

UMATILLA CITY COUNCIL MEETING
DECEMBER 21, 2021, 6:00 PM
Council Chambers, 1 S. Central Avenue, Umatilla, Florida

Masks are highly recommended and a limited supply may be available. Social distancing will be observed. Overflow seating in room behind Chambers.

Pledge of Allegiance and Prayer

Please silence your electronic devices

CALL TO ORDER

ROLL CALL

AGENDA REVIEW

MINUTES REVIEW

Minutes December 7, 2021, will be presented for approval at the Regular City Council Meeting on January 4, 2022.

MAYOR'S MESSAGE

PUBLIC COMMENT

At this point in the meeting, the Umatilla City Council will hear questions, comments and concerns from the public.

Please write your name and address on the paper provided at the podium. Zoning or code enforcement matters which may be coming before the Council at a later date should not be discussed until such time as they come before the Council in a public hearing. Comments, questions, and concerns from the public regarding items listed on this agenda shall be received at the time the Board addresses such items during this meeting. Public comments are generally limited to three minutes.

PRESENTATIONS

CONSENT AGENDA

2. *Approval of Resolution No. 2021-35, Personnel Policy Updates*

PUBLIC HEARINGS/ORDINANCES/RESOLUTIONS

3. *Approval of Resolution No. 2021-28, Electing to Use the Uniform Method of Collection for Waste Collection and Stormwater Utility Services*

REPORTS

City Attorney – City Manager Evaluation
Mayor
Council Members
Staff Members
Police Activity Report

ADJOURNMENT

Individuals with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk at least two (2) working days in advance of the meeting date and time at (352)669-3125. F.S. 286.0105 If a person decides to appeal any decision or recommendation made by Council with respect to any matter considered at this meeting, he will need record of the proceedings, and that for such purposes, he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any invocation that may be offered before the official start of the Council meeting is and shall be the voluntary offering of a private citizen to and for the benefit of the Council pursuant to Resolution 2014-43. The views and beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Council and do not necessarily represent their individual religious beliefs, nor are the views or beliefs expressed intended to suggest allegiance to or preference for any particular religion, denomination, faith, creed, or belief by the Council or the City. No person in attendance at this meeting is or shall be required to participate in any invocation and such decision whether or not to participate will have no impact on his or her right to actively participate in the public meeting.

The City of Umatilla is an equal opportunity provider and employer.



CITY OF UMATILLA AGENDA COVER SHEET

DATE: December 9, 2021 **MEETING DATE:** December 21, 2021

SUBJECT: Resolution 2021-35

ISSUE: Employee Handbook and Personnel Policy update

BACKGROUND SUMMARY: The last update to the city’s Personnel Policy was adopted in March 2017. The Finance and Administration Director worked with a consultant from Gallagher Bassett to restructure and update our policy. This included deleting dated information and incorporating items relevant to current laws. The entire policy was also reformatted for ease of use and appearance. The revised policy has been reviewed by the City Manager, all the Department Heads and the City Attorney.

A city’s Employee Handbook and Personnel Policy provides information to the employees so they are aware of what behavior is expected of them during their employment and benefits afforded to them by the city. It is a tool for the Department Heads and City Manager to use to be consistent in the answers provided when employees have questions or procedures to follow when personnel issues arise. As such, it is important to review and update this document regularly to incorporate current laws and practices.

STAFF RECOMMENDATIONS: Approval of Resolution 2021-35, Employee Handbook and Personnel Policy.

FISCAL IMPACTS: N/A

COUNCIL ACTION:

Reviewed by City Attorney Yes No N/A

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3 **RESOLUTION 2021 - 35**

4 **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF UMATILLA, FLORIDA,**
5 **ABOLISHING THE PERSONNEL POLICY OF THE CITY OF UMATILLA ADOPTED**
6 **IN MARCH 2021 BY RESOLUTION 2017-13: ADOPTING THE CITY OF UMATILLA**
7 **EMPLOYEE HANDBOOK AND PERSONNEL POLICY 2021 UPDATE; PROVIDING**
8 **FOR A SAVINGS CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

9 **WHEREAS,** the Personnel Policy of the City of Umatilla was last updated in March 2017; and

10 **WHEREAS,** language was in need of being updated to be relevant for today’s employees; and

11 **WHEREAS,** the City Council of the City of Umatilla, Florida, has concluded that it is appropriate
12 to adopt a revised City of Umatilla Employee Handbook and Personnel Policy;

13 **NOW, THEREFORE, BE IT RESOLVED,** by the City Council of the City of Umatilla, Florida
14 as follows:

15 Section 1. That the above recitals are true and correct and by this reference are hereby
16 incorporated into and made an integral part of this Resolution.

17
18 Section 2. **SAVINGS CLAUSE:** If any section, sentence, clause, phrase, or word of this
19 Resolution is for any reason held, or declared to be, unconstitutional, inoperative or void, such
20 holding or invalidity shall not effect the remaining portions of this Resolution without such
21 unconstitutional, invalid, or inoperative part therein; and the remainder of this Resolution, after the
22 exclusion of such part or parts shall be deemed and held to be valid, as if such parts had not been
23 included herein; or if this Resolution or any provisions thereof shall be held inapplicable to any
24 person, groups of persons, property, kind of property, circumstances, or set of circumstances, such
25 holding shall not effect the applicability thereof to any other person, property or circumstances.

26
27 Section 3. **EFFECTIVE DATE:** This Resolution shall take effect immediately upon its
28 adoption by the City Council of the City of Umatilla, Lake County, Florida.

29
30 **PASSED AND RESOLVED** this 21st day of December, 2021 by the City Council of the
31 City of Umatilla, Lake County, Florida.

32
33
34 _____
35 Kent Adcock
36 Mayor

Approved as to form:

37 ATTEST:

38
39
40 _____
41 Gwen Johns, MMC
42 City Clerk

Kevin Stone
City Attorney



CITY OF UMATILLA
AGENDA ITEM STAFF REPORT

DATE: December 10, 2021 **MEETING DATE:** December 21, 2021

SUBJECT: Resolution 2021-28

ISSUE: Solid Waste Collection and Stormwater Utility Services Non-Ad Valorem Assessments

BACKGROUND SUMMARY: The resolution being considered at this meeting is related to the use of the tax bill collection method for non-ad valorem special assessments for solid waste collection and stormwater utility services. Using this method, these assessments would be collected through a tax bill generated by the Lake County Tax Collector rather than on monthly water bills.

Section 197.3632, Florida Statutes, requires that the City hold a public hearing and adopt a resolution of intent to use the uniform method of collection for any assessment program **in the calendar year prior to any such collection**. The resolution, which does not obligate the City to use the method, must be adopted by January 1 and sent to the Lake County Tax Collector, the Lake County Property Appraiser and the Florida Department of Revenue by January 10th.

Section 197.3632 also requires that notice of the public hearing to adopt the resolution of intent be published in a newspaper of general circulation once a week for the four consecutive weeks immediately before the date of the hearing. The required advertisements published in the Lake Sentinel on the following dates: November 26th, December 2nd, 9th and 16th, 2021.

By adopting the attached resolution, the City is simply reserving the right to use the tax bill collection method beginning in November of 2022.

STAFF RECOMMENDATIONS: Approval of Resolution 2021-28, Solid Waste Collection and Stormwater Utility Services Non-Ad Valorem Assessments

FISCAL IMPACTS: N/A

COUNCIL ACTION:

Reviewed by City Attorney	<input type="checkbox"/> Yes	<input type="checkbox"/> No	vN/A
Reviewed by City Engineer	<input type="checkbox"/> Yes	<input type="checkbox"/> No	vN/A

Orlando Sentinel

Published Daily
ORANGE County, Florida

Sold To:

City Of Umatilla - CU00203410
PO Box 2286
Umatilla,FL 32784

Bill To:

City Of Umatilla - CU00203410
PO Box 2286
Umatilla,FL 32784

**State Of Florida
County Of Orange**

Before the undersigned authority personally appeared Rose Williams, who on oath says that he or she is an Advertising Representative of the ORLANDO SENTINEL, a DAILY newspaper published at the ORLANDO SENTINEL in ORANGE County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter of 11200-Misc. Legal was published in said newspaper in the issues of Nov 26, 2021; Dec 02, 2021; Dec 09, 2021; Dec 16, 2021.

Affiant further says that the said ORLANDO SENTINEL is a newspaper Published in said ORANGE County, Florida, and that the said newspaper has heretofore been continuously published in said ORANGE County, Florida, each day and has been entered as periodicals matter at the post office in ORANGE County, Florida, in said ORANGE County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Rose Williams

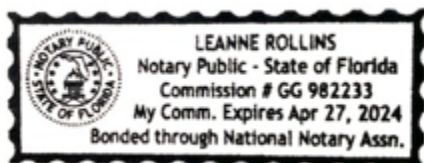
Signature of Affiant

Name of Affiant

Sworn to and subscribed before me on this 15 day of December, 2021,
by above Affiant, who is personally known to me (X) or who has produced identification ().



Signature of Notary Public



Name of Notary, Typed, Printed, or Stamped

NOTICE OF INTENT TO USE UNIFORM METHOD OF COLLECTING NON-AD VALOREM ASSESSMENTS

The City of Umatilla, Florida (the "City") hereby provides notice, pursuant to section 197.3632(3)(a), Florida Statutes, of its intent to use the uniform method of collecting non-ad valorem special assessments to be levied within the incorporated area of the City, for the cost of providing solid waste collection and stormwater utility services commencing for the Fiscal Year beginning on October 1, 2022 and continuing until discontinued by the City. The City will consider the adoption of a resolution electing to use the uniform method of collecting such assessments authorized by section 197.3632, Florida Statutes, at a public hearing to be held at 6:00 p.m. on December 21, 2021 at the Council Chambers, 1 S. Central Avenue, Umatilla, Florida. Such resolution will state the need for the levy and will contain a legal description of the boundaries of the real property subject to the levy. Copies of the proposed form of resolution, which contains the legal description of the real property subject to the levy, are on file at the Clerk's Office, 1 S. Central Avenue, Umatilla, Florida. All interested persons are invited to attend.

In the event any person decides to appeal any decision by the City with respect to any matter relating to the consideration of the resolution at the above-referenced public hearing, a record of the proceeding may be needed and in such an event, such person may need to ensure that a verbatim record of the public hearing is made, which record includes the testimony and evidence on which the appeal is to be based. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the City Clerk at (352) 669-3125 at least 48 hours prior to the proceeding.

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RESOLUTION 2021 – 28

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
UMATILLA, FLORIDA, ELECTING TO USE THE UNIFORM METHOD
OF COLLECTING NON-AD VALOREM SPECIAL ASSESSMENTS
LEVIED WITHIN THE INCORPORATED AREA OF THE CITY;
STATING A NEED FOR SUCH LEVY; PROVIDING FOR THE MAILING
OF THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City of Umatilla, Florida (the “City”) is contemplating the imposition of special assessment for the provision of solid waste collection and stormwater utility services; and

WHEREAS, the City intends to use the uniform method for collecting non-ad valorem special assessments for the cost of providing solid waste collection and stormwater utility services to property within the incorporated area of the City as authorized by section 197.3632, Florida Statutes, as amended, because this method will allow such special assessments to be collected annually commencing in November 2022, in the same manner as provided for ad valorem taxes; and

WHEREAS, the City held a duly advertised public hearing prior to the adoption of this Resolution, proof of publication of such hearing being attached hereto as Exhibit A.

NOW, THEREFORE BE IT RESOLVED:

1. Commencing with the Fiscal Year beginning on October 1, 2022, and with the tax statement mailed for such Fiscal Year and continuing thereafter until discontinued by the City, the City intends to use the uniform method of collecting non-ad valorem assessments authorized in section 197.3632, Florida Statutes, as amended, for collecting non-ad valorem assessments for the cost of providing solid waste collection and stormwater utility services. Such non-ad valorem assessments shall be levied within the incorporated area of the City. A legal description of such area subject to the assessment is attached hereto as Exhibit B and incorporated by reference.
2. The City hereby determines that the levy of the assessments is needed to fund the cost of solid waste collection and stormwater utility services within the incorporated area of the City.
3. Upon adoption, the City Clerk is hereby directed to send a copy of this Resolution by United States mail to the Florida Department of Revenue, the Lake County Tax Collector, and the Lake County Property Appraiser by January 10, 2022.
4. This Resolution shall be effective upon adoption.

EFFECTIVE DATE: This Resolution shall take effect immediately upon its adoption by the City Council of the City of Umatilla, Lake County, Florida, this 21st day of December, 2021.

Kent Adcock
Mayor, City of Umatilla

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ATTEST:

Approved as to form:
STONE & GERKEN, P.A.

Gwen Johns, MMC
City Clerk

Kevin Stone
City Attorney

[Seal]

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EXHIBIT A
PROOF OF PUBLICATION

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EXHIBIT B

LEGAL DESCRIPTION

CITY CHARTER

Section 1. - Boundaries.

