIDEWALKS, STREET LIGHTING, DRAINAGE**
20 **IMPROVEMENTS, TRANSPORTATION IMPROVEMENTS AND OTHER**
21 **ESSENTIAL SERVICES, INCLUDING ENHANCED DESIGN ELEMENTS SUCH**
22 **AS PAVERS, SPECIALTY LIGHTING AND TRAILS, ASSOCIATED WITH THE**
23 **ARTERIAL OR COLLECTOR ROADS WITHIN THE WELLNESS WAY AREA**
24 **PLAN; CREATING A NEW SECTION 20-1(26), LAKE COUNTY CODE;**
25 **PROVIDING FOR INCLUSION IN THE LAKE COUNTY CODE; PROVIDING**
26 **FOR SEVERABILITY; PROVIDING FOR FILING WITH THE DEPARTMENT**
27 **OF STATE; AND PROVIDING FOR AN EFFECTIVE DATE.**
28

29 **WHEREAS**, on January 5, 2016, the Board adopted Ordinance No. 2016-1 which established Goal
30 I-8, entitled *Wellness Way Area Plan*, which contained the objectives and policies relating to the Wellness
31 Way area. The boundary of the Wellness Way Area Plan is included in **Exhibit A**, attached hereto and
32 incorporated herein by reference (Overall Boundary); and
33

34 **WHEREAS**, Resolution 2019-6 was adopted by the Board on May 7, 2019, which expressed the
35 County’s support for a variety of road projects in the Wellness Way Transportation Network, including but
36 not limited to:
37

- 38 • Hancock Road from Wellness Way to Hartwood Marsh Road;
- 39 • Schofield Road from the intersection of Wellness Way and Hancock Road to the Orange County
40 line;
- 41 • CR 455 Extension from Hartwood Marsh Road to Schofield Road; and
- 42 • Wellness Way from US 27 to the Orange County line.
43

44 This Resolution always expressed the Board’s intent to utilize alternative approaches to the funding and
45 development of the Wellness Way Transportation Network; and
46

47 **WHEREAS**, May 3, 2022, the Board adopted Ordinance No. 2022-22, for purpose of revising and
48 amending the policies, goals and objectives that govern the Wellness Way Area Plan; and
49

1 **WHEREAS**, Comprehensive Plan Objective I-8.8, entitled *Financing*, states that financing
2 mechanisms shall be developed to support the Wellness Way Area Plan’s economic development goals
3 while ensuring equitable distribution of infrastructure costs; and
4

5 **WHEREAS**, Chapter 16, Lake County Code, establishes the development standards for the
6 Wellness Way Area Plan that envisions a regional roadway network with enhanced design elements
7 including street lighting, landscaping, pavers, trails, or sidewalks; and
8

9 **WHEREAS**, the Board of County Commissioners of Lake County, Florida (Board), pursuant to
10 Section 125.01(1)(q), has the power to establish municipal service taxing units for any part or all of the
11 unincorporated area of Lake County, or within a municipality with the municipality’s consent, within which
12 may be provided benefits related to the construction and maintenance of streets, sidewalks, street lighting,
13 drainage improvements, transportation improvements and other essential services derived from taxes levied
14 within such unit; and
15

16 **WHEREAS**, the Board finds that establishing the Wellness Way MSTU is in the best interest and
17 serves the health, safety, and general welfare of the residents of Lake County, Florida.
18

19 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake
20 County, Florida, as follows:
21

22 **Section 1. Legislative Findings of Fact.** The foregoing recitals are hereby adopted as
23 legislative findings of the Board of County Commissioners and are ratified and confirmed as being true and
24 correct and are hereby made a specific part of this Ordinance upon adoption hereof.
25

26 **Section 2. Inclusion of the Wellness Way Area Plan in the MSTU.** The properties within
27 the Wellness Way MSTU, legally described as shown in **Exhibit B**, attached hereto, and incorporated
28 herein by reference, are hereby included within the Lake County Municipal Service Taxing Unit for the
29 Wellness Way Transportation Network (hereinafter the “Wellness Way MSTU”) as allowed under Section
30 125.01(q), Florida Statutes. The funds collected through the Wellness Way MSTU may be used for benefits
31 related to the construction and maintenance of streets, sidewalks, street lighting, drainage improvements,
32 transportation improvements and other essential services, including enhanced design elements such as
33 pavers and trails, and sidewalks, all associated with the Wellness Way Transportation Network which
34 incorporates all arterial and collector roads within the identified MSTU boundaries.
35

36 **Section 3. Future Expansion of the MSTU Boundaries.** As development occurs in the
37 Wellness Way Area Plan, the County reserves the right to expand the Wellness Way MSTU to add
38 additional properties so long as the Overall Boundary is not exceeded. If the Wellness Way MSTU is
39 expanded, the County shall duly amend this ordinance through the public hearing process.
40

41 **Section 4. Participation of the City of Clermont in the MSTU.** The City of Clermont
42 through the approval of Ordinance No. 2022-048 on October 25, 2022, agrees to the inclusion of all
43 properties within the municipal limits which also lie within the boundaries of the Wellness Way Area Plan
44 in the Wellness Way MSTU.
45

46 **Section 5. Amendment.** Lake County Code, Chapter 20, Section 20-1, entitled *Ordinances*
47 *adopted by reference*, shall be amended to read as follows:
48

49 **Sec. 20-1. Ordinances adopted by reference.** The following ordinances, as amended are adopted
50 by reference as if set out in full in this Code:
51

