

ORDINANCE NO. 2002-08

AN ORDINANCE OF THE COMMISSION OF THE TOWN OF LADY LAKE, LAKE COUNTY, FLORIDA: CONTRACTING THE BOUNDARIES OF THE VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT, BY 2.33 ACRES, PURSUANT TO § 190.046 FLORIDA STATUTES (2001); PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town of Lady Lake established by Ordinance the Village Center Community District (the "District"); pursuant to Chapter 190, Florida Statutes, and

WHEREAS, the District has petitioned to contract the boundaries of the District by 2.33 acres pursuant to § 190.046 Florida Statutes (2001), and

WHEREAS, the Town of Lady Lake has considered the record of the public hearing and the factors set forth in §190.005 (1) (e) Florida Statutes (2001), and

Be it ordained and enacted by the Town Commission of Lady Lake, Lake County, Florida:

Section 1. Recitals. The recitals set forth above are true and accurate, and are hereby incorporated herein.

Section 2. Excluded Area. Pursuant to § 190.046 Florida Statutes (2001), approximately 2.33 acres of land, as more particularly described in Exhibit "3", are hereby excluded and deleted from the boundaries of the District.

Section 3. District Boundaries. Pursuant to § 190.046 Florida Statutes (2001), the District boundaries are contracted by 2.33 acres and now consist of approximately 134.40 acres as more accurately described in Exhibit "A".

Section 4. Severability. Should any section, phrase, sentence, provision, or portion of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 5. Effective Date. This Ordinance shall become effective upon adoption.

PASSED, ORDAINED, AND APPROVED in Regular Session by the Town Commission of the Town of Lady Lake, this 4<sup>th</sup> day of September, 2002.

ATTEST:

TOWN OF LADY LAKE

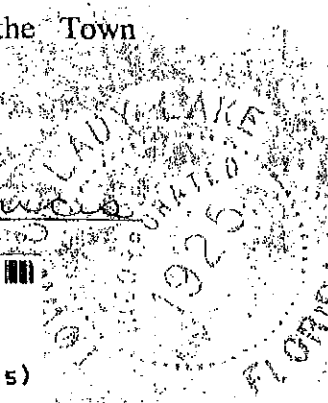
Sue Gay  
Sue Gay, Town Clerk

Michael E. Francis  
Michael E. Francis, Mayor

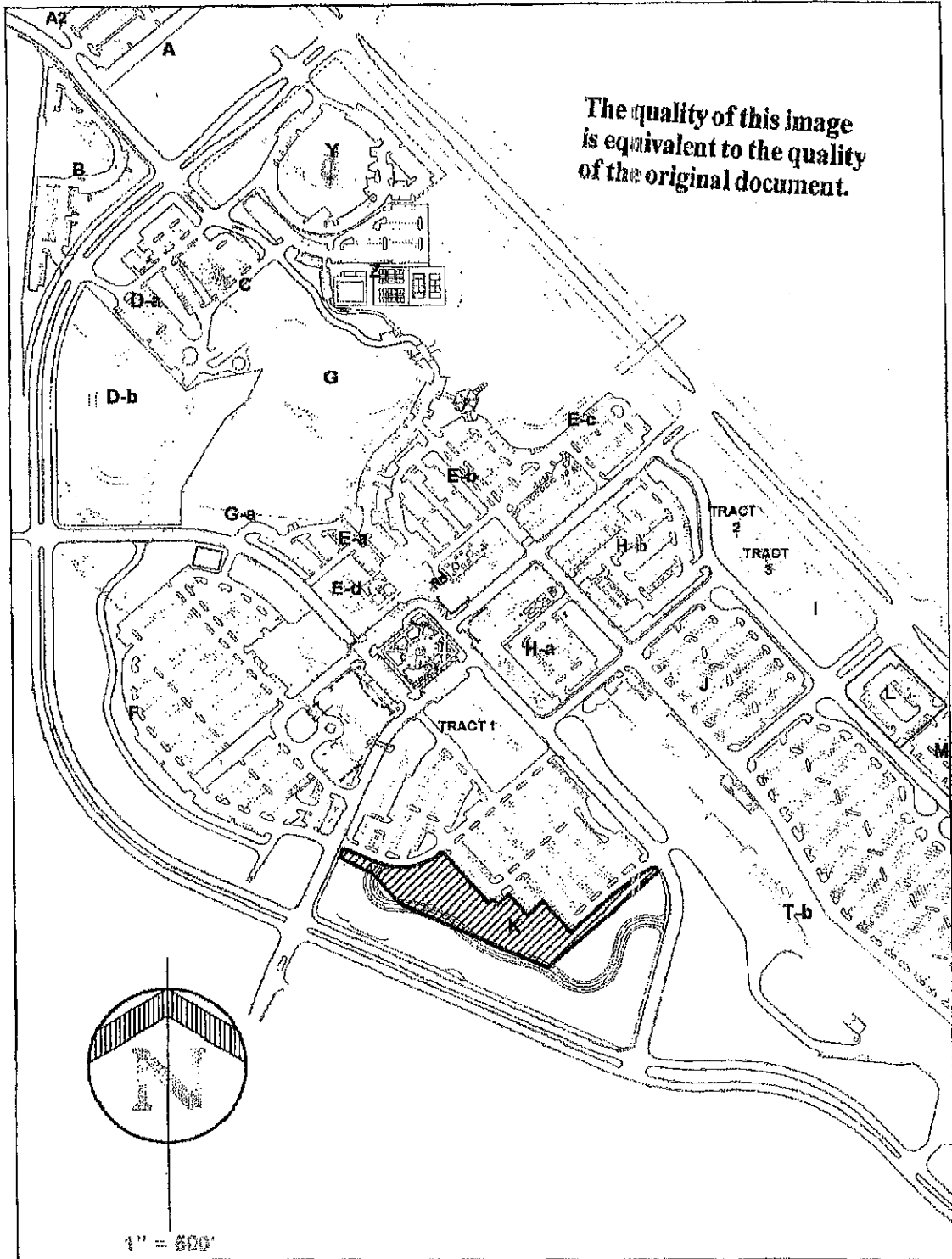
Approved as to Form and Legality:

Leslie Campione  
Leslie Campione, Town Attorney

CFN 2002098486  
Bk 02174 Pgs 2287 - 2298; (12pgs)  
DATE: 09/18/2002 09:02:33 AM  
JAMES C. WATKINS, CLERK OF COURT  
LAKE COUNTY  
RECORDING FEES 49.00  
TRUST FUND 6.50



**EXHIBIT 3**  
**VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**  
**PARCEL TO BE DELETED**



**GRANT & DZURO** Engineers Surveyors Planners  
 1100 Main Street The Villages, FL 32159  
 Tel No. (352)753-6260 Fax No. (352)753-6264

**EXHIBIT A**

**VILLAGE CENTER COMMUNITY DEVELOPMENT CENTER  
PARCEL TO BE DELETED  
2.33 ACRES**

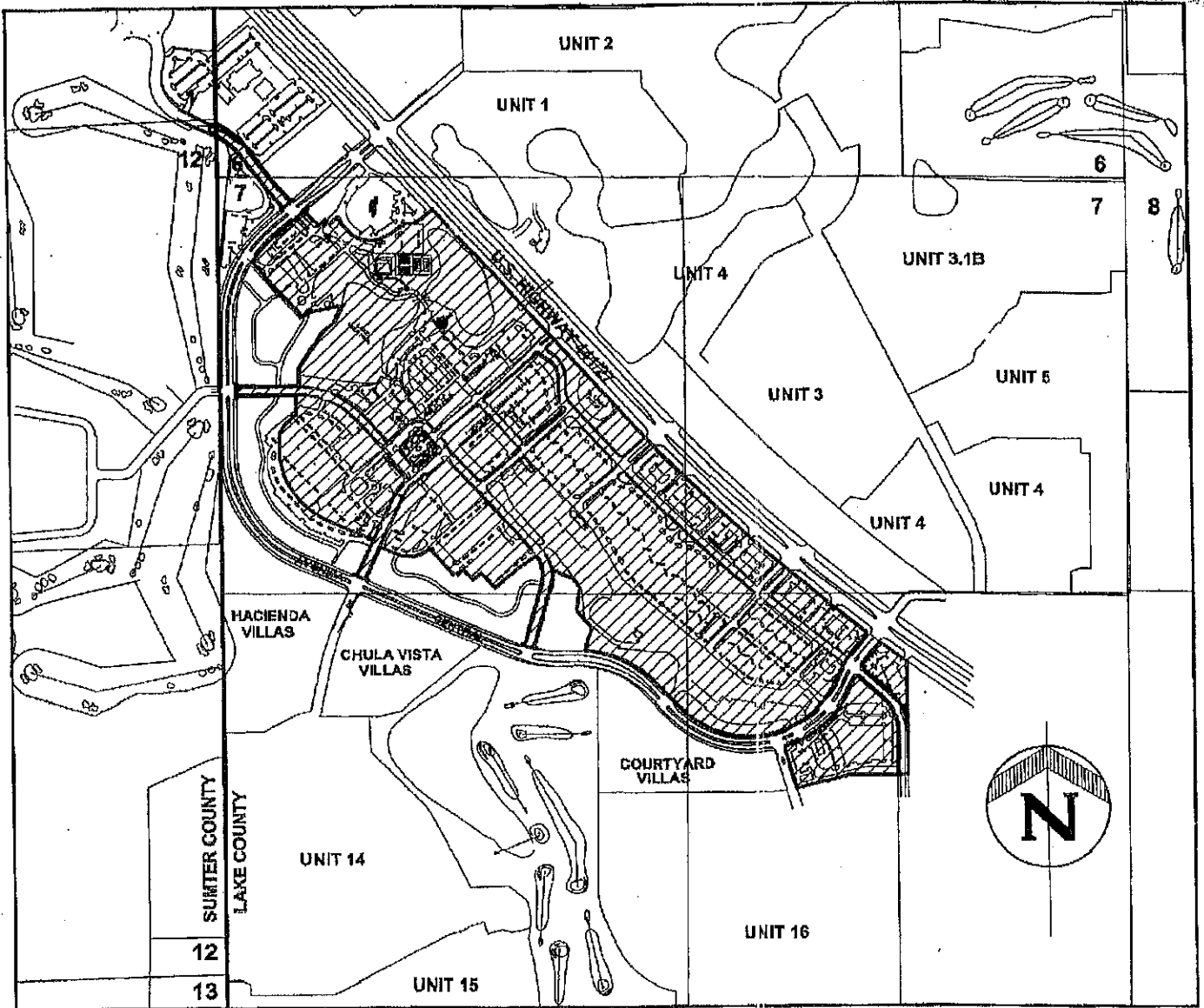
A PORTION OF LOT "K", THE VILLAGE CENTER, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 33, PAGES 92 THROUGH 97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF AVENIDA CENTRAL (BEING 100 FEET WIDE) AND THE INTERSECTION OF DEL MAR DRIVE (BEING 61 FEET WIDE) AS SHOWN ON THE AFORESAID PLAT OF THE VILLAGE CENTER AND PROCEED N.24°10'53"E., ALONG THE CENTERLINE OF SAID DEL MAR DRIVE A DISTANCE OF 75.00 FEET; THENCE DEPARTING SAID CENTERLINE S.65°49'07"E., A DISTANCE OF 30.50 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF DEL MAR DRIVE; THENCE N.24°10'53"E., ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 168.26 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND HEREIN DESCRIBED: THENCE CONTINUE N.24°10'53"E., ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 27.05 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 23.56 FEET AND A CENTRAL ANGLE OF 36°40'39"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 15.08 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.84°09'27"E., 14.83 FEET TO THE POINT OF TANGENCY; THENCE S.65°49'07"E., A DISTANCE OF 91.