Commencing at the Northeast corner of Section Thirteen (13), Township Eighteen (18) South, Range Twenty-Six (26) East, run North one-half (½) mile to the point of beginning; thence run East one-quarter (¼) mile; thence South one and one-half (1½) miles on the sub-division line; thence running North one and one-half (1½) miles on the sub-division line; thence run East one and one-quarter (1¼) miles on the sub-division line to the point of beginning; Also begin at a point 4.37 chains South of the Northeast corner of Section Twenty-three (23), Township Eighteen (18) South, Range Twenty-six (26) East; thence run South 6.83 chains; thence North 64 degrees West 2.97 chains; thence North 26 degrees East 6.14 chains to the point of beginning; Also beginning at the Northeast corner of said Section, Township and Range; thence run East 5 chains; thence South 11.2 chains; thence West 5 chains; thence North 11.2 chains to place of beginning;

Also the right of way of State Road numbered 19, from the South City Limits to and including its Intersection with State Road 450;

Also all of Blocks A, B, C and D, of Giles & Hauck's Subdivision; ALSO in Section 23, Township 18 South, Range 26 East, beginning at a point 739.2 feet South of the Northeast corner of said Section, run North 64;deg; West to RR, Southwesterly along RR to point 130 feet Northeasterly from the Northwest corner of Giles & Hauck's Subdivision, SE...to the Northeast corner of Giles & Hauck's Subdivision, thence North to the point of beginning; ALSO in Section 23, Township 18 South, Range 26 East, Beginning at the Northeast corner of Giles & Hauck's Subdivision Westerly to the Highway, thence North-Easterly along said highway 130 feet, Southeasterly to point of beginning; Also the right of way of State Road numbered 19, from the North City Limits of the City of Umatilla, to and including its Intersection with County Road numbered District 5-8074;

Also in Section 6, Township 18 South, Range 27 East, beginning 1,253.46 feet East of the Northwest corner of the Southwest quarter, run South 89;deg;38' East 432.75 feet; thence South 0;deg;22' West 313.8 feet; thence North 88;deg;52' West 608.25 feet; thence North 30;deg;14' East 352.7 feet to the point of beginning; Also the right of way of State Road numbered 450 from the East City Limits of the City of Umatilla, to and including its Intersection with County Road number District 5-7878; and the right of way of County Road number District 5-7878, to and including its i Intersection with and all contact with the property owned by the City of Umatilla used for garbage and trash disposal and dumping;

Also the West ½ of the SW ¼ of the NW ¼ of the SE ¼ of Section 8, Township 18 South, Range 27 East; the N ½ of the NW ¼ of the SE ¼ of Section 8, Township 18 South, Range 27 East; and the East ¾ of the S ½ of the NW ¼ of the SE ¼ of Section 8, Township 18 South, Range 27 East, containing 40 acres more or less;

Also the right of way of State Road No. 44-A from the East City Limits of the City of Umatilla, to and including its i Intersection with the property owned by the City of Umatilla operating as the City Airport, and including the Intersection of County Road numbered District 5-7672, and the right of way of County Road numbered District 5-7672, to and including its Intersection with County Road numbered District 5-7776, and the right of way of County Road numbered District 5-7776, to and including its Intersection with the City of Umatilla street-Cassidy, and the City Limits of the City of Umatilla;

Also commencing at the quarter Section corner on the South line of Section 18, Township 18 South, Range 27 East, run thence North 3;deg;15' East 724.8 feet for the point of beginning; continue thence North 3;deg;15' East 1,505 feet, thence run North 43;deg;40' West 534 feet, thence run South 3;deg;15' West 1,502.7 feet, thence run South 43;deg;40' East 535.6 feet to the point of beginning; containing 13.465 acres; ALSO, commencing at the quarter Section corner on the South line of Section 18, Township 18 South, Range 27 East, run thence North 3;deg;15' East 2,259 feet

1 for the point of beginning; continue thence North 3;deg;15' East 1,013.25 feet, thence run North
2 83;deg;38' West 168 feet, thence run North 78;deg;45' West 224.4 feet, thence run South 3;deg;15'
3 West 688.9 feet, thence run South 43;deg;40' East, 534 feet to the point of beginning; containing
4 7.583 acres.

5 **PLUS**

6
7 **1984-I**

8 **Adopted 08.07.1984**

9 Begin at the Northwest corner of the East 1/2 of the Northwest 1/4 of the Northwest 1/ 4
10 of the Northwest 1/ 4 of Section 24, Township 18 South, Range 26 East, Lake County,
11 Florida, run south 0°13' 27" East along the West line of said East 1/2 of the Northwest 1/4
12 of the Northwest 1/4 of the Northwest 1/4 of Section 24 a distance of 369.57 feet, thence
13 South 89°46'33" East 69.39 feet, thence North 05°16'13" East 270.17 feet, thence North
14 27°43'48" East 113.59 feet to a point on the North line of said Section 24, thence North
15 89°42 '10" west along said North line of Section 24 a distance of 150.48 feet to the point
16 of beginning and point of terminus.

17
18 **1984-J**

19 **Adopted 10.12.1984**

20 That part of the south 1/2 of the Northeast 1/ 4 of Section 12, Township 18 South, Range
21 26 East, Lake County, Florida, lying East of the Easterly right of way line of the abandoned
22 railroad, less: Begin at the intersection of the North line of said south 1/2 of the Northeast
23 1/4, said Section 12 and the Easterly right of way line of the abandoned railroad, run thence
24 North 89°36'24w East 223.17 feet, thence South 23°39'43" West 300 feet, thence South
25 89°36' 34" West 212 .61 feet to a point on the aforesaid Easterly right of way line of the
26 abandoned railroad, thence from a radial bearing of south 71°19'36" East, run Northeasterly
27 along the said Easterly right of way line of the abandoned railroad, being the arc of a curve
28 concave to the Southeast, having a radius of 2730.07 feet, thru a central angle of 6°12'44"
29 a distance of 296.00 feet to the point of beginning and point of terminus.

30
31 **1984-O**

32 **Adopted 11.06,1984**

33 From the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 23,
34 Township 18 South, Range 26 East, Lake County, Florida, run thence South 01°01'20"
35 East along the East line of the said Southeast 1/4 of the Northeast 1/4 a distance of 65.87
36 feet to the South right-of-way line of State Road No. 450, continue thence South 01°01'20"
37 East along said line of the southeast 1/4 of the Northeast 1/4 a distance of 250.00 feet for a
38 Point of Beginning, run thence South 89°42'00" west 285.68 feet to a point on the
39 Southeasterly line of Lot 10, according to the Plat of Clara Commercial Estates, as recorded
40 in Plat Book 25, Page 42, Public Records of Lake County, Florida, thence South 25°34'03"
41 West along the Southeasterly line of Lots 7 through 10, inclusive, a distance of 296.13 feet,
42 thence North 89°42'00" East 418.25 feet to a point on the aforesaid East line of the
43 Southeast 1/4 of the Northeast 1/4 of Section 23, thence North 01°01'20" West along said
44 East line of the southeast 1/4 of the Northeast 1/4 of Section 23, a distance of 266.48 feet
45 to the Point of Beginning. Subject to right-of-way for County Road along the East side
46 thereof. (Containing 2 acres -not including County Road right-of-way)

47 **AND ALSO:**

1 From the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 23,
2 Township 18 South, Range 26 East, Lake County, Florida, run thence South 01°01'20"
3 East along the East line of the said Southeast 1/4 of the Northeast 1/4 a distance of 65.87
4 feet to the South right-of-way line of State Road No. 450, continue thence South 01°01'20"
5 East along said line of the southeast 1/4 of the Northeast 1/4 a distance of 516.48 feet for a
6 Point of Beginning, run thence South 89°42'00" West 418.25 feet to a point on the
7 Southeasterly line of Lot 7, according to the Plat of Clara Commercial Estates, as recorded
8 in Plat Book 25, Page 42, Public Records of Lake County, Florida, thence South 25°34'03"
9 West along the Southeasterly line of Lots 5 through 7, inclusive, a distance of 192.66 feet
10 to a point on the North line of Tract "A" of aforesaid Clara Commercial Estates, thence
11 North 89°57' East along said North line of said Tract "A" 174.53 feet, thence South
12 01°01'20" East along the East line of said Tract "A" a distance of 253.00 feet to a point
13 330.00 feet North of the South line Southeast 1/4 of the Northeast 1/4 of said Section 23,
14 thence South 89°57'00" East parallel with the said South line of the Southeast 1/4 of the
15 Northeast 1/4 of Section 23, a distance of 330.00 feet to a point on the East line of the said
16 Southeast 1/4 of the Northeast 1/4, thence North 01°01'20" East along the said East line of
17 the said Southeast 1/4 of the Northeast 1/4 429.43 feet to the Point of Beginning. Subject to
18 right-of-way for County Road along the East side thereof. (Containing 3.50 acres)

19
20 **Ordinance 1984-R**

21 **Adopted 12.18.1984**

22 The North 418 ft. of the south 1/2 of NE 1/4 lying East of the Easterly right-of-way line of
23 abandoned railroad, less that part of the South 118.0 feet thereof lying West of a line
24 1134.71 feet West of and parallel with the East line of the said South 1/2 of the Northeast
25 1/4 of Section 12, Township 18 South, Range 26 East, Lake County, Florida.

26
27 **Ordinance 1985-H**

28 **Adopted 11.05.1985**

29 The North 1/2 of the South 1/2 of the East 1/2 of the Northwest 1/4 of the Southeast 1/4;
30 AL.SQ: The South 1/2 of the South 1/2 of the North 1/2 of the East 1/2 of the Northwest
31 1/4 of the Southeast 1/4, all in Section 14, Township 18 South, Range 26 East, Lake
32 County, Florida.

33
34 **Ordinance 1985 I**

35 **Adopted 11.05.1985**

36 The South 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 14,
37 Township 18 South, Range 26 East, Lake County, Florida, containing 5.04 acres, more or
38 less.

39
40 **Ordinance 1986-B**

41 **Adopted 01.21.1986**

42 The Southwest 1/4 of the Northwest 1/4 of the Southeast 1/4 in Section 14, Township 18
43 South, Range 26 East, Lake County, Florida.

44
45 **Ordinance 1986-D**

46 **Adopted 05.06.1986**

1 The North ½ of the Northeast ¼ of Northwest ¼ of Southeast ¼, Section 14, Township 18
2 South, Ranges 26 East. ALSO the North ½ of the South ½ of the Northeast ¼ of the
3 Northwest ¼ of Southeast ¼, Section 14, Township 18 South, Range 26 East, all located
4 in Lake County, Florida.

5
6 **Ordinance 1986-K**
7 **Adopted 10.21.1986**

8 Begin at SW corner of SW 1/4 of NE 1/4, run N 858.85 ft., s. 78°10'E. 910.14 ft., to R.R.,
9 SW'ly along R.R. to S. line of SW 1/4 of NE 1/4, W to POB, Section 12, Twp. 18S., Rge.
10 26E. LESS THE FOLLOWING DESCRIBED PARCELS:

11 Legal for Parcel in N.W. Corner: Fran the center of Section 12, Township 18 South, Range
12 26 East, Lake County, Florida, run N. 01°06'35"E. along the North-South mid-section line
13 645.53 ft. to the POB. From said POB, continue N. 01°06'35"E., 188.84 ft. to the Southerly
14 line of that property described in O.R. Book 697, page 2365, and a point hereby designated
15 as Point "A"; return to the POB and run N. 89°41'25"E., 277.97 ft.; thence N. 01°08'14"E.,
16 119 .24 ft. to the Southerly line of that property described in O.R . Book 697, page 2365;
17 thence Northwesterly along said Southerly line 284.93 ft. to the POB. LESS right-of-way
18 for Maxwell Road (Dist. 5- 7866). ALSO LESS right-of-way for County Road Dist., 5-
19 7867.

20 **PARCEL NO. 1:**

21 From the center of Section 12, Township 18 South, Range 26 East, Lake County, Florida,
22 run N. 01°06'35"E. along the North-South mid-section line 25.38 ft.; thence N. 89°41'
23 25"E., 29.68 ft. to a concrete monument; thence N. 01°08'14"E. 782.16 ft. to a concrete
24 monument; thence S. 75°52' 11 "E., 615 .53 ft. to the POB; from said POB run N.
25 18°17'44"E., 22.04 ft. to the Southerly line of that property described in O.R. Book 697,
26 page 2365 and a point hereby designated as Point "B"; return to the POB and run S.
27 18°17'44"W., 164.00 ft.; thence S. 75°S2'11"E. 256.43 ft. to a line that is 60.0 ft. from the
28 centerline of the S.C.L. Railroad when measured at right angles thereto; thence N. 17°50
29 '00"E. parallel with said centerline 187.30 ft. to the Southerly line of that property described
30 in O.R. Book 697, page 2365; thence Northwesterly along said Southerly line 255 .01 ft.
31 to the aforescribed Point "B" . LESS right-of -way for Co. Rd. Dist. 5- 7867. ALSO
32 LESS right-of-way for S.R. No, 19.

33
34 **Ordinance 1986-L**
35 **Adopted 10.21.1986**

36 From the center of Section 12, Township 18 South, Range 26 East, Lake County, Florida,
37 run N. 01°06'35"E. along the North-South mid-section line 645 .53 ft. to the POB. From
38 said POB, continue N. 01°06'35"E., 188.8 4 ft. to the Southerly line of that property
39 described in O.R. Book 697, page 2365, and a point hereby designated as Point "A "; return
40 to the POB and run N. 89°41'25"E., 277.97 ft. ; thence N. 01° 08'14"E., 119.2 4 ft. to the
41 Southerly line of that property described in O.R. Book 697, page 2365; thence
42 Northwesterly along said Southerly line 284 .93 ft. to the POB. LESS right-of-way for
43 Maxwell Road (Dist. 5-7866). ALSO LESS right-of-way for County Road Dist., 5-7867.