- 1 (1) Ordinance No. 1979-8 (Pasco Fire Control District).
- 2 (2) Ordinance No. 1980-1 (Plymouth Fire Control District).
- 3 (3) Ordinance No. 1980-2 (Paisley Fire Control District).
- 4 (4) Ordinance No. 1980-3 (Northwest Lake County Fire Control District).
- 5 (5) Ordinance No. 1980-4 (Bassville Fire Control District).
- 6 (6) Ordinance No. 1980-5 (South Lake Fire Control District).
- 7 (7) Ordinance No. 1985-13 (Lake County Municipal Taxing Unit for Fire Protection).
- 8 (8) Ordinance No. 1989-5 (Indian Lakes Municipal Service Taxing Unit).
- 9 (9) Ordinance No. 1990-25 (Lake County Municipal Service Taxing Unit for Unincorporated
- 10 Lake County).
- 11 (10) Ordinance No. 1990-26 (Lake County Municipal Service Taxing Unit for Waste Collection
- 12 and Disposal).
- 13 (11) Ordinance No. 1990-27 (Lake County Municipal Service Taxing Unit for Water and
- 14 Wastewater Services).
- 15 (12) Ordinance No. 1990-28 (Greater Hills Municipal Service Taxing Unit).
- 16 (13) Ordinance No. 1991-11 (Greater Groves Municipal Service Benefit Unit).
- 17 (14) Ordinance No. 1991-15 (Deer Island Community Development District).
- 18 (15) Ordinance No. 1991-16 (Country Greens Community Development District).
- 19 (16) Ordinance No. 1991-19 (Imperial Terrace West Municipal Taxing Unit).
- 20 (17) Ordinance No. 2000-35 (County-Wide Municipal Service Taxing Unit)
- 21 (18) Ordinance No. 2006-115 (Municipal Services Taxing Unit).
- 22 (19) Ordinance No. 2008-20 (Country Green Community Development District).
- 23 (20) Ordinance No. 2017-7 (Sylvan Shores Municipal Service Benefit Unit).
- 24 (21) Ordinance No. 2020-59 (Inclusion of the City of Mascotte into the Fire MSTU/Assessment).
- 25 (22) Ordinance No. 2020-60 (Inclusion of the Hawthorne at Leesburg and Sago Palm at
- 26 Hawthorne Communities into the Fire MSTU/Assessment).
- 27 (23) Ordinance No. 2020-66 (Challenger Drive and Lenze Drive Municipal Service Benefit Unit).
- 28 (24) Ordinance No. 2020-74 (Inclusion of the City of Fruitland Park into the Fire
- 29 MSTU/Assessment).
- 30 (25) Ordinance No. 2022-15 (Inclusion of the Town of Montverde into the Fire
- 31 MSTU/Assessment).
- 32 (26) Ordinance No. 2022-53 (Establishment of the Wellness Way Transportation Network
- 33 Municipal Services Taxing Unit).
- 34

35 **Section 6. Ad Valorem Tax.** As authorized by Chapters 125, 197 and 200, Florida
36 Statutes, the Board of County Commissioners of Lake County shall have the power within the “Wellness
37 Way Transportation Network Municipal Services Taxing Unit” to levy and collect an ad valorem tax on all
38 taxable property therein for the purpose of providing benefits related to the construction and maintenance
39 of streets, sidewalks, street lighting, draining improvements, transportation improvements and other
40 essential services including enhanced design elements such as pavers and trails, and sidewalks, all

1 associated with the Wellness Way Transportation Network which incorporates all arterial and collector
2 roads within the identified MSTU boundaries. Ad valorem taxes shall be levied and collected within the
3 “Wellness Way Transportation Network Municipal Services Taxing Unit” in accordance with general law.
4 The ad valorem tax provided for herein shall be in addition to the County ad valorem taxes provided by
5 law. Such tax shall be assessed, levied and collected in the same manner and at the same time as County
6 taxes.

7
8 **Section 7. Inclusion in the Code.** It is the intent of the Board of County Commissioners that
9 the provisions of this Ordinance shall become and be made a part of the Lake County Code and that the
10 sections of this Ordinance may be renumbered or relettered and the word "ordinance" may be changed to
11 "section", "article", or such other appropriate word “or phrase in order to accomplish such intentions.
12

13 **Section 8. Severability.** If any section, sentence, clause, phrase or word of this Ordinance
14 is for any reason held or declared to be unconstitutional, inoperative or void, such holding or invalidity
15 shall not affect the remaining portions of this Ordinance; and it shall be construed to have been the
16 Commissioners’ intent to pass this Ordinance without such unconstitutional, invalid or inoperative part
17 therein; and the remainder of this Ordinance, after the exclusion of such part or parts shall be deemed and
18 held to be valid, as if such parts had not been included herein; or if this Ordinance or any provisions thereof
19 shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set
20 of circumstances, such holding shall not affect the applicability thereof to any other person, property or
21 circumstances
22


23 **Section 9. Filing with the Department of State.** The Clerk shall be and is hereby directed
24 forthwith to send an electronic copy of this Ordinance to the Secretary of State for the State of Florida in
25 accordance with Section 125.66, Florida Statutes.
26

27 **Section 10. Effective Date.** This Ordinance shall become effective as provided for by law.

28 ENACTED this 6th day of December, 2022

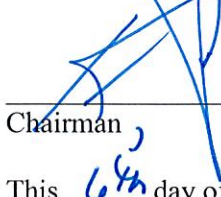
29 FILED with the Secretary of State December 12th, 2022.
30
31
32

33
34
35 ATTEST:

36 
37
38
39
40 Gary J. Cooney, Clerk
41 Board of County Commissioners
42 of Lake County, Florida
43
44
45





