

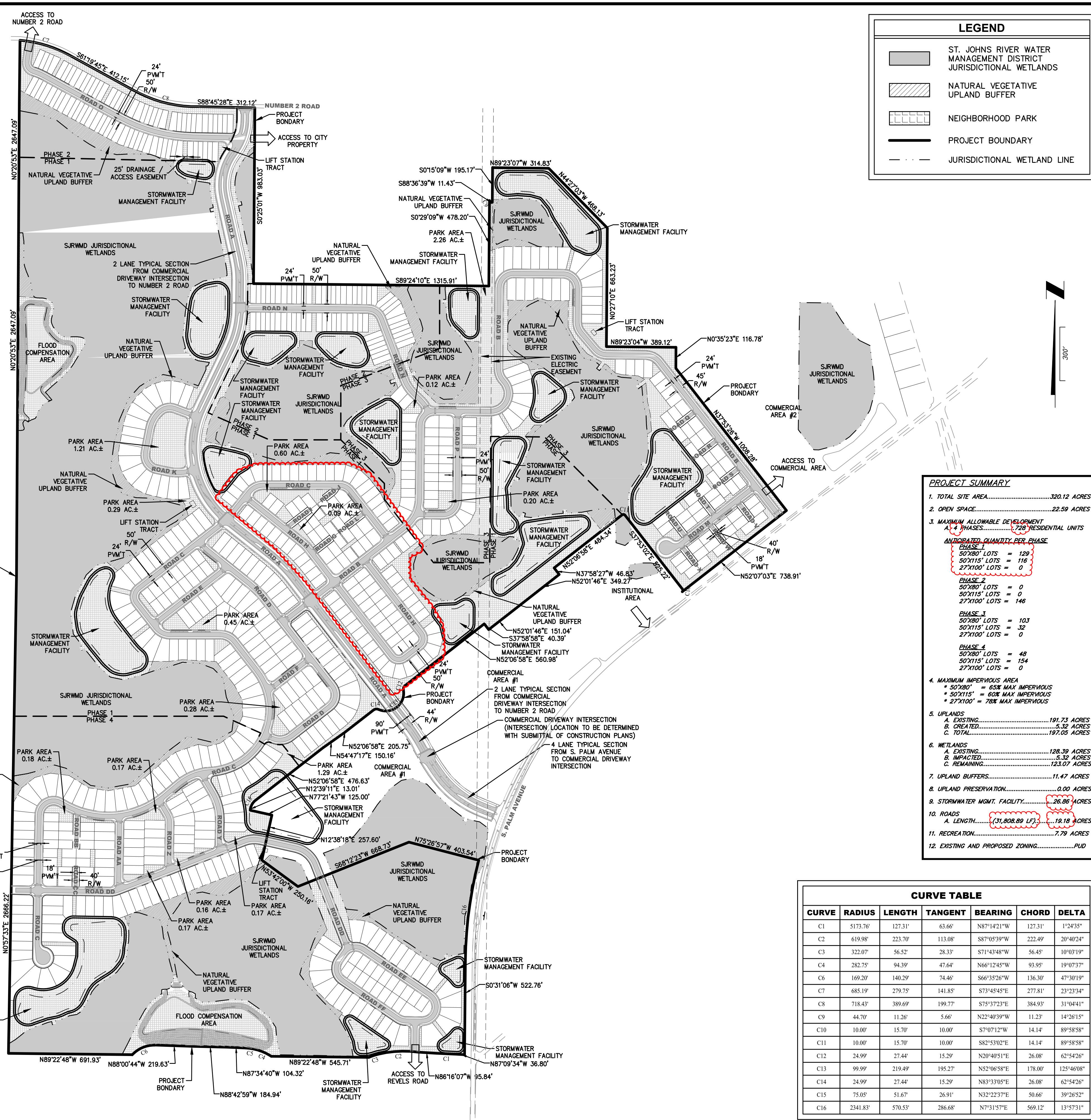
Printed By: Justin

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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 NORTHWEST 1/4 OF 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 HERENAFTER PARTICULARLY DESCRIBED: THE NORTHWEST 1/4 OF THE SOUTHWEST 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 28, 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 28, 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 NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF 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 SECTION 35; THENCE RUN SOUTHEASTERLY ALONG A STRAIGHT LINE TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35; THENCE RUN SOUTH ALONG 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 IN 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. 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 SOUTHWEST 1/4 LYING NORTH AND WEST 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 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 NORTHWEST 1/4 OF 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 IN 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, 562.25 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 143°35'56", A RADIUS OF 2341.83 FEET, AN ARC LENGTH OF 588.19 FEET, A CHORD DISTANCE OF 408.08 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°58'39", A RADIUS OF 2341.83 FEET, AN ARC LENGTH OF 839.04 FEET, A CHORD DISTANCE OF 178.00 FEET TO THE POINT OF BEGINNING; 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, 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 51.88 FEET, A CHORD DISTANCE OF 32.2237 FEET EAST AND A CHORD DISTANCE OF 50.68 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 52°08'58" EAST, 476.83 FEET; THENCE RUN NORTH 54°47'17" EAST, 150.16 FEET; THENCE RUN NORTH 52°08'58" 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 DISTANCE OF 178.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 52°08'58" EAST, 476.83 FEET; THENCE RUN NORTH 54°47'17" EAST, 150.16 FEET; THENCE RUN NORTH 52°08'58" 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 DISTANCE OF 178.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 52°08'58" EAST, 476.83 FEET; THENCE RUN NORTH 54°47'17" EAST, 150.16 FEET; THENCE RUN NORTH 52°08'58" 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 DISTANCE OF 178.00 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, 562.25 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 143°35'56", A RADIUS OF 2341.83 FEET, AN ARC LENGTH OF 588.19 FEET, A CHORD DISTANCE OF 408.