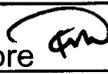


**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Public Hearing – Consolidated Street Lighting District Ordinance

DEPARTMENT: Fiscal Services **DIVISION:** MSBU

AUTHORIZED BY: Lisa Spriggs  **CONTACT:** Kathy Moore  **EXT.** 7179

Agenda Date <u>12/20/05</u> Regular <input type="checkbox"/> Consent <input type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Public Hearing – 1:30 <input checked="" type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

Approval and authorization for the Chairman to execute the Consolidated Street Lighting District Ordinance, repealing ordinance #2004-48 adopted December 14, 2004.

BACKGROUND:

This public hearing is to consider the Consolidated Street Lighting District Ordinance which amends the Seminole County Code. The ordinance includes the addition of *Magnolia Pointe* (Commissioner Dallari – District 1), and *Sterling Meadows* (Commissioner Carey – District 5) subdivisions as new subdistricts. It also includes expansion of parcel boundaries of existing Trails Unit 1 to include Trails Unit 2A (Commissioner Dallari – District 1), and confirmation of 375 existing subdistricts. Service to the new subdistricts will become effective October 1, 2006.

Advanced public notification of this public hearing was provided through advertisement in the Orlando Sentinel on both November 29, 2005 and December 6, 2005. Additionally, written notice of the public hearing date and the estimated assessment for FY 2006/07 was mailed to each property owner associated with the newly added and expanded districts.

Reviewed by:
Co Atty: 
DFS: _____
Other: _____
DCM: 
CM: 
File No. <u>PHFSM01</u>

ORDINANCE

AN ORDINANCE RECODIFYING AND AMENDING THE CONSOLIDATED STREET LIGHTING DISTRICT FOR THE UNINCORPORATED AREAS OF SEMINOLE COUNTY; PROVIDING DEFINITIONS IN CONNECTION THEREWITH; SETTING STANDARDS FOR THE ESTABLISHMENT OF SUBDISTRICTS WITHIN AND AS A PART OF THE CONSOLIDATED DISTRICT; PROVIDING FOR IDENTIFICATION OF THE SUBDISTRICTS; ESTABLISHING NEW SUBDISTRICTS IN ADDITION TO THOSE ALREADY IN EXISTENCE AS OF THE DATE OF ADOPTION OF THIS ORDINANCE; PROVIDING FOR THE GOVERNANCE OF THE DISTRICT BY THE BOARD OF COUNTY COMMISSIONERS; PROVIDING FOR MAINTENANCE AND OPERATION OF STREET LIGHTS WITHIN THE DISTRICT; PROVIDING FOR THE LEVY OF SPECIAL ASSESSMENTS IN THE DISTRICT FOR THE COSTS OF PROVIDING THE STREET LIGHTING SERVICES TO BENEFITS FOR PROPERTIES WITHIN EACH SUBDISTRICT; PROVIDING FISCAL AND ADMINISTRATIVE PROCEDURES TO FUND THE COSTS OF THE STREET LIGHTING SERVICES THROUGH COLLECTION OF SPECIAL ASSESSMENTS IN CONFORMANCE WITH THE UNIFORM COLLECTION METHOD PRESCRIBED IN SECTION 197.3632, FLORIDA STATUTES; REPEALING ORDINANCE 2004-48; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION IN CHAPTER 160 PART 3 OF THE SEMINOLE COUNTY CODE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the County has heretofore established and operated a consolidated street lighting municipal service benefit unit within the unincorporated areas of Seminole County; and

WHEREAS, section 125.01(q), Florida Statutes authorizes the formation of municipal service benefit unit for street lighting purposes, and

WHEREAS, it is necessary to designate the existing subdistricts and to create new subdistricts within the consolidated street lighting district,

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA:

Section 1. Authority; Purpose; Scope. This Ordinance is enacted under authority of Article VIII, Section 1(f) of the Constitution of the State of Florida; Chapter 125, Florida Statutes; and under the Seminole County Home Rule Charter, for the purpose of recodifying and amending the consolidated street lighting district within specified areas of the unincorporated territories of Seminole County, Florida not presently lying within the corporate boundaries of any municipality as hereinafter described.

Section 2. Short Title. This Ordinance shall be known and referred to as the Seminole County Consolidated Street Lighting District Ordinance.

