

LEGAL DESCRIPTION:

(As per Title Commitment 11166639 issued by Fidelity National Title Insurance Company bearing an effective date of May 24, 2023 at 8:00 AM with Revision 1 dated June 6, 2023)

PARCEL 1:

GOVERNMENT LOTS 2, 4, 5, 6, 7, 8 AND 9, LYING NORTH OF HIGHWAY 48 AND THE WESTERLY OF HIGHWAY 19, ALL LYING IN SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN AT SOUTHEAST CORNER OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND RUN NORTH 00'04'21" EAST 1314.20 FEET, MORE OR LESS, TO THE SOUTHERLY WATERS EDGE OF LAKE HARRIS AND A POINT HEREBY DESIGNATED AS POINT "A"; RETURN TO THE POINT OF BEGINNING AND RUN SOUTH 89'35'28" WEST ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 23 A DISTANCE OF 1100.00 FEET; THENCE NORTH 00'27'54" EAST 1484.76 FEET, MORE OR LESS, TO THE SOUTHERLY WATERS EDGE OF LAKE HARRIS; THENCE EASTERLY ALONG SAID SOUTHERLY WATERS EDGE OF LAKE HARRIS TO POINT "A".

LESS any portion conveyed in those certain deeds recorded in Official Records Book 6019, Page 212 and Official Records Book 6068, Page 222.

LESS AND EXCEPT COMMERCIAL 1

A PORTION OF GOVERNMENT LOTS 2, 8, AND 9 LYING WESTERLY OF HIGHWAY 19, ALL LYING IN SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA AND PROCEED N 00'53'14" E, ALONG THE WEST BOUNDARY OF THE SOUTHWEST ¼ OF SAID SECTION 23, A DISTANCE OF 1171.08 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 48 SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING AND DISTANCE OF S 69'35'43" E, A DISTANCE OF 1188.12 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1188.29 FEET; THENCE S 75'35'20" E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1460.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2341.83 FEET AND A CHORD BEARING AND DISTANCE OF S 72'35'58" E, A DISTANCE OF 223.25 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 223.33 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N 15'36'38" E, A DISTANCE OF 52.62 FEET; THENCE N 75'08'12" E, A DISTANCE OF 258.80 FEET TO THE POINT OF BEGINNING; THENCE N 15'36'16" E, A DISTANCE OF 306.32 FEET; THENCE N 60'15'03" E, A DISTANCE OF 218.37 FEET; THENCE N 48'59'01" E, A DISTANCE OF 705.25 FEET; THENCE S 43'00'59" E, A DISTANCE OF 404.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF 27'52'48" E, A DISTANCE OF 52.22 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 52.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 120.00 FEET AND A CHORD BEARING AND DISTANCE OF S 27'52'48" E, A DISTANCE OF 62.67 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 63.40 FEET; THENCE S 43'00'59" E, A DISTANCE OF 125.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 19; THENCE S 46'59'01" W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 650.20 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 19; THENCE S 75'06'54" E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 210.88; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N 41'20'52" W, A DISTANCE OF 270.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 133.42 FEET AND A CHORD BEARING AND DISTANCE OF S 62'15'27" W, A DISTANCE OF 62.77 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 63.36 FEET; THENCE S 75'51'45" W, A DISTANCE OF 298.03 FEET; THENCE S 75'06'54" W, A DISTANCE OF 229.89 FEET; THENCE S 1'50'36" W, A DISTANCE OF 20.52 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 48 AND A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2341.83 FEET AND A CHORD BEARING AND DISTANCE OF N 69'15'12" W, A DISTANCE OF 50.20 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.20 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 630854 SQUARE FEET OR 14.48 ACRES MORE OR LESS.

LESS AND EXCEPT COMMERCIAL 2

A PORTION OF GOVERNMENT LOT 9 LYING WESTERLY OF HIGHWAY 19, ALL LYING IN SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA AND PROCEED N 00'53'14" E, ALONG THE WEST BOUNDARY OF THE SOUTHWEST ¼ OF SAID SECTION 23, A DISTANCE OF 1171.08 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 48 SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING AND DISTANCE OF S 69'35'43" E, A DISTANCE OF 1188.12 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1188.29 FEET; THENCE S 75'35'20" E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1460.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2341.83 FEET AND A CHORD BEARING AND DISTANCE OF S 72'35'58" E, A DISTANCE OF 223.25 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 223.33 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N 15'36'38" E, A DISTANCE OF 52.62 FEET; THENCE N 75'08'12" E, A DISTANCE OF 258.80 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, N 89'48'40" W, A DISTANCE OF 738.20; THENCE S 46'59'01" W, A DISTANCE OF 50.00 FEET; THENCE S 43'00'59" E, A DISTANCE OF 269.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF S 58'09'10" E, A DISTANCE OF 52.22 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 52.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 120.00 FEET AND A CHORD BEARING AND DISTANCE OF S 58'09'10" E, A DISTANCE OF 62.67 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 63.40 FEET; THENCE S 43'00'59" E, A DISTANCE OF 125.00 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY OF STATE ROAD 19; THENCE N 46'59'01" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 558.08 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 155,772 SQUARE FEET OR 3.58 ACRES MORE OR LESS.

LESS AND EXCEPT ACCESS EASEMENT

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SECTION 23--20--25; THENCE SOUTH 00'28'42" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 25, A DISTANCE OF 765.11 FEET TO THE NORTHERLY RIGHT OF WAY OF STATE ROAD 19; THENCE SOUTH 46'59'01" WEST ALONG THE NORTHERLY RIGHT OF WAY, A DISTANCE OF 1171.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 46'59'01" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 43'00'59" WEST, A DISTANCE OF 125.00 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CHORD WHICH BEARS NORTH 27'52'48" WEST, A DISTANCE 62.67 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 63.40 FEET; TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 100.00 FEET AND A CHORD WHICH BEARS NORTH 27'52'48" WEST, AND A DISTANCE OF 52.22 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 52.84 FEET; THENCE NORTH 43'00'59" WEST, A DISTANCE OF 125.00 FEET; THENCE NORTH 46'59'01" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 43'00'59" EAST, A DISTANCE OF 404.25 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET AND A CHORD WHICH BEARS SOUTH 58'09'10" EAST, A DISTANCE 52.22 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 52.84 FEET; TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 120.00 FEET AND A CHORD WHICH BEARS SOUTH 58'09'10" EAST, AND A DISTANCE OF 62.67 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 63.40 FEET; THENCE SOUTH 43'00'59" EAST, A DISTANCE OF 125.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 49,343.34 SQUARE FEET OR 1.13 ACRES, MORE OR LESS.

PARCEL 2:

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89'09'42" WEST ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SECTION 22, A DISTANCE OF 330 FEET; THENCE NORTH 00'15'45" WEST 210 FEET; THENCE NORTH 38'44'24" EAST 583.17 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST ¼ OF SECTION 22, A DISTANCE OF 1029.81 FEET; THENCE N 00'27'54" E, 1510 FEET, MORE OR LESS TO A POINT ON THE EAST LINE OF THE SOUTHEAST ¼ OF SECTION 22; THENCE SOUTH 89'10'02" EAST 1177 FEET TO THE WATERS OF LAKE HARRIS; THENCE SOUTHEASTERLY ALONG SAID WATERS OF LAKE HARRIS TO A POINT ON THE EAST LINE OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST ¼ TO THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF SECTION 23; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST ¼ TO THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SECTION 23, SAID POINT HEREBY DESIGNATED AS POINT "A", RETURN TO THE POINT OF BEGINNING AND RUN SOUTH 38'44'24" WEST TO A POINT ON THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE N 00'27'54" E, 1510 FEET, MORE OR LESS TO A POINT ON THE SOUTHERLY WATERS EDGE OF LAKE HARRIS AND A POINT HEREBY DESIGNATED AS POINT "A"; LESS AND EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN CORRECTIVE WARRANTY DEED RECORDED IN BOOK 4103, PAGE 313, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3

FROM THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89'09'42" WEST ALONG THE SOUTH LINE OF THE NORTHEAST ¼ A DISTANCE OF 330 FEET; THENCE NORTH 00'15'45" WEST 210 FEET; THENCE NORTH 38'44'24" EAST 583.17 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89'10'02" EAST 1177 FEET TO THE WATERS OF LAKE HARRIS; THENCE SOUTHEASTERLY ALONG SAID WATERS OF LAKE HARRIS TO A POINT ON THE EAST LINE OF THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST ¼ TO THE SOUTHEAST CORNER OF THE NORTHWEST ¼ OF SECTION 23; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST ¼ TO THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SECTION 23, SAID POINT HEREBY DESIGNATED AS POINT "A", RETURN TO THE POINT OF BEGINNING AND RUN SOUTH 38'44'24" WEST TO A POINT ON THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 23; THENCE N 00'27'54" E, 1510 FEET, MORE OR LESS TO A POINT ON THE SOUTHERLY WATERS EDGE OF LAKE HARRIS AND A POINT HEREBY DESIGNATED AS POINT "A"; LESS AND EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN CORRECTIVE WARRANTY DEED RECORDED IN BOOK 4103, PAGE 313, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 4:

THAT PART OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT A CONCRETE MONUMENT (NO NUMBER) AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, AND RUN N.00'04'21"E ALONG THE EAST LINE OF THE N.W. 1/4 OF THE S.E. 1/4 A DISTANCE OF 1202.20 FEET TO AN IRON PIN LABELED L.B. 707; THENCE CONTINUE N.00'04'21"E ALONG THE EAST LINE OF THE N.W. 1/4 OF THE S.E. 1/4 A DISTANCE OF 112 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY WATERS EDGE OF LAKE HARRIS AND A POINT HEREBY DESIGNATED AS POINT "A", RETURN TO THE POINT OF BEGINNING AND RUN S.89'35'28"W, ALONG THE SOUTH LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 23 A DISTANCE OF 1100.00 FEET TO AN IRON PIN LABELED L.B. 707; THENCE N.00'27'54"E, 1451.76 FEET TO AN IRON ROD PIN LABELED L.B. 707; THENCE CONTINUE N00'27'54"E, 33 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY WATERS EDGE OF LAKE HARRIS; THENCE EASTERLY ALONG AND WITH SAID SOUTHERLY WATERS EDGE OF LAKE HARRIS TO INTERSECT THE AFOREMENTIONED POINT "A".

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS LYING OVER, UPON AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF LAND;

THE NORTH 50 FEET OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA LYING WEST OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 19, AND AN EASEMENT FOR INGRESS AND EGRESS LYING OVER, UPON AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA AND RUN S.00'04'21"W, ALONG THE EAST LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 23 A DISTANCE OF 50.00 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET AND A RADIAL BEARING OF S.00'02'52". THENCE WESTERLY ALONG THE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28'35'47" AN ARC LENGTH OF 49.91 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET; THENCE NORTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28'35'47" AN ARC LENGTH OF 49.91 FEET TO THE END OF SAID CURVE; THENCE S.89'35'28" W, PARALLEL WITH THE SOUTH LINE OF THE N.W. 1/4 OF THE AFOREMENTIONED SECTION 23 A DISTANCE OF 1029.81 FEET; THENCE N.00'27'54" E, 1510 FEET, MORE OR LESS TO A POINT ON THE SOUTHERLY WATERS EDGE OF LAKE HARRIS AND A POINT HEREBY DESIGNATED AS POINT "A"; RETURN TO THE POINT OF BEGINNING AND RUN N.00'04'21" ALONG THE EAST LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF THE AFOREMENTIONED SECTION 23 A DISTANCE OF 25.00 FEET; THENCE S.89'35'28"W, PARALLEL WITH THE SOUTH LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF THE AFOREMENTIONED SECTION 23 A DISTANCE OF 1074.82 FEET; THENCE N.00'27'54"E, 1459 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY WATERS EDGE OF LAKE HARRIS; THENCE WESTERLY ALONG AND WITH SAID SOUTHERLY WATERS EDGE OF LAKE HARRIS TO INTERSECT THE AFOREMENTIONED POINT "A".

PARCEL 5:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89'09'42" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 330 FEET; THENCE NORTH 00'15'45" WEST, 210 FEET; THENCE NORTH 38'44'24" EAST 583.17 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 22; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHEAST 1/4 TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN CORRECTIVE WARRANTY DEED RECORDED IN BOOK 4103, PAGE 313, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 6:

THAT PART OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT (NO NUMBER) AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, RUN S.89'52'11" W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, A DISTANCE OF 330.00 FEET TO AN IRON PIPE LABELED LB707; THENCE N.00'09'33"E, 210.05 FEET TO A CONCRETE MONUMENT LABELED L51916; THENCE N.39'31'51" E, 583.79 FEET TO AN IRON PIN LABELED LB7514; THENCE N.89'52'31"E, 458.45 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, FROM SAID POINT OF BEGINNING RUN N.70'57'19"E, 519 FEET MORE OR LESS TO A POINT ON THE SOUTHWESTERLY WATERS EDGE OF LAKE HARRIS AND A POINT HEREBY DESIGNATED AS POINT "A", RETURN TO THE POINT OF BEGINNING AND RUN N.89'52'31"E, 708.81 FEET TO AN IRON PIN LABELED LB7514; THENCE CONTINUE N.89'52'31"E, 30 FEET MORE OR LESS TO A POINT ON THE SOUTHWESTERLY WATERS EDGE OF LAKE HARRIS; THENCE NORTHWESTERLY ALONG AND WITH SAID SOUTHWESTERLY WATERS EDGE OF LAKE HARRIS TO INTERSECT THE AFOREMENTIONED POINT "A".