BOARD OF COUNTY COMMISSIONERS
OF LAKE COUNTY, FLORIDA

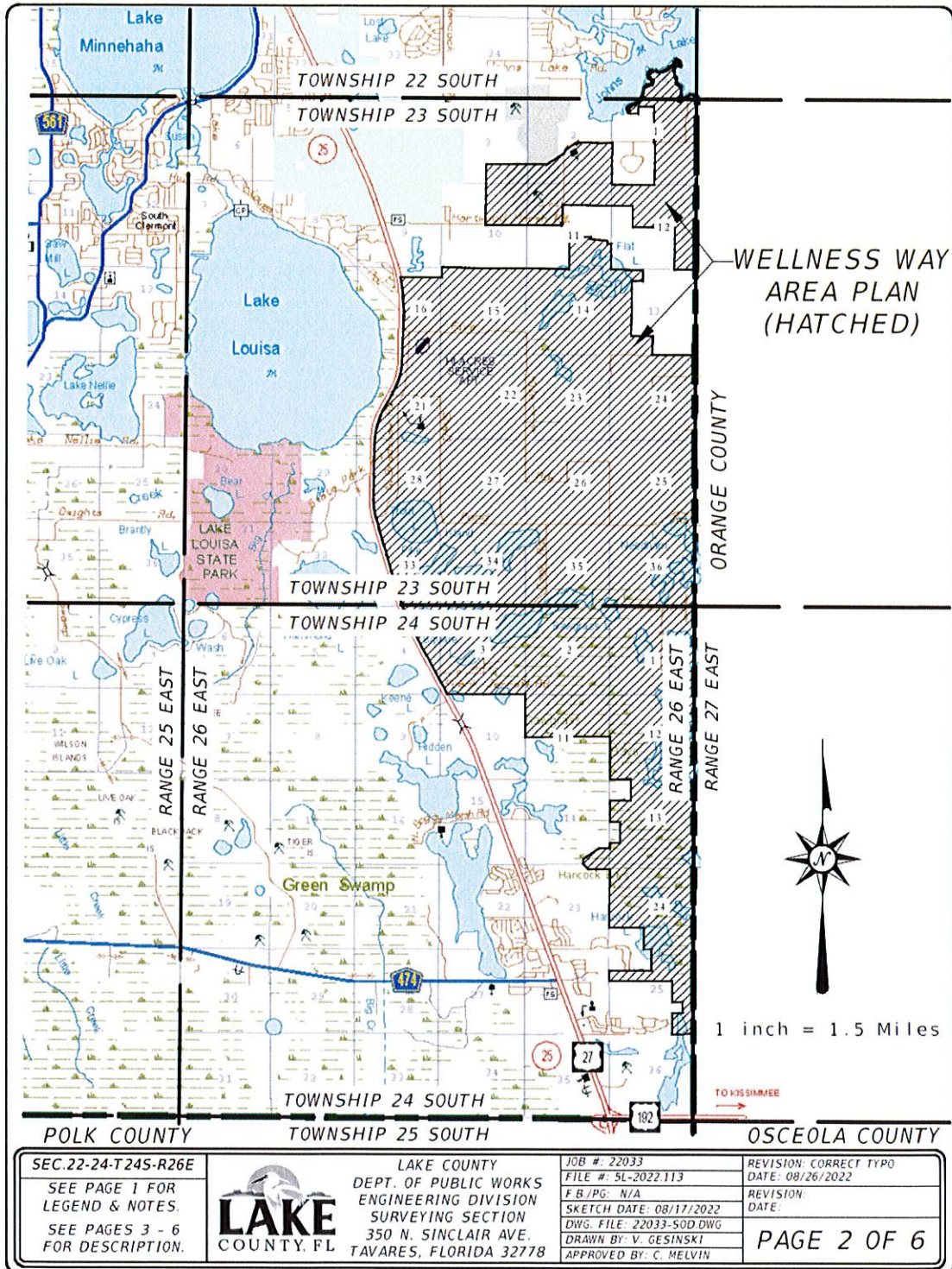
46 
47 Chairman,
48 This 6th day of Dec, 2022.
49
50

46 Approved as to form and legality:

47 
48
49 Melanie Marsh, County Attorney
50

EXHIBIT A: WELLNESS WAY AREA PLAN.