Section 3. Definitions. When used in this Ordinance, the following terms shall be defined to mean:

(a) **"Board"** - The Board of County Commissioners of Seminole County, Florida.

(b) **"Costs"** - Those operating and maintenance costs and costs of administering the District which are to be borne by a special benefit assessment levied uniformly upon each lot within each subdistrict of the District.

(c) **"County or Seminole County"** - All those geographical territories of Seminole County, a political subdivision of the State of Florida, which territories are not now, or may hereafter be, within the corporate limits of any municipality.

(d) **"District"** - That geographical area of Seminole County described herein as the Seminole County Consolidated Street Lighting District including the total area of all the subdistricts therein.

(e) **"Improvements"** - All those street lighting poles, fixtures, and equipment presently or hereinafter operated within or added to the District.

(f) **"Lot"** - The basic unit for purposes of determining the annual special assessment, which shall be a platted, developed or authorized single family residential parcel or a multi-family unit. Each dwelling unit within a multi-family structure shall be considered as a unit for assessment purposes. Commercial parcels shall be treated as ten (10) lots per acre but in no event less than one (1) lot. Undeveloped, nonresidential, noncommercial parcels shall be treated as one (1) lot for purposes of assessment levy until such time as said parcels are platted or approved for

development, at which time the subject parcels shall be assessed on the number of lots platted and approved for residential or commercial use in the manner described above.

(g) **“Person”** - The term shall include individuals, children, firms, associations, ventures, partnerships, estates, trusts, business trusts, syndicates, fiduciaries, corporations, and all other groups and legal entities or combinations thereof.

(h) **“Subdistrict”** - A geographical area less than the District but lying within said District and which is defined by a common scheme of street lighting services and equipment and for which there is levied a common, uniform assessment per lot. A Subdistrict may be comprised of one or more residential subdivisions, a commercial tract or development, a parcel of mixed use development, a planned unit development and which may also include public and private rights of way as well as vacant parcels.

(i) Words used in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural the singular.

Section 4. District Created. There is hereby created within Seminole County the Seminole County Consolidated Street Lighting District for the purpose of providing for the maintenance and operation of street lights within the District. Said District shall consist of the subdistricts to include the newly created subdistrict(s) described in Section 8 hereof and existing subdistricts described in Section 9 hereof.

Section 5. Governance of the District. The District shall be governed by the Board of County Commissioners of Seminole County. The Board shall have the following powers and duties.

(a) Provide for the collection and disbursement by the County of such funds as may be necessary to pay the expenses of operation and maintenance of improvements within the District.

(b) To provide for or contract for the construction and maintenance of street lighting equipment within the District, including poles, wires, conduits, lights and all appurtenances necessary for such street lighting.

(c) To buy, lease, or rent any and all equipment, improvements, and facilities which may be necessary for the purposes and intents of this Ordinance.

(d) To levy a special assessment uniformly and equally upon each and every lot within each subdistrict to defray the costs of the District.

(e) To prepare and adopt budgets for the District taking into account all of the items specified in this section as well as the funding of any required reserves as described in Section 6, below.

Section 6. Fiscal Procedures. The Board of County Commissioners may by proper resolution establish rules and regulations regarding the fiscal operation of the District, and may set up reserve items in the budget of the District in excess of the District's estimated expenditures for the ensuing fiscal year for the purpose of creating reasonable reserves for the purchase of equipment, improvements for the District and/or to compensate for increased utility costs.

Section 7. Special Assessment Procedures.

(a) It is hereby declared and determined that the establishment of the Seminole County Consolidated Street Lighting District will confer special benefits upon the lands within the District and the subdistricts therein. Special assessments may be assessed and levied by the County to defray the costs of operation and maintenance and administration of said District and subdistricts. Such assessments shall be determined, levied and collected on each Lot within each particular Subdistrict on the basis of a reasonable allocation of the costs of providing the street lighting infrastructure and services in relation to the benefits on the lots within said subdistrict.

(b) A special assessment for each subdistrict shall be derived annually by dividing the total annual budgeted costs of each subdistrict by the number of taxable lots in that subdistrict and assigning that cost to each and every taxable lot in the subdistrict. Said special assessments shall constitute a lien upon the lands assessed. Pending collection by the County of such special assessments, as provided hereinafter, the County may spend from its Street Lighting District Fund such sums as may be necessary to operate, maintain and administer the District hereby created, and the County will be reimbursed to such extent at such time as such assessments have been collected.