OVERALL PARCEL TO THE WHOLELY CLOSURE LINE CONTAINS **9,592,251.16** SQUARE FEET OR **220.21** ACRES MORE OR LESS

PRELIMINARY SUBDIVISION PLAN FOR LAKE HILLS

PARCELS: 23-20-25-0004-000-00200,
22-20-25-0004-000-01000, 15-20-25-0101-001-00000,
22-20-25-0001-000-01400, 23-20-25-0002-000-01100,
23-20-25-0002-000-00600, 23-20-25-0004-000-01000

HOWEY IN THE HILLS, FLORIDA FOR



READER COMMUNITIES

READER COMMUNITIES

5850 TG LEE BOULEVARD, SUITE 200

ORLANDO, FL. 32822

(407) 856-4899



MADDEN MOORHEAD & STOKES, LLC CIVIL ENGINEERS

431 E. HORATIO AVENUE, SUITE 260

MAITLAND, FLORIDA 32751

PHONE (407) 629-8330

FAX (407) 629-8336

PROJECT TEAM MEMBERS:

OWNER:

LAKE HARRIS (ORLANDO) ASU VII OWNER #1, LLC
LAKE HARRIS (ORLANDO) ASU VII OWNER #2, LLC
LAKE HARRIS (ORLANDO) ASU VII OWNER #3, LLC
923 N. PENNSYLVANIA AVE
WINTER PARK, FL 32789

DEVELOPER:

READER COMMUNITIES
5850 TG LEE BOULEVARD, SUITE 200
ORLANDO, FL 32822
PHONE: (407) 856-4899

ENGINEER:

MADDEN, MOORHEAD, & STOKES, LLC.
431 E HORATIO AVE, STE 260
MAITLAND, FL 32751
PHONE: (407) 629-8330

SURVEYOR:

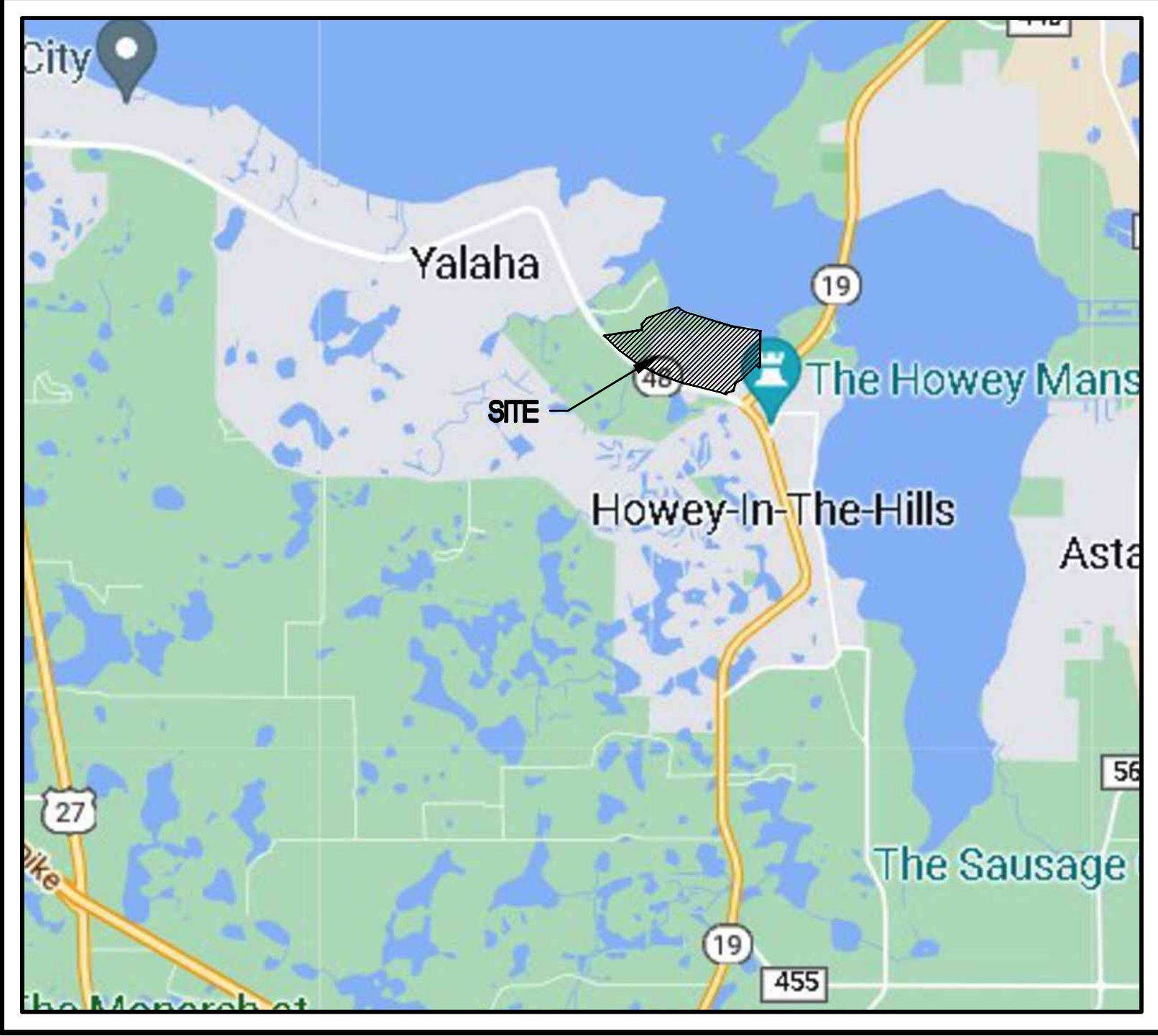
HAMILTON ENGINEERING & SURVEYING, LLC.
3409 W. LEMON STREET
TAMPA, FLORIDA 33609
PHONE: (813) 250-3535

SHEET INDEX

Sheet #	Sheet Title
C0.00	COVER SHEET
C0.01	NOTES AND DETAILS
C1.00	OVERALL PRELIMINARY SUBDIVISION PLAN
C1.01	PRELIMINARY SUBDIVISION PLAN
C1.02	PRELIMINARY SUBDIVISION PLAN
C1.03	PRELIMINARY SUBDIVISION PLAN
C1.04	PRELIMINARY SUBDIVISION PLAN
C2.00	PRELIMINARY HISTORIC TREE SAVE PLAN
C2.01	PRELIMINARY TREE REMOVAL PLAN
C2.02	PRELIMINARY TREE REMOVAL PLAN
C2.03	PRELIMINARY TREE REMOVAL TABLE

VICINITY MAP

SCALE: 1"=5000'



DAVID A. STOKES, P.E. #66527
CERTIFICATE OF AUTHORIZATION NO. CA-0007723

LAKE HILLS AT LAKE HARRIS PSP (JOB NO. 23019)

NOTES AND DETAILS FOR LAKE HILLS
TOWN OF HOWEY-IN-THE-HILLS
LAKE COUNTY, FLORIDA

LAKE HILLS READER COMMUNITIES
5850 TO LEE BOULEVARD, SUITE 200
ORLANDO, FL 32822
(407) 856-4899

ENGINEER IN CHARGE:
DAVID A. STOKES, P.E. #66527
DATE: February 6, 2024
CERTIFICATE OF AUTHORIZATION NO. EB-0007223

DATE	REVISIONS

JOB # 23019
DATE: 10/27/2023
SCALE: N.T.S.
DESIGNED BY: JV
DRAWN BY: JV
APPROVED BY: DAS

TRACT TABLE

ID	LAND USE	OWNERSHIP	MAINTENANCE	AREA	(AC/%)
A	RIGHT-OF-WAY	H.O.A.	H.O.A.	32.5	14.76%
B1	DRY POND/OPEN SPACE	H.O.A.	H.O.A.	5.3	2.41%
B2	POND/OPEN SPACE	H.O.A.	H.O.A.	2.34	1.06%
B3	POND/OPEN SPACE	H.O.A.	H.O.A.	1.93	0.88%
B4	DRY POND/OPEN SPACE	H.O.A.	H.O.A.	3.12	1.42%
B5	POND/OPEN SPACE	H.O.A.	H.O.A.	0.97	0.44%
B6	POND/OPEN SPACE	H.O.A.	H.O.A.	6.21	2.82%
B7	POND/OPEN SPACE	H.O.A.	H.O.A.	0.67	0.30%
B8	POND/OPEN SPACE	H.O.A.	H.O.A.	4.59	2.08%
B9	POND/OPEN SPACE	H.O.A.	H.O.A.	1.9	0.86%
B10	POND/OPEN SPACE	H.O.A.	H.O.A.	1.49	0.68%
B11	POND/OPEN SPACE	H.O.A.	H.O.A.	1.58	0.72%
B12	POND/OPEN SPACE	H.O.A.	H.O.A.	1.1	0.50%
B13	POND/OPEN SPACE	H.O.A.	H.O.A.	2.69	1.22%
C1	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	5.5	2.50%
C2	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	9.07	4.12%
C3	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	8.44	3.83%
C4	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	0.81	0.37%
C5	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	2.12	0.96%
C6	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	1.17	0.53%
C7	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	4.72	2.14%
D1	UPLAND BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.54	0.25%
D2	UPLAND BUFFER / OPEN SPACE	H.O.A.	H.O.A.	5.19	2.36%
D3	UPLAND BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.69	0.31%
D4	UPLAND BUFFER / OPEN SPACE	H.O.A.	H.O.A.	1.81	0.82%
E1	OPEN SPACE	H.O.A.	H.O.A.	0.15	0.07%
E2	OPEN SPACE	H.O.A.	H.O.A.	0.31	0.14%
E3	OPEN SPACE	H.O.A.	H.O.A.	0.16	0.07%
E4	OPEN SPACE	H.O.A.	H.O.A.	0.38	0.17%
E5	OPEN SPACE	H.O.A.	H.O.A.	0.34	0.15%
E6	OPEN SPACE	H.O.A.	H.O.A.	0.05	0.02%
E7	OPEN SPACE	H.O.A.	H.O.A.	0.29	0.13%
E8	OPEN SPACE	H.O.A.	H.O.A.	0.14	0.06%
E9	OPEN SPACE	H.O.A.	H.O.A.	1.2	0.54%
E10	OPEN SPACE	H.O.A.	H.O.A.	0.25	0.11%
F1	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.3	0.14%
F2	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.74	0.34%
F3	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.14	0.06%
F4	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.02	0.01%
F5	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.13	0.06%
F6	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.11	0.05%
F7	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.15	0.07%
F8	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.1	0.05%
F9	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.14	0.06%
F10	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.14	0.06%
F11	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.25	0.11%
F12	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.13	0.06%
F13	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.12	0.05%
F14	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.11	0.05%
F15	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.19	0.09%
F16	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.19	0.09%
G	RECREATION CENTER	H.O.A.	H.O.A.	6.36	2.89%
H1	PUBLIC PARK / OPEN SPACE/POND	TOWN OF HOWEY-IN-THE-HILLS		4.21	1.91%
H2	OPEN SPACE	SELLER-RETAINED		0.42	0.19%
H3	OPEN SPACE	SELLER-RETAINED		0.62	0.28%
	RESIDENTIAL	PRIVATE	PRIVATE	95.92	43.56%
	TOTAL			220.21	100.00%

OPEN SPACE TABLE

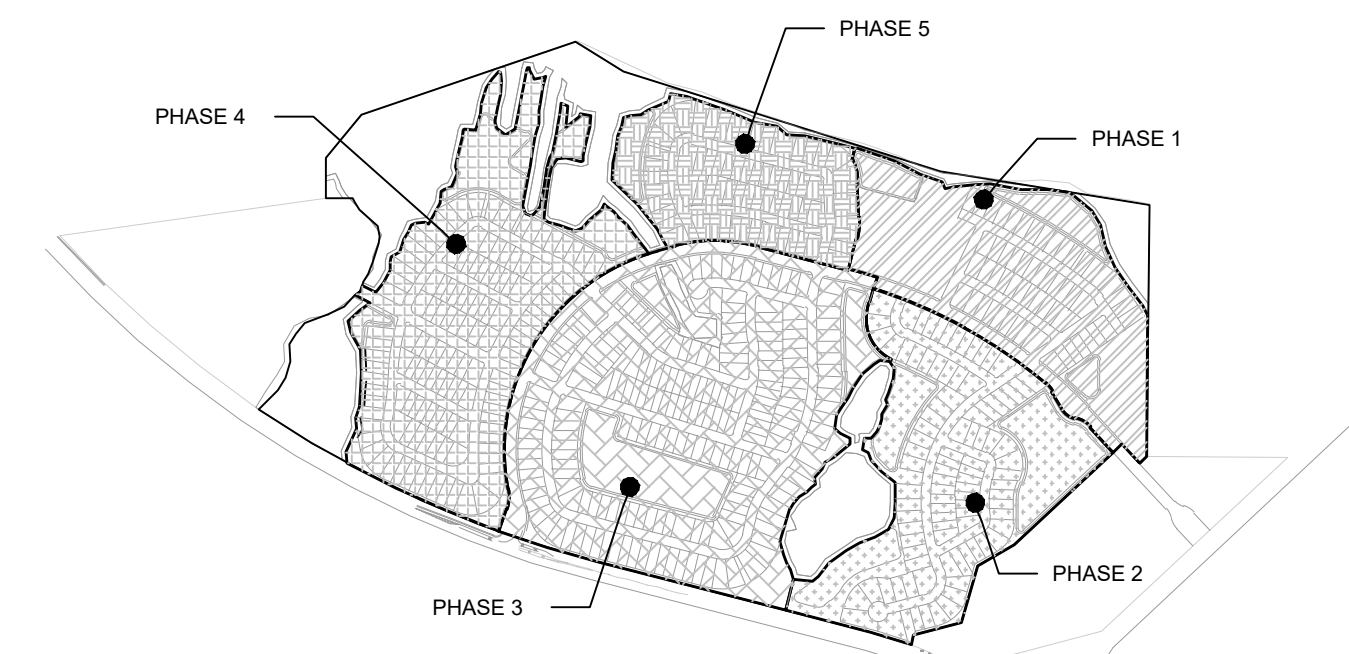
ID	LAND USE	OWNERSHIP	MAINTENANCE	OPEN SPACE	(AC/%)
A	RIGHT-OF-WAY	H.O.A.	H.O.A.	0	0.00%
B1	DRY POND/OPEN SPACE	H.O.A.	H.O.A.	5.3	2.41%
B2	POND/OPEN SPACE	H.O.A.	H.O.A.	0.28	0.13%
B3	POND/OPEN SPACE	H.O.A.	H.O.A.	0.44	0.20%
B4	DRY POND/OPEN SPACE	H.O.A.	H.O.A.	3.12	1.42%
B5	POND/OPEN SPACE	H.O.A.	H.O.A.	0.29	0.13%
B6	POND/OPEN SPACE	H.O.A.	H.O.A.	0.89	0.40%
B7	POND/OPEN SPACE	H.O.A.	H.O.A.	0.18	0.08%
B8	POND/OPEN SPACE	H.O.A.	H.O.A.	0.29	0.13%
B9	POND/OPEN SPACE	H.O.A.	H.O.A.	0.51	0.23%
B10	POND/OPEN SPACE	H.O.A.	H.O.A.	0.27	0.12%
B11	POND/OPEN SPACE	H.O.A.	H.O.A.	0.31	0.14%
B12	POND/OPEN SPACE	H.O.A.	H.O.A.	0.03	0.01%
B13	POND/OPEN SPACE	H.O.A.	H.O.A.	0.73	0.33%
C1	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	5.5	2.50%
C2	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	9.07	4.12%
C3	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	8.44	3.83%
C4	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	0.81	0.37%
C5	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	2.12	0.96%
C6	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	1.17	0.53%
C7	WETLAND CONSERVATION / OPEN SPACE	H.O.A.	H.O.A.	4.72	2.14%
D1	UPLAND BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.54	0.25%
D2	UPLAND BUFFER / OPEN SPACE	H.O.A.	H.O.A.	5.19	2.36%
D3	UPLAND BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.69	0.31%
D4	UPLAND BUFFER / OPEN SPACE	H.O.A.	H.O.A.	1.81	0.82%
E1	OPEN SPACE	H.O.A.	H.O.A.	0.15	0.07%
E2	OPEN SPACE	H.O.A.	H.O.A.	0.31	0.14%
E3	OPEN SPACE	H.O.A.	H.O.A.	0.16	0.07%
E4	OPEN SPACE	H.O.A.	H.O.A.	0.38	0.17%
E5	OPEN SPACE	H.O.A.	H.O.A.	0.34	0.15%
E6	OPEN SPACE	H.O.A.	H.O.A.	0.05	0.02%
E7	OPEN SPACE	H.O.A.	H.O.A.	0.29	0.13%
E8	OPEN SPACE	H.O.A.	H.O.A.	0.14	0.06%
E9	OPEN SPACE	H.O.A.	H.O.A.	1.2	0.54%
E10	OPEN SPACE	H.O.A.	H.O.A.	0.25	0.11%
F1	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.3	0.14%
F2	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.74	0.34%
F3	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.14	0.06%
F4	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.02	0.01%
F5	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.13	0.06%
F6	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.11	0.05%
F7	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.15	0.07%
F8	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.1	0.05%
F9	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.14	0.06%
F10	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.14	0.06%
F11	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.25	0.11%
F12	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.13	0.06%
F13	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.12	0.05%
F14	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.11	0.05%
F15	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.19	0.09%
F16	LANDSCAPE BUFFER / OPEN SPACE	H.O.A.	H.O.A.	0.19	0.09%
G	RECREATION CENTER	H.O.A.	H.O.A.	6.36	2.89%
H1	PUBLIC PARK / OPEN SPACE/POND	TOWN OF HOWEY-IN-THE-HILLS		2.58	1.16%
H2	OPEN SPACE	SELLER-RETAINED		0.42	0.19%
H3	OPEN SPACE	SELLER-RETAINED		0.62	0.28%
	RESIDENTIAL	PRIVATE	PRIVATE	0	0.00%
	TOTAL			69.91	31.75%