44
45 **PARCEL NO. 1:**

1 From the center of Section 12 , Township 18 South, Range 26 East, Lake County, Florida,
2 run N.
3 01°06'35 "E. along the North-South mid-section line 25.38 ft.; thence N. 89°41'25"E., 29.68
4 ft. to a concrete monument; thence N. 01°08'14"E. 782.16 ft. to a concrete monument;
5 thence S. 75°52 '11 "E., 615 .53 ft. to the POB; from said POB run N. 18°17'44"E., 22.04
6 ft. to the Southerly line of that property described in O.R. Book 697, page 2365 and a point
7 hereby designated as Point "B"; return to the POB and run S. 18°17 '44"W., 164.00 ft.;
8 thence S. 75°S2'11"E. 256.43 ft.to a line that is 60.0 ft. from the centerline of the S.C. L.
9 Railroad when measured at right angles thereto; thence N. 17°50 '00"E. parallel with said
10 centerline 187.30 ft. to the Southerly line of that property described in O.R. Book 697, page
11 2365; thence Northwesterly along said Southerly line 255.01 ft; to the aforescribed Point
12 "B". LESS right-of-way for Co. Rd. Dist. 5-7867. ALSO LESS right-of-way for S.R. No.
13 19.
14

15 **Ordinance 1986-N**
16 **Adopted 10.21.1986**

17 The South 466.69' of the North 933.38' of the East 114.29' of the Northeast 1/4 of the
18 Northwest 1/4, AND ALSO: The South 466.69' of the North 933.38' of the West 352.4' of
19 the Northwest 1/4 of the Northeast 1/4, all in Section 23, Township 18 South, Range 26
20 East, in Lake County, Florida.
21 AND ALSO: The West 466.69' of the East 580.98' of the North 933.38' of the Northeast
22 1/4 of the Northwest 1/4 of Section 23, Township 18 South, Range 26 East, Lake County,
23 Florida.
24

25 **Ordinance 1986-T**
26 **Adopted 11.18.1986**

27 All that part of the SE 1/4 of the NE 1/4 of Section 11, Township 18 South, Range 26 East,
28 lying East of Lake Crescent, also that part of the NE 1/4 of the SE 1/4 of Section 11,
29 Township 18 South, Range 26 East, lying NE of Lake Crescent, Lake County, Florida.
30 The property is also described as: All of Lake Crescent Highland Subdivision, according
31 to the plat thereof recorded in Plat Book 8, Page 96, Public Records of Lake County,
32 Florida.
33

34 **Ordinance 1987-B**
35 **Adopted 04.07.1987**

36 Begin at the Northwest Corner (NW Cor) of the Southeast Quarter (SE ¼) of the Northwest
37 Quarter (NE ¼) of Section 12, Township 18 South, Range 26 East, run thence East 1320
38 feet to the Northeast Corner (NE Cor) of the Southeast Quarter (SE ¼) of the Northwest
39 Quarter (NW ¼) of said Section 12, thence run South 1°00' West 300 feet, thence run South
40 89°09' West 665.0 feet to a concrete Monument, thence continue Westerly on the same
41 course to a point on the West line of the Southeast Quarter (SE ¼) of said Section 12, 300
42 feet South of the Point of Beginning, thence run North 300 feet to Point of Beginning.
43

44 **Ordinance 1987-C**
45 **Adopted 04.07.1987**

1 That part of the Southwest ¼ of the Northeast ¼ of Section 12, Township 18 south, Range
2 26 East in Lake County, Florida, bounded and described as follows: Begin at the Northwest
3 corner of the Southwest ¼ of the Northeast ¼, of said Section 12, run thence North
4 88°32'50" East along the North line of the said Southwest ¼ of the Northeast ¼, a distance
5 of 368 feet; run thence South 17°19' West 530.5 feet to the Northerly line of the right of
6 way of Clay Road; (County No. 5-7867); run thence North 77°10 '30" West along the said
7 Northerly line of the right of way of said Clay Road 215.26 feet to the West line of the
8 Southwest ¼ of the Northeast ¼ of said Section 12 (center line of Maxwell Road and
9 County No, 5-7866); run thence North along the West line of the said Southwest ¼ of the
10 Northeast ¼ , 448.82 feet to the point of beginning. Less and except the West 25 feet thereof
11 for road purposes.

12
13 **Ordinance 1987-D**

14 **Adopted 04.07.1987**

15 Begin at the SE corner of the NE ¼ of the NW ¼ of Section 12, Twp. 18 South, Range 26
16 East run North 239.5 feet, run thence West 329.6 feet, thence South 27.5 feet, thence West
17 89 feet, thence South 212 feet, thence East 418 .6 feet to point of beginning.

18
19 **Ordinance 1987-Q**

20 **Adopted 06.16.1987**

21 Beg. at NW corner of the SW ¼ of NE ¼, Sec. 12, Tp 18S., Rge. 26E, run S. 496.22',
22 thence S 76°55'55" E 483.33 ft. along the N boundary of property of W.R. McCown for
23 P.O.B., run thence S 76°55'55" E 400 ft. along the N boundary of W.R. McCown to the
24 Westerly right-of-way of S.R. 19, thence Northeasterly along said right-of-way 200 ft.
25 thence N 76°55'55" W 400 ft., thence Southwesterly 200 ft. to P.O.B., Lake County,
26 Florida.

27
28 **Ordinance 1987-Z [Deannexation]**

29 **Adopted 12.15.1987**

30 WILLIS STEWART

31 That portion of the following described property lying East of the East Line of the
32 Southwest ¼ of the Northeast ¼ of Section 14, Township 18 South, Range 26 East, Lake
33 County, Florida: Begin 15 feet East of the Southeast corner of the Southwest ¼ of the
34 Northeast ¼ of Section 14, Township 18 South, Range 26 East, Lake County, Florida, Run
35 thence West along the ½ Section line of said Section 14 a distance of 343 feet, thence North
36 12 degrees 10 minutes West 277.5 feet, thence East to Lake Shore, thence Southerly along
37 Lakeshore to the point of beginning.

38
39 IRENE SEWELL

40 That portion of the following described property lying East of the East Line of the
41 Southwest 1/4 of the Northeast 1/4 of Section 14, Township 18 South, Range 26 East,
42 Lake County, Florida: Starting at the established center of Section 14, Township 18 South,
43 Range 26 East: (this established center being marked by an earthen jug buried about a foot
44 underground) and run due East, with the mid-section line of the said Section 14, 992 feet
45 to a point 3213 feet West of the Southeast corner of the Southwest 1/4 of the Northeast 1/4
46 of said Section 14; thence turn to the left an angle of 102 degrees 10 minutes with a bearing

1 of North 12 degrees 10 minutes West, 277.5 feet to Corner, and Point of Beginning for this
2 description; continue with the same bearing 253.5 feet to the Northwest corner of this
3 property, thence turn to the right an angle of 79 degrees 10 minutes, and bearing of North
4 67 degrees East, 45.5 feet to Southwest corner of property of M. H. Guerrant, marked by
5 small cement post, thence continue with same bearing to the low water mark of Lake Mary;
6 thence Southeasterly, with the said low-water mark 440 feet more or less, to a point due
7 East of the Point of Beginning; thence West 460 feet, more or less, to the Point of
8 Beginning; containing 2.84 acres, be the same more or less.

9
10 **Ordinance 1988-A**

11 **Adopted 04.05.1988**

12 The North 330 feet of the South 660 feet of the East 731.28 feet of the Southeast ¼ or the
13 Northwest ¼. Less the East 155 feet of the South 107 feet. Less Road right of ways, all
14 being in Section 12, Township 18 South, Range 26 East.

15
16 **Ordinance 1988-E**

17 **Adopted 04.05.1988 [Deannexation]**

18 From the S.W. corner of the N.E. ¼ of Section 11, Township 18 South, Range 26 East,
19 Lake County, Florida, run 89°53'30"E., along the South line of the M.E. ¼, 200.00 feet to
20 the East line of Lakenridge Subdivision, according to the plat thereof as recorded in Plat
21 Book 13, page 25 of the Public Records of Lake County, Florida; thence N.0°21'10"W.
22 along said East line of Lakenridge Subdivision, 20.06 feet; thence N. 70°13'43"E., 150.00
23 feet to the Point of Beginning of this description; from said Point of Beginning continue
24 N.70°13'43"E., 150 feet;

25 Thence S.89°53'30"E. to the East line of the S.E. ¼ of the N.E. ¼ and point hereby
26 designated as Point "D"; return to the Point of Beginning and run S.83°11'50"E., 700.00
27 feet; thence S.20°49'15"E. to the South line of the North ½ of the N.E. ¼ of the S.E. ¼;
28 thence Easterly along said South line of the North ½ of the N.E. ¼ of the S.E. ¼ to the S.E.
29 corner of the North ½ of the N.E. ¼ of the S.E. ¼; thence Northerly along the East line of
30 the N.E. ¼ of the S.E. ¼ and the East line of the S.E. ¼ of the N.E. ¼ to intersect the
31 aforementioned Point "D". LESS that part of Lake Crescent lying East of the above
32 described property. ALSO LESS that part lying North of the North line of the S.E. ¼.
33 ALSO LESS that part lying West of the East line of the North ½ of the N.W. ¼ of all the
34 S.E. ¼. Subject to all easements, rights-of-ways and restrictions of record.

35
36 **Ordinance 1988-H**

37 **Adopted 12.20.1988**

38 **PARCEL "1"**

39 The South 315 feet of the West 123 feet of the Northwest ¼ of the Northwest ¼ of Section
40 24, Township 18 South, Range 26 East, in Lake County, Florida, Less the Right 61' Way
41 for State Road No. 450.

42
43 **PARCEL "2"**

44 The North 266.48 feet of the South 581.48 feet to the West 273.4 feet of the Northwest ¼
45 of the Northwest ¼ of Section 24, Township 18 South, Range 26 East, in Lake County,
46 Florida,

1 ALSO:

2 That part of Blocks "A" and "B" in Giles Hauck Subdivision, in Lake County, Florida,
3 according to the plat thereof recorded in Plat Book S, Page 28, Public Records of Lake
4 County, Florida, and that part of the Northeast ¼ of the Northeast ¼ of Section 23,
5 Township 18 South, Range 26 East, in Lake County, Florida, all bounded and described as
6 follows: From a point where the east line of said Section 23 intersects the North right of
7 way line of State Road No. 450, said right of way line being 50 feet North of center line of
8 said State Road No. 450, run thence North along the East line of said Section 23, the same
9 also being the East line of said Giles Hauck Subdivision, for 179.60 feet to the point of
10 beginning of this description. From said point of beginning, run thence West and parallel
11 with the North right of way line of said State Road No. 450, a distance of 244.25 feet to
12 the easterly line of the new right of way line of State Road No. 19 (said right of way line
13 of State Road No. 19 is 132 feet from center line of present State Road No. 19 when
14 measured at right angles thereto), said point being hereby designated as Point "A". Begin
15 again at the point of beginning and run thence North along the East line of said Giles Hauck
16 Subdivision and East line of said Section 23 a distance of 388.2 feet, more or less, to a
17 point that is 739.20 feet South of the North line of said Section 23, thence North 64 degrees
18 West 46 feet, more or less, to the Easterly line of the said new right of way of State Road
19 No. 19, thence Southwesterly along said right of way line to the above designated Point
20 "A".

21
22 **Ordinance 1990-C**

23 **Adopted 12.18.1990**

24 Northwest ¼ of the Southeast ¼ and North 403.4 feet of the Southwest ¼ of southeast ¼,
25 Section 18, Township 18, Range 27 East, Lake County, Florida.

26
27 **Ordinance 1991-A**

28 **Adopted 04.09.1991**

29
30 Commencing at the ¼ Section corner of the South Line of Section 18, Twp. 18 s., Rge.
31 27E., Lake County, Florida, run thence N.3 degrees 15' a distance of 724.8 ft.; thence N.
32 43 degrees 29'W. 535.6 feet for the point of beginning' Continued N. 43 degrees 29'W.
33 517.4 feet: thence N.46 degrees 18'E 551.9 ft.; thence S.3 degrees 15' W. 757.95 ft. to the
34 Point of Beginning, being a part of Lot 8 W .A. Whitcomb's Subdivision, LESS road right
35 of way on the Southwest side of property.

36
37 **Ordinance 1996-02**

38 **Adopted 12.17.1996**

39 From a ½" pipe as the Northwest corner of the Southwest ¼ of Section 18, Township 18
40 South, Range 27 East, Lake County, Florida, which bears S90°00'99"W, 267.30 feet from
41 a 4" round concrete monument, run thence N00°00'00"E, 25.00 feet; thence N90°
42 S43°47'15"E, 43.35 feet to the Point of Beginning; thence continue S43°47'15"E, 1026.20
43 feet; thence S46°12'45"W, 905 feet, more or less, to the shoreline of Lake Umatilla and a
44 point hereby designated as Point "A"; return to the Point of Beginning and run thence
45 S29°00'00"W, 2S3.89 feet; thence N84°45'00" W, 70.47 feet; thence S54°17'00" W, 54.00
46 feet; thence S42°50'00"W, 96.00 feet; thence S42°22'39"W, 226.52 feet to a 5/8" rod and

1 cap (PLS 3351) at the point of intersection on the East line of Lot 8, Orange Court Partial
2 Replat, according to the plat thereof as recorded in Plat Book 16, page 51, Public Records
3 of Lake County, Florida; thence run along the Easterly line of said Orange Court Partial
4 Replat the following courses; S26°53'14" W, 131.55 feet to a 4"x4" concrete monument;
5 S21°40'21" E, 272.82 feet to a 4"x4" concrete monument; S 11°32'39" W, 103.00 feet to a
6 5/8" rod and cap (PLS 3351); S05°27'24"E, 85.80 feet to a 1/2" rod (with no cap) at the
7 shoreline of said Lake Umatilla; thence leaving said Easterly line of said Orange Court
8 Partial Replat run thence Easterly and Southeasterly along the shoreline of said Lake
9 Umatilla to the above designated Point "A:" and the end of this description.