(c) All special assessments as provided herein shall be assessed and collected by the uniform method adopted by the Seminole County Board of County Commissioners pursuant to Section 197.3632, Florida Statutes.

(d) The Tax Collector of Seminole County shall be entitled to receive a commission for the collection of said special assessment at the rate set forth in Section 192.091(2)(b), Florida Statutes or its successor.

Section 8. New Subdistricts Created By This Ordinance. There is hereby created the following new subdistrict to become effective as of October 1, 2006:

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
<u>Magnolia Pointe</u>	67	16-17	19

Sterling Meadows (Parcel #34-19-31-300-004A-0000 – unplatted)

A parcel of land lying in the Southwest ¼ of Section 34, Township 19 South, Range 31 east, Seminole County, Florida. Being more particularly described as follows:

Commence at the West ¼ corner of aforesaid Section 34; thence run North 89°52'06" East along the North line of aforesaid Southwest ¼ for a distance of 584.11 feet to a point on the Easterly right-of-way line of State Road 415; thence departing said North line run South 00°18'45" East along said Easterly right-of-way line for a distance of 645.85 feet to the POINT OF BEGINNING: thence departing said Easterly right-of-way line run North 89°52'06" East for a distance of 279.10 feet to a point on a line parallel with and 279.10 feet East of said Easterly right-of-way line; thence run North 00°18'45" West along said parallel line for a distance of 609.85 feet to a point on a line parallel with and 36.00' South of aforesaid North line of said Southwest ¼; thence departing the line parallel with said Easterly right-of-way line run North 89°52'06" East along said line parallel with the North line of the Southwest ¼ for a distance of 1795.10 feet to a point on the East line of aforesaid Southwest ¼ of Section 34; thence departing said parallel line run South 00°21'00" East along said East line for a distance of 1284.16 feet to the Southeast corner of the Northeast ¼ of said Southwest ¼; thence departing said East line run South 89°52'24" West along the South line of said Northeast ¼ of the Southwest ¼ for a distance of 1329.24 feet to the Northeast corner of said Southwest ¼ of the Southwest ¼; thence departing said South line run South 00°20'46" East along the East line of the Southwest ¼ of said Southwest ¼ for a distance of 701.84 feet; thence departing said East line run South 89°52'24' West for a distance of 736.21 feet to a point on aforesaid Easterly right-of-way line of State Road 415; thence run the following courses and distances along said Easterly right-of-way line; North 00°18'45" West for a distance of 113.32 feet; thence run North 89°52'45" West for a distance of 10.00 feet; thence run North 00°18'45" West for a distance of 1262.61 feet to aforesaid POINT OF BEGINNING.

Section 9. Existing Subdistricts. The following are the subdistricts that were already in existence as of the date of adoption of this Ordinance as the same may have been or which are hereby modified as to number of lots, legal description or addition or removal of property therein which changes, if any, shall become effective on October 1, 2006.

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
<u>Academy Cove</u>	43	91-92	49
<u>Academy Oaks</u>	38	39	25
<u>Aldean Gardens</u>			48 (total)
- Aldean Gardens	15	18	
- Spring Garden	15	97	
<u>Aloma Oaks Drive</u>			128 (total)
-Aloma Woods Phase 4	52	7-8	
-Aloma Woods Phase 5	53	11-13	

(All property owners within the boundaries of the subdistrict shall pay for the maintenance and operation of improvements and for the construction and maintenance of street lighting equipment within the rights-of-way of Aloma Oaks Drive lying within Section 32, Township 21 South, Range 31 East.)

Aloma Park 84
 The SW 1/4 of the SW 1/4 of Section 36, Township 21 South, Range 30 East, Seminole County, Florida, lying North of SEABOARD SYSTEMS RAILROAD Right-of-Way and North of State Road 426, less the East 200 feet thereof.