<div style="border: 1px solid black; padding: 5px; margin-bottom: 10px;"> <p style="text-align: center;">PROJECT: WELLNESS WAY AREA PLAN LAKE COUNTY, FLORIDA</p> </div> <p>LEGEND:</p> <table style="width: 100%;"> <tr> <td style="width: 50%;"> <p>△ = DESCRIPTIVE POINT C# = CURVE NUMBER (SEE CURVE TABLE) DB = DEED BOOK DWG. = DRAWING L# = LINE NUMBER (SEE LINE TABLE) F.B. = FIELD BOOK ORB = OFFICIAL RECORDS BOOK PB = PLAT BOOK PC = POINT OF CURVATURE</p> </td> <td style="width: 50%;"> <p>PCC = POINT OF COMPOUND CURVATURE PG. = PAGE P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVATURE PT = POINT OF TANGENCY R = RANGE R/W = RIGHT-OF-WAY SEC. = SECTION T = TOWNSHIP</p> </td> </tr> </table> <p>DESCRIPTION: SEE PAGES 3 THROUGH 6</p> <p>NOTES:</p> <ol style="list-style-type: none"> 1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT). 2. THIS "SKETCH OF DESCRIPTION" WAS PERFORMED WITHOUT THE BENEFIT OF A LEGAL OPINION OF TITLE WHICH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL(S) AS SHOWN HEREON. 3. DUE TO THE LARGE SIZE OF THE PROPERTY DESCRIBED IN THIS SKETCH AND DESCRIPTION, NOT ALL DESCRIBED CALLS ARE DEPICTED ON THE SKETCH. 4. I HEREBY CERTIFY THAT THE "SKETCH AND DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. 5. THIS SKETCH AND DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ORIGINAL DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 6. CHAPTER 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE REQUIRES THAT A LEGAL DESCRIPTION DRAWING BEAR THE NOTATION THAT: <u>THIS IS NOT A SURVEY.</u> 	<p>△ = DESCRIPTIVE POINT C# = CURVE NUMBER (SEE CURVE TABLE) DB = DEED BOOK DWG. = DRAWING L# = LINE NUMBER (SEE LINE TABLE) F.B. = FIELD BOOK ORB = OFFICIAL RECORDS BOOK PB = PLAT BOOK PC = POINT OF CURVATURE</p>	<p>PCC = POINT OF COMPOUND CURVATURE PG. = PAGE P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVATURE PT = POINT OF TANGENCY R = RANGE R/W = RIGHT-OF-WAY SEC. = SECTION T = TOWNSHIP</p>	<p style="text-align: center;"><u>SKETCH OF DESCRIPTION</u></p> <div style="text-align: center; margin-top: 20px;">  </div> <p style="text-align: center; font-size: small;">Digital signature and seal as regulated under Chapter 5J-17.062 Florida Administrative Code</p> <p style="text-align: center;">CARY M. MELVIN, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 6329</p>														
<p>△ = DESCRIPTIVE POINT C# = CURVE NUMBER (SEE CURVE TABLE) DB = DEED BOOK DWG. = DRAWING L# = LINE NUMBER (SEE LINE TABLE) F.B. = FIELD BOOK ORB = OFFICIAL RECORDS BOOK PB = PLAT BOOK PC = POINT OF CURVATURE</p>	<p>PCC = POINT OF COMPOUND CURVATURE PG. = PAGE P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVATURE PT = POINT OF TANGENCY R = RANGE R/W = RIGHT-OF-WAY SEC. = SECTION T = TOWNSHIP</p>																
<p>SEC.22-24-T245-R26E</p> <p style="text-align: center;">SEE PAGE 2 FOR SKETCH. SEE PAGES 3 - 6 FOR DESCRIPTION.</p>	 <p>LAKE COUNTY DEPT. OF PUBLIC WORKS ENGINEERING DIVISION SURVEYING SECTION 350 N. SINCLAIR AVE TAVARES, FLORIDA 32778</p>	<table style="width: 100%; font-size: x-small;"> <tr> <td>JOB #: 22033</td> <td>REVISION: CORRECT TYPO</td> </tr> <tr> <td>FILE #: SL-2022.113</td> <td>DATE: 08/26/2022</td> </tr> <tr> <td>F.B./PG: N/A</td> <td>REVISION</td> </tr> <tr> <td>SKETCH DATE: 08/17/2022</td> <td>DATE:</td> </tr> <tr> <td>DWG. FILE: 22033-SOD.DWG</td> <td></td> </tr> <tr> <td>DRAWN BY: V. GESINSKI</td> <td></td> </tr> <tr> <td>APPROVED BY: C. MELVIN</td> <td></td> </tr> </table>	JOB #: 22033	REVISION: CORRECT TYPO	FILE #: SL-2022.113	DATE: 08/26/2022	F.B./PG: N/A	REVISION	SKETCH DATE: 08/17/2022	DATE:	DWG. FILE: 22033-SOD.DWG		DRAWN BY: V. GESINSKI		APPROVED BY: C. MELVIN		<p style="font-size: large; font-weight: bold;">PAGE 1 OF 6</p>
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APPROVED BY: C. MELVIN																	



DESCRIPTION:

A PARCEL OF LAND LYING WITHIN TOWNSHIPS 22, 23 AND 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE SOUTH, ALONG THE EAST BOUNDARY OF SAID TOWNSHIP 24 SOUTH, RANGE 26 EAST, TO THE SOUTHEAST CORNER OF SECTION 25, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE WEST, ALONG THE SOUTH BOUNDARY OF SAID SECTION 25, TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH, ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE EAST, ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25, TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH, ALONG THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25, TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE WEST, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25, TO THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH, ALONG THE WEST BOUNDARY OF THE EAST 1/4 OF SAID SECTION 25, TO THE SOUTH BOUNDARY OF THE NORTH 3/8 OF SAID SECTION 25; THENCE WEST, ALONG THE SOUTH BOUNDARY OF THE NORTH 3/8 OF SAID SECTION 25, TO THE WEST BOUNDARY OF SAID SECTION 25; THENCE NORTH, ALONG THE WEST BOUNDARY OF SAID SECTION 25, TO THE NORTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 25; THENCE EAST, ALONG THE NORTH BOUNDARY OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 25, TO THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH, ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 25, TO THE NORTH BOUNDARY OF SAID SECTION 25; THENCE WEST, ALONG THE NORTH BOUNDARY OF SAID SECTION 25, TO THE SOUTHEAST CORNER OF THE WEST 2150 FEET OF THE SOUTH 1/4 OF SECTION 24, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE NORTH, ALONG THE EAST BOUNDARY OF THE WEST 2150 FEET OF THE SOUTH 1/4 OF SAID SECTION 24, TO THE NORTHEAST CORNER OF THE WEST 2150 FEET OF THE SOUTH 1/4 OF SAID SECTION 24; THENCE WEST, ALONG THE NORTH BOUNDARY OF THE WEST 2150 FEET OF THE SOUTH 1/4 OF SAID SECTION 24, TO THE WEST BOUNDARY OF SAID SECTION 24; THENCE N00°11'49"E, ALONG THE WEST BOUNDARY OF SAID SECTION 24, 1325.77 FEET, TO THE WEST 1/4 CORNER THEREOF; THENCE N00°08'57"E, ALONG THE WEST BOUNDARY OF SAID SECTION 24, 2320.17 FEET; THENCE S89°52'23"W, ALONG THE SOUTH BOUNDARY OF SERENOA VILLAGE 1 PHASE 1B-1, AS RECORDED IN THE PLAT BOOK 71, PAGE 12, PUBLIC RECORDS OF LAKE COUNTY, 477.23 FEET; THENCE S89°53'25"W, ALONG THE BOUNDARY OF SERENOA VILLAGE 1 PHASE 1B-2, AS RECORDED IN PLAT BOOK 72, PAGE 31, PUBLIC RECORDS OF LAKE COUNTY, 848.90 FEET; THENCE N44°58'52"W, ALONG SAID BOUNDARY OF SERENOA VILLAGE 1 PHASE 1B-2, 467.80 FEET, TO THE SOUTH BOUNDARY OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE N00°27'27"E, ALONG SAID BOUNDARY OF SERENOA VILLAGE 1 PHASE 1B-2, 331.67 FEET; THENCE N56°18'41"E, ALONG SAID BOUNDARY OF SERENOA VILLAGE 1 PHASE 1B-2, 1198.26 FEET; THENCE N89°54'10"E, ALONG SAID BOUNDARY OF SERENOA VILLAGE 1 PHASE 1B-2, 187.68 FEET; THENCE N89°54'31"E, ALONG THE BOUNDARY OF SERENOA VILLAGE 1 PHASE 1B-1, AS RECORDED IN


