



MEMORANDUM

September 12, 2022

Re: The Reserve at Howey in the Hills
Internal Spine Road Capacity Analysis
Town of Howey in the Hills, Florida
Project № 21082, v1.1

Traffic & Mobility Consultants (TMC) prepared a Traffic Impact Analysis (TIA) for The Reserve at Howey in the Hills project in November 2021. The TIA was reviewed and approved by the Town of Howey in the Hills early 2022. The approved TIA was based on a Site Plan that included a 4-lane divided boulevard, which serves as the main internal roadway (Road A in the PUD Plan) to the development. The spine road connects the main project entrance on SR 19 to the south and the secondary project entrance on Number 2 Road to the north.

The Developer of this project is proposing to modify the configuration of the internal spine road to have the 4-lane divided section that extends from SR 19 to the commercial driveway intersection, then dropping the road section to a 2-lane divided roadway from the commercial driveway intersection to Number 2 Road.

The purpose of this Technical Memorandum is to examine the capacity of the internal spine road (Road A) to ensure that the road can accommodate the projected traffic generated by the proposed development with the proposed change in the cross-section.

The peak hour directional capacity used in the traffic study for the internal spine road is 612 vehicles/hour for the 2-lane roadway section. The capacity of the 4-lane divided roadway section for the same roadway would be 1,314 vehicles/hour for a 4-lane divided roadway section. The traffic study prepared for this development shows a peak hour directional volume of 201 vehicles/hour in the westbound direction (traffic entering the site during the PM peak hour period) of the 2-lane internal divided roadway section of the spine road (Road A). Excerpts of the TIA report showing the projected AM and PM peak hour volumes are provided in the **Attachments**. Since the capacity of the 2-lane section is 612 vehicles/hour, it is evident that the roadway will have sufficient capacity to accommodate the projected traffic generated by the residential portion of the project.

As for the 4-lane divided section of the internal spine road (Road A) from SR 19 to the commercial driveway intersection, the projected traffic volume generated by the commercial outparcels had to be calculated, since it was not included in the TIA report.

Trip Generation Analysis

A trip generation analysis was conducted for the northern and southern commercial outparcels. Based on the developable land area for the commercial outparcels, it was assumed that the total buildings will be 230,000 square feet. The trip generation analysis was conducted using the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition*, and the resulting trip generation of the two (2) commercial outparcels are presented in **Table 1**.

Table 1
Trip Generation Summary (Commercial Outparcels)

| ITE Code | Land Use | Size | Daily | | AM Peak Hour | | | PM Peak Hour | | | | |
|----------|-------------------------|---------|-------|-------|--------------|-------|-------|--------------|------|-------|-------|------|
| | | | Rate | Trips | Rate | Total | Enter | Exit | Rate | Total | Enter | Exit |
| 820 | Shopping Center (>150k) | 230 KSF | 37.01 | 8,512 | 0.84 | 193 | 120 | 73 | 3.40 | 782 | 375 | 407 |

Source: Trip generation analysis based on ITE *Trip Generation Manual, 11th Edition*

* ITE regression equations are used when R-squared is greater than 0.75

As shown above, the proposed commercial outparcels are projected to generate 8,512 daily trips, of which 193 trips occur during AM peak hour, and 782 trips occur during the PM peak hour.

Assuming all the commercial trips entering the site during the PM peak hour period will use the main spine road (Road A), which would be 375 vehicles/hour. Accordingly, the total peak hour directional traffic entering the site during the PM peak hour period would be 576 vehicles/hour (201 trips from the residential land uses + 375 trips from the commercial land uses). Since the capacity of the 4-lane divided roadway section is 1,314 vehicles/hour; therefore, the 4-lane section of the internal spine road (Road A) will have sufficient capacity to accommodate the projected traffic for The Reserve at Howey in the Hills development.