<u>Aloma Woods</u>			
- Aloma Woods Phase 1	47	47-49	86
- Aloma Woods Phase 2	49	94-95	57
- Aloma Woods Phase 3	50	51-52	35
- Aloma Woods Phase 4	52	7-8	46
- Aloma Woods Phase 5	53	11-13	75

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
<u>Aloma Woods Boulevard</u>			488 (total)
- Aloma Woods Phase 1	47	47-49	
- Aloma Woods Phase 2	49	94-95	
- Aloma Woods Phase 3	50	51-52	
- Aloma Woods Phase 4	52	7-8	
- Aloma Woods Phase 5	53	11-13	
- Estates at Aloma Woods Ph 1	48	41-43	
- Estates at Aloma Woods Ph 2	52	11-12	
- Estates at Aloma Woods Ph 3	54	15-17	
(All property owners within the boundaries of the subdistrict above shall pay for the maintenance and operation of improvements and for the construction and maintenance of street lighting equipment within the rights-of-way of Aloma Woods Boulevard lying within Section 32, Township 21 South, Range 31 East.)			
<u>Amberwood</u>			74 (total)
- Amberwood Unit 1	27	17	
- Amberwood Unit 2	28	17	
<u>Amherst</u>	28	39-40	69
<u>Apple Valley</u>			
- Apple Valley Section 1	15	70	99 (secs 1 – 3)
- Apple Valley Section 2	16	35	
- Apple Valley Section 3	17	13	
- Apple Valley Section 4	23	17	46
<u>Ashford Park Townhomes</u>	63	28-34	158
<u>Arlington Park</u>	31	32	15
<u>Autumn Glen</u>			
- Autumn Glen Phase 1	35	46-47	64
- Autumn Glen Phase 2	35	48-49	55
- Autumn Glen Phase 3	37	75-77	149
<u>Bay Lagoon</u>			55 (total)
- Bay Lagoon Unit 1	28	18	
- Bay Lagoon Unit 2	28	60	
<u>Bear Creek</u>	31	54-55	82
<u>Bear Gully Bay</u>	33	55-57	25

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
<u>B ear Gully Forest</u>	61	1-5	48
<u>Bear Gully Pointe</u>			60 <i>(total)</i>
- Bear Gully Pointe	44	7-9	
- Bear Gully Pointe Addition	46	80	
<u>Bear Lake Crossings</u>	40	90-91	42
<u>Bear Lake Forest</u>	23	70-71	21
<u>Bear Lake Woods</u>	47	11	97
	48	9	
<u>Bear Stone</u>	58	49-50	93
<u>Beechwoods</u>	48	71-72	57
<u>Bel-Aire Hills</u>			
- Bel-Aire Hills Unit 1	22	7-8	97
- Bel-Aire Hills Unit 2	22	89-90	114
- Bel-Aire Hills Unit 3	24	37-38	108
<u>Belle Meade</u>			74 <i>(total)</i>
- Belle Meade Unit 1	28	9	
- Belle Meade Unit 2	33	29	
- Belle Meade Unit 3 Phase 1	35	61	
- Belle Meade Unit 3 Phase 2	37	78	
<u>Bentley Cove</u>	61	25-26	24
<u>Big Tree Crossing</u>	27	20-21	48 <i>(total)</i>
	28	61	
	36	85-86	
	1671 ORB	1056	
	1724 ORB	51	
<u>Bolling Farms</u>	45	56-57	59
<u>Bonaventure Heights</u>			43 <i>(total)</i>
- Bonaventure Heights	14	91	
- Bonaventure Heights Second Addition	15	86-87	