WELLNESS WAY AREA PLAN LEGAL DESCRIPTION CONTINUED ON PAGE 4

SEC. 22-24.T245 R26E	 LAKE COUNTY DEPT. OF PUBLIC WORKS ENGINEERING DIVISION SURVEYING SECTION 350 N. SINCLAIR AVE. TAVARES, FLORIDA 32778	JOB #: 22033	REVISION: CORRECT TYP
SEE PAGE 1 FOR NOTES & LEGEND. SEE PAGE 2 FOR SKETCH.		FILE #: SE-2022.113	DATE: 08/26/2022
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		SKETCH DATE: 08/17/2022	DATE:
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		DRAWN BY: V. GESINSKI	
		APPROVED BY: C. MELVIN	

DESCRIPTION: WELLNESS WAY AREA PLAN LEGAL DESCRIPTION CONTINUED

PLAT BOOK 71, PAGE 12, PUBLIC RECORDS OF LAKE COUNTY, 475.74 FEET, TO THE WEST BOUNDARY OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE NORTH, ALONG THE WEST BOUNDARY OF SAID SECTION 13, TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE EAST, ALONG THE SOUTH BOUNDARY OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13, TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH, ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13, TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE WEST, ALONG THE NORTH BOUNDARY OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13, TO THE WEST 1/4 CORNER OF SAID SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE NORTH, ALONG THE WEST BOUNDARY OF SAID SECTION 13, TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE EAST ALONG THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13, TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH, ALONG THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13, TO THE NORTHEAST CORNER THEREOF; THENCE WEST, ALONG THE SOUTH BOUNDARY OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 26 EAST, TO THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE NORTH, ALONG THE WEST BOUNDARY OF SAID SECTION 12, TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE WEST, ALONG THE SOUTH BOUNDARY OF NORTH 1/2 OF SAID SECTION 11, TO THE EAST BOUNDARY OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE NORTH, ALONG THE EAST BOUNDARY OF SAID SECTION 10, TO THE NORTHEAST CORNER OF SAID SECTION 10; THENCE WEST, ALONG THE NORTH BOUNDARY OF SAID SECTION 10, TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27; THENCE NORTHERLY, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27, APPROXIMATELY 5.2 MILES, TO THE WESTERLY PROJECTION OF THE NORTH BOUNDARY (AT CENTER OF RIGHT-OF-WAY EASEMENT) OF TRACTS 13, 14, 15 AND 16 OF MONTE VISTA PARK FARMS, IN SECTION 16, TOWNSHIP 23 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY; THENCE EAST, ALONG SAID PROJECTION AND NORTH BOUNDARY, TO THE WEST BOUNDARY OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE NORTH, ALONG THE WEST BOUNDARY OF SAID SECTION 15, TO THE NORTHWEST CORNER OF SAID SECTION 15; THENCE EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 15, TO THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 14, TO THE SOUTH 1/4 CORNER OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE NORTH ALONG THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 11, TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE EAST, ALONG THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11, TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE SOUTH, ALONG THE EAST BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11, TO THE CENTERLINE OF WEST PHIL C PETERS ROAD; THENCE EASTERLY AND SOUTHERLY, ALONG SAID CENTERLINE OF WEST PHIL C PETERS ROAD, APPROXIMATELY 1250 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4519, PAGE 1012, OF THE

WELLNESS WAY AREA PLAN LEGAL DESCRIPTION CONTINUED ON PAGE 5


SEC. 22 24 T 245 R26E		LAKE COUNTY DEPT. OF PUBLIC WORKS ENGINEERING DIVISION SURVEYING SECTION 350 N. SINCLAIR AVE. TAVARES, FLORIDA 32778	JOB # 22033 FILE # SC-2022-113 FB/PG: N/A SKETCH DATE: 08/17/2022 DWG. FILE: 22033-S00.DWG DRAWN BY: V. GESINSKI APPROVED BY: C. MELVIN	REVISION: CORRECT TYPO DATE: 08/26/2022
SEE PAGE 1 FOR NOTES & LEGEND. SEE PAGE 2 FOR SKETCH.			REVISION: DATE: PAGE 4 OF 6	

DESCRIPTION: WELLNESS WAY AREA PLAN LEGAL DESCRIPTION CONTINUED

PUBLIC RECORDS OF LAKE COUNTY; THENCE EAST, ALONG THE SOUTH BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4519, PAGE 1012, TO THE WEST BOUNDARY OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE SOUTH, ALONG THE WEST BOUNDARY OF SAID SECTION 12, TO THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE EAST, ALONG THE SOUTH BOUNDARY OF SAID SECTION 12, TO THE SOUTH RIGHT-OF-WAY OF WEST PHIL C PETERS ROAD; THENCE EAST, ALONG SAID SOUTH RIGHT-OF-WAY OF WEST PHIL C PETERS ROAD, TO THE CENTERLINE OF QUIET LANE; THENCE SOUTH, ALONG SAID CENTERLINE OF QUIET LANE, TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2065, PAGE 1638, PUBLIC RECORDS OF LAKE COUNTY; THENCE WEST, ALONG THE NORTH BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2065, PAGE 1638, TO THE EAST BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1789, PAGE 2465, PUBLIC RECORDS OF LAKE COUNTY; THENCE SOUTHERLY, ALONG THE EAST BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1789, PAGE 2465, APPROXIMATELY 3480 FEET, MORE OR LESS, TO A CORNER OF SAID LANDS; THENCE EASTERLY, ALONG THE EAST BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1789, PAGE 2465, APPROXIMATELY 1337 FEET, MORE OR LESS, TO A CORNER OF SAID LANDS; THENCE SOUTH, ALONG THE EAST BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1789, PAGE 2465, TO THE NORTH BOUNDARY OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 24, TO THE NORTHEAST CORNER OF SAID SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE SOUTH, ALONG THE EAST BOUNDARY OF TOWNSHIP 23 SOUTH, RANGE 26 EAST, TO THE POINT OF BEGINNING.