PROPOSED LOT COUNT:

LOT	LOT TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL
40'	PAIRED HOME	0	18	42	38	0	98
50'	SINGLE FAMILY	31	44	149	60	37	321
60'	SINGLE FAMILY	26	32	25	36	33	152
TOTAL		57	94	216	134	70	571

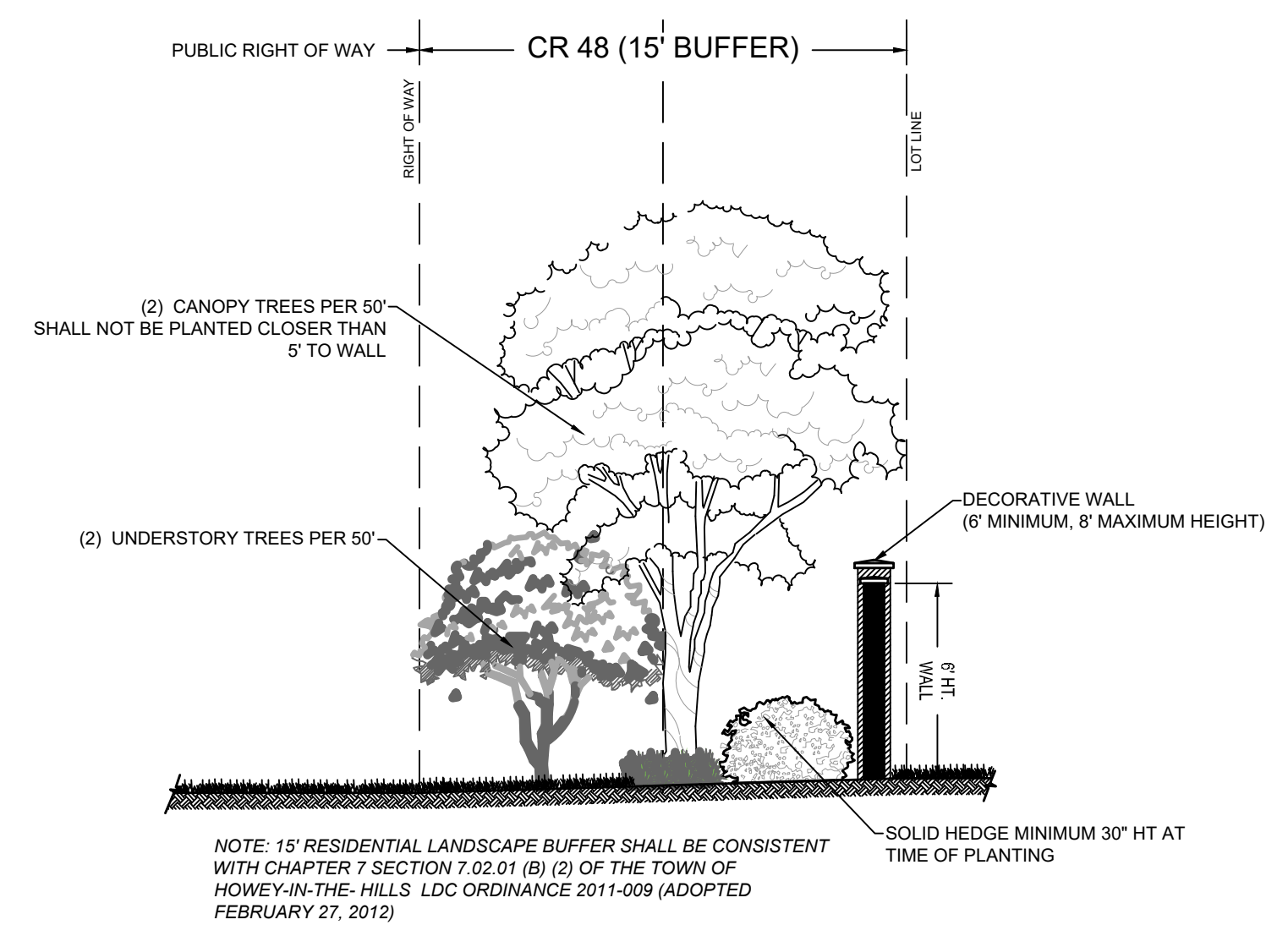
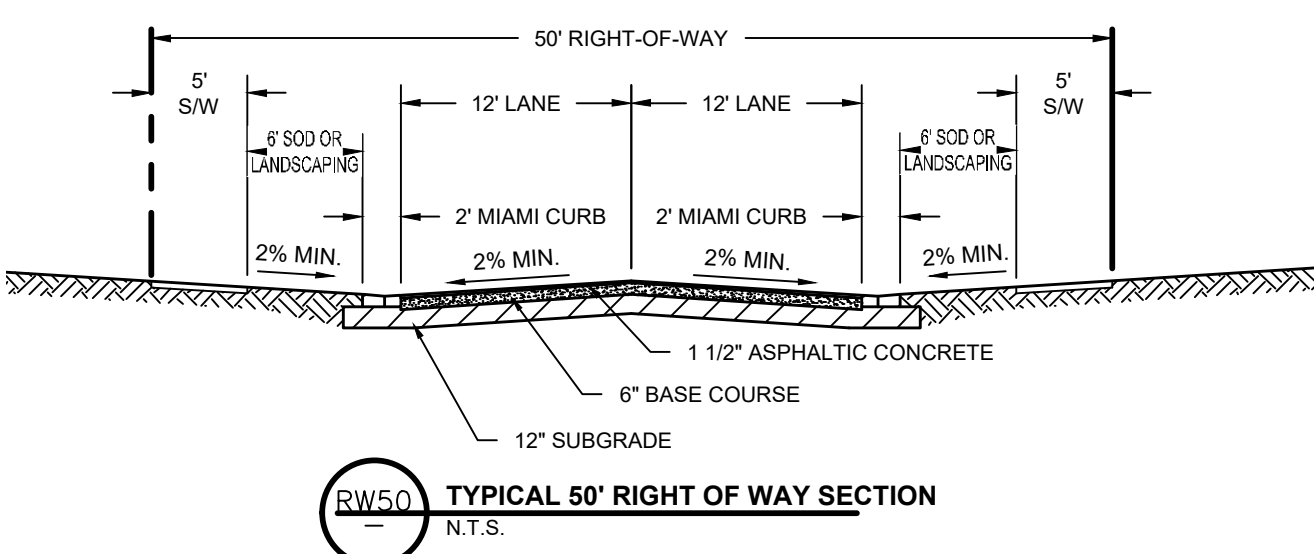
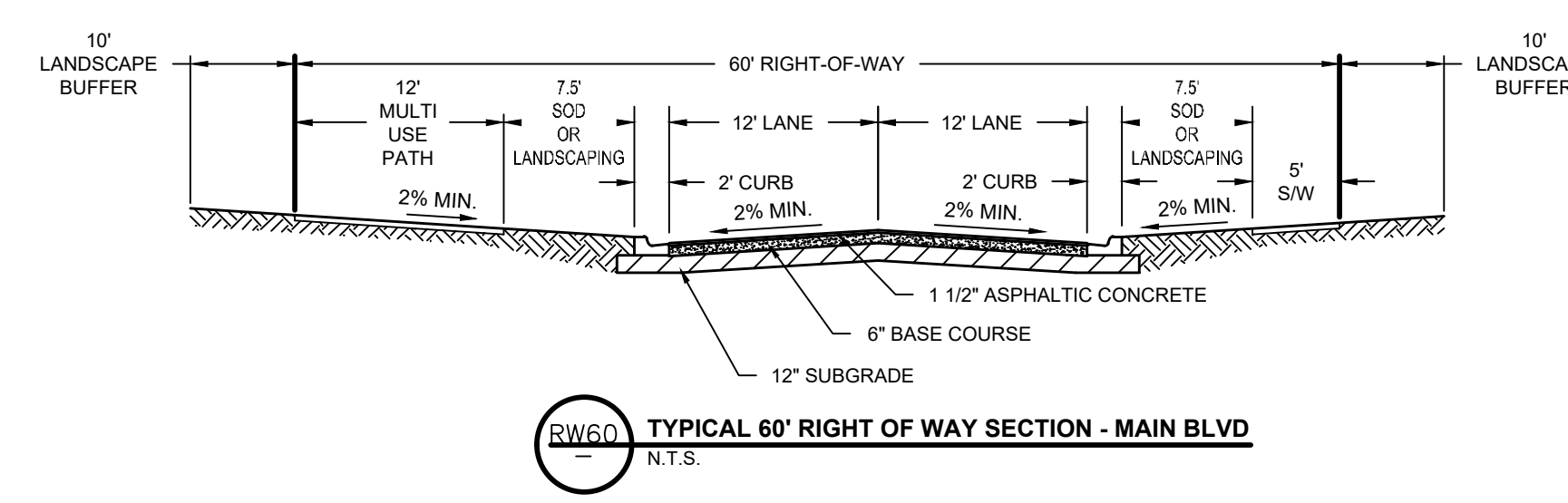
NOTE: PHASING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS. PHASES MAY BE CONSTRUCTED NON-CONSECUTIVELY.

PUD NET DEVELOPABLE AREA CALCULATION	
TOTAL PROJECT AREA	= 264.00 AC
WETLANDS	= 30.00 AC
SURFACE WATER	= 3.00 AC
REQUIRED OPEN SPACE (25%)	= 66.00 AC
NET DEVELOPABLE AREA = TOTAL AREA - WETLANDS NOT USED AS OPEN SPACE - SURFACE WATER - REQUIRED OPEN SPACE	
PUD NET DEVELOPABLE AREA	= 195.00 AC



NOTE: PHASING SHOWN IS CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING PLANS. PHASES MAY BE CONSTRUCTED NON-CONSECUTIVELY.