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
<u>Brantley Cove</u>			36 (total)
- Brantley Cove	21	91	
- Brantley Cove North	25	91	
<u>Brantley Harbor</u>			111 (total)
- Brantley Hall Estates	13	16-17	
- Brantley Harbor	17	44	
- Brantley Harbor East			
Section of Meredith Manor	22	42	
- Meredith Manor, Cherry Hill	8	45	
- Unplatted parcels 04-21-29-300-021A-0000 and 04-21-29-300-0220-0000			
- Lot 3 Block A Meredith Manor Nob Hill Section PB 9 Pg 55 and 04-21-29-518-0A00-0000 Tract A Brantley Harbor East Section of Meredith Manor PB 22 Pg 42 and 04-21-29-300-023B-0000 beginning NE corner Tract A Brantley Harbor East run N 67.47 ft E 25 ft S to SW corner Lot 3 Block A Meredith Manor Nob Hill Section W 25 ft N to beginning.			
<u>Brantley Point</u>	24	71	30
<u>Bridgewater</u>	39	8-9	58
<u>Brookwood</u>	61	29-30	25
<u>Cameron Grove</u>	53	85-87	94
<u>Cardinal Glen</u>	50	30-31	40
<u>Caribbean Heights</u>	33	38-39	22
<u>Carillon/Brighton Park</u>			
- Brighton Park at Carillon Ph 1	42	86-89	70
- Brighton Park at Carillon Ph 2	44	97-106	87
<u>Carillon/Dorchester</u>	47	97-99	111
<u>Carillon/Heronwood</u>			60 (total)
- Heronwood at Carillon	42	94-97	
- Heronwood at Carillon (Replat One)	44	33-34	
<u>Carillon/Hunter's Stand</u>	42	90-93	63

**NAME OF
SUBDISTRICT**

**PLAT
BOOK NO. PAGE NO.**

NUMBER OF LOTS

Carillon/Lockwood Blvd.

662 (total)

The following legal describes the perimeter of the Carillon PUD and is the subdistrict being assessed for street lighting of Lockwood Boulevard within the PUD.

A tract of land being a portion of Section 35 and 36, Township 21 South, Range 31 East, Seminole County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 35; thence North 89°56'13" East along the South line of Section 35 for 663.45 feet; thence North 00°49'19" West along the West line of the East 1/2 of the West 1/2 of the Southwest 1/4 of Section 35 for 40.00 feet to the Point of Beginning; thence continue North 00°49'19" West, 2591.02 feet; thence North 89°39'39" East along the North line of the Southwest 1/4 of Section 35 for 669.57 feet; thence North 00°15'18" West along the West line of the East 1/2 of the Northwest 1/4 of Section 35 for 665.69 feet; thence North 89°41'09" East along the North line of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 35 for 279 feet more or less to the centerline of a creek; thence Northerly along the centerline of said creek to a point lying on the North line of the Southeast 1/4 of the Northwest 1/4 of Section 35; thence South 89°42'41" West along said North line of the Southeast 1/4 of the Northwest 1/4 for 285 feet more or less to the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 35; thence North 00°15'18" West along the West line of the Northeast 1/4 of the Northwest 1/4 of Section 35 for 1331.38 feet; thence North 89°45'42" East along the North line of the Northwest 1/4 of Section 35 for 1331.45 feet; thence continue North 89°45'42" East along the North line of the Northeast 1/4 of Section 35 for 2330.05 feet; thence South 00°22'56" East along the West line of the East 1/16 of the North 1/4 of Section 35 for 1328.16 feet; thence North 89°42'41" East along the South line of the North 1/4 of Section 35 for 332.73 feet; thence North 89°57'35" East along the North line of the Southwest 1/4 of the Northwest 1/4 of Section 36, Township 21 South, Range 31 East for 1333.35 feet; thence South 00°11'08" East along the East line of the Southwest 1/4 of the Northwest 1/4 of Section 36 for 995.94 feet; thence South 89°57'42" West along the North line of the South 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 36 for 1330.04 feet; thence South 00°22'35" East along the West line of the Northwest 1/4 of Section 36 for 331.96 feet; thence South 89°39'39" West along the North line of the Southeast 1/4 of Section 35, Township 21 South, Range 31 East for 1330.43 feet; thence South 00°19'24" East along the East line of the West 1/2 of the Southeast 1/4 of Section 35 for 1323.70 feet; thence North 89°48'34" East along the South line of the North 1/2 of the Southeast 1/4 of Section 35 for 400.00 feet; thence South 00°19'24" East along the East line of the West 400.00 feet of the Southeast 1/4 of the Southeast 1/4 of Section 35 for 1284.73 feet; thence South 89°57'29" West along the North right-of-way of McCulloch Road, and along a line 40.00 feet North of and parallel to the South line of the Southeast 1/4

Carillon/Lockwood Blvd (Cont'd)

of Section 35 for a distance of 1726.03 feet; thence South 89°56'13" West along said North right-of-way of McCulloch Road and along a line 40.00 feet North of and parallel

to the South line of the Southwest 1/4 of Section 35 for a distance of 1990.62 feet to the Point of Beginning. LESS: Right-of-way for Lockwood Road.