AND
 BEGIN AT THE NORTHEAST CORNER OF SAID TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE SOUTH, ALONG THE EAST BOUNDARY OF SAID TOWNSHIP 23 SOUTH, RANGE 26 EAST, TO THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE WEST, ALONG THE SOUTH BOUNDARY OF SAID SECTION 12, TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE NORTH, ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12, TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 12; THENCE WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 12, TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE NORTH, ALONG THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12, TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE WEST, ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12, TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 12; THENCE WEST, ALONG THE SOUTH BOUNDARY OF THE NORTH 1/4 OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 26 EAST, TO THE WESTERLY RIGHT-OF-WAY LINE OF HARTWOOD MARSH ROAD; THENCE SOUTHERLY AND WESTERLY, ALONG THE WESTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF HARTWOOD MARSH ROAD, TO THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE NORTH, ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 10, TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 10 AND A CORNER OF HERITAGE HILLS PHASE 1, RECORDED IN PLAT BOOK 62, PAGE 6, PUBLIC RECORDS OF LAKE COUNTY; THENCE CONTINUE NORTH, ALONG THE BOUNDARY OF SAID HERITAGE HILLS PHASE 1, 1183.91

WELLNESS WAY AREA PLAN LEGAL DESCRIPTION CONTINUED ON PAGE 6

SEC. 22-24.T 245 R26E	 LAKE COUNTY DEPT. OF PUBLIC WORKS ENGINEERING DIVISION SURVEYING SECTION 350 N. SINCLAIR AVE. TAVARES, FLORIDA 32778	JOB # 22033 FILE # SC-2022-113 F.B./PG. N/A SKETCH DATE: 08/17/2022 DWG. FILE: 22033-S00.DWG DRAWN BY: V. GESINSKI APPROVED BY: C. MELVIN	REVISION: CORRECT TYPD DATE: 08/26/2022
SEE PAGE 1 FOR NOTES & LEGEND SEE PAGE 2 FOR SKETCH.			REVISION: DATE:

DESCRIPTION: WELLNESS WAY AREA PLAN LEGAL DESCRIPTION CONTINUED

FEET, TO A CORNER OF SAID HERITAGE HILLS PHASE 1; THENCE EAST, ALONG THE BOUNDARY OF SAID HERITAGE HILLS PHASE 1, HERITAGE HILLS PHASE 2 (RECORDED IN PLAT BOOK 63, PAGE 1), HERITAGE HILLS PHASE 5A (RECORDED IN PLAT BOOK 64, PAGE 86) AND HERITAGE HILLS PHASE 5B (RECORDED IN PLAT BOOK 65, PAGE 35), 3811.14 FEET, MORE OR LESS, TO AN ANGLE POINT ON THE BOUNDARY OF THE HERITAGE HILLS DEVELOPMENT; THENCE NORTHEASTERLY, ALONG THE BOUNDARY OF SAID HERITAGE HILLS PHASE 5B AND HERITAGE HILLS PHASE 5C (PLAT BOOK 65, PAGE 76), 1070.08 FEET, MORE OR LESS, TO A CORNER OF SAID HERITAGE HILLS PHASE 5C; THENCE CONTINUE NORTHEASTERLY, ALONG THE SOUTHEASTERLY BOUNDARY OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5045, PAGE 1350, PUBLIC RECORDS OF LAKE COUNTY AND A NORTHEASTERLY PROJECTION THEREOF, TO THE EASTERLY RIGHT-OF-WAY LINE OF HARTWOOD MARSH ROAD; THENCE NORTHERLY AND EASTERLY, ALONG SAID EASTERLY AND SOUTHERLY RIGHT-OF-WAY LINE OF HARTWOOD MARSH ROAD, TO THE WEST BOUNDARY OF SECTION 1, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE SOUTH, ALONG THE WEST LINE OF SAID SECTION 1, TO THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE EAST, ALONG THE SOUTH LINE OF SAID SECTION 1, TO THE SOUTH 1/4 CORNER OF SAID SECTION 1; THENCE NORTH, ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF SAID SECTION 1, TO THE NORTH RIGHT-OF-WAY LINE OF HARTWOOD MARSH ROAD; THENCE WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF HARTWOOD MARSH ROAD, 70 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF LAKEVIEW PRESERVE PHASE 2, RECORDED IN PLAT BOOK 73, PAGE 34, PUBLIC RECORDS OF LAKE COUNTY; THENCE NORTH, WEST, SOUTH AND WEST, AROUND THE BOUNDARY OF LAKEVIEW PRESERVE (PLAT BOOK 71, PAGE 48) AND SAID LAKEVIEW PRESERVE PHASE 2, TO THE EDGE OF JOHN'S LAKE; THENCE MEANDERING EASTERLY, ALONG THE EDGE OF JOHN'S LAKE, TO THE EAST BOUNDARY OF SECTION 36, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE SOUTH, ALONG THE EAST BOUNDARY OF SAID SECTION 36, TO THE POINT OF BEGINNING.

