

1                                   **DRAFT ORDINANCE 2023-03**  
2                                   **TOWN OF LADY LAKE, FLORIDA**

3           **AN ORDINANCE OF THE TOWN OF LADY LAKE, FLORIDA, AMENDING THE**  
4           **HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT (CDD) PURSUANT TO**  
5           **FLORIDA STATUTES 190.046 AND 190.005, ENCOMPASSING PORTIONS OF**  
6           **LAND IN SECTIONS 19 AND 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE**  
7           **COUNTY, FLORIDA; INCORPORATING AN ADDITIONAL 271.847 ACRES,**  
8           **TOTALING AN AMENDED CDD BOUNDARY OF 649.655 ACRES; PROVIDING FOR**  
9           **REPEAL OF ORDINANCES IN CONFLICT HEREWITH; PROVIDING FOR**  
10           **SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

11   **WHEREAS**, the Florida Legislature has passed the Uniform Community Development District  
12   Act of 1980 (otherwise known as Chapter 190, Florida Statutes) to provide an alternative  
13   method to finance and manage basic services for community development; and

14   **WHEREAS**, the Hammock Oaks Community Development District, has petitioned the Town  
15   Commission of the Town of Lady Lake, Florida, to amend the boundary of the Hammock Oaks  
16   Community Development District; and

17   **WHEREAS**, the Town Commission of the Town of Lady Lake, Florida, adopted Ordinance  
18   2021-30 on April 4, 2022, granting the establishment of the Hammock Oaks Community  
19   Development District; and

20   **WHEREAS**, a public hearing has been conducted by the Town Commission pursuant to the  
21   requirements and procedures of Chapter 190, Florida Statutes; and

22   **WHEREAS**, the Town Commission has considered the record of the public hearing and has  
23   decided that the boundary amendment of the Hammock Oaks Community Development  
24   District is the best alternative means to provide certain basic services to the additional  
25   properties of the community; and

26   **WHEREAS**, the proposed boundary amendment of the District will prevent the general body  
27   of taxpayers in the Town of Lady Lake from bearing the burden for installation of the  
28   infrastructure and the maintenance of certain facilities within the development; and

29   **WHEREAS**, the Town Commission finds that the boundary amendment of the Hammock Oaks  
30   Community Development District is in the best interests of all of the citizens of the Town of  
31   Lady Lake, Florida.

1 **THEREFORE, BE IT ORDAINED**, and enacted by the Town Commission of the Town of Lady  
2 Lake, in Lake County, Florida:

3 Section 1: That the foregoing Preamble is hereby ratified and confirmed as true and correct  
4 by the Town Commission of the Town of Lady Lake.

5 Section 2: That the petition to amend the boundaries of Hammock Oaks Community  
6 Development District is hereby granted.

7 Section 3: That the external boundaries of the District, as amended, and the real property  
8 within the external boundaries of the District, as amended, are described on **Exhibit A**  
9 attached hereto. The general location map depicting the Expansion Parcel is identified in  
10 **Exhibit B** attached hereto.

11 **SECTION 4:** The District may exercise the general powers provided in Section 190.011, Florida  
12 Statutes. The District may also exercise the special powers set forth in Sections 190.012(1), (3)  
13 and (4) as well as the special powers for parks and recreation services and facilities and  
14 security services and facilities, pursuant to Sections 190.012(2)(a) and 190.012(2)(d), Florida  
15 Statutes.

16 **SECTION 5:** That all ordinances or parts of ordinances in conflict herewith be and the same  
17 are hereby repealed to the extent of such conflict.

18 **SECTION 6:** That if any section, sentence, clause, or phrase of this ordinance is held to be  
19 invalid or unconstitutional by a court of competent jurisdiction, then said holding shall in no  
20 way affect the validity of the remaining portions of this ordinance.

21 **SECTION 7:** That this ordinance shall become effective in accordance with law.

22 **SECTION 8:** The administrative correction of typographical and/or scrivener's errors in this  
23 Ordinance which do not affect the intent may be authorized by the Town Manager or  
24 designee, without need of public hearing.