Included within the above legal description are the following platted, developed or otherwise approved areas with the number of lots indicated:

Brighton Park At Carillon	70
Brighton Park At Carillon Phase 2	87
Dorchester at Carillon	111
Heronwood at Carillon	60
Hunter's Stand at Carillon	63
Redbridge	59
Stratton Woods	104
Westhampton at Carillon Phase 1	57
Westhampton at Carillon Phase 2	51

<u>Carillon/Madison Park</u>	46	31-37	171
<u>Carillon/Redbridge</u>	47	21-23	59
<u>Carillon/Stratton Woods</u>			104 (total)
- Tract 105 Phase 2 at Carillon	47	39-41	
- Tract 105 Phase 3 at Carillon	47	42-45	
<u>Carillon/Westhampton</u>			
-Westhampton at Carillon Ph 1	42	98-103	57
-Westhampton at Carillon Ph 2	46	20-24	51
<u>Carolyn Estates</u>	21	86	63
<u>Carrigan Woods</u>	52	31-33	63
<u>Casa Aloma</u>	15	7	128
<u>Cedar Cove</u>	35	95	17
<u>Cedar Ridge</u>			182 (total)
- Cedar Ridge Unit 1	22	80	
- Cedar Ridge Unit 2	24	85	
- Cedar Ridge Unit 3	23	30	

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
<u>Chase Groves</u>			
- Chase Groves Unit 1	44	24-28	37
- Chase Groves Unit 3	57	48-49	87
- Chase Groves Unit 4A	52	94-95	98
- Chase Groves Unit 4B	53	68-69	63
- Chase Groves Unit 5A	50	95-96	43
- Chase Groves Unit 5B	50	67-68	52
- Chase Groves Unit 6	44	29-31	102
- Chase Groves Unit 7A	45	14-15	38
- Chase Groves Unit 7B	46	70-71	33
- Chase Groves Unit 8	47	57-58	37
- Chase Groves Unit 9	48	10-11	66
- Chase Groves Unit 10	49	71-72	53

Chase Groves - Casa Verde Boulevard 694 (total)

The following legal describes the perimeter of the Chase Groves PUD and is the subdistrict being assessed for street lighting of Casa Verde Boulevard within the PUD. A portion of Section 3, Township 20 South, Range 30 East, Seminole County, Florida, described as follows:

Commence at the Northeast corner of said Section 3 and run S 00°03'51" E along the East line of said Section 3 for a distance of 80.00 feet; thence run N 89°50'20" W along the South Right-of-Way line of 25th Street (C.R. 46A) (80' R/W) for a distance of 2508.49 feet to the POINT OF BEGINNING; thence run S 00°13'45" E for a distance of 190.00 feet to the point of curvature of a curve concave Northeasterly having a radius of 1068.16 feet; thence run Southeasterly along the arc of said curve through a central angle of 47°30'00" for a distance of 885.54 feet; thence run S 47°43'45" E for a distance of 40.00 feet; thence run N 48°45'00" E for a distance of 737.79 feet; thence run S 29°41'58" E for a distance of 205.66 feet to the point of curvature of a curve concave Southwesterly having a radius of 3739.71 feet and a central angle of 09°07'25"; thence run Southeasterly along the arc of said curve for a distance of 595.50 feet to a point of non-tangency; thence run S 23°36'56" E for a distance of 188.57 feet to a point on a non-tangent curve concave Northeasterly having a radius of 5879.58 feet, a central angle of 15°58'44" and a chord bearing of S 28°33'55" E; thence run Southeasterly along the arc of said curve for a distance of 1639.72 feet to a point on a non-tangent curve concave Southeasterly having a radius of 5033.80 feet and a chord bearing of S 45°58'42" W; thence run Southwesterly along said curve and the Westerly Right-of-Way line of Old Lake Mary Road (50' R/W) through a central angle of 10°34'05" for a distance of 928.47 feet to the point of tangency; thence run S 40°41'39" W along said Westerly Right-of-Way line for a distance of 921.39 feet to a point of curvature of a curve concave Southeasterly having a radius of 5944.38 feet; thence run Southwesterly along the arc of said curve and said Westerly Right-of-Way line through a central angle of 01°08'27" for a distance of 118.36 feet to a point on the South line of