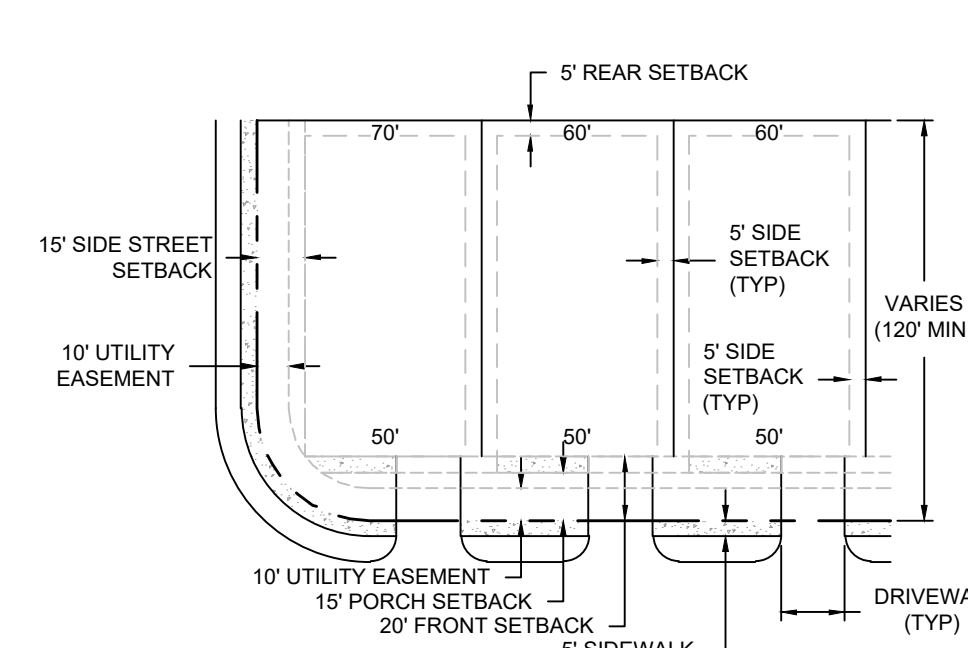
PHASING MAP



LAND USE RANGES PERMITTED IN PUD	
TOTAL PROJECT AREA	= 264.00 AC
PUD NET DEVELOPABLE LAND AREA	= 195.00 AC
INSTITUTIONAL	= 22.00 AC
CITY WATER TREATMENT PLANT	= 3.23 AC
PUBLIC/CIVIC USE	MIN 5% = 2.93 AC
5% OF NON RESIDENTIAL AREA	PROVIDED = 25.23 AC
PUBLIC PARK	MIN 4.00 AC
	PROVIDED = 4.21 AC
RESIDENTIAL	MIN 70% = 136.50 AC
	MAX 85% = 165.75 AC
	PROVIDED = 144.58 AC
TOTAL NON-RESIDENTIAL AREAS	MIN 15% = 29.25 AC
	MAX 30% = 58.50 AC
	PROVIDED = 29.44 AC
OPEN SPACE	MIN 25% = 66.00 AC
RECREATIONAL	MIN 10% = 5.10 AC

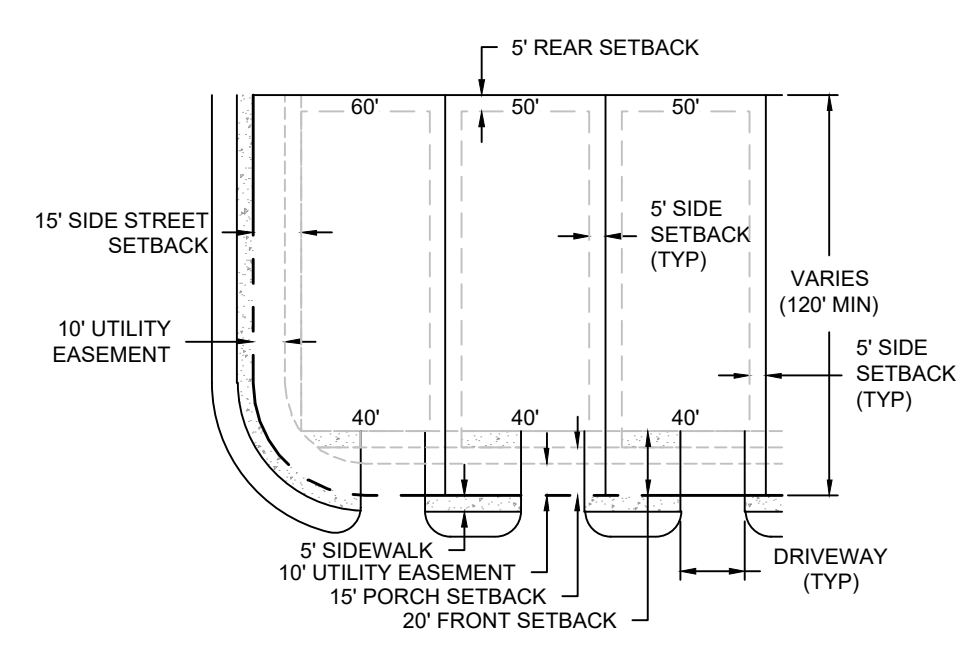
RESIDENTIAL PROJECT NET DEVELOPABLE AREA CALCULATION	
TOTAL PROJECT AREA	= 220.21 AC
WETLANDS	1 = 9.40 AC
	2 = 1.17 AC
	3 = 4.72 AC
	4 = 9.17 AC
	5 = 5.96 AC
	6 = 0.19 AC
TOTAL	= 30.61 AC
WETLAND AREA FOR OPEN SPACE (50%)	= 15.31 AC
WETLAND AREA NOT USED AS OPEN SPACE	= 15.31 AC
SURFACE WATER	1 = 0.19 AC
	2 = 0.89 AC
	3 = 0.53 AC
	4 = 1.19 AC
	5 = 0.34 AC
	6 = 0.49 AC
	7 = 1.64 AC
TOTAL	= 5.27 AC
REQUIRED OPEN SPACE (25%)	= 55.05 AC
NET DEVELOPABLE AREA = TOTAL AREA - WETLANDS NOT USED AS OPEN SPACE - SURFACE WATER - REQUIRED OPEN SPACE	
RESIDENTIAL NET DEVELOPABLE AREA	= 144.58 AC

NOTE ALL AREAS BASED ON PREDEVELOPMENT SURVEY



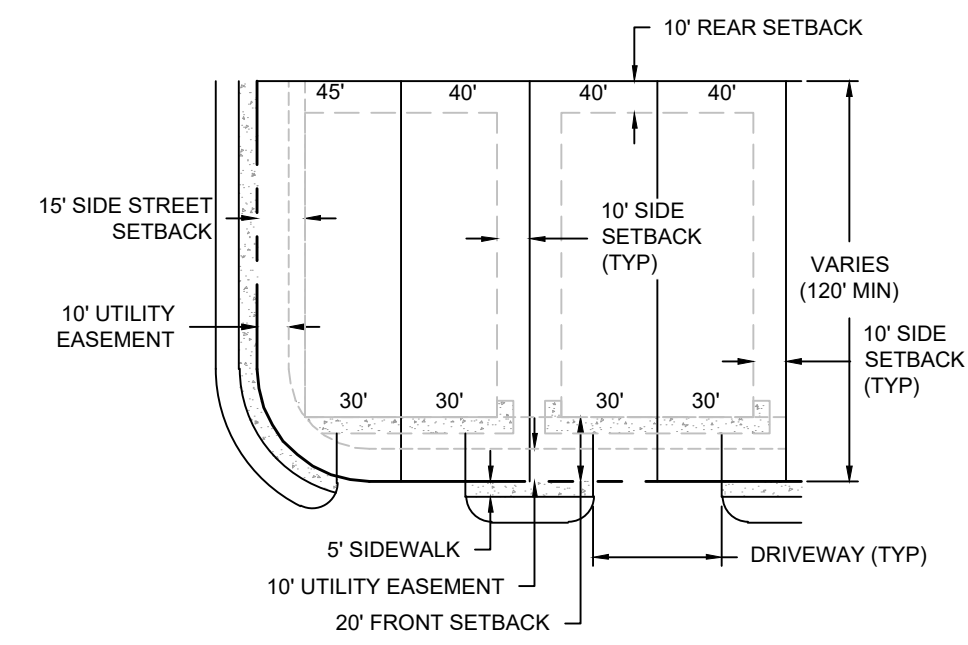
NOTE: 60+ COTTAGE LOT - 7,200 SF MIN. LOT SIZE. 75% LOT COVERAGE MAX. FRONT/SIDE GARAGE.

60+ COTTAGE HOME LOTS



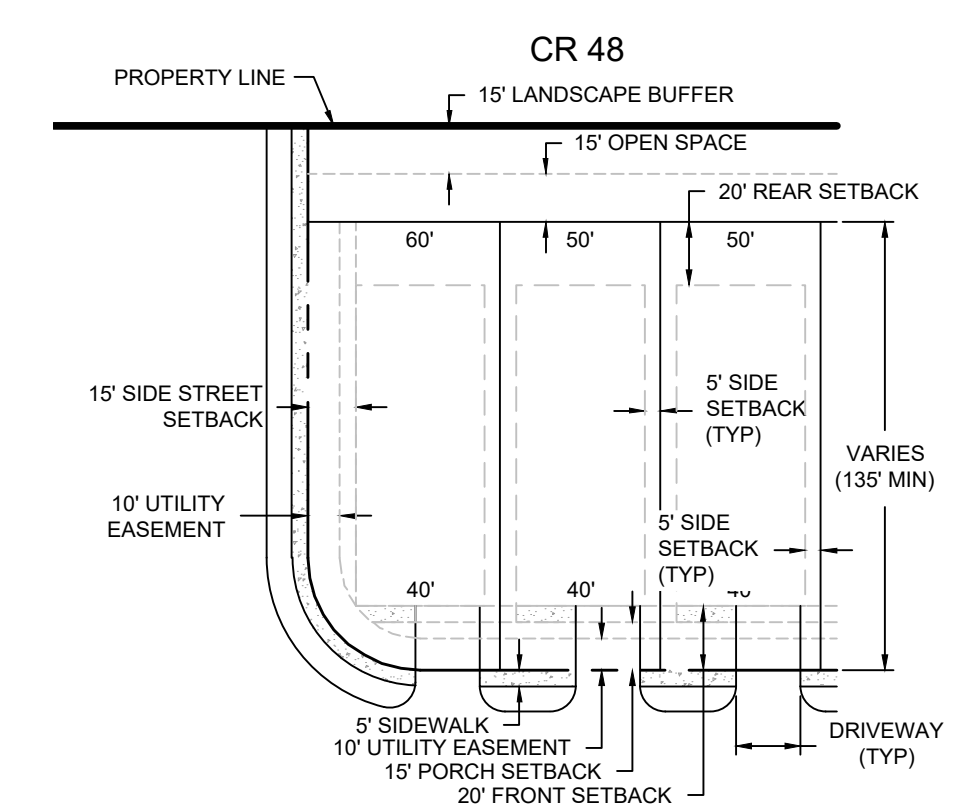
NOTE: 50' COTTAGE LOT - 6,000 SF MIN. LOT SIZE. 75% LOT COVERAGE MAX. FRONT/SIDE GARAGE.

50' COTTAGE HOME LOTS



NOTE: PAIRED HOME LOT - 4,800 SF MIN. LOT SIZE. 90% LOT COVERAGE MAX. FRONT GARAGE.

PAIRED HOME LOTS



TYPICAL LOT DETAILS - 50' COTTAGE HOME LOTS ALONG C.R. 48

SITE DATA:

PARCEL ID:	23-20-25-0004-000-00200, 22-20-25-0004-000-01000, 15-20-25-0101-001-00000, 22-20-25-0001-000-01400, 23-20-25-0002-000-01100, 23-20-25-0002-000-00600, 23-20-25-0004-000-01000
JURISDICTION:	HOWEY-IN-THE-HILLS
ZONED:	PUD (LAKE HILLS 2011-008)
GROSS SITE AREA:	220.21 ACRES ±
TOTAL NUMBER OF LOTS:	571 LOTS
DENSITY:	2.59 DU/AC
OPEN SPACE REQUIRED:	55.33 AC (MIN. 25% OF GROSS AREA)
OPEN SPACE PROVIDED:	79.02 AC (36.0%)

LEGEND:

- WETLAND TO BE PRESERVED
- WETLAND IMPACT (2.74 AC)
- WETLAND BUFFER/OPEN SPACE
- OPEN SPACE/LANDSCAPE BUFFER
- HISTORIC TREE

50' COTTAGE HOME LOT - (40'X85' PAD) TYPICAL	321 UNITS
60+ COTTAGE HOME LOT - (50'X85' PAD) TYPICAL	152 UNITS
PAIRED HOME LOT - (30'X85' PAD - DUPLEX) TYPICAL	98 UNITS
TOTAL UNITS -	571 UNITS

DEVELOPED AREA	220.21 AC	100%
RESIDENTIAL LOTS	45.72 AC	20.8%
ASPHALT AREA:	15.19 AC	6.9%
RECREATION AREA:	6.36 AC	2.9%
12' MULTI-USE PATH:	1.20 AC	0.5%
WETLAND BUFFER:	8.24 AC	3.7%
WETLAND:	31.83 AC	14.4%
POND WET:	21.89 AC	9.9%
POND DRY:	6.40 AC	2.9%
PARK:	4.36 AC	2.0%
OPEN SPACE:	79.02 AC	36.0%
TOTAL PERVIOUS:	89.78 AC	40.9%
TOTAL IMPERVIOUS:	108.54 AC	49.2%
TOTAL WET POND:	21.89 AC	9.9%

MADDEN
MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
431 E. Horatio Avenue
Suite 250
Maitland, Florida 32751
(407) 629-8330