10 Subject to road right of way of County Road 44-A as recorded in Deed Book 333, page
11 459 of the Public Records of Lake County, Florida,

12 ALSO Subject to the right of way of County Road 44-A.

13
14 **Ordinance 1998-I**

15 **Adopted 10.20.1998**

16 Lots 10,11,12,13 and 14 of Gibson and Gotherman Addition to Altoona as recorded in Plat
17 Book 1, Page 38, Public Records of Lake County, Florida. Book 922

18 ALSO

19 The South 860.00 feet of Government Lot 2, Section 6, Township 18 South, Range 27 East,
20 Lake County, Florida, lying West of the West line of "Gibson and Gotherman" Addition
21 to Altoona as recorded in Plat Book 1, Page 38, Public Records of Lake County, Florida.

22 ALSO

23 That part of Government Lot 3, Section 6, Township 18 South, Range 27 East, Lake
24 County, Florida, lying North of Block "E" in Silver Beach Heights, as recorded in Plat
25 Book 14, Pages 25 and 25A, Public Records of Lake County, Florida, and West of the
26 westerly right of way of abandoned railroad; less begin at the Northeast corner of lot 4,
27 Block "E" of said Silver Beach Heights, run East along the North line of Block "E" 306.05
28 feet, more or less, to the Westerly right of way of State Road No.19 and Designated Point
29 "A". Return to the point of beginning and run North parallel to the East line of Tarpon
30 Avenue of platted Silver Beach Heights 305.58 feet, thence East parallel to the North line
31 of aforesaid Block "E" 551.19 feet, more or less, to the Westerly right of way of aforesaid
32 railroad, thence Southwesterly along said abandoned railroad right of way and the Westerly
33 right of way of State Road No. 19 to Designated Point "A" ; also less begin at the Northeast
34 corner of Lot 4, Block "E" of aforesaid Silver Beach Heights, run North parallel to the East
35 line of Tarpon Avenue of platted Silver Beach Heights 305.58 feet, thence West parallel to
36 the North line of aforementioned Block "E" 239 .83 feet, more or less, to the West line of
37 aforesaid Government Lot 3, thence South along said West line being parallel to the East
38 line of aforesaid Tarpon Avenue 305.58 feet, more or less, to the North line of Block "E",
39 thence East along said North line 239.83 feet, more or less, to the Point of Beginning.

40
41 **Ordinance 1998-Q**

42 **Adopted 10.20.1998**

43 Begin at the Northeast Corner of the Southeast ¼ of the Northwest ¼ of Section 12,
44 Township 18 South, Range 26 East, Lake County, Florida; Run thence South 1 degree 00
45 minutes West 540.0 feet for the point of beginning; run thence South 89 degrees 09 minutes
46 West 660.0 feet; run thence North 61 degrees 20 minutes West 150 feet to a concrete

1 monument; thence run in a Northwesterly direction to a point on the West line of the
2 Southeast ¼ of the Northwest ¼ of said Section 12, 350 feet South of Northwest Corner of
3 said Southeast ¼ of Northwest ¼ of Section 12; begin again at the point of beginning, run
4 thence South 1 degree 00 minutes West 120.47 feet; run thence South 89 degrees 10
5 minutes West 654.6 feet to concrete monument; run thence North 53 degrees 13 minutes
6 West 245.0 feet to a concrete monument; thence run in a Northwesterly direction to a point
7 on the West line of the Southeast ¼ of Northwest ¼ of said Section 12, 350 feet South of
8 Northwest corner of said Southeast ¼ of Northwest ¼ of said Section 12. Less ½ the right
9 of way of County Road on the East side of this description.

10
11 **Ordinance 1998-R**
12 **Adopted 01.05.1999**
13 **PFD (5 ACRES)**
14 **Parcel "1"**

15 THAT PART OF THE S.E. ¼ OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 27
16 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE
17 SOUTHEAST CORNER OF THE S.E. ¼ OF SAID SECTION 7, RUN N.04°59'12"E.
18 ALONG THE EAST LINE OF SAID S.E. ¼ A DISTANCE OF 676.06 FEET TO THE
19 POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF
20 BEGINNING, RUN N. 85°00'44"W., 400.0 FEET; THENCE N.04° 59'20"E., 558.62
21 FEET TO THE NORTH LINE OF THE S.E. ¼ OF THE S.E. ¼; THENCE N.88° 23'22"E.
22 ALONG SAID NORTH LINE OF S.E. ¼ OF THE S.E. ¼, 402.65 FEET TO THE
23 NORTHEAST CORNER OF THE S.E. ¼ OF THE S.E. ¼; THENCE S.04° 59'12"W.
24 ALONG SAID EAST LINE OF THE S.E. ¼ A DISTANCE OF 604.89 FEET TO THE
25 POINT OF BEGINNING.

26 LESS RIGHT-OF-WAY FOR HIGHWAY NO. 450 (UMATILLA BOULEVARD).
27 SUBJECT TO ALL EASEMENTS, RIGHT-OF-WAY AND RESTRICTIONS OF
28 RECORD, IF ANY.

29
30 **RESIDENTIAL- SINGLE FAMILY (R-15) 18± ACRES**
31 **Parcel "2"**

32 THAT PART OF THE S.E. ¼ OF SECTION 7, TOWNSHIP 18S., RANGE 27E. IN LAKE
33 COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

34 FROM THE S.E. CORNER OF THE S.E. ¼ OF SAID SECTION 7 RUN N.04°59'12"E.
35 ALONG THE EAST LINE OF THE SAID S.E. ¼ A DISTANCE OF 25.19 FEET TO
36 THE NORTH RIGHT-OF-WAY OF SALTS DALE ROAD; THENCE S. 87° 58'00"W.
37 ALONG THE NORTH RIGHT-OF-WAY OF SALTS DALE ROAD 381.97 FEET TO
38 THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID P.O.B.
39 CONTINUE S.87° 58'00"W. ALONG NORTH RIGHT-OF-WAY 379.97 FEET;
40 THENCE N.02°42'06"E., 1256.62 FEET TO THE NORTH LINE OF THE S.E. ¼ OF THE
41 S.E. ¼; THENCE N.88° 42'36"E. ALONG SAID NORTH LINE OF THE S.E. ¼ OF THE
42 S.E. ¼ A DISTANCE OF 404.81 FEET; THENCE S.03° 50'31 "W., 1255.95 FEET TO
43 THE P.O.B.

44 LESS RIGHT-OF-WAY FOR COUNTY ROAD. SUBJECT TO ALL EASEMENTS,
45 RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD.

46

1 Parcel "3"

2

3 THAT PART OF THE S.E. ¼ OF SECTION 7, TOWNSHIP 18S., RANGE 27E. IN LAKE
4 COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

5 FROM THE S.E. CORNER OF THE S.E. ¼ OF SAID SECTION 7 RUN N.04°59'12"E.
6 ALONG THE EAST LINE OF THE SAID S.E. ¼ A DISTANCE OF 25.19 FEET TO
7 THE NORTH RIGHT-OF-WAY OF SALTSDALE ROAD AND THE POINT OF
8 BEGINNING OF THIS DESCRIPTION; FROM SAID P.O.B. RUN S.87°58'00"W.
9 ALONG THE NORTH RIGHT-OF-WAY OF SALTSDALE ROAD 381.97 FEET;
10 THENCE N.03°50'31 "E., 1255.95 FEET TO THE NORTH LINE OF THE S.E. ¼ OF
11 THE S.E. ¼; THENCE N. 88°42'36"E. ALONG SAID NORTH LINE OF THE S.E. ¼ OF
12 THE S.E. ¼ A DISTANCE OF 406.88 FEET TO THE EAST LINE OF THE S.E. ¼;
13 THENCE S.04°59'12"W, ALONG THE EAST LINE OF THE S.E. ¼ A DISTANCE OF
14 1255.76 FEET TO THE P.O.B. LESS RIGHT-OF-WAY FOR COUNTY ROAD.
15 SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF
16 RECORD.

17 LESS THAT PROPERTY DESCRIBED IN PARCEL "1" ABOVE.

18

19 **Ordinance 1999-A**

20 **Adopted 05.04.1999**

21 FROM THE WEST ¼ CORNER OF SECTION 18, TOWNSHIP 18 SOUTH, RANGE 27
22 EAST, IN LAKE COUNTY, FLORIDA, RUN EAST 567.6 FEET TO THE
23 CENTERLINE OF OLD UMATILLA ROAD, THENCE RUN S.44°00'00"E. ALONG
24 THE CENTERLINE OF SAID ROAD 1403.82 FEET; THENCE S.46°00'00"W. 33.00
25 FEET TO A FOUR INCH CONCRETE MONUMENT ON THE SOUTHERLY RIGHT
26 OF WAY LINE OF SAID ROAD AND THE POINT OF BEGINNING OF THE
27 FOLLOWING DESCRIBED PROPERTY; THENCE CONTINUE S.46°00'00"E. 713.94
28 FEET TO A 5/8 INCH ROD, L.B. 5404; THENCE S.44°00'00"E. 254.10 FEET TO A 5/8
29 INCH ROD, L.B. NO. 5404; THENCE N.46°00'00"E. 177.54 FEET TO A 5/8 INCH
30 ROD, LB NO. 5404; THENCE N.44°00'00"W. 169.10 FEET TO A 5/8 INCH ROD, L.B.
31 NO. 5404; THENCE N.46°00'00"E. 536.40 FEET TO A 5/8 INCH ROD, L.B. NO. 5404
32 AND THE AFORESAID SOUTHERLY RIGHT OF WAY LINE, THENCE
33 N.44°00'00"W. ALONG SAID RIGHT OF WAY LINE 85.00 FEET TO THE POINT OF
34 BEGINNING.

35 CONTAINING 2.08 ACRES MORE OR LESS.

36 SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS, OVER THE
37 EASTERLY 50 FEET OF THE SOUTHERLY 177.54 FEET THEREOF.

38

39 **Ordinance 1999-C**

40 **Adopted 08.03.1999**

41 **Corrected by 2004-H**

42 **Adopted 07.29.2004**

43 ~~Begin at 351.54' W & 252.08' N of SE corner of SW ¼ of SE ¼, run S 83 deg. 34 min. 50~~
44 ~~sec. E 125.94', S 238.56' E to SE corner of SW ¼ of SE ¼, N 565.62' W to point N of POB,~~
45 ~~S to POB, Section 11, Township 18S, Range 26E, Lake County, Florida.~~

1 The East 351.54 feet of the South 565.62 feet of the Southwest ¼ of the Southeast ¼ of
2 Section 11, Township 18 South, Range 26 East, Lake County, Florida. Subject to an
3 easement for ingress and egress over the West 15.00 feet thereof, also subject to the right
4 of way of County Road No. 450.

5
6 **Ordinance 1999-D**
7 **Adopted 10.19.1999**

8 THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼, IN
9 SECTION 14, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.
10 AND

11 THE EAST 420 FEET OF THE NORTH 525 FEET OF THE SOUTHWEST ¼, IN
12 SECTION 14, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.
13 ALSO DESCRIBED AS: COMMENCING AT THE NORTHEAST CORNER OF THE
14 NORTHEAST ¼ OF THE SOUTHWEST ¼, IN SECTION 14, TOWNSHIP 18 SOUTH,
15 RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 2 ½ ACRES, WEST 2
16 ACRES, NORTH 2 ½ ACRES, EAST 2 ACRES TO STARTING POINT, LAKE
17 COUNTY, FLORIDA

18
19
20 **Ordinance 1999-E**
21 **Adopted 10.19.1999**

22 ALL OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 14,
23 TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS THE
24 TWO CERTAIN PORTIONS THEREOF DESCRIBED AS FOLLOWS: (FIRST) A
25 TRACT OF FIVE ACRES LYING IN THE NORTHEAST CORNER THEREOF THE
26 LENGTH THEREOF NORTH AND SOUTH BEARING THE RATIO TO THE WIDTH
27 THEREOF EAST AND WEST OF FIVE TO FOUR. (SECOND) ALL OF THAT
28 PORTION OF THE SAID NORTHEAST ¼ OF THE SOUTHWEST ¼ LYING AND
29 BEING WITHIN THE FOLLOWING DESCRIPTION OF METES AND BOUNDS, TO-
30 WIT; BEGIN THIRTY-SIX CHAINS AND TWENTY-THREE LINKS SOUTH AND
31 ELEVEN CHAINS AND FIFTY-EIGHT LINKS EAST OF THE NORTHWEST
32 CORNER OF SAID SECTION 14 AND RUN THENCE SOUTH 72 DEGREES EAST
33 SEVENTEEN CHAINS AND EIGHTY LINKS; THENCE SOUTH 18 DEGREES WEST
34 FIFTEEN CHAINS AND SEVENTY-FIVE LINKS; THENCE NORTH 72 DEGREES
35 WEST TEN CHAINS AND SEVENTY-NINE LINKS; THENCE NORTH 06 DEGREES
36 WEST SEVENTEEN CHAINS AND TWENTY-FOUR LINKS TO THE POINT OF
37 BEGINNING, THE TRACT COMPRISING APPROXIMATELY 26 ACRES.