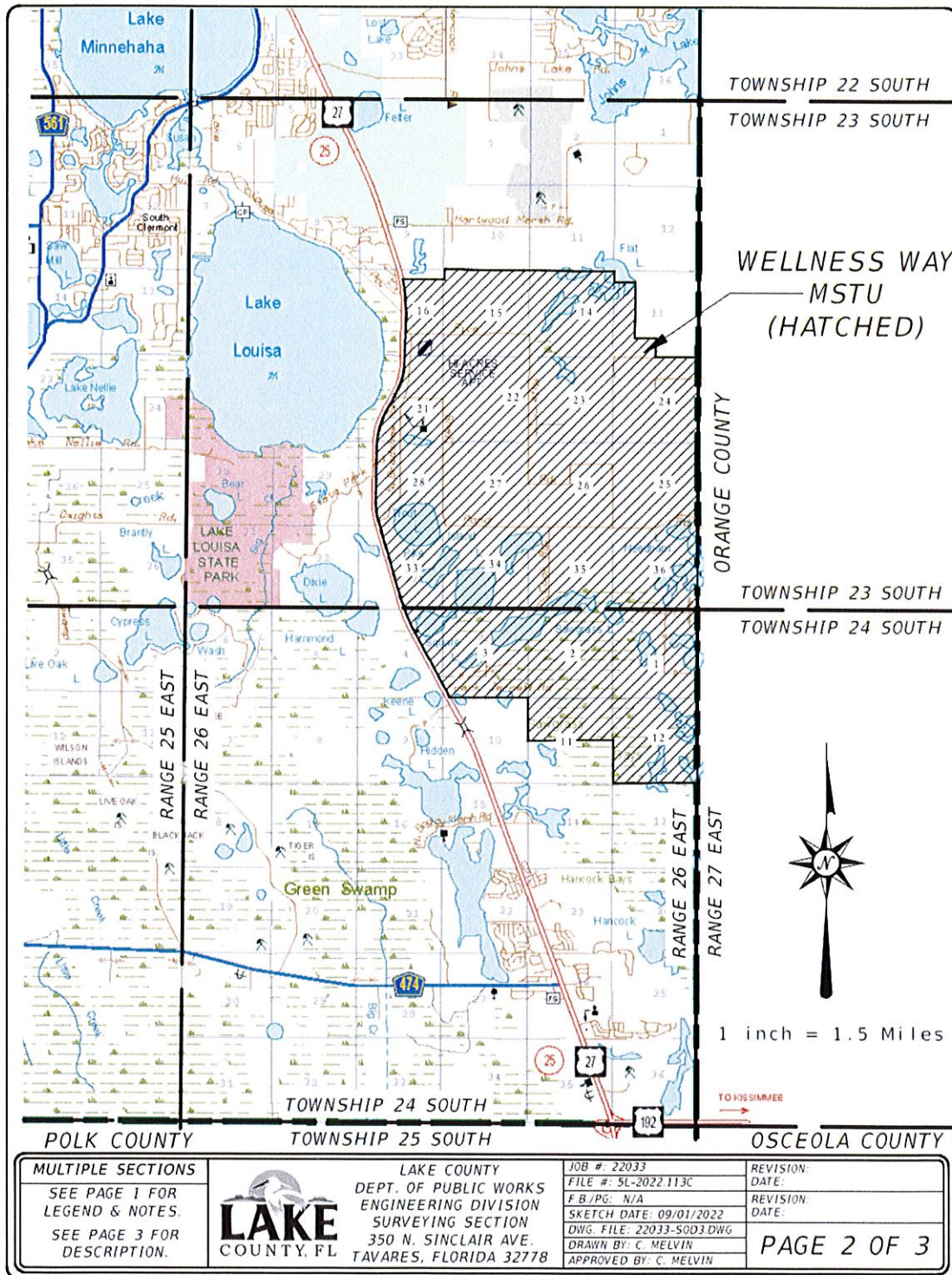
SEC. 22-24.1245 R26E		LAKE COUNTY DEPT. OF PUBLIC WORKS ENGINEERING DIVISION SURVEYING SECTION 350 N. SINCLAIR AVE. TAVARES, FLORIDA 32778	JOB # 22033	REVISION: CORRECT TYPO
SEE PAGE 1 FOR NOTES & LEGEND. SEE PAGE 2 FOR SKETCH.			FILE # SC-2022-113	DATE: 08/26/2022
			F.B./PG: N/A	REVISION:
			SKETCH DATE: 08/17/2022	DATE:
			DWG. FILE: 22033-500.DWG	
			DRAWN BY: V. GESINSKI	PAGE 6 OF 6
			APPROVED BY: C. MELVIN	

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EXHIBIT B: WELLNESS WAY MSTU BOUNDARY