PRELIMINARY SUBDIVISION PLAN
FOR
LAKE HILLS
TOWN OF HOWEY-IN-THE-HILLS
LAKE COUNTY, FLORIDA

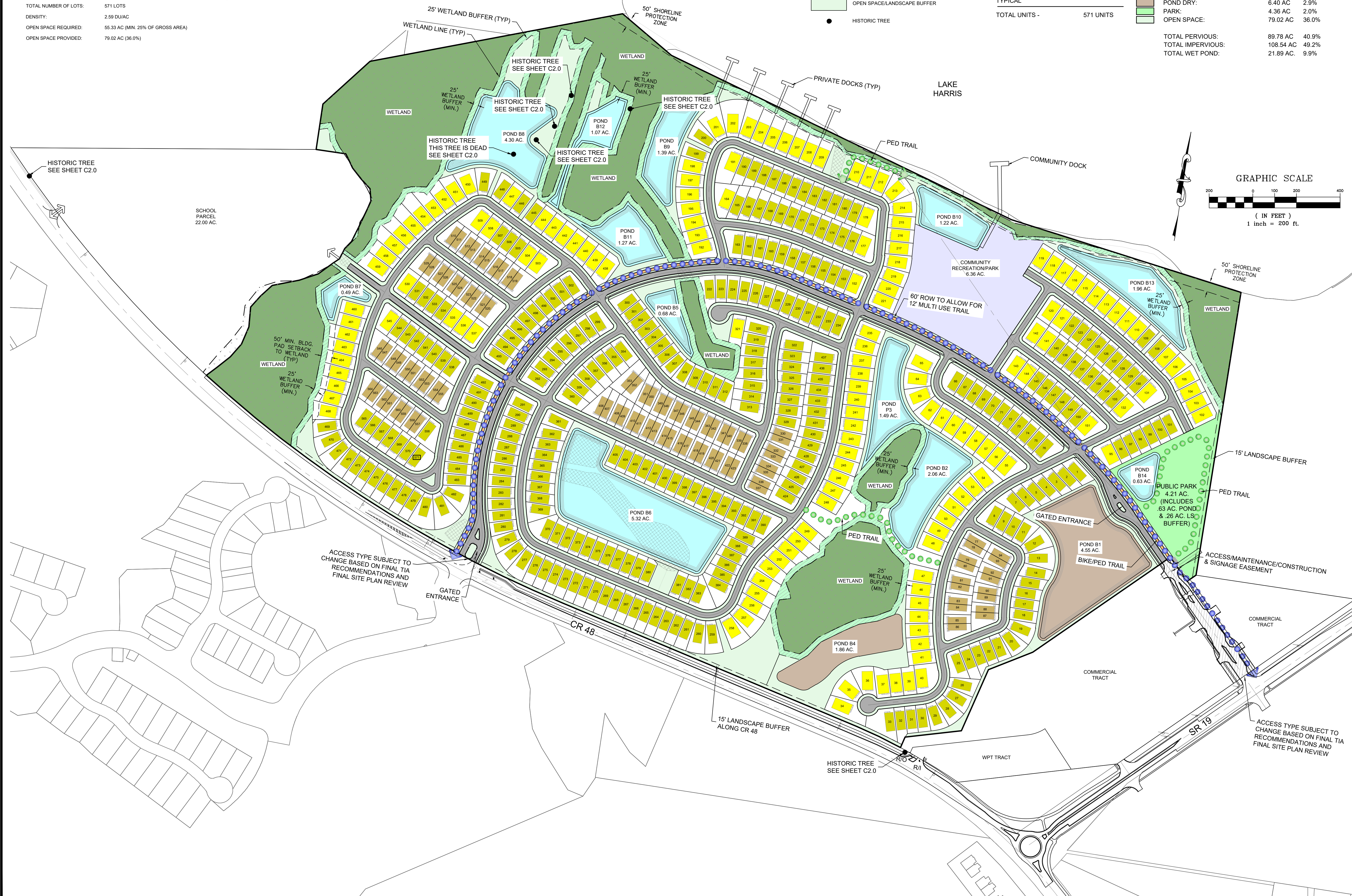
LAKE HILLS
READER COMMUNITIES
5850 TO LEE BOULEVARD, SUITE 200
ORLANDO, FL 32822
(407) 856-4899

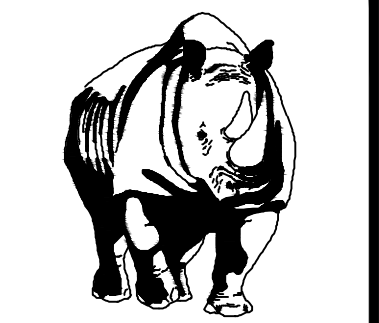
ENGINEER IN CHARGE:
DAVID A. STOKES, P.E. #66527
DATE: February 6, 2024
CERTIFICATE OF AUTHORIZATION NO. EB-0007223

NO.	DATE	REVISIONS

JOB # 23019
DATE: 10/27/2023
SCALE: 1"=200'
DESIGNED BY: JV
DRAWN BY: JV
APPROVED BY: DAS

C1.00





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PRELIMINARY SUBDIVISION PLAN
 FOR
LAKE HILLS
 TOWN OF HONEY-IN-THE-HILLS
 LAKE COUNTY, FLORIDA

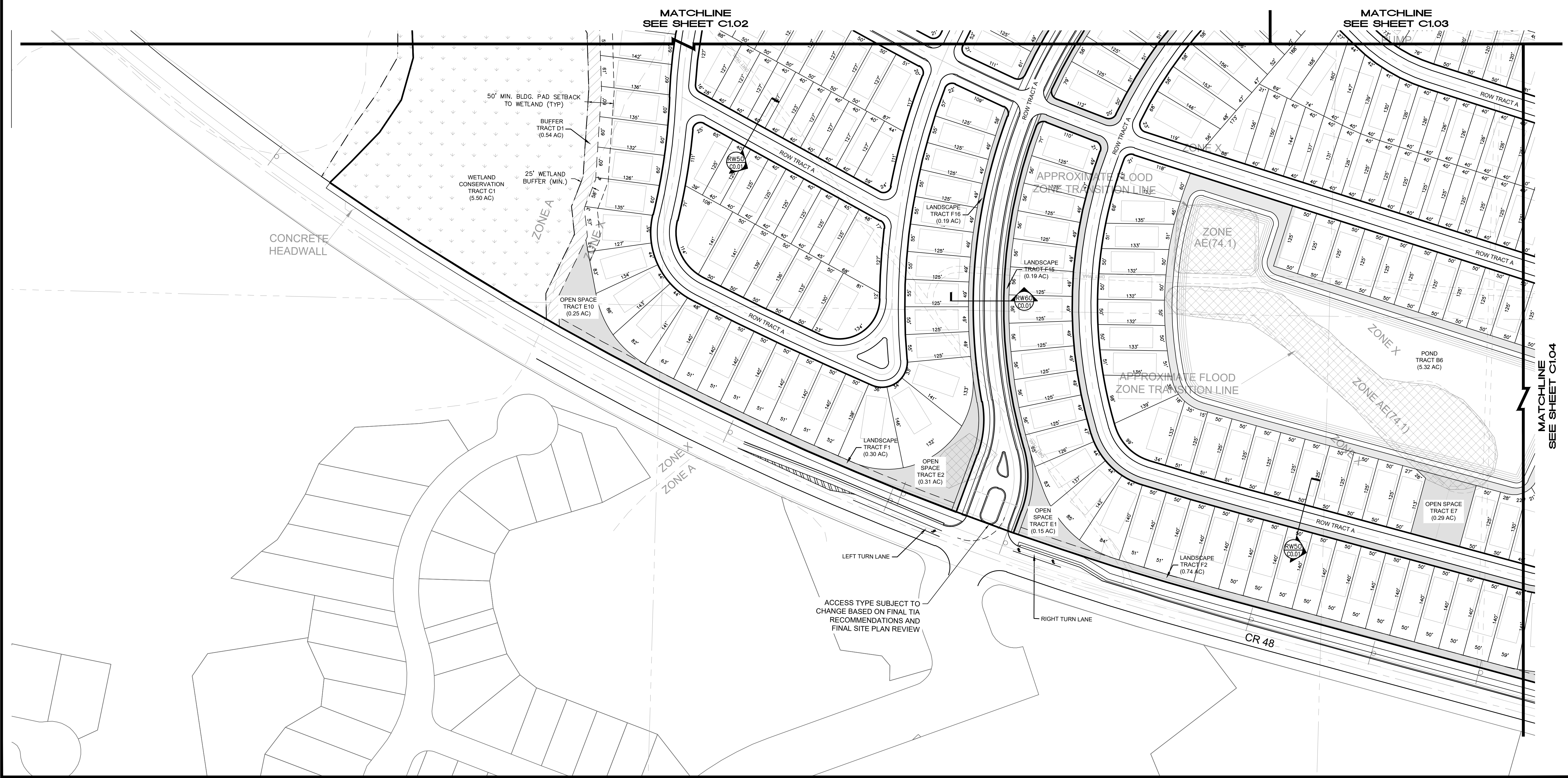
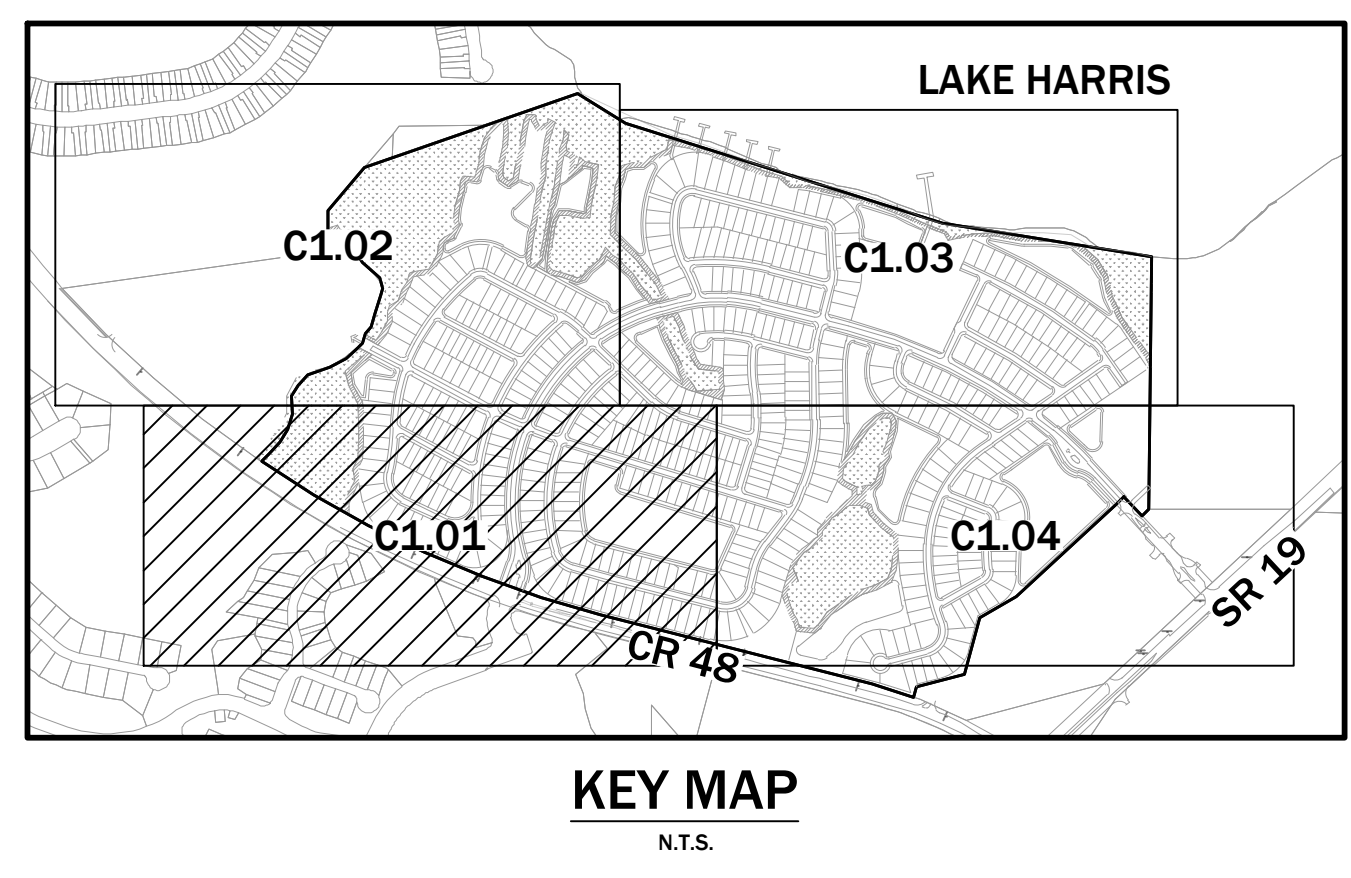
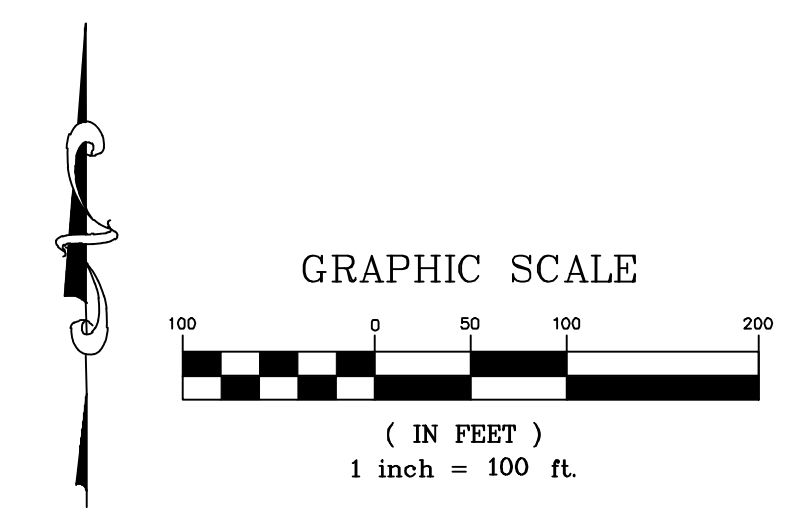
LAKE HILLS
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 5850 TO LEE BOULEVARD, SUITE 200
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ENGINEER IN CHARGE:
 DAVID A. STOKES, P.E. #66527
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NO.	DATE	REVISIONS
1		
2		
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JOB # 23019
 DATE: 10/27/2023
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 DESIGNED BY: JV
 DRAWN BY: JV
 APPROVED BY: DAS