38 ALSO (INCLUDING) THE NORTH 425 FEET OF THE WEST 175 FEET OF THE
39 EAST 595 FEET OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼, OF SECTION
40 14, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS
41 RIGHT-OF-WAY FOR PUBLIC ROAD.

42
43 **Ordinance 2000-C**
44 **Adopted 02.01.2000**

1 Lots 5, 6 and 7, Block "E" in Silver Beach Heights, a subdivision in Lake County, Florida,
2 according to the plat thereof recorded in Plat Book 14, Pages 25 and 25A, Public Records
3 of Lake County, Florida.

4 ALSO: An undivided 3/84th interest in and to Lot 21, Block "H" in Silver Beach Heights,
5 a subdivision in Lake County, Florida, according to the plat thereof recorded in Plat Book
6 14, Pages 25 and 25A, Public Records of Lake County, Florida.

7
8 **Ordinance 2000-E1**

9 **Adopted 08.01.2000**

10 Southwest ¼ of the Southwest ¼ of the Northeast ¼, LESS the East 48.67 feet thereof and
11 LESS the road right-of-way for Skyline Drive and LESS the West 33 feet and LESS the
12 South 33 feet for road right-of-ways, as recorded in OR Book 1000, Page 702.

13
14 **Ordinance 2000-F1**

15 **Adopted 08.01.2000**

16 WHITCOMB'S SUB West 405.3 feet of Lot 9, LESS road right-of-way for West Skyline
17 Drive, as recorded in OR Book 1214, Page 5475.

18
19 **Ordinance 2000-G1**

20 **Adopted 08.01.2000**

21 Beginning at the most Westerly corner of lot F, according to the Plat of GLENDALE,
22 recorded in Plat Book 1, Page 46, Public Records of Lake County, Florida, run thence in
23 the Northeasterly direction along the Westerly line of said Lot F a distance of 107 feet
24 thence turn right 90 and run a distance of 150 feet; thence tum right 90 and run a distance
25 of 107 feet to the South line of said lot F, thence run along Southwesterly line of said lot F
26 a distance of 150 feet to the Point of Beginning.

27
28
29 **Ordinance 2000-H-1**

30 **Adopted 08.01.2000**

31 From NW corner of SW ¼ of NW ¼ run south 89° 57 minutes 04 seconds East 70.86 feet
32 to a point that is 33 feet east of centerline of county road no. 5-7864, south 00° 32 minutes
33 38 seconds West 1290.78 feet to a point that is 33 feet north of south line of SW ¼ of NW
34 ¼, north 89° 58 minutes 30 seconds East 294.56 feet for point of beginning, continue north
35 89° 58 minutes 30 seconds East 451.34 feet, north 21° 50 minutes 41 seconds east 1292.14
36 feet to east line of SW ¼ of NW ¼, said point being south 00° 13 minutes 45 seconds west
37 90 feet from NE corner of SW ¼ of NW ¼, south 37° 50 minutes 58 seconds W 1519.15
38 feet to point of beginning. OR book 1699 page 1762.

39
40 **Ordinance 2000-I-1**

41 **Adopted 08.01.2000**

42 Beg 15 feet of SE corner of SW ¼ run W 343 feet, N 12° 10 min W 277 feet to lake, thence
43 in southerly direction around lake to point of beginning – less county road right-of-way –
44 OR Book 1643 page 1789.

45
46 **Ordinance 2000-J**

1 **Adopted 08.15.2000**

2 That part of the Southeast ¼ of the Northeast ¼ of Section I, Township 18 South, Range
3 26 East, Lake County Florida, described as follows: The South 880.00 feet of said
4 Southeast ¼ of Northeast ¼ lying East of a line that is 37.50 feet East of and parallel to the
5 East line of Block "J" of Silver Beach Heights, as recorded in Plat Book 14, Pages 25 and
6 25-A, Public Records of Lake County, Florida also lying North of Block "I" and an Easterly
7 extension of Said North Line of Block "I" to the Southeast comer of aforesaid Southeast ¼
8 of Northeast ¼.

9
10 **Ordinance 2000-K-1**

11 **Adopted 09.05.2000**

12 Commence at the Northwest comer of the Southwest ¼ of the Northwest ¼ of Section 12,
13 Township 18 South, Range 26 East, Lake County, Florida, run thence South 89°57'04" East
14 along the North line of said Southwest ¼ of the Northwest ¼ a distance of 70.86 feet to a
15 point that is 33.0 feet East of the centerline of County Road Dist. No. 5-7864; thence South
16 00°32'38" West parallel with and 33.0 feet East of said centerline 1290.78 feet; thence
17 North 89°58'30" East parallel with and 33.0 feet North of the South line of said Southwest
18 ¼ of the Northwest ¼, 745.90 feet to the Point of Beginning of this description; from said
19 Point of Beginning, continue North 89°58'30" East parallel with and 33.0 feet North of the
20 South line of said Southwest ¼ of the Northwest ¼; thence North 00° 13 '45" East, 1199
21 .16 feet to a point that is South 00° 13'45" West, 90.0 feet from the Northeast comer of the
22 Southwest ¼ of the Northwest ¼; thence South 21°50'41" West, 1292.14 feet to the Point
23 of Beginning. Subject to all easements, rights-of-way and restrictions of record, if any.

24
25 **Ordinance 2001-10**

26 **Adopted 11.06.2001**

27 Begin at the intersection of the Northwesterly Right of Way line of Highway 19 with the
28 North line of Government Lot 4, and run West 180 feet, South 23°00'59" East 70 feet,
29 thence South 55°51 '15" East 93 feet to Highway, thence Northeasterly along Highway 139
30 feet to the Point of Beginning. All lying in Section 06, Township 18 South, Range 27 East,
31 Lake County, Florida and described in the Lake County Property Appraiser Records as
32 Parcel ID No. 06-18-27-0003-000-02400.

33
34
35
36 **Ordinance 2001-C**

37 **Adopted 05.01.2001**

38 Begin 57.66 feet south of NW corner of NE ¼ of SE ¼ of SE ¼ run South 55 degrees, 54
39 minutes E, 690 feet, South 33 degrees, 24 minutes, W 134.62 feet, N 55 degrees, 54
40 minutes, west 600.5 feet, North 162.59 feet to point of beginning, OR Book 1778, page
41 2099

42 And

43 Glendale lots 6,7,13,14,20,21 less southwesterly 10 feet of lots 6,13,20, OR Book 1778,
44 Page 2099.

45
46 **Ordinance 2002-A**

1 **Adopted 02.05.2002**

2 All of Block 85, less Lots I thru 10 of said Block 85, also all of Block 86, less Lot 6,7,10
3 and 11, of said Block 86, of "East Umatilla" Subdivision, Section 8, Township 18 South,
4 Range 27 East, as recorded in Plat Book 6, Pages 87 thru 95, in the Public Records of Lake
5 County, Florida.

6 AND the right-of-way of West Fifth Avenue lying between the north right-of-way of East
7 Fourth Street and the southeasterly right-of-way of C.R. 450 in Section 8, Township 18
8 South, Range 27 East of Lake County, Florida.

9
10 **Ordinance 2002-E**

11 **Adopted 05.07.2002**

12 From the West ¼ corner of Section 18, Township 18 South, Range 27 East, in Lake County,
13 Florida, run East 567.60 feet to the centerline of Old Umatilla Road, thence run
14 S.44°00'00"E. along the centerline of said road 1488.82 feet; thence S.46°00'00"W. 33.00
15 feet to a 5/8 inch iron rod, L.B. No. 5404, on the southerly right of way line of said road
16 and the Point of Beginning of the following described property, thence continue
17 S.46°00'00"W. 536.40 feet to a 5/8 inch iron rod, L.B. No. 5404; thence S.44°00'00"E.
18 169.10 feet to a 5/8 inch iron rod, L.B. No. 5404; thence N.46°00'00"E. 536.40 feet to a
19 four inch concrete monument and the aforesaid southerly right of way line; thence
20 N.44°00'00"W. along said right of way line 169.10 feet to the Point of Beginning.
21 Containing 2.08 acres more or less.

22 Subject to an easement for ingress and egress, over the easterly 50.00 feet thereof.

23
24 **Ordinance 2002-I**

25 **Adopted 11.05.2002**

26 Block 110, EAST UMATILLA SUBDIVISION, according to the Plat thereof recorded in
27 Plat Books 6, Pages 93-95, Public Records of Lake County, Florida.

28
29 **Ordinance 2004-D**

30 **Adopted 06.15.2004**

31 Lots 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20, Block 94 EAST UMATILLA
32 SUBDIVISION, a subdivision in Section 8, Township 18 South, Range 27 West, Lake
33 County Florida.

34
35 **Ordinance 2004-G**

36 **Adopted 08.17.2004**

37 THAT PART OF THE NORTH 722.80 FEET OF GOVERNMENT LOT 3 (WHEN
38 MEASURED ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3) AND OF
39 THE NE ¼ OF THE SW ¼, ALL BEING OF SECTION 6, TOWNSHIP 18 SOUTH,
40 RANGE 27 EAST, LAKE COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

41 COMMENCE AT THE W ¼ CORNER OF SAID SECTION 6 (THE NW CORNER OF
42 THE SW ¼ AND THE NW CORNER OF GOVERNMENT LOT 3 OF SAID SECTION
43 6); RUN THENCE S 89°39'11" E 1685.80 FEET); THENCE, S 0°22' W 313.80 FEET
44 (ACTUALLY S 0°16'36" W 313.69 FEET) FOR A POINT OF BEGINNING;
45 CONTINUE THENCE S 0°22'W 405.56 FEET (ACTUALLY S 0°16'36" W 405.56 FEET
46 TO A SET NAIL AND DISK STAMPED P.L.S. 1916, AS PLACED OIN A LINE, SAID

1 LINE BEING MONUMENTED, AND APPEARS TO BE ACCEPTED BY THE
2 ADJOINING PROPERTY OWNERS, AS BEING THE SOUTH LINE OF THE NORTH
3 722.80 FEET, AS SPECIFIED ABOVE IN THIS DESCRIPTION; THENCE N 89°53'W,
4 PARALLEL WITH THE AFORESAID EAST-WEST MID-SECTION LINE
5 (ACTUALLY N 89°55'39" W 520.42 FEET) TO A POINT ON THE ACCEPTED EAST
6 LINE OF SAID GOVERNMENT LOT 3; THENCE CONTINUE ON THE PRIOR SAID
7 ACCEPTED LINE WEST 161.00 FEET (ACTUALLY N 87°57'07" W 161.53 FEET) TO
8 AN ACCEPTED 4"X4" CONCRETE MONUMENT, NO SURVEYOR NUMBER;
9 THENCE FROM A 40 DEGREE ANGLE TO THE RIGHT (ACTUALLY 38°09'28"
10 RIGHT) A DISTANCE OF 165.00 FEET (ACTUALLY 182.94 FEET TO A 4"X4"
11 CONCRETE MONUMENT, NO SURVEYOR NUMBER, IN THE SOUTHEASTERLY
12 RIGHT-OF-WAY LINE OF STATE ROAD NO. 19, AS IT EXISTS THIS 25TH DAY OF
13 MARCH, 2003; THENCE N 40°37'55" E ALONG SAID SOUTHEASTERLY RIGHT-
14 OF-WAY LINE A DISTANCE OF 388.14 FEET TO A POINT ON A LINE, SAID LINE
15 HAVING A BEARING OF N 88° 52' W (ACTUALLY N 88°38'31" W), WHEN
16 MEASURED FROM THE POINT OF BEGINNING; THENCE S 88°52' E (ACTUALLY
17 S 88°38'31"E) ALONG SAID LINE A DISTANCE OF 570.92 FEET TO THE POINT OF
18 BEGINNING AND POINT OF TERMINUS. SUBJECT TO A 50 FOOT INGRESS AND
19 EGRESS EASEMENT ALONG THE SOUTH LINE OF DESCRIBED PROPERTY
20 BOUNDED ON THE EAST BY THE EAST LINE AND BOUNDED ON THE WEST
21 BY THE SOUTHEASTERLY RIGHT-OF-WAY OF STATE ROAD NO. 19;
22 TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, DESCRIBED AS
23 FOLLOWS: BEGIN ON THE EASTWEST MID-SECTION LINE OF SECTION 6,
24 TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, AT A
25 DISTANCE OF 1,686.21 FEET, EAST OF, WHEN MEASURED ALONG SAID MID-
26 SECTION LINE FROM THE W ¼ CORNER THEREOF; THENCE 2 0°22' W
27 (ACTUALLY S 0°16'36" W) TO A POINT ON THE SOUTH BOUNDARY LINE OF
28 THE NORTH 722.80 FEET OF THE SW ¼ OF SECTION 6, TOWNSHIP 18 SOUTH,
29 RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE EAST FIFTY FEET (50')
30 ALONG THE SOUTH BOUNDARY LINE OF SAID NORTH 722.80 FEET THEREOF;
31 THENCE N 0°16'36" E TO THE NORTH BOUNDARY LINE OF THE AFORESAID
32 MID-SECTION LINE OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 27 EAST,
33 LAKE COUNTY, FLORIDA; THENCE WEST ALONG SAID MID-SECTION LINE OF
34 SECTION 6 TO THE POINT OF BEGINNING.

35

36 **Ordinance 2004-I**

37 **Adopted 08.17.2004**

38 The South ½ of the Southwest ¼ of the Northwest ¼ of the Southeast ¼ of Section 7,
39 Township 18, Range 27, Lake County, Florida.

