COUNTY, FLORIDA;

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA;

TRIANGULAR TRACT OF LAND DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, IN SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; RUN THENCE WEST APPROXIMATELY 330 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN NORTH APPROXIMATELY 330 FEET TO THE NORTHEAST CORNER OF THE TWO AND ONE—HALF ACRE TRACT LAST DESCRIBED; THENCE SOUTHEAST TO THE POINT OF DESCRIBED.

THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THAT PART LYING WITHIN TAYLOR MEMORIAL CEMETERY HEREINAFTER PARTICULARLY

IE NORTHWEST 1/4 OF THE SOUTHEAST 1/4, LYING NORTH AND WEST OF STATE ROAD 19, NOW PAVED. LESS AND EXCEPT SUCH PORTION OF TAYLOR MEMORIAL CEMETERY INCLUDED THEREIN, WHICH CEMETERY IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST 1/2 MILE CORNER OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; RUN WEST 149 FEET TO AN IRON PIPE ON THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NOW PAVED; THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 446.5 FEET TO A CEMENT MARKER AND THE POINT OF BEGINNING OF CEMETERY PROPERTY; RUN THENCE SOUTHWESTERLY WITH THE NORTH RIGHT-OF-WAY LINE OF SAID ROAD 509.4 FEET; THENCE NORTH 36"27" WEST, 573.8 FEET; THENCE NORTH 51'33' EAST, 500 FEET; THENCE SOUTH 38'27 EAST, 500 FEET TO THE POINT OF BEGINNING;

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, LYING NORTH AND WEST OF STATE ROAD 19, NOW PAVED, LESS AND EXCEPT SUCH PART THEREOF AS IS CONTAINED IN THE PLAT OF PALM GARDENS AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA ON FEBRUARY 26, 1951, IN PLAT BOOK 12, PAGE 11;

THE WEST 1/2, LESS AND EXCEPT THE NORTH 3/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, IN SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA;

THAT PART OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, LYING SOUTH OF COUNTY CLAY ROAD, IN SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA. SUBJECT TO THE RIGHTS-OF-WAY FOR ALL EXISTING STATE, COUNTY AND TOWN ROAD, STREETS AND HIGHWAYS;

A TRACT OF LAND LOCATED IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND GENERALLY DESCRIBED AS LYING SOUTH OF THE RESIDENCE OF DON WHITE AND WEST OF THE WESTERLY BOUNDARY LINE OF PALM GARDENS SUBDIVISION;

ALL OF BLOCK D-14, ACCORDING TO THE PLAT OF PALM GARDENS, FILED FEBRUARY 26, 1951, AND RECORDED IN PLAT BOOK 12, PAGE 1' OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ALL OF THE ABOVE LAKE COUNTY PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN THE TOWN OF HOWEY IN THE HILLS, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE RUN EAST ALONG THE NORTH LINE THEREOF TO THE NORTHEAST CORNER OF THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN SOUTHEASTERLY ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN SOUTH ALONG EAST LINE THEREOF, TO THE SOUTHEAST CORNER OF THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4;

ALL OF BLOCK D-14 IN PALM GARDENS, A SUBDIVISION IN THE TOWN OF HOWEY IN THE HILLS, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 11 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

THENCE RUN WEST ALONG THE SOUTH LINE THEREOF TO THE SOUTHWEST CORNER OF THE SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4;

THE SOUTH 3/4 OF THE WEST 1/2; THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE RIGHT-OF-WAY OF A COUNTY CLAY ROAD; AND THE SOUTH 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, IN THE TOWN OF HOWEY IN THE HILLS, FLORIDA.

THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING NORTH AND WEST OF THE WESTERLY LINE OF THE RIGHT-OF-WAY OF STATE ROAD NO. 19, IN SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, IN THE TOWN OF HOWEY IN THE HILLS, FLORIDA; LESS AND EXCEPT THEREFROM THAT PART THEREOF LYING WITHIN TAYLOR MEMORIAL CEMETERY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 5, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND ALSO LESS ALL RIGHTS-OF-WAY FOR STREETS IN HOWEY IN THE HILLS, FLORIDA.