C1.01



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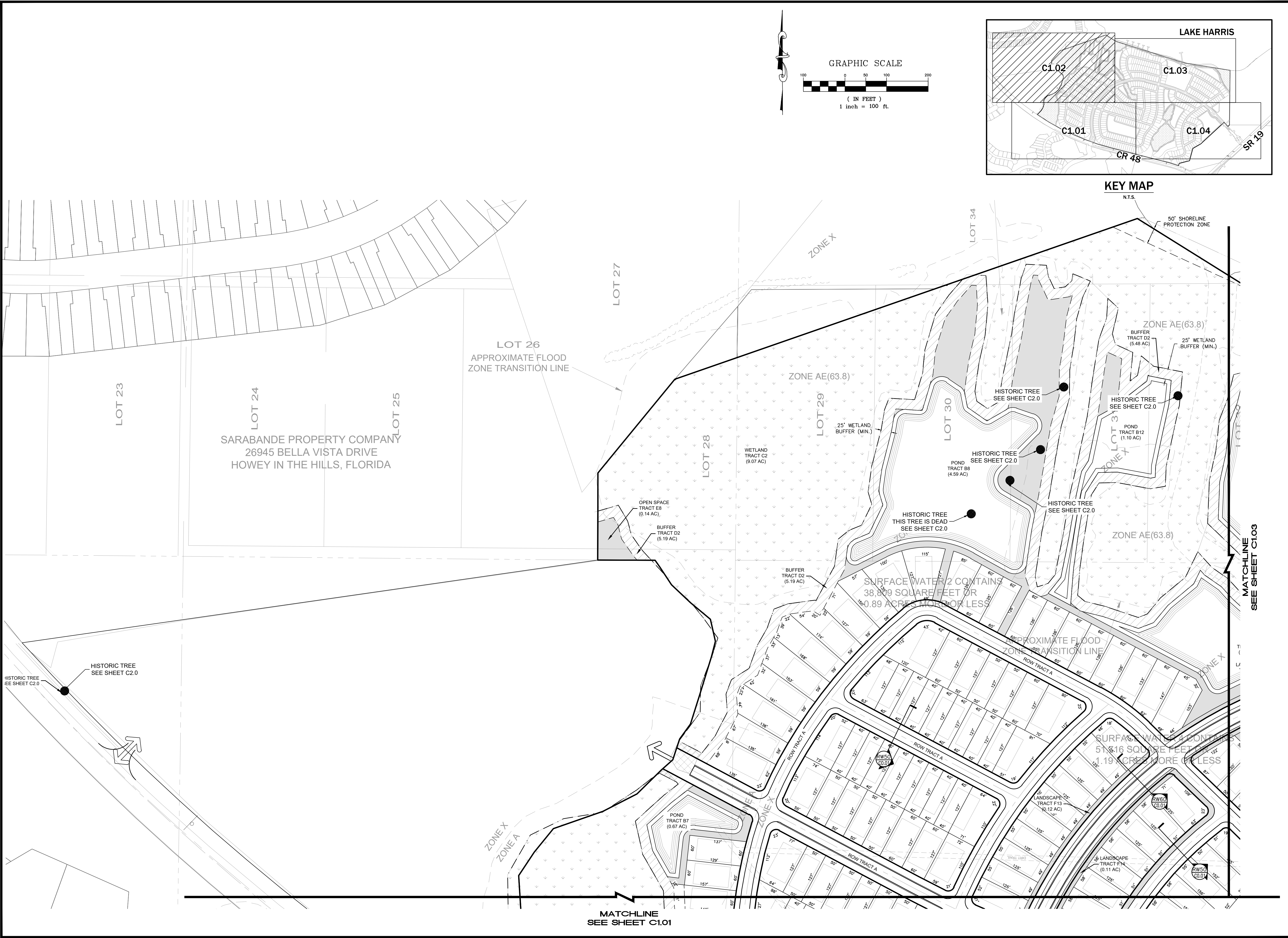
LAKE COUNTY, FLORIDA

LAKE HILLS
READER COMMUNITIES
5850 TO LEE BOULEVARD, SUITE 200
ORLANDO, FL 32822
(407) 856-4899

ENGINEER IN CHARGE:
DAVID A. STOKES, P.E. #66527
DATE: February 6, 2024
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

DATE		REVISIONS	

JOB # 23019
DATE: 10/27/2023
SCALE: 1"=100'
DESIGNED BY: JV
DRAWN BY: JV
APPROVED BY: DAS



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PRELIMINARY SUBDIVISION PLAN
 FOR
LAKE HILLS

LAKE COUNTY, FLORIDA
 TOWN OF HONEY-IN-THE-HILLS

LAKE HILLS
 READER COMMUNITIES
 5850 TO LEE BOULEVARD, SUITE 200
 ORLANDO, FL 32822
 (407) 856-4899

ENGINEER IN CHARGE:

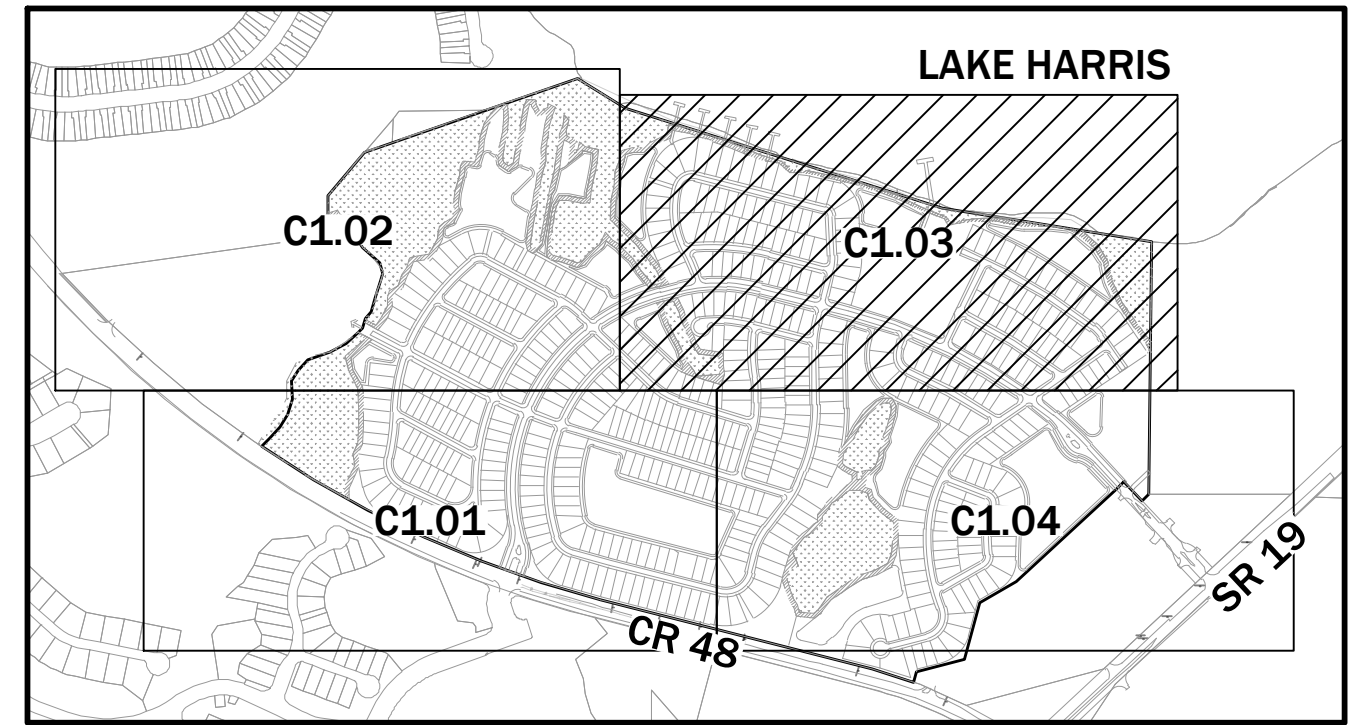
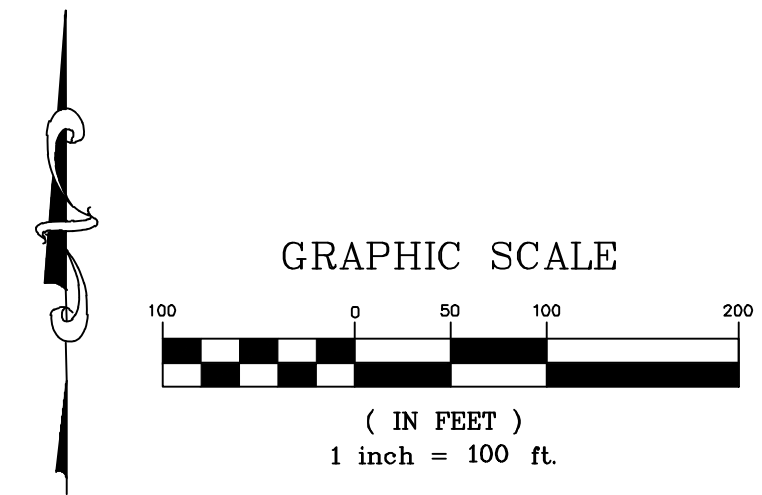
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 DATE: February 6, 2024

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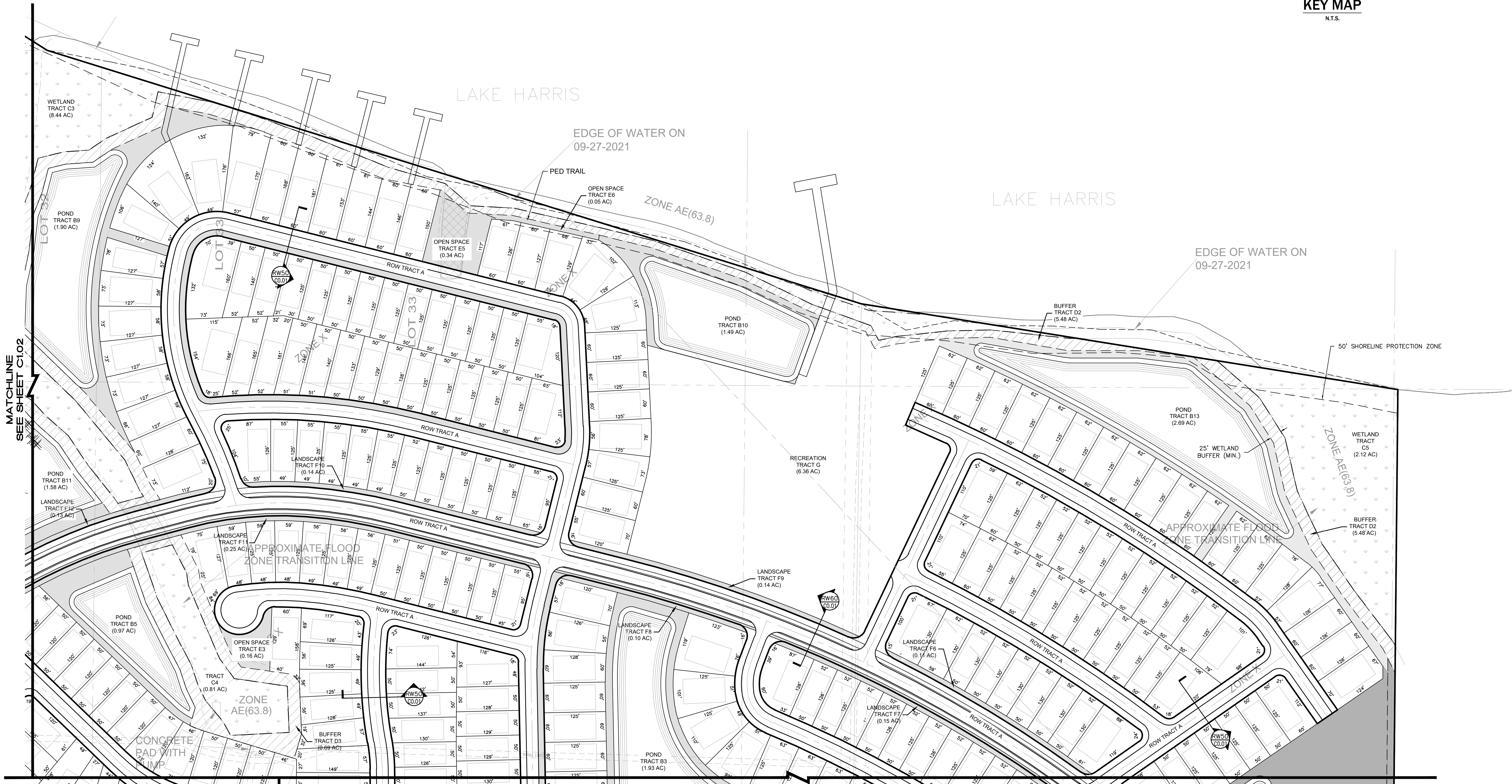
NO.	DATE	REVISIONS

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 DRAWN BY: JV
 APPROVED BY: DAS

C1.03



KEY MAP
 N.T.S.