40

41 **Ordinance 2005-A**

42 **Adopted 02.01.2005**

43 THE SOUTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF NORTHWEST
44 ¼ OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY,
45 FLORIDA.

46

1 **Ordinance 2005-C**

2 **Adopted 08.02.2005**

3 Commence at the Northwest corner of the southwest ¼ of the Northeast ¼ of Section 12,
4 Township 18 South, Range 26 East, Lake County, Florida, and run North 89 degrees 31'1
5 1" East along North line of the Southwest ¼ of the Northeast¼ a distance of 368.00 feet to
6 a concrete monument (no number), said concrete monument being the point of beginning
7 of this description; from said point of beginning, run South 18 degrees 19'24" West, 530.91
8 feet to a concrete monument (labeled LB707), said concrete monument being on the
9 Northerly right-of-way line of Bulldog Way; thence South 75 degrees 17'20" East along
10 the Northerly right-of-way line of Bulldog Way a distance of 681.28 feet to an iron pin
11 (labeled LB707), said iron pin being on the Westerly right-of-way line of State Highway
12 19; thence North 17 degrees 39'58" East along the Westerly right-of-way line of State
13 Highway 19 a distance of 429.37 feet to an iron pin labeled LB707, said iron pin being at
14 the beginning of a curve concaved Easterly and having a radius of 2875.27 feet; thence
15 Northeasterly along the arc of said curve and said Westerly right-of-way line of State
16 Highway 19 through a central angle of 05 degrees 50'02", an arc length of 292.76 feet to a
17 concrete monument (no number), said concrete monument being on the North line of the
18 Southwest ¼ of the Northeast ¼ of the aforementioned Section 12; thence South 89 degrees
19 31' 11" West along the North line of the Southwest ¼ of the Northeast ¼ a distance of
20 725.25 feet to the point of beginning.

21
22 **Ordinance 2005-G**

23 **Adopted March 21, 2005**

24 **COMMERCIAL PARCEL DESCRIPTION**

25 COMMENCE AT THE EAST ¼ CORNER OF SECTION 23, TOWNSHIP 18 SOUTH,
26 RANGE 26 EAST IN LAKE COUNTY, FLORIDA; THENCE S1°01'53" E ALONG THE
27 EAST LINE OF SAID SECTION 23, A DISTANCE OF 25.00 FEET TO THE SOUTH
28 RIGHT OF WAY LINE OF MILLS STREET; THENCE S89°59'25"W ALONG SAID
29 SOUTH RIGHT OF WAY LINE A DISTANCE OF 733.66 FEET FOR A POINT OF
30 BEGINNING AND TO A POINT ON A NON-TANGENT CURVE CONCAVE
31 SOUTHEASTERLY, HAVING A RADIUS OF 29.00 FEET, A CHORD BEARING OF
32 S37°26'43"W, A CHORD DISTANCE OF 35.27 FEET, RUN THENCE
33 SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL
34 ANGLE OF 74°54'35", A DISTANCE OF 37.92 FEET; THENCE S0°00'35"E A
35 DISTANCE OF 15.60 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE
36 NORTHWESTERLY, HAVING A RADIUS OF 41.00 FEET, A CHORD BEARING OF
37 S21°38'46"W, A CHORD DISTANCE OF 30.26 FEET, RUN THENCE
38 SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL
39 ANGLE OF 43°18'41", A DISTANCE OF 30.99 FEET; THENCE S42°46'10"E A
40 DISTANCE OF 6.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE
41 SOUTHEASTERLY, HAVING A RADIUS OF 230.00 FEET, A CHORD BEARING OF
42 S43°22'24"W, A CHORD DISTANCE OF 30.94 FEET, RUN THENCE
43 SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL
44 ANGLE OF 7°42'51", A DISTANCE OF 30.97 FEET TO A POINT OF COMPOUND
45 CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS
46 OF 770.00 FEET, A CHORD BEARING OF S20°32'30"W, A CHORD DISTANCE OF

1 500.73 FEET, RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID
2 CURVE, THROUGH A CENTRAL ANGLE OF 37°56'58", A DISTANCE OF 510.00
3 FEET; THENCE S12°29'37"W A DISTANCE OF 25.00 FEET TO A POINT ON A NON-
4 TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 525.00
5 FEET, A CHORD BEARING OF N65°56'34"W, A CHORD DISTANCE OF 210.48
6 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE,
7 THROUGH A CENTRAL ANGLE OF 23°07'38", A DISTANCE OF 211.91 FEET;
8 THENCE N54°22'45"W A DISTANCE OF 104.10 FEET TO A POINT OF
9 CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS
10 OF 25.00 FEET, A CHORD BEARING OF N10°16'55"W, A CHORD DISTANCE OF
11 34.79 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID
12 CURVE, THROUGH A CENTRAL ANGLE OF 88°11 '40", A DISTANCE OF 38.48
13 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF STATE ROAD 19 AND TO
14 A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE
15 NORTHWESTERLY, HAVING A RADIUS OF 2042.08 FEET, A CHORD BEARING
16 OF N29°39' 14"E, A CHORD DISTANCE OF 296.38 FEET, RUN THENCE
17 NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID
18 SOUTHEASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF
19 8°19'23", A DISTANCE OF 296.64 FEET; THENCE N25°29'32"E ALONG SAID
20 SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 170.23 FEET TO SAID
21 SOUTH RIGHT OF WAY LINE; THENCE N89°59'25"E ALONG SAID RIGHT OF
22 WAY LINE A DISTANCE OF 294.02 FEET TO THE POINT OF BEGINNING.

23 CONTAINS 152003 SQUARE FEET OR 3.4895 ACRES MORE OR LESS.

24 **RESIDENTIAL PARCEL DESCRIPTION**

25 COMMENCE AT THE EAST ¼ CORNER OF SECTION 23, TOWNSHIP 18 SOUTH,
26 RANGE 26 EAST, LAKE COUNTY, FLORIDA; RUN THENCE S1°01'53" E ALONG
27 THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 23, A DISTANCE OF
28 351.42 FEET TO A POINT OF BEGINNING; THENCE CONTINUE S1°01'53"E
29 ALONG SAID EAST LINE A DISTANCE OF 1431.69 FEET; THENCE N89°37'30"W
30 A DISTANCE OF 1323.31 FEET TO THE MONUMENT EAST RIGHT OF WAY LINE
31 OF JIM DOUGHERTY ROAD; THENCE N0°26'30" W ALONG SAID EAST RIGHT
32 OF WAY LINE A DISTANCE OF 83.34 FEET; THENCE N89°09'22"E A DISTANCE
33 OF 118.00 FEET; THENCE N0°26'30" W A DISTANCE OF 80.00 FEET; THENCE
34 S89°09'22"W A DISTANCE OF 118.00 FEET; THENCE N0°26'30" W ALONG SAID
35 EAST RIGHT OF WAY A DISTANCE OF 180.00 FEET; THENCE N89°09'21"E A
36 DISTANCE OF 150.00 FEET; THENCE N0°26'30" WA DISTANCE OF 70.00 FEET;
37 THENCE S89°09'21"W A DISTANCE OF 150.00 FEET TO SAID EAST RIGHT OF
38 WAY LINE OF JIM DOUGHERTY ROAD; THENCE N0°31'37" W ALONG SAID
39 EAST RIGHT OF WAY LINE A DISTANCE OF 339.98 FEET; THENCE N89°22'58" E
40 A DISTANCE OF 328.30 FEET; THENCE N0°26'30" WA DISTANCE OF 240.00 FEET;
41 THENCE S89°22'58" W A DISTANCE OF 329.48 FEET TO SAID EAST RIGHT OF
42 WAY LINE OF JIM DOUGHERTY ROAD; THENCE N0°43'18" W ALONG SAID
43 EAST RIGHT OF WAY LINE A DISTANCE OF 272.43 FEET TO THE SOUTHEAST
44 RIGHT OF WAY LINE OF STATE ROAD 19, BEING A POINT ON A NON-
45 TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF
46 2042.08 FEET, A CHORD BEARING OF N35°03'03" E, A CHORD DISTANCE OF

1 88.06 FEET, RUN THENCE NORTHEASTERLY ALONG THE ARC OF SAID
2 CURVE, THROUGH A CENTRAL ANGLE OF 2°28'15", A DISTANCE OF 88.07 FEET
3 TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY
4 HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S10°16'55" E, A
5 CHORD DISTANCE OF 34.79 FEET, RUN THENCE SOUTHEASTERLY ALONG
6 THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 88°11'40", A
7 DISTANCE OF 38.48 FEET; THENCE S54°22'45" E A DISTANCE OF 104.10 FEET
8 TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY,
9 HAVING A RADIUS OF 525.00 FEET, A CHORD BEARING OF S65°56'34" E, A
10 CHORD DISTANCE OF 210.48 FEET, RUN THENCE SOUTHEASTERLY ALONG
11 THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°07'38", A
12 DISTANCE OF 211.91 FEET; THENCE N12°29'37"E A DISTANCE OF 25.00 FEET
13 TO A POINT ON A NONTANGENT CURVE CONCAVE SOUTHEASTERLY,
14 HAVING A RADIUS OF 770.00 FEET, A CHORD BEARING OF N20°32'30"E, A
15 CHORD DISTANCE OF 500.73 FEET, RUN THENCE NORTHEASTERLY ALONG
16 THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°56'58", A
17 DISTANCE OF 510.00 FEET TO A POINT OF COMPOUND CURVATURE ON A
18 CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 230.00 FEET, A
19 CHORD BEARING OF N43°22'24"E, A CHORD DISTANCE OF 30.94 FEET, RUN
20 THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A
21 CENTRAL ANGLE OF 7°42'51", A DISTANCE OF 30.97 FEET; THENCE
22 N42°46'10"W A DISTANCE OF 6.00 FEET TO A POINT ON A NONTANGENT
23 CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 41.00 FEET, A
24 CHORD BEARING OS N21°38'46"E, A CHORD DISTANCE OF 30.26 FEET, RUN
25 THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A
26 CENTRAL ANGLE OF 43°18'41", A DISTANCE OF 30.99 FEET; THENCE N0°00'35"
27 W A DISTANCE OF 15.60 FEET TO A POINT OF CURVATURE ON A CURVE
28 CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 29.00 FEET, A CHORD
29 BEARING OF N37°26'43" E, A CHORD DISTANCE OF 35.27 FEET, RUN THENCE
30 NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL
31 ANGLE OF 74°54'35", A DISTANCE OF 37.92 FEET TO THE SOUTH RIGHT OF
32 WAY LINE OF MILLS STREET; THENCE N89°59'25" E ALONG SAID SOUTH
33 RIGHT OF WAY LINE A DISTANCE OF 402.66 FEET; THENCE S1°01'53" E A
34 DISTANCE OF 70.00 FEET; THENCE N89°59'25" E A DISTANCE OF 45.00 FEET;
35 THENCE S1°01'53" E A DISTANCE OF 75.00 FEET; THENCE N89°59'25" E A
36 DISTANCE OF 100.00 FEET; THENCE S1°01'53" E A DISTANCE OF 181.42 FEET;
37 THENCE N89°59'25" E A DISTANCE OF 186.00 FEET TO THE POINT OF
38 BEGINNING.

39

40 **Ordinance 2006-A**

41 **Adopted 02.07.2006**

42 Lots 1 to 9 inclusive, of ALTOONA, Gibson & Gotherman Addition according to
43 public records of Lake County, Florida; N ½ of NW ¼ of NE ¼, West ¾ of NE ¼ of
44 NE ¼, North 880 feet of E ¼ of NE ¼ of NE ¼. Sec. 1, Twp. 18S, Rge. 26 East; Lots
45 24, 25, 26, 27 of ALTOONA, Hinson's Plan according to said public records. From
46 S ¼ Corner of Sec. 31, Twp. 17S Rge. 27 East, run West 299 ft. for point of

1 beginning, run North 3 deg. 37 min. East 863.3 ft., Westerly to West line of Lot 28
2 of said Hinson's Plan of Altoona, South to point West of Point of beginning, East to
3 point of beginning; Gov. Lot 4 of Sec. 31, Twp. 17 S., Rge. 27 East.

4
5 **Ordinance 2006-B**
6 **Adopted 04.04.2006**

7 PARCEL A:

8 THAT PART OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 18 SOUTH,
9 RANGE 26 EAST, LAKE COUNTY, FLORIDA, BOUNDED AS FOLLOWS:

10
11 BOUNDED ON THE NORTH BY A LINE DESCRIBED AS FOLLOWS: FROM THE
12 NORTHEAST CORNER OF THE SOUTHWEST ¼ OF SAID NORTHEAST ¼; RUN
13 WEST 780.12 FEET; THENCE S. 21°45'00"E., 842.82 FEET; THENCE S.12°47'02"E.,
14 17.60 FEET TO A NAIL AND DISK IN PAVED ROAD (GOLDEN GEM DRIVE)
15 MARKED LS. 4033, SAID NAIL AND DISK BEING AT THE POINT OF BEGINNING
16 OF SAID LINE; THENCE N68°08'19"E, 41.86 FEET TO A ½ INCH DIAMETER I.R.
17 WITH PLASTIC SURVEY CAP MARKED D. MELVIN LS. 4033; THENCE
18 CONTINUE N.68°08'19"E., 233.69 FEET TO A ½ INCH DIAMETER I.R. WITH
19 PLASTIC SURVEY CAP MARKED D. MELVIN LS. 4033; THENCE CONTINUE
20 N.68°08'19"E. TO LAKE AND END OF DESCRIBED LINE.