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 181.59 FEET AND A CENTRAL ANGLE OF 66°26'41"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 209.83 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.81°04'14"E., 198.35 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23.50 FEET AND A CENTRAL ANGLE OF 10°25'55"; THE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 4.28 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.53°11'03"E., 4.27 FEET; THENCE ALONG A NON-TANGENT LINE S.41°15'32"E., A DISTANCE OF 213.70 FEET; THENCE N.48°44'28"E., A DISTANCE OF 16.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 3.50 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 5.50 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.86°15'32"E., 4.95 FEET TO THE POINT OF TANGENCY; THENCE S.41°15'32"E., A DISTANCE OF 16.50 FEET; THENCE N.48°44'28"E., A DISTANCE OF 44.00 FEET; THENCE S.41°15'32"E., A DISTANCE OF 84.96 FEET; THENCE N.48°44'31"E., A DISTANCE OF 63.96 FEET; THENCE S.41°15'32"E., A DISTANCE OF 125.00 FEET; THENCE N.48°44'28"E., A DISTANCE OF 176.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 998.61 FEET AND A CENTRAL ANGLE OF 07°41'10"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 133.96 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.54°11'46"E., 133.86 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23.50 FEET AND A CENTRAL ANGLE OF 41°23'54"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.98 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.78°44'19"E., 16.61 FEET TO A POINT ON THE WESTERLY RIGHT OF