Chase Groves - Casa Verde Boulevard (Cont'd)

the North 1/2 of the Southeast 1/4 of the aforementioned Section 3; thence run N 89°49'28" W along said South line for a distance of 776.35 feet; thence run N 00°19'37" E along the East line of the West 142.00 feet of the Northwest 1/4 of the Southeast 1/4 of said Section 3 for a distance of 1230.65 feet; thence run N 89°41'26" W along the South line of the North 86.00 feet of the Southeast 1/4 of said Section 3 for a distance of 142.00 feet to the West line of said Southeast 1/4; thence run S 89°44'36" W along the South line of the North 86.00 feet of the Southwest 1/4 of said Section 3 for a distance of 1306.10 feet to a point on the East line of LOCH ARBOR, ISLE OF PINES, SECTION TWO as recorded in Plat Book 8, Page 63 of the Public Records of Seminole County, Florida; thence run N 00°13'41" W along said East line for a distance of 86.00 feet to a point on the South line of the West 210.00 feet of the Southeast 1/4 of the Northwest 1/4 of the aforementioned Section 3; thence run N 89°44'36" E along said South line for a distance of 193.28 feet to the Southeast corner thereof; thence run N 00°03'54" E along the East line of said West 210.00 feet of the Southeast 1/4 of the Northwest 1/4 for a distance of 1335.51 feet to the Northeast corner thereof; thence run S 89°26'51" W along the North line of said West 210.00 feet of the Southeast 1/4 of the Northwest 1/4 for a distance of 210.01 feet to the Northwest corner thereof; thence run N 00°03'54" E along the West line of the Northeast 1/4 of the Northwest 1/4 of said Section 3, for a distance of 208.31 feet; thence run N 29°16'46" E along the Westerly line of lands described in Official Record Book 1056, Page 676 of the Public Records of Seminole County, Florida for a distance of 979.82 feet to a point on a curve concave Northerly having a radius of 199.79 feet and a chord bearing of N 85°05'36" E; thence run Northeasterly along the arc of said curve and the Southerly Right-of-Way line of Lake Boulevard (80' R/W) through a central angle of 82°02'57" for a distance of 286.11 feet; thence run N 44°04'07" E along said Southerly Right-of-Way line for a distance of 140.69 feet to a point of curvature of a curve concave Northwesterly having a radius of 280.00 feet; thence run Northeasterly along the arc of said curve and said Southerly line through a central angle of 22°41'07" for a distance of 110.86 feet; thence run S 89°57'49" E along the aforementioned Westerly line of Official Record Book 1056, Page 676 and the Easterly prolongation thereof for a distance of 424.08 feet to a point on a non-tangent curve concave Easterly having a radius of 1188.16 feet and a chord bearing of N 04°02'48" W; thence run Northerly along the arc of said curve through a central angle of 07°38'05" for a distance of 158.32 feet to the point of tangency; thence run N 00°13'45" W along the West line of the Northeast 1/4 of said Section 3 for a distance of 190.82 feet; thence run S 89°50'20" E along the South Right-of-Way line of 25th Street (County Road 46A) (80' R/W) for a distance of 120.00 feet to the POINT OF BEGINNING. Less (the following describes unrecorded Chase Groves' Section 2): Commence at the Northeast corner of said Section 3 and run S 00°03'51" E along the East line of said Section 3 for a distance of 80.00 feet; thence run N 89°50'20" W along the South Right-of-Way line of 25th Street (C.R. 46A) (80' R/W) for a distance of 2628.49 feet; thence run N 89°57'49" W along said Southerly Right-of-Way line for a distance of 9.09 feet; thence run S 00°31'20" E for a distance of 348.64 feet along the Westerly line of land described in Official Record Book 1056, Page 676 of the Public Records of Seminole County, Florida and its northerly prolongation; thence run N

Chase Groves - Casa Verde Boulevard (Cont'd)