<p>PROJECT: WELLNESS WAY MSTU LAKE COUNTY, FLORIDA</p>	<p><u>SKETCH OF DESCRIPTION</u></p>													
<p>LEGEND:</p> <ul style="list-style-type: none"> ▲ = DESCRIPTIVE POINT C# = CURVE NUMBER (SEE CURVE TABLE) DB = DEED BOOK DWG. = DRAWING L# = LINE NUMBER (SEE LINE TABLE) F.B. = FIELD BOOK ORB = OFFICIAL RECORDS BOOK PB = PLAT BOOK PC = POINT OF CURVATURE 	<ul style="list-style-type: none"> PCC = POINT OF COMPOUND CURVATURE PG. = PAGE P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVATURE PT = POINT OF TANGENCY R = RANGE R/W = RIGHT-OF-WAY SEC. = SECTION T = TOWNSHIP 													
<p>DESCRIPTION: SEE PAGE 3</p>														
<p>NOTES:</p> <ol style="list-style-type: none"> 1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT). 2. THIS "SKETCH OF DESCRIPTION" WAS PERFORMED WITHOUT THE BENEFIT OF A LEGAL OPINION OF TITLE WHICH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL(S) AS SHOWN HEREON. 3. DUE TO THE LARGE SIZE OF THE PROPERTY DESCRIBED IN THIS SKETCH AND DESCRIPTION, NOT ALL DESCRIBED CALLS ARE DEPICTED ON THE SKETCH. 4. I HEREBY CERTIFY THAT THE "SKETCH AND DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. 5. THIS SKETCH AND DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ORIGINAL DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 6. CHAPTER 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE REQUIRES THAT A LEGAL DESCRIPTION DRAWING BEAR THE NOTATION THAT: THIS IS NOT A SURVEY. 														
 <p>Digital signature and seal as regulated under Chapter 5J-17.062 Florida Administrative Code</p> <p>CARY M. MELVIN, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 6329</p>														
<p>MULTIPLE SECTIONS</p> <p>SEE PAGE 2 FOR SKETCH. SEE PAGE 3 FOR DESCRIPTION.</p>	 <p>LAKE COUNTY DEPT. OF PUBLIC WORKS ENGINEERING DIVISION SURVEYING SECTION 350 N. SINCLAIR AVE. TAVARES, FLORIDA 32778</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="font-size: small;">JOB # 22033</td> <td style="font-size: small;">REVISION DATE</td> </tr> <tr> <td style="font-size: small;">FILE # 5L-2022-113C</td> <td style="font-size: small;">DATE</td> </tr> <tr> <td style="font-size: small;">F.B./PG: N/A</td> <td style="font-size: small;">REVISION DATE</td> </tr> <tr> <td style="font-size: small;">SKETCH DATE: 09/01/2022</td> <td style="font-size: small;">DATE</td> </tr> <tr> <td style="font-size: small;">DWG. FILE: 22033-5003.DWG</td> <td rowspan="3" style="text-align: center; vertical-align: middle;">PAGE 1 OF 3</td> </tr> <tr> <td style="font-size: small;">DRAWN BY: C. MELVIN</td> </tr> <tr> <td style="font-size: small;">APPROVED BY: C. MELVIN</td> </tr> </table>	JOB # 22033	REVISION DATE	FILE # 5L-2022-113C	DATE	F.B./PG: N/A	REVISION DATE	SKETCH DATE: 09/01/2022	DATE	DWG. FILE: 22033-5003.DWG	PAGE 1 OF 3	DRAWN BY: C. MELVIN	APPROVED BY: C. MELVIN
JOB # 22033	REVISION DATE													
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SKETCH DATE: 09/01/2022	DATE													
DWG. FILE: 22033-5003.DWG	PAGE 1 OF 3													
DRAWN BY: C. MELVIN														
APPROVED BY: C. MELVIN														


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DESCRIPTION:

A PARCEL OF LAND LYING WITHIN TOWNSHIPS 23 AND 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE SOUTH, ALONG THE EAST BOUNDARY OF SAID TOWNSHIP 24 SOUTH, RANGE 26 EAST, TO THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE WEST, ALONG THE SOUTH BOUNDARY OF SAID SECTION 12, TO THE SOUTHWEST CORNER OF SAID SECTION 12; THENCE NORTH, ALONG THE WEST BOUNDARY OF SAID SECTION 12, TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE WEST, ALONG THE SOUTH BOUNDARY OF NORTH 1/2 OF SAID SECTION 11, TO THE EAST BOUNDARY OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 26 EAST; THENCE NORTH, ALONG THE EAST BOUNDARY OF SAID SECTION 10, TO THE NORTHEAST CORNER OF SAID SECTION 10; THENCE WEST, ALONG THE NORTH BOUNDARY OF SAID SECTION 10, TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27; THENCE NORTHERLY, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 27, APPROXIMATELY 5.2 MILES, TO THE WESTERLY PROJECTION OF THE NORTH BOUNDARY (AT CENTER OF RIGHT-OF-WAY EASEMENT) OF TRACTS 13, 14, 15 AND 16 OF MONTE VISTA PARK FARMS, IN SECTION 16, TOWNSHIP 23 SOUTH, RANGE 26 EAST, RECORDED IN PLAT BOOK 2, PAGE 27, PUBLIC RECORDS OF LAKE COUNTY; THENCE EAST, ALONG SAID PROJECTION AND NORTH BOUNDARY, TO THE WEST BOUNDARY OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE NORTH, ALONG THE WEST BOUNDARY OF SAID SECTION 15, TO THE NORTHWEST CORNER OF SAID SECTION 15; THENCE EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 15, TO THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 14, TO THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH, ALONG THE EAST BOUNDARY OF SAID SECTION 14, TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1789, PAGE 2465, PUBLIC RECORDS OF LAKE COUNTY; THENCE EASTERLY AND SOUTHERLY, ALONG THE EASTERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1789, PAGE 2465, TO THE SOUTHEAST CORNER OF SAID LANDS BEING ON THE NORTH BOUNDARY OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 24, TO THE NORTHEAST CORNER OF SAID SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE SOUTH, ALONG THE EAST BOUNDARY OF TOWNSHIP 23 SOUTH, RANGE 26 EAST, TO THE POINT OF BEGINNING.

MULTIPLE SECTIONS SEE PAGE 1 FOR NOTES & LEGEND. SEE PAGE 2 FOR SKETCH.	 LAKE COUNTY DEPT. OF PUBLIC WORKS ENGINEERING DIVISION SURVEYING SECTION 350 N. SINCLAIR AVE. TAVARES, FLORIDA 32778	JOB # 22033 FILE # SL-2022-113C	REVISION: DATE:
		FB/PG: N/A SKETCH DATE: 09/01/2022 DWG. FILE: 22033-S003.DWG DRAWN BY: C. MELVIN APPROVED BY: C. MELVIN	REVISION: DATE:
			PAGE 3 OF 3



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

December 13, 2022

Honorable Gary J. Cooney
Clerk of the Circuit Court and Comptroller
Lake County
550 West Main Street
P. O. Box 7800
Tavares, Florida 32778-7800

Attention: Josh Pearson

Dear Gary Cooney,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of corrected Lake County Ordinance No. 2022-53, which was filed in this office on December 12, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/rra