WAY LINE OF ALVEREZ AVENUE (BEING 61 FEET WIDE) SAID POINT ALSO BEING A POINT OF CUSP ON A CURVE CONCAVE SOUTHWESTERLY TO WHICH A RADIAL BEARING RUNS N.58°52'59"E., HAVING A RADIUS OF 219.50 FEET AND A CENTRAL ANGLE OF 04°04'22"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE ALSO BEING SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 15.60 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S.29°04'50"E., 15.60 FEET; THENCE ALONG A NON-TANGENT LINE S.48°38'02"W., A DISTANCE OF 446.95 FEET; THENCE S.81°24'28"W., A DISTANCE OF 2.52 FEET; THENCE N.65°49'07"W., A DISTANCE OF 486.39 FEET; THENCE N.53°43'04"W., A DISTANCE OF 2.93 FEET; THENCE N.41°37'02"W., A DISTANCE OF 121.48 FEET; THENCE N.63°17'17"W., A DISTANCE OF 109.95 FEET TO THE BEING THE POINT OF BEGINNING. CONTAINING 2.33 ACRES MORE OR LESS.

# EXHIBIT A AMENDED VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

## LOCATION MAP



The quality of this image  
is equivalent to the quality  
of the original document.

**GRANT & DZURO**  
 Engineers  
 Surveyors  
 Planners

1100 Main Street The Villages, FL 32154  
 Tel No. (352)753-6260 Fax No. (352)753-6264

**EXHIBIT A****DESCRIPTION OF THE AMENDED  
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT  
134.40 ACRES**

A TRACT OF LAND LYING IN PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO 441/27 (BEING 200.00 FEET WIDE) WITH THE EAST BOUNDARY OF GOVERNMENT LOT NO. 7 OF THE AFORESAID SECTION 7. SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,559.20 FEET AND A CENTRAL ANGLE OF 11°18'29" TO WHICH A RADIAL LINE BEARS S.37°19'33"W.; THENCE, PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 2,281.35 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N.41°21'58"W., A DISTANCE OF 1,769.29 FEET; THENCE DEPARTING SAID RIGHT OF WAY, S.48°38'02"W., A DISTANCE OF 136.30 FEET; THENCE N.89°59'36"W., A DISTANCE OF 69.97 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT "Y", AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "Y" THE FOLLOWING COURSES AND DISTANCES: SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 405.50 FEET AND A CENTRAL ANGLE OF 14°14'54", TO WHICH A RADIAL LINE BEARS S.44°30'25"E.; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.84 FEET TO A POINT OF TANGENCY; THENCE S.59°44'29"W., A DISTANCE OF 44.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 167.50 FEET AND A CENTRAL ANGLE OF 78°53'33"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 230.64 FEET TO A POINT OF TANGENCY; THENCE N.41°21'58"W., A DISTANCE OF 115.03 FEET; THENCE S.48°38'02"W., A DISTANCE OF 57.50 FEET; THENCE N.41°21'58"W., A DISTANCE OF 36.18 FEET; THENCE DEPARTING THE SOUTHERLY LINE OF SAID LOT "Y", S.48°38'02"W., A DISTANCE OF 55.16 FEET; THENCE N.41°21'58"W., A DISTANCE OF 100.00 FEET; THENCE N.03°38'02"E., A DISTANCE OF 32.03 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF AVENIDA CENTRAL AS SHOWN ON THE PLAT OF ORANGE BLOSSOM GARDENS UNIT NO. 14, RECORDED IN PLAT BOOK 30, PAGES 45-50 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S.48°38'02"W., ALONG SAID SOUTHEASTERLY RIGHT OF WAY, A DISTANCE OF 265.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 08°21'02"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 102.02 FEET TO THE MOST NORTHERLY CORNER OF LOT "D" AS SHOWN ON THE PLAT OF THE VILLAGE CENTER,

RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE, CONTINUE ALONG SAID CURVE, A DISTANCE OF 128.80 FEET THROUGH A CENTRAL ANGLE OF  $10^{\circ}32'33''$ ; THENCE, DEPARTING SAID CURVE AND SAID AVENIDA CENTRAL,  $S.41^{\circ}21'58''E.$ , A DISTANCE OF 455.38 FEET; THENCE  $N.54^{\circ}42'02''E.$ , A DISTANCE OF 54.83 FEET TO A POINT ON THE NORTHERLY LINE OF THE AFORESAID LOT "D"; THENCE  $N.78^{\circ}08'55''E.$ , ALONG SAID NORTHERLY LINE, A DISTANCE OF 188.62 FEET; THENCE, ALONG THE EASTERLY LINE OF SAID LOT "D" THE FOLLOWING COURSES AND DISTANCES:  $S.24^{\circ}30'17''W.$ , A DISTANCE OF 106.66 FEET; THENCE  $S.50^{\circ}02'36''W.$ , A DISTANCE OF 88.11 FEET; THENCE  $S.31^{\circ}11'42''W.$ , A DISTANCE OF 267.57 FEET; THENCE  $S.01^{\circ}04'10''W.$ , A DISTANCE OF 110.41 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT "D" SAID POINT ALSO BEING ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 530.50 FEET AND A CENTRAL ANGLE OF  $01^{\circ}14'25''$ ; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.48 FEET TO A POINT OF TANGENCY; THENCE  $S.89^{\circ}49'45''W.$ , ALONG SAID SOUTHERLY LINE, A DISTANCE OF 332.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF  $90^{\circ}00'00''$ ; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF CUSP AND AN INTERSECTION WITH THE AFORESAID SOUTHEASTERLY RIGHT OF WAY OF AVENIDA CENTRAL; THENCE  $S.00^{\circ}10'15''E.$ , ALONG SAID RIGHT OF WAY, A DISTANCE OF 111.00 FEET TO A POINT OF CUSP ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF  $90^{\circ}00'00''$ ; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY RIGHT OF WAY OF SAID ALONZO AVENUE AND THE NORTHERLY BOUNDARY OF SAID LOT "F", A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE, CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY AND NORTHERLY BOUNDARY,  $N.89^{\circ}49'45''E.$ , A DISTANCE OF 332.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 469.50 FEET AND A CENTRAL ANGLE OF  $02^{\circ}37'25''$ ; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.50 FEET; THENCE  $S.24^{\circ}10'27''W.$  ALONG A NON-TANGENT LINE, A DISTANCE OF 127.82 FEET; THENCE  $S.48^{\circ}43'12''W.$ , A DISTANCE OF 208.69 FEET THENCE  $S.02^{\circ}19'00''W.$ , A DISTANCE OF 33.54 FEET; THENCE  $S.41^{\circ}16'48''E.$ , A DISTANCE OF 50.15 FEET; THENCE  $S.02^{\circ}13'29''W.$ , A DISTANCE OF 8.44 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 58.17 FEET AND A CENTRAL ANGLE OF  $40^{\circ}40'53''$ ; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.30 FEET TO A POINT OF TANGENCY; THENCE  $S.02^{\circ}54'33''W.$ , A DISTANCE OF 45.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 303.17 FEET AND A CENTRAL ANGLE OF  $31^{\circ}12'23''$ ; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 165.12 FEET TO A POINT OF TANGENCY; THENCE  $S.28^{\circ}17'51''E.$ , A DISTANCE 23.47 FEET; THENCE  $S.09^{\circ}05'44''W.$ , A DISTANCE OF 8.88 FEET; THENCE  $S.48^{\circ}43'12''W.$ , A DISTANCE OF 16.61 FEET; THENCE  $S.41^{\circ}08'31''E.$ , A DISTANCE OF 118.50 FEET; THENCE  $S.41^{\circ}16'48''E.$ , A DISTANCE OF 107.29 FEET;