1 **PASSED AND ORDAINED** by the Town Commission of the Town of Lady Lake, Florida,  
2 this \_\_\_\_ day of \_\_\_\_\_, 2023.

3 **TOWN OF LADY LAKE**

4 \_\_\_\_\_  
5 Jim Reitz, Mayor

6 Attest:

7 \_\_\_\_\_  
8 Nancy Wilson, Town Clerk

9 Approved as to form:

10 \_\_\_\_\_  
11 Derek Schroth, Town Attorney

**EXHIBIT A — Legal Description of Properties**

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PARCEL OF LAND LYING IN SECTIONS 19 AND 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST; THENCE RUN S 00°24'16" E ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 61.00 FEET; THENCE DEPARTING SAID WEST SECTION LINE, RUN S 89°51'07" E, A DISTANCE 25.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466 (A 80' PUBLIC RIGHT-OF-WAY), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION MAP, SECTION 11560-2601, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S 89°51'07" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1348.74 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466, RUN S 00°04'50" E, A DISTANCE OF 597.41 FEET; THENCE RUN S 89°51'37" E, A DISTANCE OF 1370.60 FEET; THENCE RUN S 00°18'10" W, A DISTANCE OF 657.22 FEET; THENCE RUN S 89°51'00" E, A DISTANCE OF 1328.12 FEET; THENCE RUN S 00°17'33" W, A DISTANCE OF 656.60 FEET; THENCE RUN S 89°54'16" E, A DISTANCE OF 1303.24 FEET TO THE WEST RIGHT-OF-WAY LINE OF ROLLING ACRES ROAD; THENCE RUN S 00°18'07" W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 657.70 FEET; THENCE RUN N 89°54'16" W, A DISTANCE OF 1302.26 FEET; THENCE RUN S 00°17'05" W, A DISTANCE OF 661.95 FEET; THENCE RUN S 00°17'22" W, A DISTANCE OF 266.62 FEET; THENCE RUN N 89°50'06" W, A DISTANCE OF 445.00 FEET; THENCE S 00°17'22" W, A DISTANCE OF 396.00 FEET; THENCE RUN S 89°50'06" E, A DISTANCE OF 445.00 FEET; THENCE RUN S 00°17'14" W, A DISTANCE OF 1323.58 FEET TO THE NORTH LINE OF SECTION 30; THENCE RUN N 89°49'34" W, ALONG SAID NORTH LINE, A DISTANCE OF 663.56 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S 00°19'10" W, A DISTANCE OF 331.32 FEET; THENCE RUN N 89°47'41" W, A DISTANCE OF 664.30 FEET; THENCE RUN S 00°23'04" W, A DISTANCE OF 331.12 FEET; THENCE RUN N 89°44'35" W, A DISTANCE OF 1353.09 FEET; THENCE RUN N 89°45'03" W, A DISTANCE OF 676.58 FEET; THENCE RUN N 00°08'11" E, A DISTANCE OF 662.13 FEET TO THE AFOREMENTIONED NORTH LINE OF SAID SECTION 30; THENCE RUN S 89°44'39" E ALONG SAID NORTH LINE, A DISTANCE OF 677.68 FEET; THENCE DEPARTING SAID NORTH LINE, RUN N 00°10'38" E, A DISTANCE OF 659.94 FEET; THENCE RUN N 89°46'50" W, A DISTANCE OF 1330.92 FEET TO THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD (COUNTY ROAD NO. 100); THENCE RUN N 00°06'22" E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 493.04 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE,

1 RUN S 89°52'07" E, A DISTANCE OF 1331.53 FEET; THENCE RUN N 00°10'38" E, A DISTANCE OF  
2 164.85 FEET; THENCE RUN N 89°50'56" W, A DISTANCE OF 678.32 FEET ; THENCE RUN N  
3 00°09'07" E, A DISTANCE OF 1319.62 FEET; THENCE RUN N 89°57'13" W, A DISTANCE OF 654.47  
4 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD (COUNTY ROAD  
5 NO. 100); THENCE RUN N 00°24'16" W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF  
6 2575.50 FEET TO THE POINT OF BEGINNING.