21
22 AND BOUNDED ON THE EAST BY LAKE MARY.

23
24 AND BOUNDED ON THE WEST BY COUNTY ROAD (GOLDEN GEM DRIVE).

25
26 AND BOUNDED ON THE SOUTH BY A LINE DESCRIBED AS FOLLOWS: FROM
27 A POINT 15 FEET EAST OF SOUTHEAST CORNER OF THE SOUTHWEST ¼ OF
28 SAID NORTHEAST ¼, RUN WEST 343 FEET; THENCE N12°10'00"2., 439.14 FEET
29 TO THE POINT OF BEGINNING OF SAID LINE; THENCE N.76°22'13"E. TO LAKE
30 AND END OF SAID LINE.

31
32 CONTAINING 0.983 ACRES +/- (INCLUDES RIGHT OF WAY & TO THE WATERS
33 EDGE ON 1-23-2004).

34
35 **Ordinance 2006-C**
36 **Adopted 05.02.2006**

37 LOTS 6 AND 7, BLOCK 86 EAST UMATILLA, RECORDED IN PLAT BOOK 6,
38 PAGES 88 THRU 92, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

39
40 **Ordinance 2006-E**
41 **Adopted 07.05.2006**

42 THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 18
43 SOUTH, RANGE 26 EAST, LESS ROAD RIGHT-OF-WAY, ALL BEING IN LAKE
44 COUNTY, FLORIDA.

45
46 **Ordinance 2007-A**

1 **Adopted 04.03.2007**

2 BEGIN AT THE NW CORNER OF THE NW ¼ OF THE SW ¼ OF SECTION 24,
3 TOWNSHIP 18 S., RANGE 26 E., RUN SOUTH 200 FEET FOR POINT OF
4 BEGINNING; THENCE EAST 50 FEET; THENCE SOUTH 100 FEET; THENCE WEST
5 50 FEET; THENCE NORTH 100 FEET TO THE POINT OF BEGINNING.

6
7 AND START AT THE NE CORNER OF THE NE ¼ OF THE SE ¼ OF SECTION 23,
8 TOWNSHIP 18 SOUTH, RANGE 26 EAST, RUN SOUTH 1°06' EAST OF THE
9 SECTION LINE 351.42 FEET, WEST 62 FEET, NORTH 1°06' WEST 351.42 FEET TO
10 THE MIDSECTION LINE, EAST 62 FEET TO THE POINT OF BEGINNING,
11 CONTAINING ½ ACRE.

12
13 **Ordinance 2007-N**

14 **Adopted 08.07.2007**

15 Eustis Meadows Subdivision, W ½ of Lot 127, and Begin 319 feet South of NW corner of
16 Lot 126 run South to SW Corner of Lot 126, East 660 feet, North to North line of Lot 131,
17 W 130.2 feet, South 1,518.25 feet, S. 77 degrees 38 minutes West to POB, being part of
18 Lots 126 and 131, LESS Highway 450, Section 24, Township 18 South, Range 26 East.

19
20 **Ordinance 2007-O**

21 **Adopted 08.07.2007**

22 Parcel 1:

23 The Northwest Quarter of the Northwest Quarter of the Northwest Quarter of Section 25,
24 Township 18 South, Range 26 East, Lake County, Florida, LESS AND EXCEPT Road
25 Right of Way per Official Records Book 1701, Page 810, of the public records of Lake
26 County, Florida.

27
28 Parcel 2:

29 The Northeast Quarter of the Northwest Quarter of the Northwest Quarter of Section 25,
30 Township 18 South, Range 26 East, Lake County, Florida, LESS AND EXCEPT Road
31 Right of Way per Official Records Book 1701, Page 810, of the public records of Lake
32 County, Florida

33
34 Parcel 3:

35 The North Half of the Northeast Quarter of the Northwest Quarter of Section 25, Township
36 18 South, Range 26 East, Lake county, Florida.

37
38 Parcel 4:

39 Lots 89, 90, 91, 92, 101, 102, 103, 104, and 112, of the Eustis Meadows Subdivision,
40 according to the plat thereof recorded in Plat Book 1, Page 2, of the Public Records of Lake
41 County, Florida, LESS AND EXCEPT That portion of Lots 102, 103, 112, included within
42 the Plat of Crooked Oak Estates, as recorded in Plat Book 21, Pages 19 and 20, of the
43 Public Records of Lake County, Florida, AND LESS AND EXCEPT that portion of Lot
44 113 included within the Warranty Deed recorded in Official Records Book 2330, Page
45 1303, of the Public Records of Lake County, Florida.

1 TOGETHER WITH:

2 That Part of Lot 111 of Eustis Meadows Subdivision, according to the plat thereof recorded
3 in Plat Book 1, Page 2, of the Public Records of Lake County, Florida, described as follows:
4 Commence at the Northwest Corner of said Lot 111, of said Eustis meadows Subdivision
5 and run South 00 Degrees 50 Minutes 17 Seconds East along the West line of said Lot 111
6 a distance of 202.10 feet to the Point of Beginning; Thence run North 87 Degrees 15
7 Minutes 53 Seconds East to a point on the East line of said Lot 111; Thence run South 00
8 Degrees 27 Minutes 30 Seconds East along the East line of said Lot 111 to the Southeast
9 corner of said Lot 111; Thence run Westerly along the South line of said Lot 111 to the
10 Southwest corner of said Lot 111; Thence run North 00 Degrees 50 Minutes 17 Seconds
11 West along the West line of said Lot 111 to the Point of Beginning.

12
13 Parcel 5:

14 The Southeast Quarter of the Southeast Quarter of the Southwest Quarter of Section 24,
15 Township 18 South, Range 26 East, Lake County, Florida.

16
17 Parcel 6:

18 The West Half of the Southeast Quarter of the Southwest Quarter of Section 24, Township
19 18 South, Range 26 East, Lake County, Florida.

20
21 Parcel 7:

22 The East Half of the Southwest Quarter of the Southwest Quarter of Section 24, Township
23 18 South, Range 26 East, Lake County Florida, LESS AND EXCEPT Road Right of Way
24 per Official Records Book 1701, Page 806, of the Public Records of Lake County, Florida.

25
26 **Ordinance 2008-A**

27 **Adopted 03.04.2008**

28 The South ½ of the South ½ of the Northeast ¼ of the Northeast ¼ of Section 11, Township
29 18 South, Range 26 East, Lake County, Florida.

30
31 **Ordinance 2008-B**

32 **Adopted 03.04.2008**

33 The North ½ of the South ½ of the NE ¼ of the NE ½ of Section 11, Township 18 South,
34 Range 26 East, Lake County, Florida, less the county maintained road right-of-way known
35 as Peru Road.

36
37 **Ordinance 2008-C**

38 **Adopted 05.06.2008**

39 PARCEL "B":

40 THAT PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE
41 NORTHWEST ¼ OF SECTION 12, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE
42 COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

43
44 COMMENCE AT THE SOUTHEAST CORNER OF LOT 4 (BEING A ROUND
45 CONCRETE MONUMENT-NO SURVEYORS IDENTIFICATION). LAKE COOLEY
46 ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK

1 23, PAGE 47, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN S.00
2 *03'36"E. ALONG THE EAST LINE OF THE NORTHWEST ¼ OF NORTHWEST ¼
3 OF NORTHWEST ¼ OF SAID SECTION 12 A DISTANCE OF 30.00 FEET TO THE
4 SOUTHEAST CORNER OF THE NORTHWEST ¼ OF NORTHWEST ¼ OF
5 NORTHWEST ¼ OF AFORESAID SECTION 12 (ALSO BEING THE NORTHEAST
6 CORNER OF THE SOUTHWEST ¼ OF NORTHWEST ¼ OF NORTHWEST 1/4");
7 THENCE CONTINUE S.00 *03'36"E. ALONG THE EAST LINE OF THE
8 SOUTHWEST ¼ OF NORTHWEST ¼ OF NORTHWEST ¼ A DISTANCE OF 33.00
9 FEET TO A 5/8 INCH IRON ROD LB.NO.5404; THENCE CONTINUE S.00 *03'36"E.
10 ALONG SAID EAST LINE 389.08 FEET TO THE POINT OF BEGINNING; THENCE
11 CONTINUE S.00 *03'36"E. 240.00 FEET TO THE SOUTH LINE OF SAID
12 SOUTHWEST ¼ OF NORTHWEST ¼ OF NORTHWEST ¼; THENCE S.89 *24'18"W.
13 ALONG SAID SOUTH LINE 591.73 FEET; THENCE N.00 *00'52"E. 150.00 FEET;
14 THENCE S89 *59'08"E. 50.00 FEET; THENCE S.00*00'52"W. 99.47 FEET TO A
15 POINT 50 FEET NORTH OF AFORESAID SOUTH LINE; THENCE N.89 *24'18"E.
16 238.77 FEET; THENCE N.00 *03'36"W. PARALLEL TO SAID EAST LINE OF
17 SOUTHWEST ¼ OF NORTHWEST ¼ OF NORTHWEST ¼ A DISTANCE OF 190.00
18 FEET; THENCE N.89 *24'18"E. PARALLEL TO SAID SOUTH LINE OF
19 SOUTHWEST ¼ OF NORTHWEST ¼ OF NORTHWEST ¼ A DISTANCE OF 302.89
20 FEET TO THE EAST LINE OF SAID SOUTHWEST ¼ OF NORTHWEST ¼ OF
21 NORTHWEST ¼ AND THE POINT OF BEGINNING.

22

Ordinance 2008-D

23 **Adopted 04.01.2008**

24 Parcel "A":

25 THAT PART OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF THE
26 NORTHWEST ¼ OF SECTION 12. TOWNSHIP 18 SOUTH, RANGE 26 EAST. LAKE
27 COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

28 COMMENCE AT THE SOUTHEAST CORNER OF LOT 4 (BEING A ROUND
29 CONCRETE MONUMENT-NO SURVEYORS IDENTIFICATION), LAKE COOLEY
30 ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK
31 23, PAGE 47, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN S.00°
32 03'36"E. ALONG THE EAST LINE OF THE NORTHWEST ¼ OF NORTHWEST ¼ OF
33 NORTHWEST ¼ OF SAID SECTION 12 A DISTANCE OF 30.00 FEET TO THE
34 SOUTHEAST CORNER OF THE NORTHWEST ¼ OF NORTHWEST ¼ OF
35 NORTHWEST ¼ OF AFORESAID SECTION 12 (ALSO BEING THE NORTHEAST
36 CORNER OF THE SOUTHWEST ¼ OF NORTHWEST ¼ OF NORTHWEST ¼);
37 THENCE CONTINUE S.00° 03'36"E. ALONG THE EAST LINE OF THE SOUTHWEST
38 ¼ OF NORTHWEST ¼ OF NORTHWEST ¼ A DISTANCE OF 33.00 FEET TO THE
39 POINT OF BEGINNING. CONTINUE S.00°03'36"E. ALONG SAID EAST LINE 389.08
40 FEET; THENCE S.89°24'18"W. 302.89 FEET; THENCE S.00°03'36"E. 190.00 FEET TO
41 A POINT 50 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST ¼ OF
42 NORTHWEST ¼ OF NORTHWEST ¼; THENCE S.89°24'18"W. PARALLEL WITH
43 SAID SOUTH LINE 238.77 FEET; THENCE N.00°00'52"E. 99.47 FEET; THENCE N.89
44 °59'08"W 50.00 FEET; THENCE N.00°00'52"E. 478.72 FEET TO A ½ INCH IRON ROD
45 LB.NO.707; THENCE N.89°22' 11 " E. 590.92 FEET TO THE POINT OF BEGINNING.
46

1
2 **Ordinance 2008-G**
3 **Adopted 05.06.2008**

4 THAT PORTION OF THE FOLLOWING DESCRIBED LANDS LYING SOUTHERLY
5 OF AND CONTIGUOUS WITH THE SOUTHERLY MAINTAINED RIGHT-OF-
6 WAY LINE OF COUNTY ROAD NO. 42; LYING WESTERLY OF AND
7 CONTIGUOUS WITH THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD
8 NO. 5-8272 (WEST ALTOONA ROAD); AND LYING NORTHERLY OF AND
9 CONTIGUOUS WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY
10 ROAD NO. 5-8165 (KEENE ROAD):

11
12 SECTION 31, TOWNSHIP 17 SOUTH, RANGE 27 EAST, TOGETHER WITH LOTS
13 14, 15, 16, 17, 23, 24, 25, 26, 27, 28, 29, AND THE NORTH 59.57 FEET OF LOT 13,
14 FRANCIS J. HINSON'S PLAN OF THE TOWN OF ALTOONA, ACCORDING TO THE
15 PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 28 AND 29, PUBLIC
16 RECORDS OF LAKE COUNTY, FLORIDA, AND TOGETHER WITH AND THOSE
17 CERTAIN UN-NAMED RIGHTS-OF-WAY DEPICTED ON SAID PLAT LYING
18 BETWEEN AFORESAID LOTS 15 AND 16, AND LYING BETWEEN AFORESAID
19 LOTS 13 AND 14, AND LYING BETWEEN AFORESAID LOTS 28 AND 29, AND
20 LYING BETWEEN AFORESAID LOT 16 AND THE LIMITS OF LAKE PEARL.