THENCE S.42°11'41"E., A DISTANCE OF 47.24 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 155.50 AND A CENTRAL ANGLE OF 26°25'26"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.71 FEET; THENCE S.65°49'07"E., ALONG A NON-TANGENT LINE, A DISTANCE OF 174.51 FEET; THENCE N.24°10'54"E., A DISTANCE OF 615.22 FEET; THENCE S.84°51'37"E., A DISTANCE OF 64.88 FEET; THENCE S.82°21'04"E., A DISTANCE OF 22.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 193.50 FEET AND A CENTRAL ANGLE OF 16°31'57"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.83 FEET TO A POINT OF TANGENCY; THENCE S.65°49'07"E., A DISTANCE OF 16.56 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.31 FEET AND A CENTRAL ANGLE OF 56°36'20"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.07 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF DEL MAR DRIVE OF SAID VILLAGE CENTER; THENCE S.24°10'53"W., ALONG A NON-TANGENT LINE AND ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 169.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF CUSP AND AN INTERSECTION WITH THE AFORESAID EASTERLY RIGHT OF WAY OF AVENIDA CENTRAL; THENCE S.65°49'07"E., ALONG SAID RIGHT OF WAY, A DISTANCE OF 111.00 FEET TO A POINT OF CUSP ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY, THENCE N.24°10'53"E., A DISTANCE OF 195.31 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 23.56 FEET AND A CENTRAL ANGLE OF 36°40'39"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 15.08 FEET TO THE POINT OF TANGENCY; THENCE S.65°49'07"E., A DISTANCE OF 91.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 181.59 FEET AND A CENTRAL ANGLE OF 66°26'41"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 209.83 FEET TO A POINT OF REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23.50 FEET AND A CENTRAL ANGLE OF 10°25'55" FEET; THEN RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 4.28 FEET; THENCE ALONG A NON-TANGENT LINE S.41°15'32"E., A DISTANCE OF 213.70 FEET; THENCE N.48°44'28"E., A DISTANCE OF 16.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 3.50 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 5.50 FEET, TO THE POINT OF TANGENCY; THENCE S.41°15'32"E., A DISTANCE OF 16.50 FEET; THENCE N.48°44'28"E., A DISTANCE OF 44.00 FEET; THENCE S.41°15'32"E., A DISTANCE OF 84.96 FEET; THENCE N.48°44'28"E., A DISTANCE OF 63.96 FEET; THENCE S.41°15'32"E., A DISTANCE OF 125.00 FEET; THENCE N.48°44'28"E., A DISTANCE OF



176.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 998.61 FEET AND A CENTRAL ANGLE OF  $07^{\circ}41'10''$ ; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 133.96 FEET TO A POINT OF COMPOUND CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23.50 FEET AND A CENTRAL ANGLE OF  $41^{\circ}23'54''$ ; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.98 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY OF ALVEREZ AVENUE OF SAID VILLAGE CENTER. SAID POINT ALSO BEING A POINT OF CUSP ON A CURVE CONCAVE SOUTHWESTELY TO WHICH A RADIAL BEARING RUNS  $N.58^{\circ}52'59''E.$ , HAVING A RADIUS OF 219.50 FEET AND A CENTRAL ANGLE OF  $46^{\circ}13'30''$ ; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE ALSO BEING SAID RIGHT OF WAY LINE A DISTANCE OF 177.09 FEET TO A POINT OF TANGENCY; THENCE  $S.15^{\circ}06'29''W.$  ALONG SAID RIGHT OF WAY A DISTANCE OF 383.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF  $94^{\circ}42'59''$ ; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY A DISTANCE OF 41.33 FEET TO A POINT OF CUSP ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF  $09^{\circ}25'58''$ ; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY RIGHT OF WAY OF AVENIDA CENTRAL AS RECORDED IN MINUTE BOOK XII, PAGE 116 OF THE TOWN OF LADY LAKE PUBLIC RECORDS, A DISTANCE OF 115.24 FEET TO A POINT OF CUSP ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF  $94^{\circ}42'58''$  THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 41.33 FEET TO A POINT OF TANGENCY; THENCE  $N.15^{\circ}06'29''E.$  ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 383.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 280.50 FEET AND A CENTRAL ANGLE OF  $20^{\circ}50'43''$ ; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 102.05 FEET, THENCE  $S.65^{\circ}26'40''E.$  ALONG A NON-TANGENT LINE A DISTANCE OF 139.26 FEET, THENCE  $S.34^{\circ}32'34''E.$  A DISTANCE OF 66.30 FEET, THENCE  $S.08^{\circ}30'45''W.$  A DISTANCE OF 146.37 FEET, THENCE  $S.39^{\circ}59'20''E.$  A DISTANCE OF 141.94 FEET, THENCE  $S.17^{\circ}10'04''W.$  A DISTANCE OF 152.38 FEET TO AN INTERSECTION WITH THE AFORESAID NORTHERLY RIGHT OF WAY OF AVENIDA CENTRAL, SAID POINT ALSO BEING ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF  $42^{\circ}59'01''$ ; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY, A DISTANCE OF 487.63 FEET TO A POINT OF TANGENCY; THENCE  $S.42^{\circ}58'53''E.$ , A DISTANCE OF 210.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF  $65^{\circ}41'06''$ ; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 653.46 FEET TO AN INTERSECTION WITH A NORTHERLY PROJECTION OF THE EAST RIGHT OF WAY OF RIO GRANDE AVENUE OF ORANGE BLOSSOM GARDENS UNIT NO. 16, AS PER PLAT