7 **LESS & EXCEPT PARCEL #1**

8 A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH,  
9 RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS  
10 FOLLOWS:

11 FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19;  
12 THENCE SOUTH 00°24'16" EAST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF  
13 61.00 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°51'07" EAST, A DISTANCE OF  
14 25.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD  
15 AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 466 AND THE POINT OF  
16 BEGINNING; THENCE CONTINUE SOUTH 89°51'07" EAST, ALONG SAID SOUTH RIGHT OF WAY  
17 LINE, A DISTANCE OF 1238.69 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE,  
18 SOUTH 00°43'42" EAST, 549.47 FEET; THENCE SOUTH 04°40'04" EAST, A DISTANCE OF 30.40  
19 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 178.75 FEET  
20 AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 03°02'41"  
21 WEST, 72.20 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A  
22 CENTRAL ANGLE OF 23°18'15", AN ARC DISTANCE OF 72.70 FEET TO THE POINT OF  
23 CURVATURE OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF  
24 58.75 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF  
25 SOUTH 36°44'33" WEST, 44.10 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID  
26 CURVE THROUGH A CENTRAL ANGLE OF 44°05'30", AN ARC DISTANCE OF 45.21 FEET TO THE  
27 POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A  
28 RADIUS OF 387.50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND  
29 DISTANCE OF SOUTH 71°07'36" WEST, 165.61 FEET; THENCE SOUTHWESTERLY ALONG THE  
30 ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°40'36", AN ARC DISTANCE OF 166.89  
31 FEET TO THE END OF SAID CURVE; THENCE SOUTH 83°27'54" WEST, A DISTANCE OF 69.89  
32 FEET; THENCE SOUTH 85°25'14" WEST, A  
33 DISTANCE OF 73.00 FEET TO THE BEGINNING OF A CONCAVE NORTHERLY, HAVING A RADIUS  
34 OF 275.00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF

1 SOUTH 87°47'00" WEST, 22.67 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE  
2 THROUGH A CENTRAL ANGLE OF 04°43'32", AN ARC DISTANCE OF 22.68 FEET TO THE END OF  
3 SAID CURVE; THENCE NORTH 89°51'14" WEST, A DISTANCE OF 736.13 FEET; THENCE SOUTH  
4 88°59'30" WEST, A DISTANCE OF 12.97 FEET; THENCE NORTH 01°00'30" WEST, A DISTANCE OF  
5 68.15 FEET; THENCE NORTH 10°25'36" WEST, A DISTANCE OF 203.73 FEET; THENCE SOUTH  
6 89°35'44" WEST, A DISTANCE OF 105.72 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY  
7 LINE OF CHERRY LAKE ROAD; THENCE NORTH 00°24'25" WEST, A DISTANCE OF 489.21 FEET  
8 TO THE POINT OF BEGINNING.

9 **LESS & EXCEPT PARCEL #2**

10 A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH,  
11 RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS  
12 FOLLOWS:

13 FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19;  
14 THENCE SOUTH 00°24'16" EAST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF  
15 61.00 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 89°51'07" EAST, A DISTANCE OF  
16 25.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD  
17 AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 466; THENCE CONTINUE SOUTH  
18 89°51'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1348.74 FEET TO  
19 THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19;  
20 THENCE SOUTH 00°04'50" EAST, ALONG SAID EAST LINE, A DISTANCE OF 597.41 FEET TO THE  
21 NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4  
22 OF SAID SECTION 19, AND THE POINT OF BEGINNING; THENCE SOUTH 89°51'37" EAST, ALONG  
23 THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF  
24 SECTION 19, A DISTANCE OF 1370.60 FEET TO THE NORTHEAST CORNER OF SAID LANDS;  
25 THENCE SOUTH 00°18'10" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID  
26 SECTION 19, A DISTANCE OF 657.22 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST  
27 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE SOUTH 00°26'29" WEST, A  
28 DISTANCE OF 79.83 FEET; THENCE NORTH 89°33'31" WEST, A DISTANCE OF 1036.47 FEET;  
29 THENCE SOUTH 00°26'29" WEST, A DISTANCE OF 132.77 FEET; THENCE NORTH 89°51'14"  
30 WEST, A DISTANCE OF 303.79 FEET TO THE BEGINNING OF A CURVE CONCAVE  
31 NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AND BEING SUBTENDED BY A CHORD  
32 HAVING A BEARING AND DISTANCE OF NORTH 44°51'14" WEST, 35.36 FEET; THENCE  
33 NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END  
34 OF SAID CURVE; THENCE NORTH 00°08'46" EAST, A DISTANCE OF 179.02 FEET; THENCE

1 NORTH 00°59'38" EAST, A DISTANCE OF 176.77 FEET TO THE BEGINNING OF A CURVE  
2 CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 399.00 FEET, AND BEING SUBTENDED BY A  
3 CHORD HAVING A BEARING AND DISTANCE OF NORTH 16°33'39" EAST, 198.24 FEET; THENCE  
4 NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°46'06",  
5 AN ARC DISTANCE OF 200.34 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE  
6 CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 221.00 FEET, AND BEING SUBTENDED BY A  
7 CHORD HAVING A BEARING AND DISTANCE OF NORTH 29°47'06" EAST, 8.95 FEET; THENCE  
8 NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°19'13",  
9 AN ARC DISTANCE OF 8.95 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE  
10 CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 79.00 FEET, AND BEING SUBTENDED BY A  
11 CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°58'10" EAST, 54.93 FEET; THENCE  
12 NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°41'20",  
13 AN ARC DISTANCE OF 56.10 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE  
14 CONCAVE SOUTHERLY, HAVING A RADIUS OF 159.00 FEET, AND BEING SUBTENDED BY A  
15 CHORD HAVING A BEARING AND DISTANCE OF NORTH 83°22'35" EAST, 77.27 FEET; THENCE  
16 EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°07'30", AN  
17 ARC DISTANCE OF 78.05 FEET TO THE END OF SAUD CURVE; THENCE SOUTH 82°33'40" EAST,  
18 A DISTANCE OF 54.97 FEET; THENCE NORTH 13°44'41"  
19 EAST, A DISTANCE OF 57.27 FEET; THENCE NORTH 69°38'50" WEST, A DISTANCE OF 64.97  
20 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF  
21 117.50 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF  
22 NORTH 49°08'25" WEST, 84.98 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID  
23 CURVE THROUGH A CENTRAL ANGLE OF 42°23'55", AN ARC DISTANCE OF 86.95 FEET TO THE  
24 POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHEASTERLY, HAVING A  
25 RADIUS OF 87.50 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND  
26 DISTANCE OF NORTH 27°06'42" WEST, 15.48 FEET; THENCE NORTHWESTERLY ALONG THE  
27 ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°09'05", AN ARC DISTANCE OF 15.50  
28 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHWESTERLY,  
29 HAVING A RADIUS OF 125.00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING  
30 AND DISTANCE OF NORTH 46°33'11" WEST, 103.74 FEET; THENCE NORTHWESTERLY ALONG  
31 THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°02'02", AN ARC DISTANCE OF  
32 106.98 FEET TO THE END OF SAID CURVE; THENCE NORTH 56°22'05" WEST, A DISTANCE OF  
33 52.29 FEET TO THE POINT OF BEGINNING.