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE BEING A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A CENTRAL ANGLE OF 22°58'39", A RADIUS OF 2341.83 FEET, AN ARC LENGTH OF 839.04 FEET, A CHORD DISTANCE OF 178.00 FEET TO THE POINT OF BEGINNING; 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, 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 51.88 FEET, A CHORD DISTANCE OF 32.2237 FEET EAST AND A CHORD DISTANCE OF 50.68 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 52°08'58" EAST, 476.83 FEET; THENCE RUN NORTH 54°47'17" EAST, 150.16 FEET; THENCE RUN NORTH 52°08'58" 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 DISTANCE OF 178.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 52°08'58" EAST, 476.83 FEET; THENCE RUN NORTH 54°47'17" EAST, 150.16 FEET; THENCE RUN NORTH 52°08'58" 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 DISTANCE OF 178.00 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 OCCOE, 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

- ST. JOHNS RIVER WATER MANAGEMENT DISTRICT JURISDICTIONAL WETLANDS
- NATURAL VEGETATIVE UPLAND BUFFER
- NEIGHBORHOOD PARK
- PROJECT BOUNDARY
- JURISDICTIONAL WETLAND LINE

PROJECT SUMMARY

- TOTAL SITE AREA: 320.12 ACRES
- OPEN SPACE: 22.59 ACRES
- MAXIMUM ALLOWABLE DEVELOPMENT: 728 RESIDENTIAL UNITS
 - PHASE 1: 50'X80' LOTS = 129, 50'X115' LOTS = 116, 27'X100' LOTS = 0
 - PHASE 2: 50'X80' LOTS = 0, 50'X115' LOTS = 0, 27'X100' LOTS = 146
 - PHASE 3: 50'X80' LOTS = 103, 50'X115' LOTS = 52, 27'X100' LOTS = 0
 - PHASE 4: 50'X80' LOTS = 48, 50'X115' LOTS = 154, 27'X100' LOTS = 0
- MAXIMUM IMPERVIOUS AREA:
 - 50'X80' = 658 MAX IMPERVIOUS
 - 50'X115' = 608 MAX IMPERVIOUS
 - 27'X100' = 788 MAX IMPERVIOUS
- UTILPANS:
 - A. EXISTING: 191.73 ACRES
 - B. CREATED: 5.12 ACRES
 - C. REMAINING: 197.05 ACRES
- WETLANDS:
 - A. EXISTING: 128.39 ACRES
 - B. IMPACTED: 5.12 ACRES
 - C. REMAINING: 123.07 ACRES
- UPLAND BUFFERS: 11.47 ACRES
- UPLAND PRESERVATION: 0.00 ACRES
- STORMWATER MGMT. FACILITY: 26.06 ACRES
- ROADS:
 - A. LENGTH: (31,808.89 LF) = 19.18 ACRES
 - B. WIDTH: 7.79 ACRES
- EXISTING AND PROPOSED ZONING: PUD

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°053'9"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°35'26"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°37'23"E	384.93	31°04'41"
C9	44.70	11.26	5.66	N22°40'39"W	11.23	14°26'15"
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°44'26"
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°44'26"
C15	75.00	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"

Connelly & Wicler Inc.
 Planning · Engineering · Landscape Architecture
 10060 Skimmer Lake Drive, Suite 500 Jacksonville, Florida 32246
 (904) 203-5030 FAX: (904) 265-3031 www.cweng.com
 Florida Registry 3650 L.A. Number: LC260000311

MASTER SITE PLAN

HILLSIDE GROVE
 HOWEY IN THE HILLS
 PREPARED FOR
 LENNAR HOMES - ORLANDO

JUSTIN ELLERY WILLIAMS
 P.E. NUMBER: 69260
 Reg. Engineer

Project No.: 21-04-0008
 Designed: JEW
 Checked: JEW
 Drawn: RCW
 Date: SEPTEMBER 8, 2022
 Scale: 1" = 300'

Sheet 3

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