21
22 TOGETHER WITH THAT PORTION OF LOT 23, FRANCIS J. HINSON'S PLAN OF
23 THE TOWN OF ALTOONA, ACCORDING TO THE PLAT THEREOF, AS
24 RECORDED IN PLAT BOOK 1, PAGES 28 AND 29, PUBLIC RECORDS OF LAKE
25 COUNTY, FLORIDA, LYING NORTHERLY OF AND CONTIGUOUS WITH THE
26 NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 42.

27
28 THE ABOVE DESCRIBED LANDS LYING IN SECTION 31, TOWNSHIP 17 SOUTH,
29 RANGE 27 EAST, LAKE COUNTY, FLORIDA.

30
31 **Ordinance 2010-M**
32 **Adopted 11.02.2010**

33 Beginning 535.52 feet North of the Southwest corner of the Northwest 1/4 of the Southwest
34 1/4 of Section 6, Township 18 South, Range 27 East; thence run North 305.58 feet; thence
35 East 12 chains and 4 links to the Right of Way of the St. Johns and Lake Eustis Railroad (now
36 the Atlantic Coast Line Railroad); thence South 35° West to a point due East of the Point
37 of Beginning; thence West 628.3 feet to Point of Beginning.

38
39 EXCEPT (LESS), however, from the above-described parcel, the following: The
40 South 190 feet of the above-described parcel, except the West 380 feet thereof; the North
41 line of above excepted tract being 335 feet; the West line being 190 feet; the South line being
42 208.3 feet (166 feet West of Highway); and the East line being the West line of the Right of
43 Way of A.C.L. R.R.

44
45 **AND**

1 The South 190 feet of the following tract, EXCEPT the West 380 feet thereof (the North
2 line of the tract hereby described is 335 feet more or less; the West line is 190
3 feet; the South line is 208.3 feet, more or less, being 166 feet, more or less, West of
4 the Highway; and the East line is the West line of the Right of Way of the A.C.L.
5 R.R.), to-wit:

6
7 Beginning 535.52 feet North of the Southwest corner of the Northwest 1/4 of the
8 Southwest 1/4 of Section 6, Township 18 South, Range 27 East; thence run North
9 305.58 feet; thence East 12 chains and 4 links to the Right of Way of the St. Johns and
10 Lake Eustis Railroad (now the Atlantic Coast Line Railroad); thence South 35° West to
11 a point due East of the Point of Beginning; thence West 628.3 feet to Point of Beginning.

12
13 **Ordinance 2010-N**
14 **Adopted 11.02.2010**

15 Beginning 535.52 feet North of the Southwest corner of the Northwest 1/4 of the Southwest
16 1/4 of Section 6, Township 18 South, Range 27 East; thence run West 180.1 feet, thence
17 North 777.48 feet, thence East 180.1 feet, thence South 777.48 feet to the Point of
18 Beginning.

19
20 **Ordinance 2011-O**
21 **Adopted 01.03.2012**

22 Lot 4 according to Francis J. Hinson's plan of the Town of Altoona, a subdivision in Lake
23 County, Florida, recorded in Plat Book 1, Page 28 and 29, Public Records of Lake County,
24 Florida.

25
26
27 **Ordinance 2011-P**
28 **Adopted 01.03.2012**

29 LOTS 16 AND 17, NORTH OF HIGHWAY 42, IN FRANCIS J. HINSON'S PLAN OF THE
30 TOWN OF ALTOONA, A SUBDIVISION IN LAKE COUNTY, FLORIDA, ACCORDING TO
31 THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 28, PUBLIC
32 RECORDS OF LAKE COUNTY, FLORIDA.

33
34 **Ordinance 2011-Q**
35 **Adopted 01.03.2012**

36 THAT PART OF LOT 21, WHITCOMB'S SUBDIVISION, AS RECORDED IN PLAT
37 BOOK 1, PAGE 74, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA,
38 DESCRIBED AS FOLLOWS:

39
40 Begin at the Southeast corner of Government Lot 5, Section 18, Township 18 South, Range
41 27 East, Lake County, Florida, run North 89°59'32" West along the South line of said
42 Government Lot 5, 470 feet, more or less, to the waters of Lake Umatilla and designated Point
43 "A". Return to the POINT OF BEGINNING; thence North 02°58'20" East along the mid-
44 section line of said Section 18, 244.30 feet to the Westerly right of way line of County
45 Road No. C-44A, said point being on a curve concave Northeasterly and having a radius
46 of 432.23 feet; thence Northwesterly along the arc of said curve through a central angle of

1 13°15'21" 100.00 feet; thence departing from said right of way line, run South 44°05'15" West
2 108.67 feet; thence South 67°34'01" West 425 feet, more or less, to the waters of Lake
3 Umatilla, thence Southeasterly along said waters to the aforesaid designated Point "A",
4

5 AND ALSO;

6
7 THAT PART OF LOT 21, WHITCOMB'S SUBDIVISION, AS RECORDED IN PLAT
8 BOOK 1, PAGE 74, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA,
9 DESCRIBED AS FOLLOWS:
10

11 Commence at the Southeast corner of Government Lot 5, Section 18, Township 18
12 South, Range 27 East, Lake County, Florida, run North 02°58'20" East, along the mid-
13 section line 592.66 feet; thence North 87°01'40" West 62.91 feet to a point on the
14 Westerly right of way of County Road C-44A, being on a curve concave Southwesterly and
15 having a radius 740.86 feet, said point being the POINT OF BEGINNING; thence South
16 50°40'53" West 635 feet, more or less, to the waters of Lake Umatilla and designated point
17 "A". Return to the POINT OF BEGINNING; thence run Southwesterly along aforesaid
18 Westerly right of way and the arc of aforementioned curve through a central angle of
19 14°42'51" 190.26 feet to a point of reverse curvature, said curve concave Northeasterly and
20 having a radius of 432.23 feet; thence continue along said right of way line along the arc of
21 said curve, through a central angle of 8°39'52" 65.36 feet, thence departing from said right
22 of way line, run South 44°05'15" West 108.67 feet, thence South 67°34'01" West 425 feet,
23 more or less, to the waters of Lake Umatilla, thence Northwesterly along said water to the
24 aforesaid designated Point "A".
25

26 LESS AND EXCEPT;

27
28 THAT PART OF LOT 21, WHITCOMB'S SUBDIVISION, AS RECORDED IN PLAT
29 BOOK 1, PAGE 74, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA,
30 DESCRIBED AS FOLLOWS:
31

32 Commence at the Southeast corner of Government Lot 5, in Section 18, Township 18
33 South, Range 27 East, Lake County, Florida, run N.02°58'20" E. along the mid-section line
34 592.66 feet; thence N.87°01'40" W, 62.91 feet to a point on the Westerly right of way of
35 County Road No. C-44A, thence departing said right of way run S. 50°40'53" W.
36 305.50 feet to the POINT OF BEGINNING. Thence continue 8.50°40'53"W. 337 feet,
37 more or less, to the waters of Lake Umatilla, said point hereby being designated as Point "B".
38 Return to the POINT OF BEGINNING, run S.22°17'47"W. 84.14 feet, thence
39 8.50°40'53"W. 260 feet, more or less, to the waters of Lake Umatilla, thence
40 Northwesterly along said waters 40 feet, more or less, to the aforesaid point "B".
41

42 AND ALSO;

43
44 THAT PART OF LOT 21, WHITCOMB'S SUBDIVISION, AS RECORDED IN PLAT
45 BOOK 1, PAGE 74, IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA,
46 DESCRIBED AS FOLLOWS:

1
2 Commence at the Southeast corner of government Lot 5, Section 18, Township 18
3 South, Range 27 East, Lake County, Florida, run N.02°58'20"E. along the mid-section
4 line 592.66 feet; thence N.87°01'40"W. 62.91 feet to a point on the Westerly right of way of
5 County Road No. C-44A, being on a curve concave Southwesterly and having a radius
6 740.86 feet, said point being the POINT OF BEGINNING; thence along the right of way line
7 along the arc of said curve through a central angle of 03°24'35" a distance of 44.09 feet,
8 thence departing said right of way line run S.50'40'53"W. 250 feet, thence
9 S.22°17'47"W., 84.14 feet thence N.50°40'53"E., 305.50 feet to the POINT OF
10 BEGINNING,

11
12 Reserving any portion thereof lying within 40.00 feet West of the centerline of
13 C44A, said centerline as shown on the S-44A RW Map (now C44A), recorded in
14 Road Plat 6, Pages 92 through 97 inclusive, Public Records of Lake County,
15 Florida.

16
17 **Ordinance 2011-R**
18 **Adopted 01.03.2012**

19 AIRPORT ESTATES SUB LOT 2,3,4,5 PB 44 PGS 52-53, ORB 2056 PG 2270

20 And

21 AIRPORT ESTATES SUB LOT 6 PB 44 PGS 52-53, ORB 2056 PG 2268

22 **Ordinance 2011-Z**
23 **Adopted 01.03.2012**

24 Lot 3 according to F. J. Hinson's Plat of the Town of Altoona, Florida. Said plat being made
25 a plat of Public Records of Lake County, FL, in Plat Book 1, pages 28-29.

26 **Ordinance 2013-H**
27 **Adopted 09.03.2013**

28 That part of the Northeast ¼ of the Northwest ¼ of Section 26, Township 18 South,
29 Range 26 East, Lake County, Florida, described as follows:

30
31 From the Northwest corner of the East ½ of the Northeast ¼ of the Northwest ¼ of
32 said Section 26, Township 18 South, Range 26 East, Lake County, Florida, run thence
33 South 0°15'30" West along the West line of said East ½ of the Northeast ¼ of the
34 Northwest ¼ a distance of 685.00 feet for a Point of Beginning; run thence North
35 89°37'30" West a distance of 426.30 feet to the Easterly right of way line of State
36 Road No. 19, said point being hereby designated as Point "A"; Begin again at the
37 Point of Beginning and run thence South 89°37'30" East a distance of 660.00 feet,
38 more or less, to the East line of said Northeast ¼ of Northwest 1/4; thence South a
39 distance of 268.20 feet; thence South 89°40'20" West a distance of 1173.40 feet,
40 more or less, to the Easterly right of way line of State Road No. 19; thence
41 Northeasterly along and with said Easterly right of way line to the above designated
42 Point "A".

43
44 Less and Except the following described parcel:
45

1 From the Northwest corner of the East ½ of the Northeast ¼ of the Northwest ¼ of
2 Section 26, Township 18 South, Range 26 East, Lake County, Florida, run thence
3 South 0°15'30" West along the East line of said East ½ of the Northeast ¼ of the
4 Northwest ¼ a distance 685.00 feet; thence North 89°37'30" West, parallel with the
5 North line of the Northeast ¼ of the Northwest ¼ of said Section 26, a distance of
6 216.30 feet for a Point of Beginning; continue thence North 89°37'30" West along
7 said parallel line a distance of 210.00 feet to a point on the Easterly right of way line
8 of State Road No. 19, as it existed on February 29, 1988, said right of way line being
9 the arc of a curve, said curve concave to the Southeast and having a radius of 2160.01
10 feet; thence Southwesterly along the arc of said curve from a tangent bearing of South
11 15°21'46" West, through a central angle of 5°33'51", a distance of 209.76 feet;
12 thence leaving said right of way line, run South 89°37'30" East parallel with said
13 North line of the Northeast ¼ of the Northwest ¼ a distance of 222.76 feet; thence
14 North 14°44'06" East a distance of 206.15 feet to the Point of Beginning and Point
15 of Terminus.

16
17 **Ordinance 2013-I**
18 **Adopted 09.03.2013**

19 The North 300 feet of the South 335 feet of the South ¼ of the Northeast ¼ of Section
20 26, Township 18 South, Range 26 East, Lake County, Florida, lying East of State
21 Road No. 19.

22
23 Less and Except the following:

24
25 Commence at the intersection of the North line of the South 335 of the Northeast ¼
26 of the Northwest ¼ of Section 26, Township 18 South, Range 26 East, Lake County,
27 Florida, with the Easterly right of way line of State Road 19; run thence North
28 89°40'20" East 627.73 feet, passing a concrete monument at 513.56 feet, to a point;
29 thence South 06°19'43" West 302.02 feet to a point on the Northerly right of way
30 line Whistling Pines Road; thence with Whistling Pines Road North 89°40'20" East
31 165.45 feet to an iron pin being the point of beginning; thence North 13°06'27" East
32 192.26 feet to an iron pin; thence North 89°41'01" East 364.43 feet, passing an iron
33 pin near waters edge of Lake Smith; thence South 00°16'14" West 186.98 feet to a
34 point within the waters of Lake Smith; thence South 89°40'20" West 407.15 feet,
35 passing an iron pin near waters edge at 135.28 feet, to the point of beginning.

36
37 **Ordinance 2013-K**
38 **Adopted 09.03.2013**

39 The Southwest ¼ of the Southwest ¼ of the Southeast ¼ of Section 1, Township 18 South,
40 Range 26 East, Lake County, Florida. Less the South 256.06 feet of the East 130.40 feet
41 thereof and Less Maxwell Avenue Right-of-Way. The property is also known as Hunter
42 Oaks Subdivision, as Recorded in Plat Book 62, Page 33, Official Records of Lake County,
43 Florida.

44
45 **Ordinance 2015-F**
46 **Adopted 01.05.2016**

1 LEGAL DESCRIPTION: Lot "M" of Francis J. Hinsons plan of Altoona, a
2 subdivision located in Lake County, Florida, according to the plat thereof, as recorded
3 in Plat Book 1, Pages 28 and 29, Public Records of Lake County, Florida.