THEREOF, RECORDED IN PLAT BOOK 31, PAGES 15-19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S.15°38'55"E., ALONG SAID NORTHERLY PROJECTION AND SAID RIGHT OF WAY, A DISTANCE OF 364.98 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF SAID UNIT NO. 16; THENCE N.75°35'19"E., ALONG SAID NORTH BOUNDARY, A DISTANCE OF 327.11 FEET; THENCE, CONTINUE ALONG SAID NORTH BOUNDARY AND AN EASTERLY PROJECTION THEREOF, S.89°43'01"E., A DISTANCE OF 353.69 FEET TO AN INTERSECTION WITH THE AFORESAID EAST BOUNDARY OF GOVERNMENT LOT NO. 7; THENCE N.00°14'34"E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 696.72 FEET TO THE POINT OF BEGINNING.

AND

PAIGE PLACE AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

**LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:**

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 441/27 (BEING 200.00 FEET WIDE) WITH THE EAST BOUNDARY OF GOVERNMENT LOT NO. 7 OF THE AFORESAID SECTION 7. SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,559.20 FEET AND A CENTRAL ANGLE OF 01°29'17"; AND PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 200.19 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AS DESCRIBED HEREIN; THENCE CONTINUE ALONG SAID ARC AND ALONG SAID RIGHT OF WAY, A DISTANCE OF 100.00 FEET; THENCE S.38°33'58"W., A DISTANCE OF 146.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF 16°41'20"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.15 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 49°27'29"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 492.03 FEET TO AN INTERSECTION WITH A NORTHERLY PROJECTION OF THE EAST RIGHT OF WAY OF RIO GRANDE AVENUE OF ORANGE BLOSSOM GARDENS UNIT NO. 16, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 15-19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S.15°38'55"E., ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 123.61 FEET TO A POINT OF CUSP ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 85°27'40"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.29 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF 47°56'07"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 560.54 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 00°33'12"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 108°44'14"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.45 FEET TO A POINT OF TANGENCY; THENCE S.47°06'33"E., A DISTANCE OF 184.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF 47°21'07"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 223.14 FEET TO A POINT OF TANGENCY; THENCE S.00°14'34"W., A DISTANCE OF 266.56 FEET TO AN INTERSECTION WITH AN EASTERLY PROJECTION OF THE NORTH

BOUNDARY OF THE AFORESAID UNIT NO. 16; THENCE S.89°43'01"E., ALONG SAID EASTERLY PROJECTION, A DISTANCE OF 61.00 FEET TO AN INTERSECTION WITH THE AFORESAID EAST BOUNDARY OF GOVERNMENT LOT NO. 7; THENCE N.00°14'34"E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 266.60 FEET; THENCE N.89°45'26"W., DEPARTING SAID EAST BOUNDARY, A DISTANCE OF 1.00 FOOT TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 47°21'07"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 272.73 FEET TO A POINT OF TANGENCY; THENCE N.47°06'33"W., A DISTANCE OF 209.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 83°08'35"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.28 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 02°31'56"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.19 FEET TO A POINT OF TANGENCY; THENCE N.38°33'58"E., A DISTANCE OF 146.25 FEET TO THE POINT OF BEGINNING.

#### OUTPARCEL OWNERSHIP

PORTIONS OF AVENIDA CENTRAL AND OAK MEADOWS LANE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, ACCEPTED FOR MAINTENANCE BY:

(P) TOWN OF LADY LAKE  
409 FENNELL BOULEVARD  
LADY LAKE, FLORIDA 32159