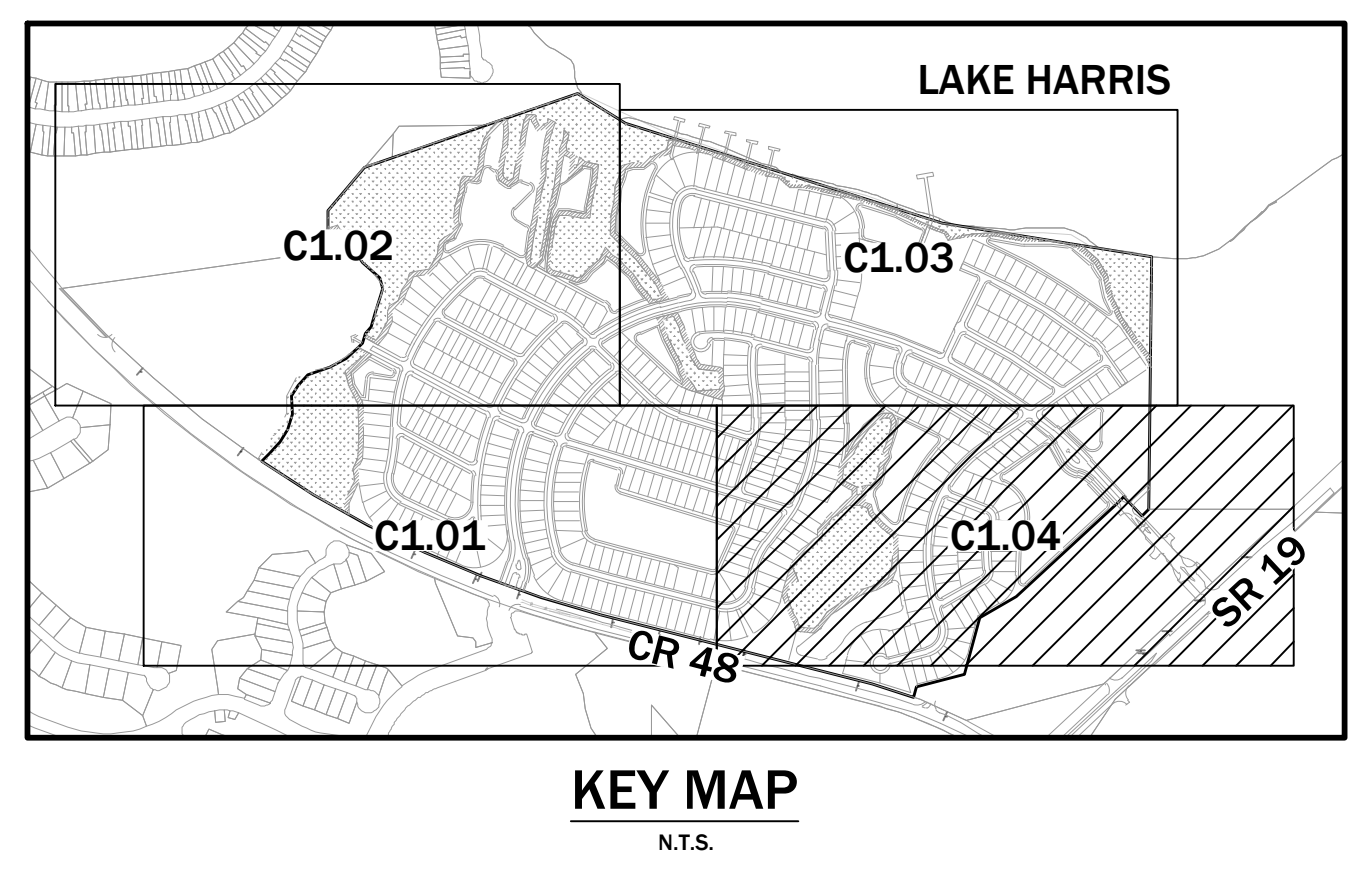
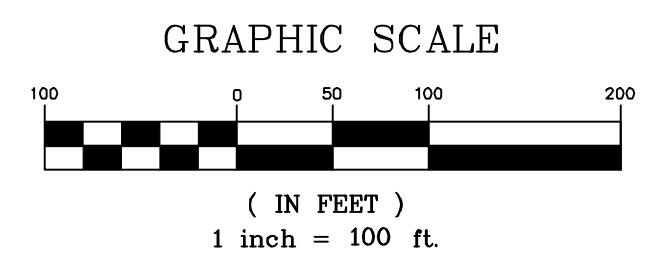
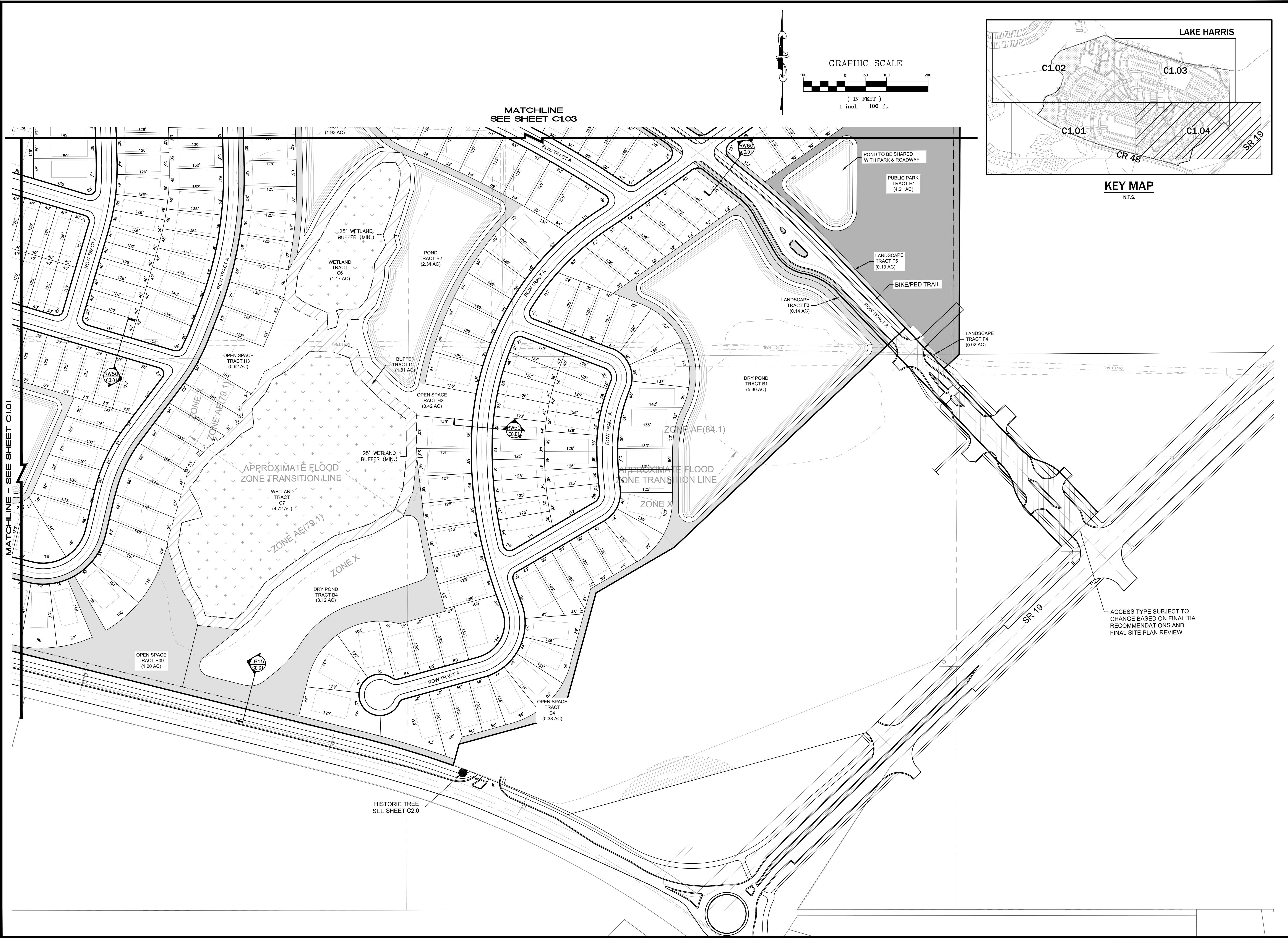


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 SEE SHEET C1.02

MATCHLINE
 SEE SHEET C1.01

MATCHLINE
 SEE SHEET C1.04

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(407) 856-4899

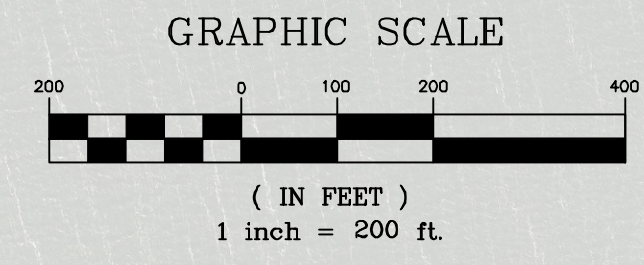
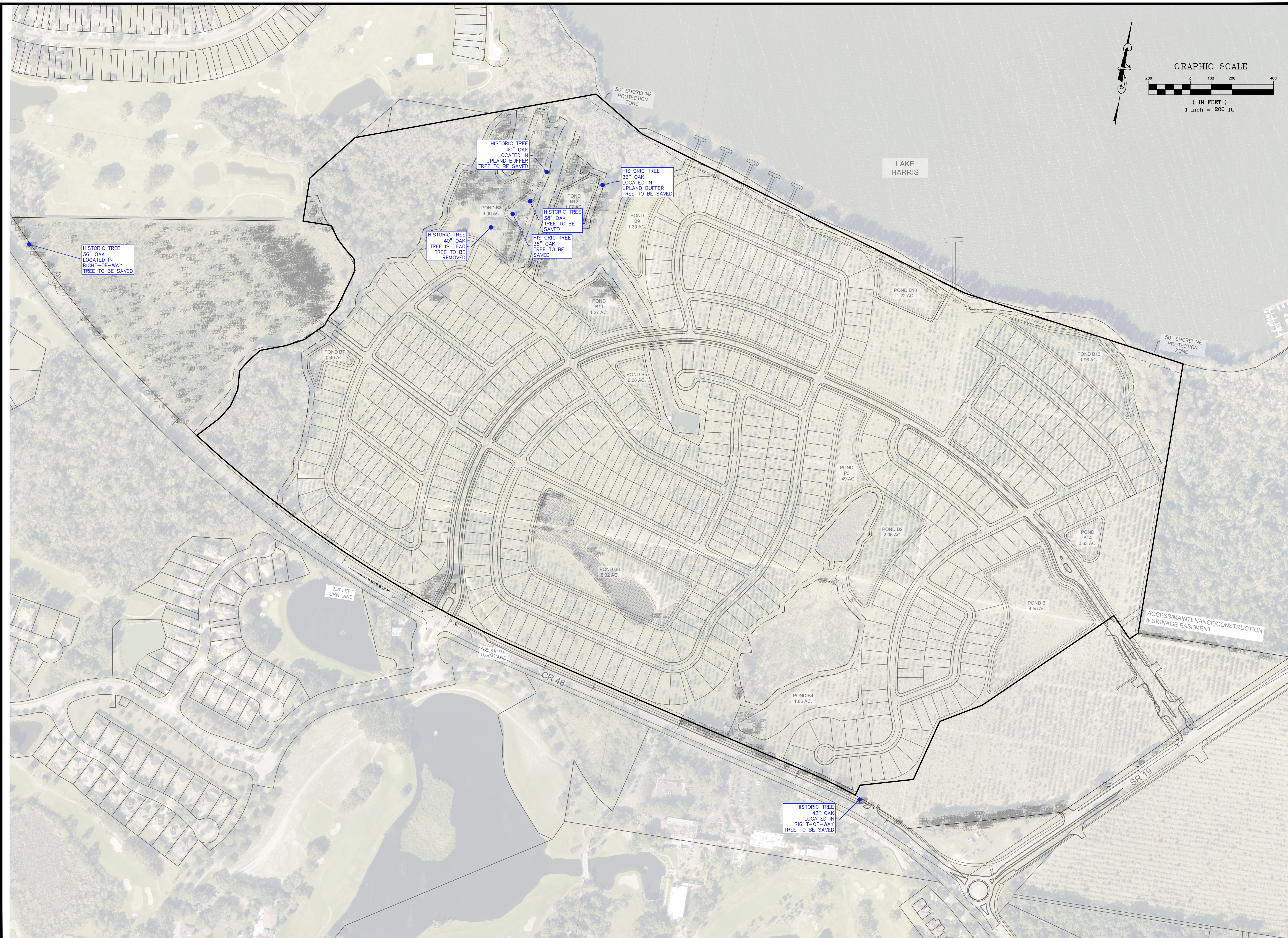
ENGINEER IN CHARGE:
DAVID A. STOKES, P.E. #66527
DATE: February 6, 2024
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS

JOB # 23019
DATE: 10/27/2023
SCALE: 1"=100
DESIGNED BY: JV
DRAWN BY: JV
APPROVED BY: DAS

C1.04

H:\Data\23019-Lake Hills PD\Eng\PSR\C1.00 Prel Subd Plan.dwg February 6, 2024 12:35 PM



MADDEN
 MOORHEAD & STOKES, LLC
CIVIL ENGINEERS
 431 E. Horatio Avenue
 Suite 250
 Maitland, Florida 32751
 (407) 629-8330

