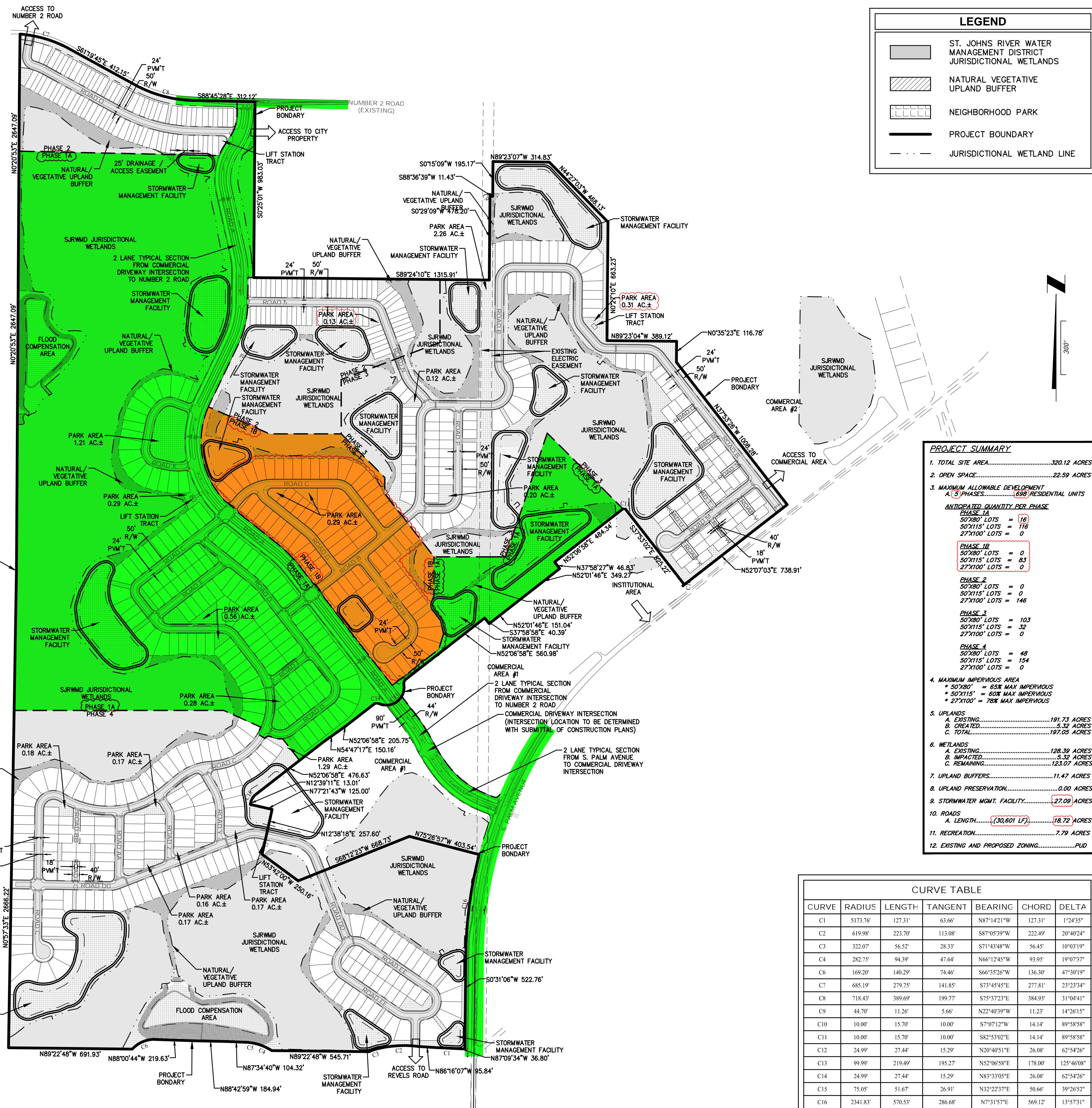


LEGAL DESCRIPTION:

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 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 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 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 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 NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE RUN SOUTHEASTERLY ALONG A STRAIGHT LINE TO THE NORTHWEST CORNER OF THE SOUTHWEST 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 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 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, THE NORTHWEST 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; 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 OF 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 SAID SECTION 35; THENCE RUN SOUTH ALONG THE WEST LINE OF THE EAST 1/2 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 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 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 2°21'24", A RADIUS OF 2341.83 FEET, AN ARC LENGTH OF 58.18 FEET, A CHORD BEARING OF NORTH 82°53'02" EAST AND A CHORD DISTANCE OF 51.68 FEET; THENCE RUN SOUTH 82°53'02" WEST, 1008.86 FEET; THENCE RUN NORTH 00°35'47" EAST, 16.78 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 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°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, 328.54 FEET TO THE POINT OF BEGINNING. 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 SOUTH 52°07'27" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 56.25 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 2°21'24", A RADIUS OF 2341.83 FEET, AN ARC LENGTH OF 58.18 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°08'58" EAST, 494.34 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, 526.33 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, 16.78 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 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°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, 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 OCOCEE, 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**

1. TOTAL SITE AREA.....	320.12 ACRES	
2. OPEN SPACE.....	22.59 ACRES	
3. MAXIMUM ALLOWABLE DEVELOPMENT	A. 3 PHASES..... 688 RESIDENTIAL UNITS	
ANTICIPATED QUANTITY PER PHASE		
PHASE 1A		
50'X80' LOTS =	116	
50'X115' LOTS =	63	
27'X100' LOTS =	0	
PHASE 1B		
50'X80' LOTS =	0	
50'X115' LOTS =	0	
27'X100' LOTS =	0	
PHASE 2		
50'X80' LOTS =	0	
50'X115' LOTS =	32	
27'X100' LOTS =	146	
PHASE 3		
50'X80' LOTS =	103	
50'X115' LOTS =	32	
27'X100' LOTS =	0	
PHASE 4		
50'X80' LOTS =	48	
50'X115' LOTS =	154	
27'X100' LOTS =	0	
4. MAXIMUM IMPERVIOUS AREA		
• 50'X80' =	65K MAX IMPERVIOUS	
• 50'X115' =	60K MAX IMPERVIOUS	
• 27'X100' =	70K MAX IMPERVIOUS	
5. UPLAND BUFFERS.....		191.73 ACRES
A. EXISTING.....	191.73 ACRES	
B. CREATED.....	5.32 ACRES	
C. TOTAL.....	197.05 ACRES	
6. WETLANDS.....		128.39 ACRES
A. EXISTING.....	128.39 ACRES	
B. IMPACTED.....	5.32 ACRES	
C. REMAINING.....	123.07 ACRES	
7. UPLAND PRESERVATION.....		11.47 ACRES
8. UPLAND PRESERVATION.....		0.00 ACRES
9. STORMWATER MGMT. FACILITY.....		27.00 ACRES
10. ROADS.....		18.72 ACRES
A. LENGTH.....	(30,601 LF)	18.72 ACRES
11. RECREATION.....		7.79 ACRES
12. EXISTING AND PROPOSED ZONING.....		PUD

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	BEARING	CHORD	DELTA
C1	5173.76	127.31	63.66	S87°14'21"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	56.32	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"
C5	169.20	140.29	74.66	S66°35'26"W	136.30	47°30'19"
C6	685.19	279.75	141.85	S73°45'45"E	277.81	2°32'34"
C7	718.43	389.69	199.77	S75°37'23"E	384.93	31°04'41"
C8	44.70	11.26	5.66	N22°40'39"W	11.23	14°26'51"
C9	10.00	15.70	10.00	S70°17'27"W	14.14	89°58'58"
C10	10.00	15.70	10.00	S82°53'02"E	14.14	89°58'58"
C11	24.99	27.44	15.29	N20°40'51"E	26.08	62°44'26"
C12	99.99	219.49	195.27	N52°06'58"E	178.00	125°46'08"
C13	24.99	27.44	15.29	N83°33'05"E	26.08	62°44'26"
C14	75.05	51.67	26.91	N32°22'37"E	50.66	39°26'52"
C15	2341.83	570.53	286.68	N7°31'57"E	569.12	13°57'31"

**Connelly & Wicker Inc.**  
Planning • Engineering • Landscape Architecture  
10060 Skimmer Lake Drive, Suite 500 Jacksonville, Florida 32246  
(904) 263-5050 FAX: (904) 265-5051 www.cweng.com  
Florida Registry 3650 L.A. Number: LC26000511

**MASTER SITE PLAN**  
PREPARED FOR  
**HILLSIDE GROVE**  
**HOWEY IN THE HILLS**  
**HERITAGE HOMES**

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

Justin Ellery Williams  
P.E. NUMBER: 69260  
Reg. Engineer

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Sheet **3**