Queuing & Turn Lane Analysis

The maximum queue length was calculated at the left turn lane into the southern commercial tract was calculated to determine if there would be sufficient distance between SR 19 and the commercial entrance along Road A (Internal Spine Road). Based on the size of the southern commercial parcel proportionate to the total commercial parcels (northern & southern parcels), it was assumed that 40% of the entering commercial traffic during the PM peak hour period would turn left at the commercial entrance on Road A, which is calculated to be 150 vehicles/hour (375 vehicles/hour x 0.40). Based on roadway design speed of 35 mph, the required length of the westbound left turn lane at the intersection of Road A and Commercial Entrance was calculated as the total of the Deceleration Length plus the Queue Length as shown below:

Left Turn Lane = Deceleration Length + Queue Length
 Deceleration Length @ 35 mph design speed = 145 feet (using FDM Exhibit 212-1)
 Queue length = 2 x 25 x Left Turn Volume (150 vehicles)/60 = 125 feet
Left Turn Lane = 145+ 125 = 270 feet (including a 50-foot taper)

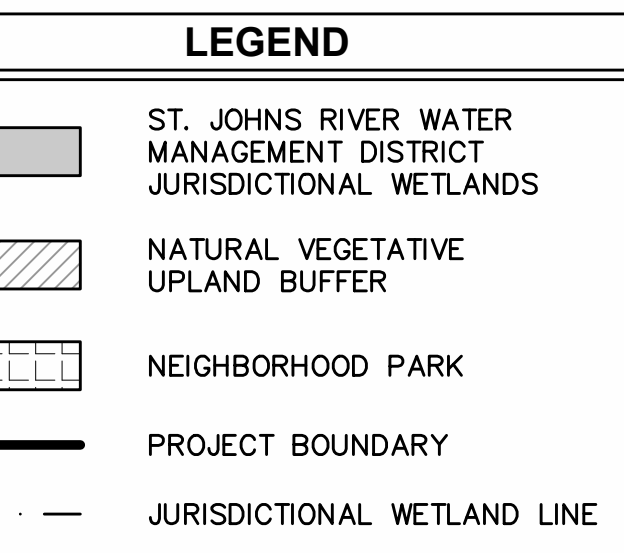
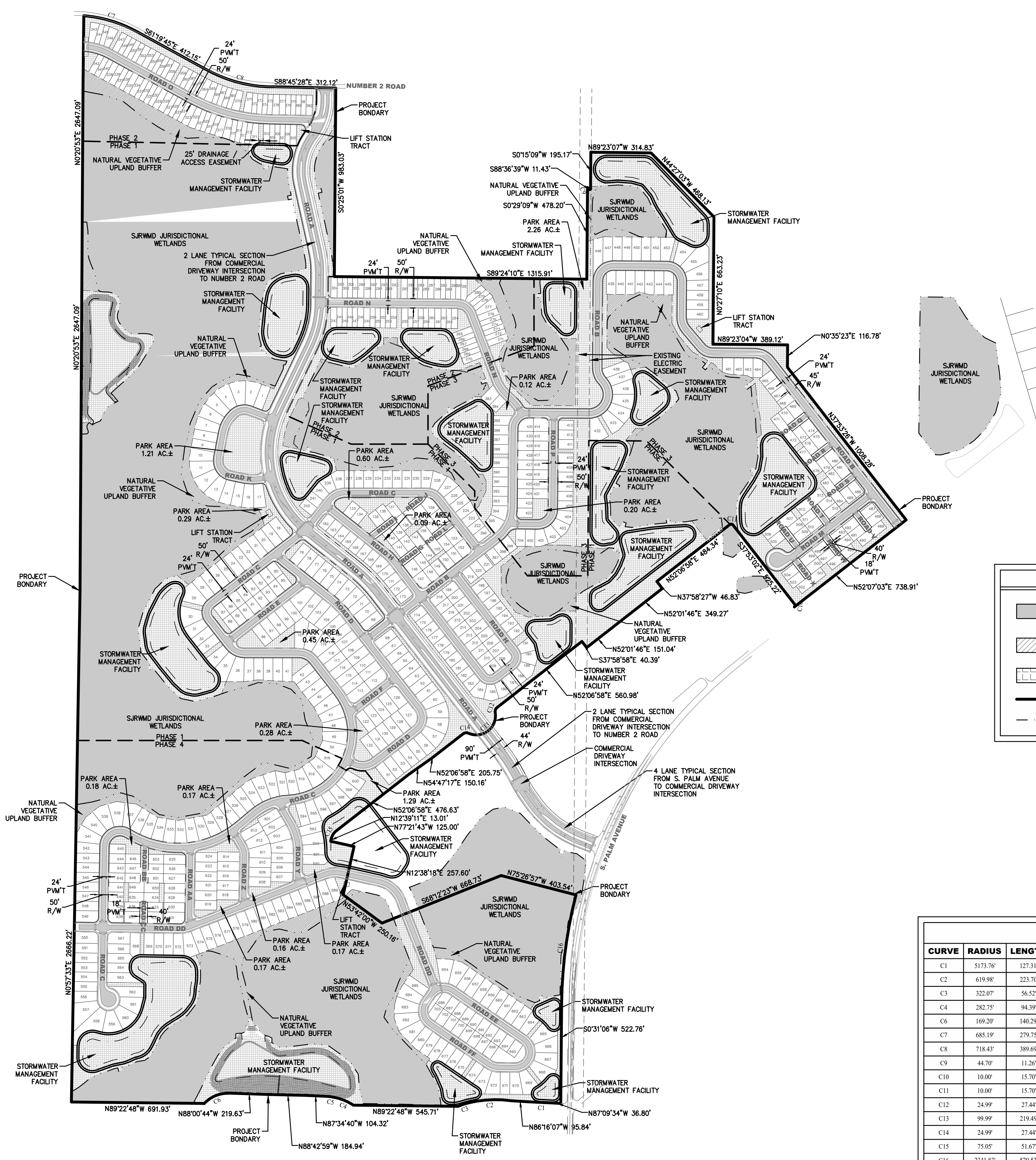
Summary & Recommendations