PRELIMINARY HISTORIC TREE SAVE PLAN
 FOR
LAKE HILLS
 TOWN OF HONEY-IN-THE-HILLS
 LAKE COUNTY, FLORIDA

**LAKE HILLS
 READER COMMUNITIES**
 5850 TO LEE BOULEVARD, SUITE 200
 ORLANDO, FL 32822
 (407) 856-4899

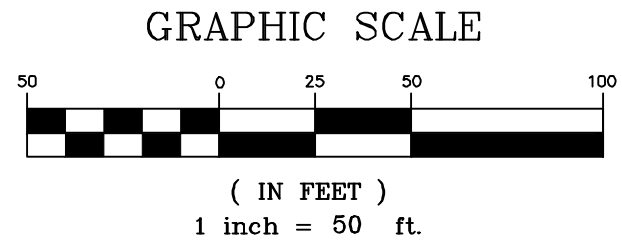
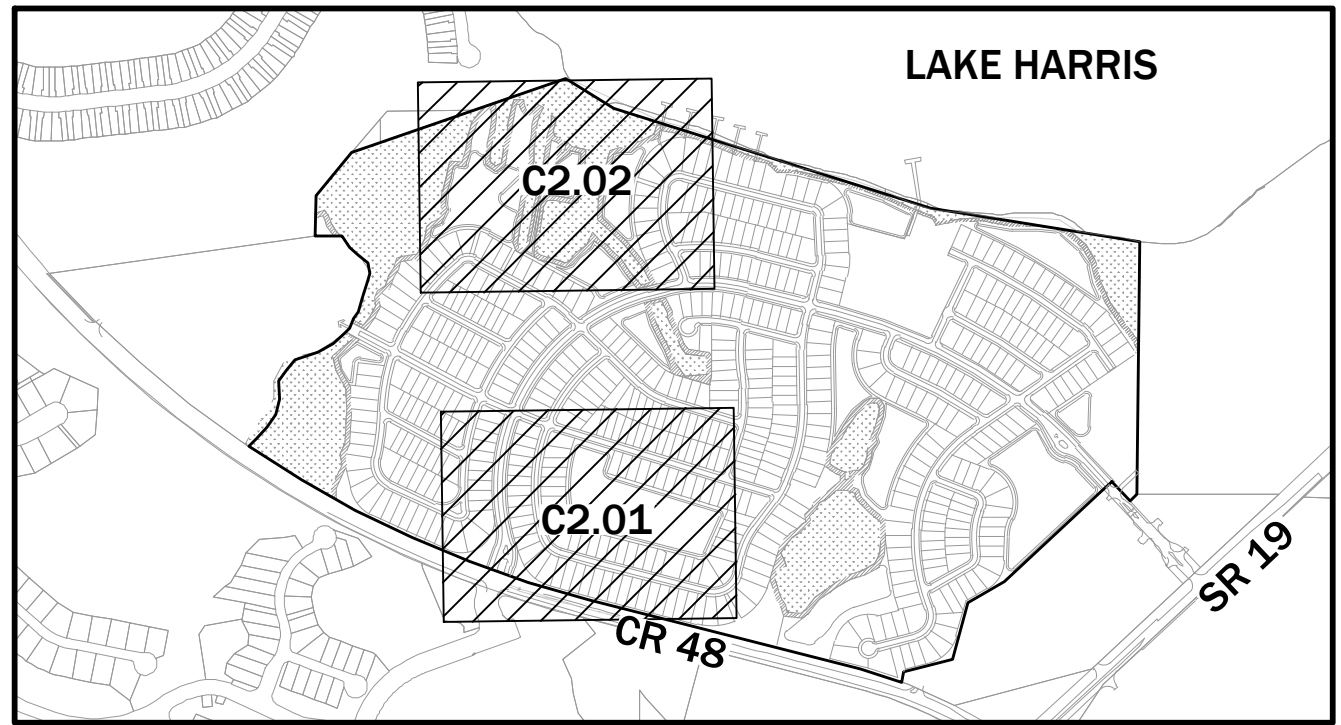
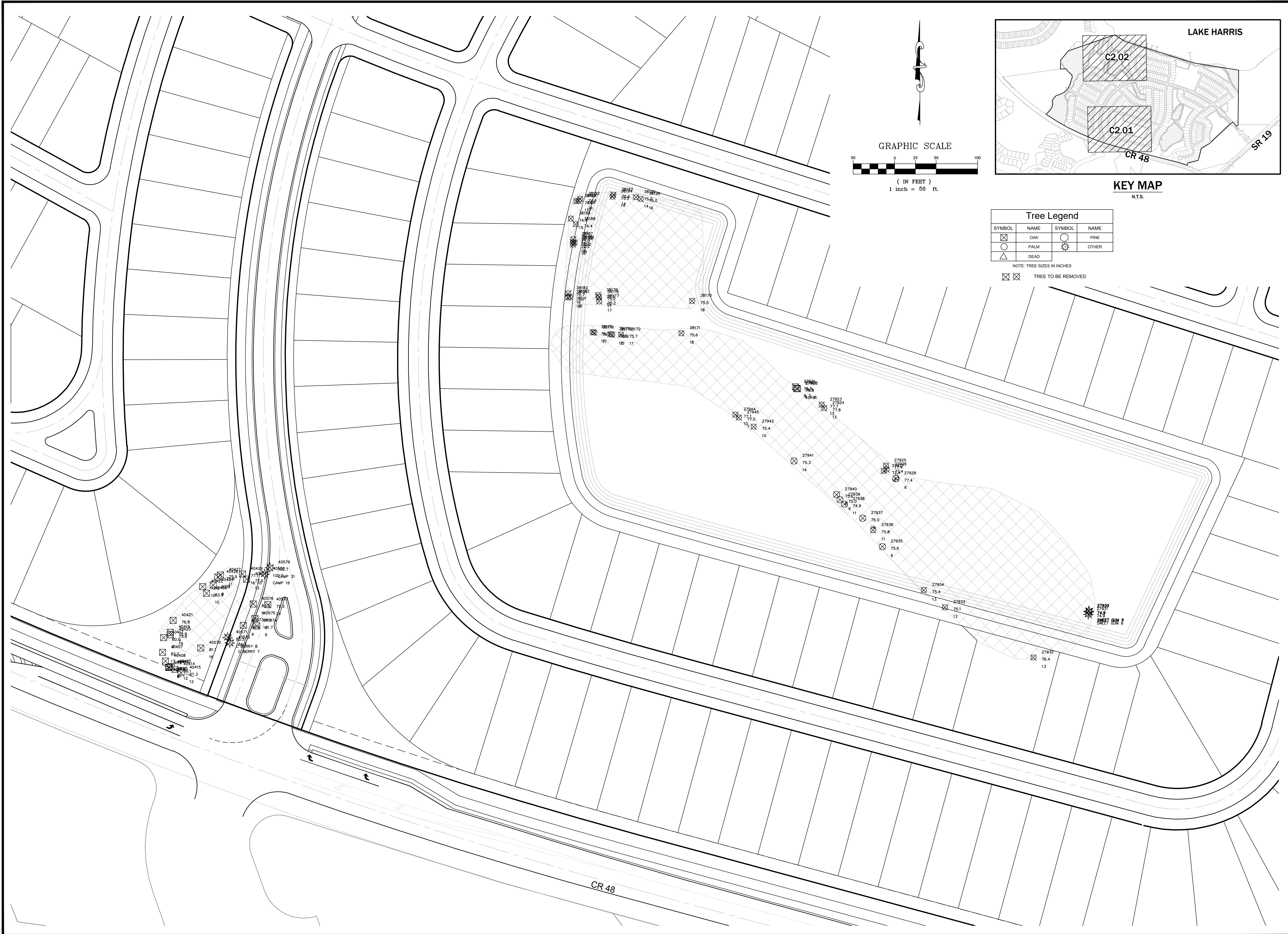
ENGINEER IN CHARGE:
 DAVID A. STOKES, P.E. #66527
 DATE: February 6, 2024
 CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS

JOB # 23019
 DATE: 10/27/2023
 SCALE: 1"=200'
 DESIGNED BY: JV
 DRAWN BY: JV
 APPROVED BY: DAS

C2.00

H:\Data\23019-Lake Hills PD\Eng\PSR\C2.00 PRELIMINARY HISTORIC TREE SAVE PLAN.dwg February 6, 2024 12:36 PM



Tree Legend

SYMBOL	NAME	SYMBOL	NAME
☒	OAK	☉	PINE
○	PALM	☼	OTHER
△	DEAD		

NOTE: TREE SIZES IN INCHES

☒ ☒ TREE TO BE REMOVED

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PRELIMINARY TREE REMOVAL PLAN
FOR
LAKE HILLS
TOWN OF HONEY-IN-THE-HILLS LAKE COUNTY, FLORIDA

**LAKE HILLS
READER COMMUNITIES**
5850 TO LEE BOULEVARD, SUITE 200
ORLANDO, FL 32822
(407) 856-4899

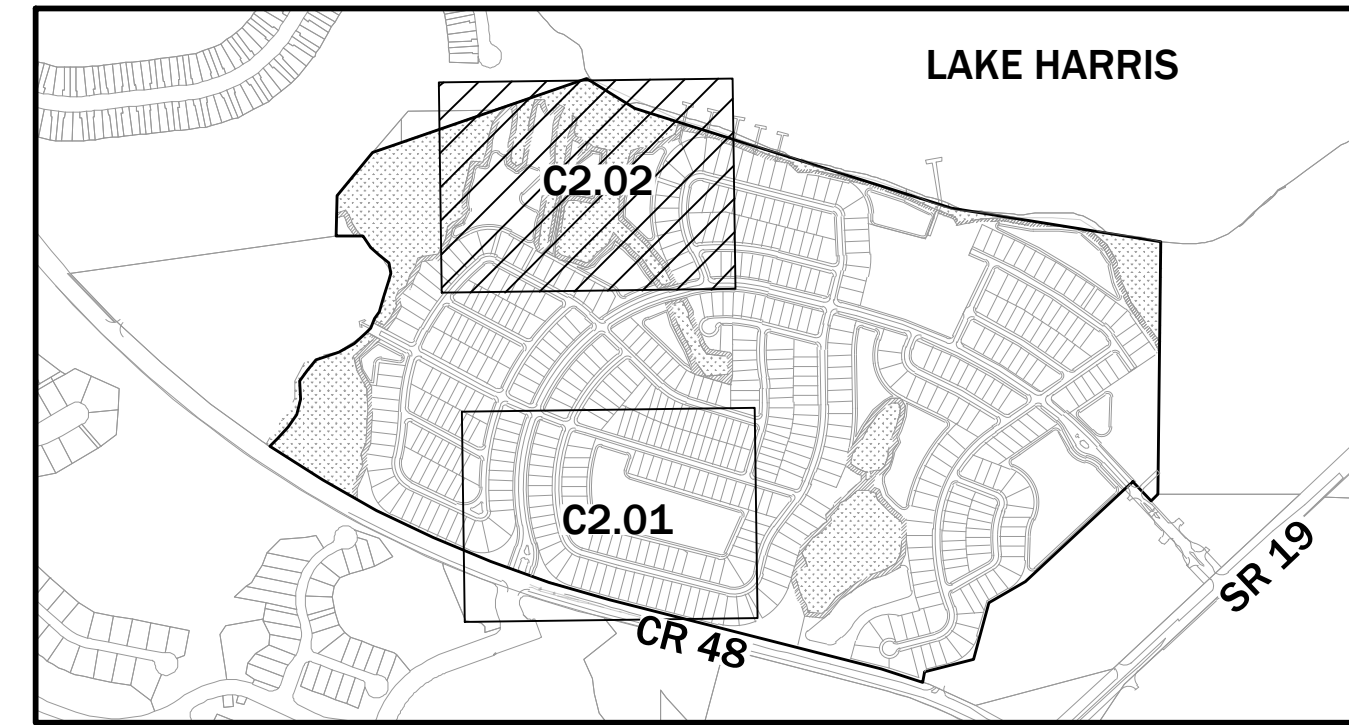
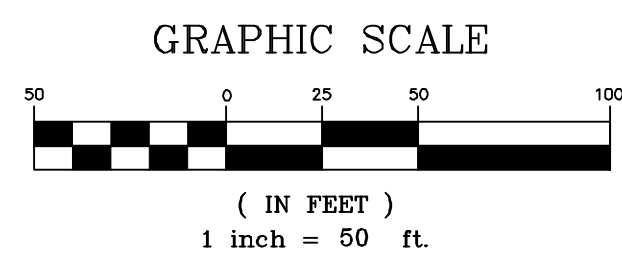
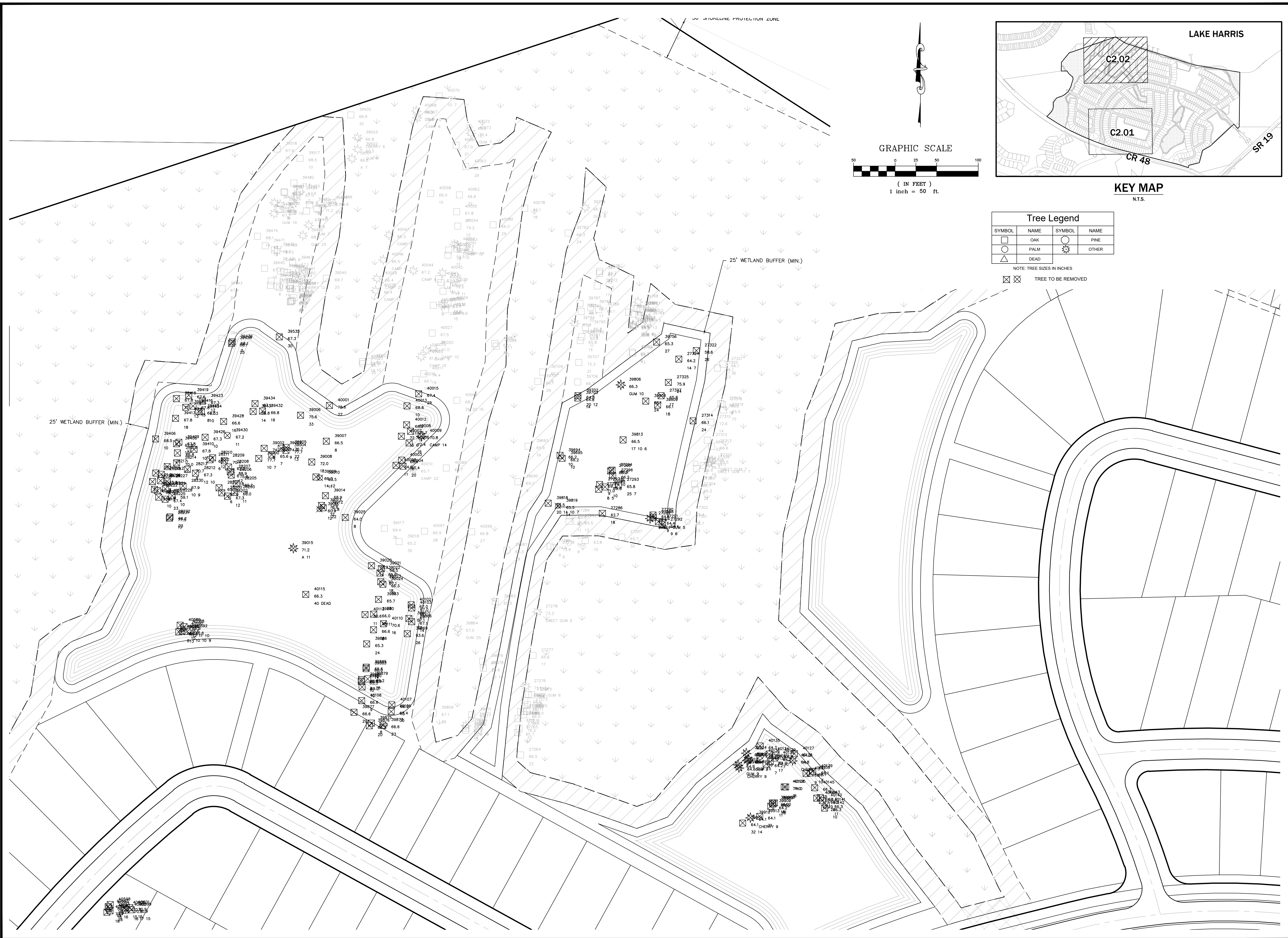
ENGINEER IN CHARGE:
DAVID A. STOKES, P.E. #66527
DATE: February 6, 2024
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

NO.	DATE	REVISIONS

JOB # 23019
DATE: 10/27/2023
SCALE: 1"=50'
DESIGNED BY: JV
DRAWN BY: JV
APPROVED BY: DAS

C2.01

H:\Data\23019-Lake Hills PD\Eng\PSR\C2.01 Prel Tree Removal Plan.dwg February 6, 2024 12:36 PM



Tree Legend

SYMBOL	NAME	SYMBOL	NAME
□	OAK	○	PINE
○	PALM	⊗	OTHER
△	DEAD		

NOTE: TREE SIZES IN INCHES
 ⊗ TREE TO BE REMOVED



PRELIMINARY TREE REMOVAL PLAN
FOR
LAKE HILLS
LAKE COUNTY, FLORIDA

LAKE HILLS
READER COMMUNITIES
5850 TO LEE BOULEVARD, SUITE 200
ORLANDO, FL 32822
(407) 856-4899

ENGINEER IN CHARGE:
DAVID A. STOKES, P.E. #66527
DATE: February 6, 2024
CERTIFICATE OF AUTHORIZATION NO. EB-0007723

DATE	REVISIONS

JOB # 23019
DATE: 10/27/2023
SCALE: 1"=50'
DESIGNED BY: JV
DRAWN BY: JV
APPROVED BY: DAS

C2.02

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