THAT PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN THE TOWN OF HOWEY IN THE HILLS, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 1, IN BLOCK D-14, IN PALM GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 12, PAGE 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN WEST TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SAID SECTION 35; THENCE RUN SOUTH ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SAID SECTION 35 TO A POINT ON THE NORTHWESTERLY LINE OF THE RIGHT-OF-WAY OF STATE ROAD NO. 19; THENCE RUN NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF THE SAID RIGHT-OF-WAY LINE OF BLOCK D-14, OF THE SAID PALM GARDENS SUBDIVISION; THENCE RUN NORTHWESTERLY ALONG THE WESTERLY LINE OF THE SAID BLOCK D-14, TO THE POINT OF BEGINNING; LESS ALL

THAT PART OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF THE COUNTY ROAD. LESS THE FOLLOWING DESCRIBED PARCELS

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE RUN NORTH 89°21'35" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, 1487.79 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19: THENCE RUN SOUTH 52"07"27" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE. 459.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHWESTERLY RIGHT-OF-WAY LINE HAVING A CENTRAL ANGLE OF 14'35'56", A RADIUS OF 2341.83 FEET, AN ARC LENGTH OF 596.69 FEET, A CHORD BEARING OF SOUTH 44'49'31" WEST AND A CHORD DISTANCE OF 595.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE BEING A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 22'58'29", A RADIUS OF 2341.83 FEET, AN ARC LENGTH OF 939.04 FEET, A CHORD BEARING OF SOUTH 26'02'16" WEST AND A CHORD DISTANCE OF 932.76 FEET; THENCE RUN NORTH 75"26'58" WEST, 402.66 FEET; THENCE RUN SOUTH 6812'24" WEST, 668.73 FFFT: THENCE RUN NORTH 53'42'00" WEST, 250.16 FFFT: THENCE RUN NORTH 12'38'17" FAST. 257.60 FEET; THENCE RUN NORTH 77'21'43" WEST, 125.00 FEET; THENCE RUN NORTH 12'38'17" EAST, 13.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 39"28"41", A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 51.68 FEET, A CHORD BEARING OF NORTH 32"22"37" EAST AND A CHORD DISTANCE OF 50.66 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 52"06'58" EAST, 476.63 FEET; THENCE RUN NORTH 54"47"17" EAST, 150.16 FEET; THENCE RUN NORTH 52'06'58" EAST, 205.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 62'53'19". A RADIUS OF 24.99 FEET, AN ARC LENGTH OF 27.43 FEET, A CHORD BEARING OF NORTH 83"33"05" EAST AND A CHORD DISTANCE OF 26.08 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 125'45'33", A RADIUS OF 99.99 FEET, AN ARC LENGTH OF 219.47 FEET, A CHORD BEARING OF NORTH 52'06'58" EAST AND A CHORD DISTANCE OF 178.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 62°53'19". A RADIUS OF 24.99 FEET, AN ARC LENGTH OF 27.43 FEET, A CHORD BEARING OF NORTH 20'40'51" EAST AND A CHORD DISTANCE OF 26.08 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 52"06'58" EAST, 560.98 FEET TO A POINT ON THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF TAYLOR MEMORIAL CEMETERY: THENCE RUN SOUTH 37"58'58" EAST ALONG SAID NORTHWESTERLY EXTENSION LINE. 613.80 FEET TO THE POINT OF