This technical memorandum supports the proposed modification of the Boulevard section through the residential area of the PUD to be a 2-lane divided roadway. Furthermore, with a maximum queue length for the westbound left turn calculated at 125 feet, a 270-foot left turn lane would be sufficient to accommodate the commercial traffic turning left into the southern outparcel. Since the distance between the main entrance on SR 19 and the commercial entrance on Road A (internal Spine Road) is approximately 500 feet, it is recommended to accept the proposed internal roadway design as shown on the latest site plan attached.

Attachments

LEGAL DESCRIPTION:

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; AND A 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 NORTHEAST 1/4 OF SAID SECTION 35; 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 BEGINNING; AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, LESS THAT PART LYING WITHIN TAYLOR MEMORIAL CEMETERY HEREAFTER PARTICULARLY DESCRIBED: THE 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 1490 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 508.4 FEET; THENCE NORTH 3627 WEST, 573.8 FEET; THENCE NORTH 5133 EAST, 500 FEET; THENCE SOUTH 3627 EAST, 500 FEET TO THE POINT OF BEGINNING. AND THE SOUTHWEST 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; AND 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; AND 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; AND 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; AND ALL OF BLOCK D-14, ACCORDING TO THE PLAT OF PALM GARDENS, FILED FEBRUARY 26, 1951, AND RECORDED IN PLAT BOOK 12, PAGE 11, 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 NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 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 NORTHEAST 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 NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE RUN WEST ALONG THE SOUTH LINE THEREOF TO THE SOUTHWEST CORNER OF THE SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN NORTH ALONG THE WEST LINE OF THE SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 TO THE POINT OF BEGINNING, LESS ALL RIGHTS-OF-WAY FOR STREETS IN HOWEY IN THE HILLS, FLORIDA. 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. THE SOUTH 3/4 OF THE WEST 1/2, 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 11, 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 NORTHEAST 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 NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 35; THENCE RUN SOUTH ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF 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 IN THE NORTHWESTERLY LINE OF THE WESTERLY LINE OF THE SAID BLOCK D-14, TO THE POINT OF BEGINNING, LESS ALL RIGHTS-OF-WAY FOR STREETS IN HOWEY IN THE HILLS, FLORIDA. 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 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, 56.25 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 90.10 FEET, A CHORD BEARING OF SOUTH 44°01'18" WEST AND A CHORD DISTANCE OF 405.09 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 339.04 FEET, A CHORD BEARING OF SOUTH 28°22'44" WEST AND A CHORD DISTANCE OF 432.78 FEET; THENCE RUN NORTH 75°28'58" WEST, 402.66 FEET; THENCE RUN SOUTH 68°12'24" WEST, 668.73 FEET; THENCE RUN NORTH 53°42'00" WEST, 250.16 FEET; THENCE RUN NORTH 12°38'17" EAST, 267.60 FEET; THENCE RUN NORTH 77°21'43" WEST, 126.00 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 BEGINNING; THENCE RUN NORTH 52°06'58" EAST, 476.83 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 NORTHEASTERLY; 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 LINE OF TAYLOR MEMORIAL CEMETERY; THENCE RUN SOUTH 37°58'58" EAST ALONG SAID NORTHWESTERLY EXTENSION LINE, 613.80 FEET TO THE POINT OF BEGINNING. 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, 56.25 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 90.10 FEET, A CHORD BEARING OF SOUTH 44°01'18" WEST AND A CHORD DISTANCE OF 405.09 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 SOUTHERLY; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 80°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 NORTHEASTERLY; 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: 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, 573.75 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 37°53'02" WEST, 1008.86 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 NORTH 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, 416.17 FEET; THENCE RUN SOUTH 00°35'47" WEST, 709.10 FEET; THENCE RUN SOUTH 37°53'02" 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, 328.54 FEET TO THE POINT OF BEGINNING. ALSO, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: THAT PARCEL DESCRIBED AS THE TAYLOR MEMORIAL CEMETERY IN THAT QUILCLAIM 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 OCOCUE, 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.



| CURVE TABLE | | | | | | |
|-------------|----------|---------|---------|-------------|---------|------------|
| CURVE | RADIUS | LENGTH | TANGENT | BEARING | CHORD | DELTA |
| C1 | 5173.76' | 127.31' | 63.66' | N87°142'1"W | 127.31' | 1°24'35" |
| C2 | 619.98' | 223.70' | 113.08' | S87°05'39"W | 222.49' | 20°40'24" |
| C3 | 322.07' | 56.52' | 28.33' | S71°43'48"W | 56.45' | 10°03'19" |
| C4 | 282.75' | 94.39' | 47.64' | N66°12'45"W | 93.95' | 19°07'37" |
| C6 | 169.20' | 140.29' | 74.66' | S66°32'56"W | 136.30' | 47°30'19" |
| C7 | 685.19' | 279.75' | 141.85' | S73°45'45"E | 277.81' | 23°23'44" |
| C8 | 718.43' | 389.69' | 199.77' | S75°32'23"E | 384.93' | 31°04'41" |
| C9 | 44.70' | 11.26' | 5.66' | N22°40'39"W | 11.23' | 14°59'15" |
| C10 | 10.00' | 15.70' | 10.00' | S70°12'2"W | 14.14' | 89°58'58" |
| C11 | 10.00' | 15.70' | 10.00' | S82°53'02"E | 14.14' | 89°58'58" |
| C12 | 24.99' | 27.44' | 15.29' | N20°40'51"E | 26.08' | 62°42'26" |
| C13 | 99.99' | 219.49' | 195.27' | N52°06'58"E | 178.00' | 125°46'08" |
| C14 | 24.99' | 27.44' | 15.29' | N83°33'05"E | 26.08' | 62°42'26" |
| C15 | 75.05' | 51.67' | 26.91' | N32°22'37"E | 50.66' | 39°26'52" |
| C16 | 2341.83' | 570.53' | 286.68' | N7°31'57"E | 569.12' | 13°57'31" |