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1 **LESS & EXCEPT PARCEL #3**

2 A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE  
3 COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE  
4 AT THE SOUTHEAST CORNER OF SECTION 19, THENCE RUN ALONG THE SOUTH LINE OF SAID  
5 SECTION 19, N 89°49'34" W, A DISTANCE OF 1327.70 FEET, THENCE DEPARTING SAID SOUTH  
6 LINE, RUN N 00°17'14" E, A DISTANCE OF 1323.58 FEET, THENCE N 89°50'06" W, A DISTANCE  
7 OF 445.00 FEET, THENCE N 89°50'06" WEST, A DISTANCE OF 218.62 FEET TO THE POINT OF  
8 BEGINNING; THENCE N 89°52'59" W, A DISTANCE OF 664.02 FEET; THENCE N 00°17'51" E, A  
9 DISTANCE OF 661.41 FEET; THENCE S 89°51'00" E, A DISTANCE OF 663.45 FEET; THENCE S  
10 00°14'53" W, A DISTANCE OF 661.02 FEET TO THE POINT OF BEGINNING.

11 **TOGETHER WITH**

12 **(The Reserve at Hammock Oaks CDD Annex)**

13 A PARCEL OF LAND SITUATED IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE  
14 COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

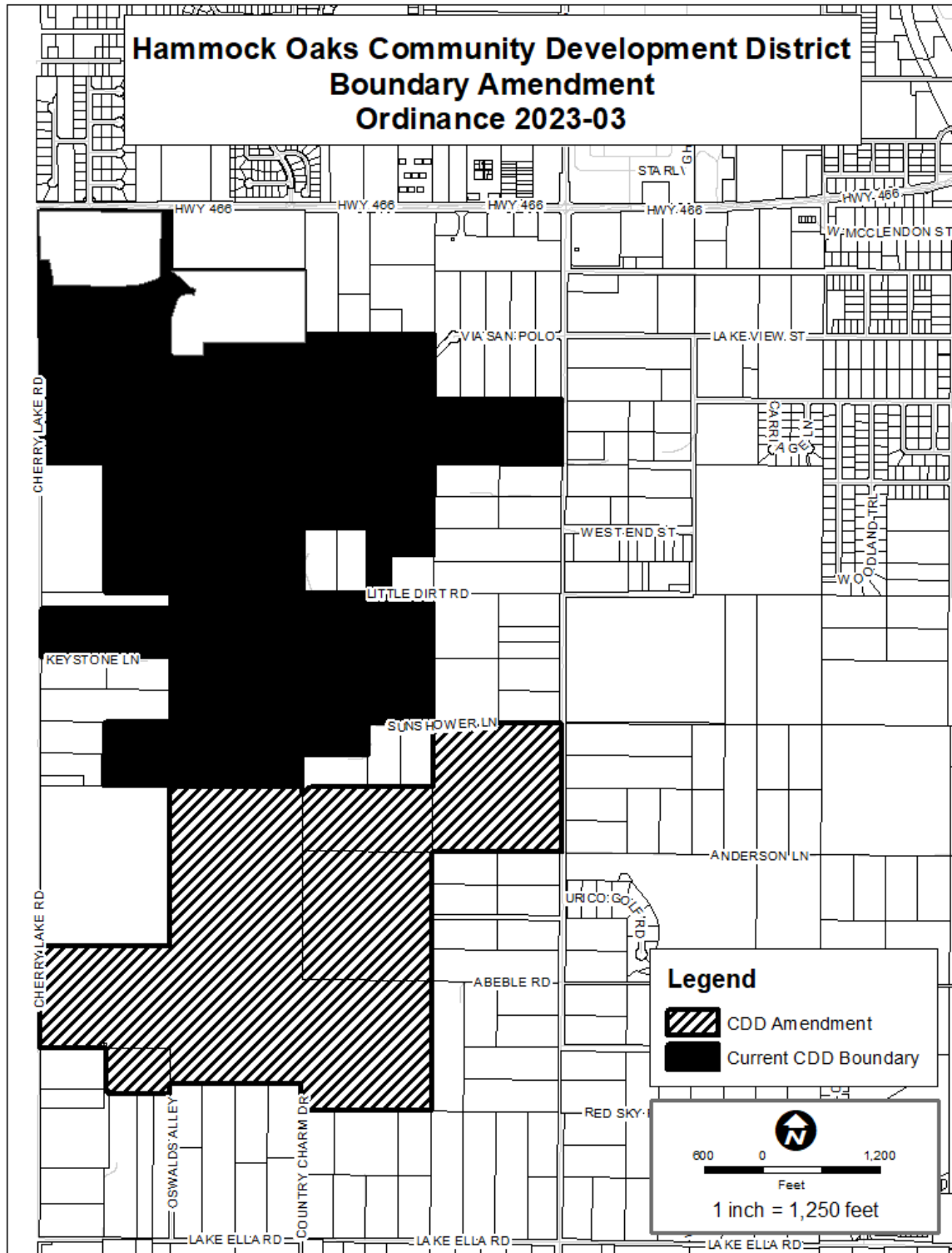
15 FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30;  
16 THENCE NORTH 89°49'34" WEST, ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE  
17 OF 40.00 FEET TO THE WEST RIGHT OF WAY LINE OF ROLLING ACRES ROAD AND THE POINT OF  
18 BEGINNING; THENCE SOUTH 0°13'17" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A  
19 DISTANCE OF 1325.95 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, NORTH  
20 89°47'00" WEST, A DISTANCE OF 1289.47 FEET; THENCE SOUTH 0°17'21" WEST, A DISTANCE  
21 OF 1326.23 FEET; THENCE SOUTH 0°25'13" WEST, A DISTANCE OF 1324.90 FEET; THENCE  
22 NORTH 89°41'22" WEST, A DISTANCE OF 1330.60 FEET; THENCE NORTH 0°22'50" EAST, A  