## ALSO LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE RUN NORTH 89°21'35" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, 1487.79 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19; THENCE RUN SOUTH 52'07'27" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 66.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 52'07'27" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 392.98
FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 02"12'24", A RADIUS OF 2341.83 FEET, AN ARC LENGTH OF 90.19 FEET, A CHORD BEARING OF SOUTH 51°01'15" WEST AND A CHORD DISTANCE OF 90.19 FEET TO THE MOST EASTERLY CORNER OF TAYLOR MEMORIAL CEMETERY; THENCE RUN NORTH 38°00'31" WEST, ALONG THE NORTHEASTERLY LINE OF SAID TAYLOR MEMORIAL CEMETERY, 547.00 FEET; THENCE RUN NORTH 52'06'58" EAST, 484.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 90°00'00", A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.71 FEET, A CHORD BEARING OF SOUTH 82'53'02" EAST AND A CHORD DISTANCE OF 14.14 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 37'53'02" EAST, 525.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 90'00'00". A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 15.71 FEET, A CHORD BEARING OF SOUTH 07°07'12" WEST AND A CHORD DISTANCE OF 14.14 FEET TO THE POINT OF BEGINNING.

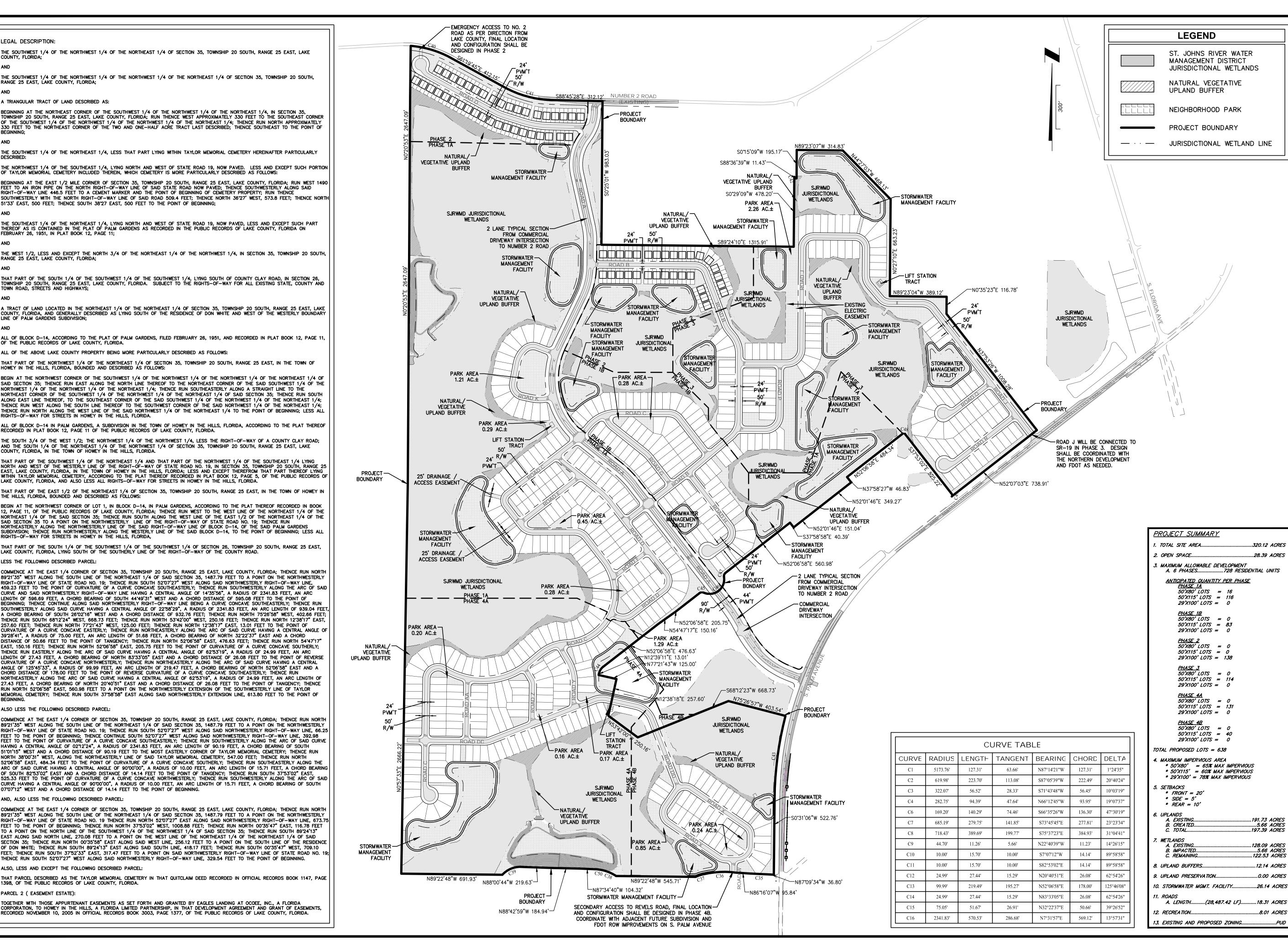
## AND, ALSO LESS THE FOLLOWING DESCRIBED PARCEL:

ALSO, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA: THENCE RUN NORTH 89°21'35" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 35, 1487.79 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19 THENCE RUN NORTH 52°07'27" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 673.75 FEET TO THE POINT OF BEGINNING: THENCE RUN NORTH 37'53'02" WEST, 1008.88 FEET; THENCE RUN NORTH 00'35'47" EAST, 116.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE RUN SOUTH 89'24'13" EAST ALONG SAID NORTH LINE, 270.08 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN NORTH 00"35"58" EAST ALONG SAID WEST LINE, 256.12 FEET TO A POINT ON THE SOUTH LINE OF THE RESIDENCE OF DON WHITE; THENCE RUN SOUTH 89°24'13" EAST ALONG SAID SOUTH LINE, 418.17 FEET; THENCE RUN SOUTH 00°35'47" WEST, 709.10 FEET; THENCE RUN SOUTH 37'52'33" EAST, 317.47 FEET TO A POINT ON SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 19 THENCE RUN SOUTH 52'07'27" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 329.54 FEET TO THE POINT OF BEGINNING.

THAT PARCEL DESCRIBED AS THE TAYLOR MEMORIAL CEMETERY IN THAT QUITCLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1147, PAGE 1398, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. PARCEL 2 ( EASEMENT ESTATE):

TOGETHER WITH THOSE APPURTENANT EASEMENTS AS SET FORTH AND GRANTED BY EAGLES LANDING AT OCOEE, INC., A FLORIDA CORPORATION, TO HOWEY IN THE HILLS, A FLORIDA LIMITED PARTNERSHIP, IN THAT DEVELOPMENT AGREEMENT AND GRANT OF EASEMENTS, RECORDED NOVEMBER 10, 2005 IN OFFICIAL RECORDS BOOK 3003, PAGE 1377, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



**LEGEND** 

.320.12 ACRES

.28.39 ACRES

..5.66 ACRES

.197.39 ACRES

.128.09 ACRES

..122.53 ACRES

12.14 ACRES

..0.00 ACRES

..26.14 ACRES

24-01-0079

APR 2025

DCG

**RCW** 

1" = 300'

JEW

JEW

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9

AG

MERIT,

...728 RESIDENTIAL UNITS

50'X115' LOTS = 116

29'X100' LOTS = 0

<u>PHASE 1B</u> 50'X80' LOTS = 0

50'X115' LOTS = 83

29'X100' LOTS = 0

<u>PHASE 2</u> 50'X80' LOTS = 0

50'X115' LOTS = 0

29'X100' LOTS = 138

<u>PHASE 3</u> 50'X80' LOTS = 0

50'X115' LOTS = 114

29'X100' LOTS = 0

50'X80' LOTS = 050'X115' LOTS = 131

29'X100' LOTS = 0

50'X80' LOTS = 0

50'X115' LOTS = 40

29'X100' LOTS =

<u>PHASE 4A</u>