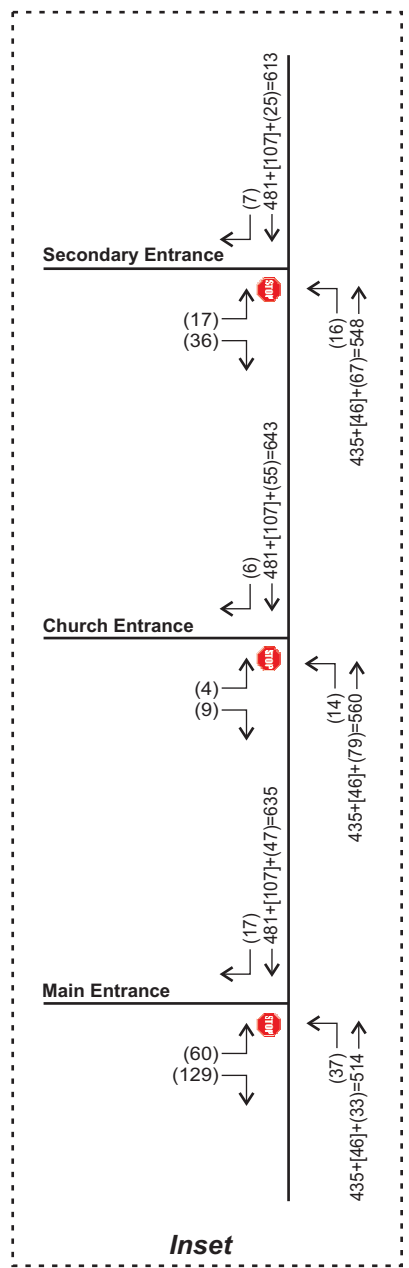
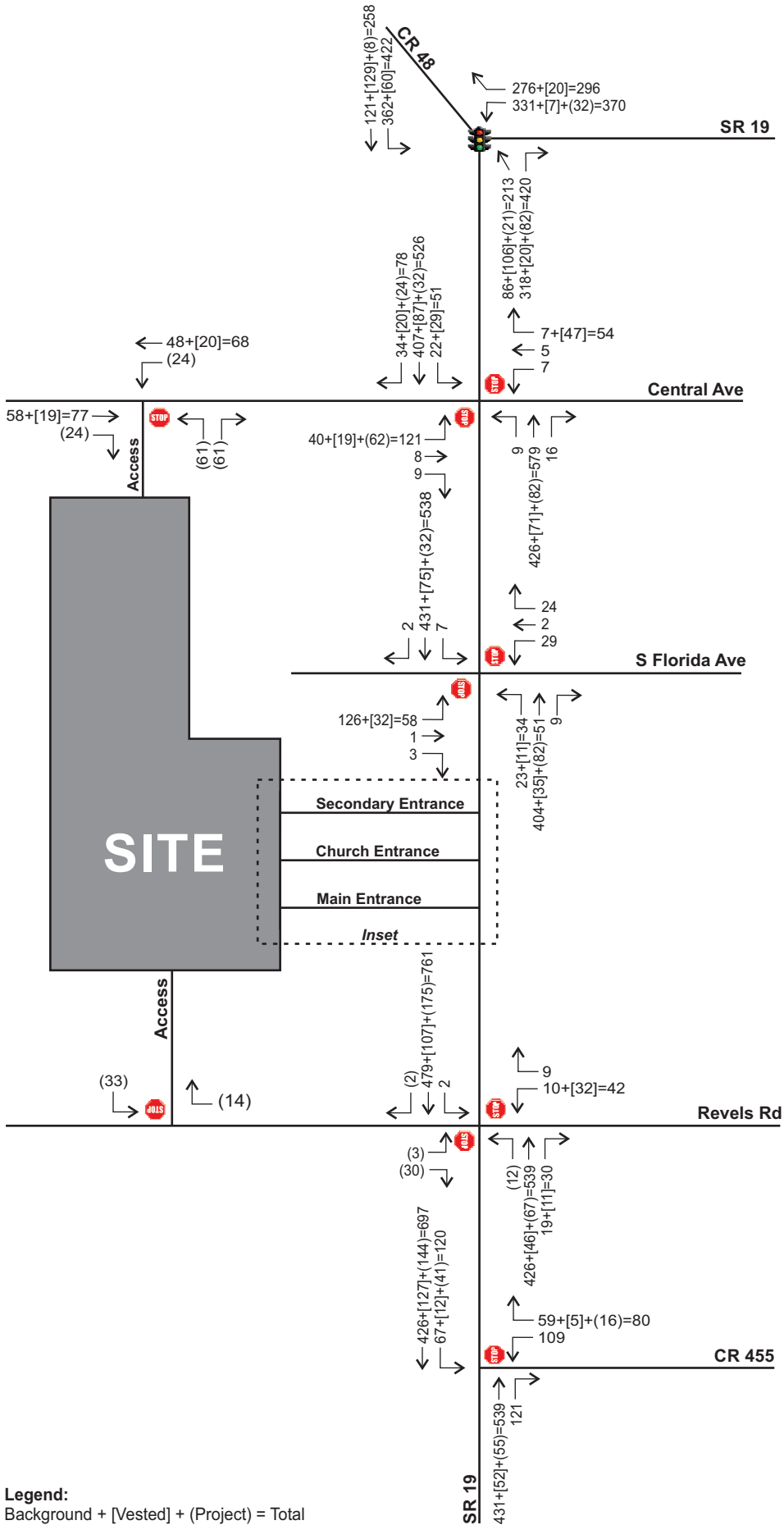
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Florida Registry 3650 L.A. Number: LC26000511