23 DISTANCE OF 264.01 FEET; THENCE NORTH 89°45'50" WEST, A DISTANCE OF 1347.92 FEET;  
24 THENCE SOUTH 0°15'33" WEST, A DISTANCE OF 105.23 FEET; THENCE NORTH 89°45'21"  
25 WEST, A DISTANCE OF 609.99 FEET; THENCE NORTH 0°14'10" EAST, A DISTANCE OF 36.00  
26 FEET; THENCE NORTH 89°45'50" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 0°13'41"  
27 EAST, A DISTANCE OF 442.10 FEET; THENCE SOUTH 89°44'51" EAST, A DISTANCE OF 640.24  
28 FEET; THENCE NORTH 00°15'33" EAST, A DISTANCE OF 25.66 FEET; THENCE NORTH 89°44'32"  
29 WEST, A DISTANCE OF 1319.68 FEET TO THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD  
30 (C.R. NO. 100); THENCE NORTH 0°12'50" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A  
31 DISTANCE OF 662.23 FEET; THENCE NORTH 0°03'55" EAST, ALONG SAID EAST RIGHT OF WAY  
32 LINE, A DISTANCE OF 331.54 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE,  
33 SOUTH 89°43'08" EAST, A DISTANCE OF 1323.38 FEET; THENCE NORTH 0°13'54" EAST, A



1 DISTANCE OF 1655.67 FEET; THENCE SOUTH 89°44'35" EAST, A DISTANCE OF 1353.09 FEET;  
2 THENCE SOUTH 0°23'04" WEST, A DISTANCE OF 74.77 FEET; THENCE NORTH 45°22'18" EAST,  
3 A DISTANCE OF 106.09 FEET; THENCE SOUTH 89°49'05" EAST, A DISTANCE OF 1253.48 FEET;  
4 THENCE NORTH 0°17'52" EAST, A DISTANCE OF 662.27 FEET TO THE AFOREMENTIONED  
5 NORTH LINE OF SECTION 30; THENCE SOUTH 89°49'34" EAST, ALONG SAID NORTH LINE, A  
6 DISTANCE OF 1287.71 FEET TO THE POINT OF BEGINNING.  
7 THE ABOVE DESCRIBED LANDS CONTAINING A TOTAL NET ACREAGE OF 649.655 ACRES, MORE  
8 OR LESS.

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### Exhibit B — General Location Map



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