MASTER SITE PLAN

HOWEY IN THE HILLS SUBDIVISION
HOWEY IN THE HILLS
PREPARED FOR
LENNAR HOMES - ORLANDO

Project No.: 21-04-0008
Designed: JEW
Checked: JEW
Date: AUGUST 2022
Scale: 1" = 300'

Sheet 3



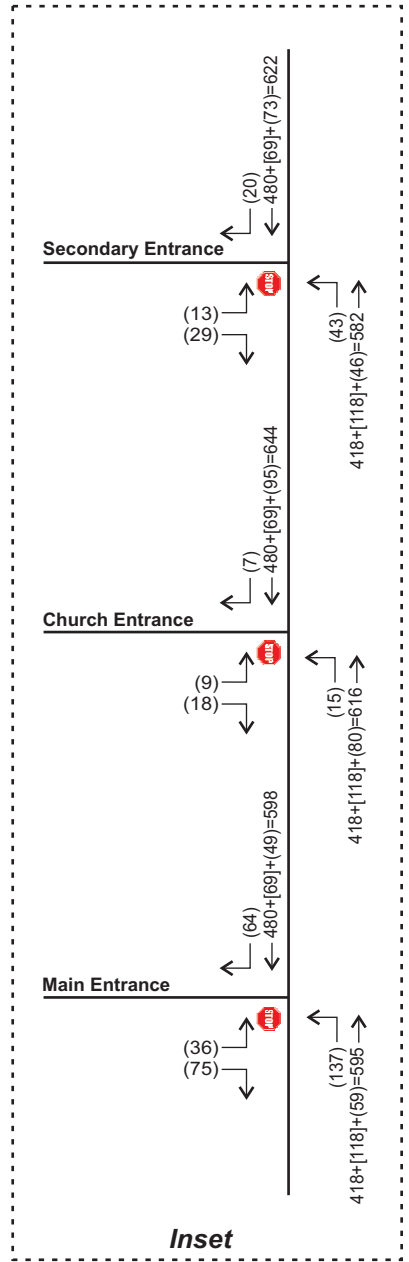
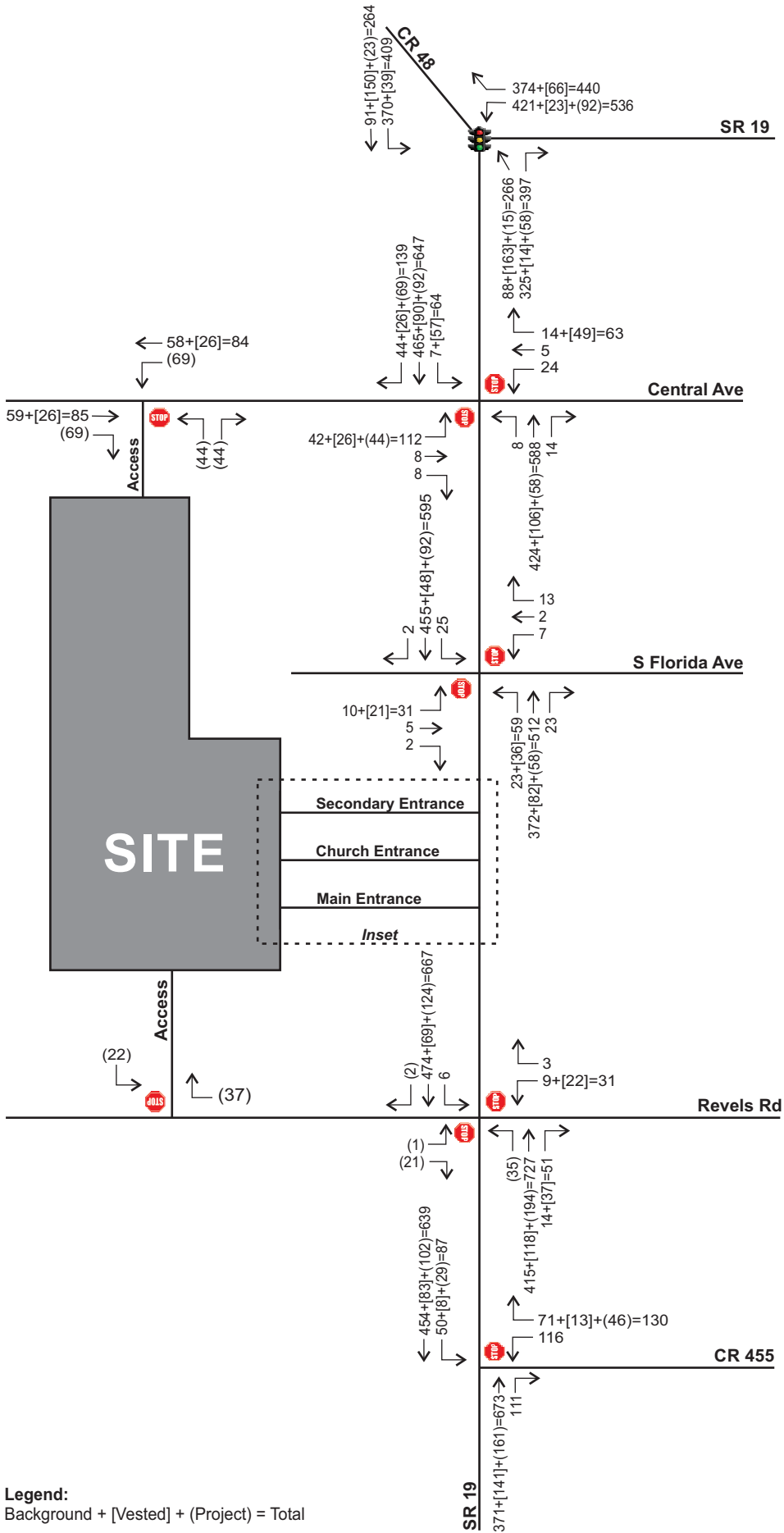
Legend:
 Background + [Vested] + (Project) = Total



Projected AM Peak Intersection Volumes
 The Reserve at Howey in the Hills
 21082



Not to Scale



Legend:
 Background + [Vested] + (Project) = Total



Projected PM Peak Intersection Volumes
 The Reserve at Howey in the Hills
 21082