89°57'49" W along said westerly line for a distance of 231.24 feet to the Point of Beginning. Thence run S 23°36'03" W for a distance of 159.71 feet; thence run S 44°04'07" W for a distance of 282.69 feet; thence run S 63°37'31" W for a distance of 150.00 feet; thence run N 88°53'27" W for a distance of 105.56 feet; thence run N 85°01'30" W for a distance of 62.26 feet; thence run N 67°25'40" W for a distance of 122.25 feet; thence run N 29°16'46" E along said Westerly line of Official Record Book 1056, Page 676 for a distance of 167.00 feet to a point on a curve concave Northerly having a radius of 199.79 feet and a chord bearing of N 85°05'36" E; thence run Northeasterly along the arc of said curve and the Southerly Right-of-Way line of Lake Boulevard (80' R/W) through a central angle of 82°02'57" for a distance of 286.11 feet; thence run N 44°04'07" E along said Southerly Right-of-Way line for a distance of 140.69 feet to a point of curvature of a curve concave Northwesterly having a radius of 280.00 feet; thence run Northeasterly along the arc of said curve and said Southerly line through a central angle of 22°41'07" for a distance of 110.86 feet; thence run S 89°57'49" E along said Westerly line of Official Record Book 1056, Page 676 for a distance of 175.00 to the Point of Beginning. Included within the above legal description are the following platted, developed or otherwise approved areas with the number of lots indicated:

Chase Groves Unit 1	37
Chase Groves Unit 3	87
Chase Groves Unit 4A	98
Chase Groves Unit 4B	63
Chase Groves Unit 5A	43
Chase Groves Unit 5B	52
Chase Groves Unit 6	102
Chase Groves Unit 7A	38
Chase Groves Unit 7B	33
Chase Groves Unit 8	37
Chase Groves Unit 9	66
Chase Groves Unit 10	53

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
<u>Chelsea Place</u>	47	75	83
<u>Citrus Point</u>	30	21	30
<u>Coach Light Estates</u>	21	30-31	47
<u>Cobblestone</u>	40	23-24	109
<u>Colony Cove</u>	39	77-80	110
<u>Copperfield</u>	43	93-94	63
<u>Country Club Drive</u> - Sanlando Country Club Estates	11	55	10
<u>Country Club Heights Unit 1</u>	13	98	126
<u>Country Lane</u>	28	77-78	154
<u>Creek's Bend</u>	27	96-97	58
<u>Creekwood</u> - Creekwood Unit 1 - Creekwood Unit 2	46 48	10-11 62	78 (total)
<u>Crystal Creek</u> - Crystal Creek Unit 1 - Crystal Creek Unit 2 - Forest Oaks Village	41 41 46	49-52 53-54 63	294 (total)
<u>Cypress Reserve</u>	50	10-11	45

Deer Run Master Community

2493 (total)

Begin at the northwest corner of Sterling Park, Unit One, as recorded in Plat Book 16, pages 92 and 93 of the Public Records of Seminole County, Florida; run thence easterly along the north line of said Sterling Park, Unit One 1090.00 feet to the northwest corner of Sterling Park, Unit Two, as recorded in Plat Book 17, pages 87 and 88 of the Public Records of Seminole County, Florida; continue easterly, 1248.58 feet, to the northwest corner of Sterling Park, Unit Three, as recorded in Plat Book 18, pages 52 thru 54, of the Public Records of Seminole County, Florida, said point being 26.63 feet northeasterly of Lot 13, Block "A"; continue thence easterly along the north line of said Sterling Park, Unit Three 340.00 feet; run thence northerly 1048.28 feet to a point

Deer Run Master Community (Cont'd)

northwesterly of the northwest corner of Lot 42, Block "E"; run thence easterly 1650.00 feet, to the northwest corner of Sterling Park, Unit Four, as recorded in Plat Book 21, pages 6 and 7, of the Public Records of Seminole County, Florida; continue thence easterly along the north line of said Sterling Park, Unit.Four, 2094.00 feet, to the northwest corner of Deer Run, Unit 17, as recorded in Plat Book 31, pages 48 and 49, of the Public Records of Seminole County, Florida; continue thence easterly, 1848.33 feet, to the northeast corner of said Deer Run, Unit 17; run thence southerly along the east line of said Deer Run, Unit 17, 740.85 feet to the northeast corner of Tract "B", Deer Run, Unit 16, as recorded in Plat Book 29, pages 98 and 99, of the Public Records of Seminole County, Florida; run thence southerly along the east line of said Deer Run, Unit 16, 270.00 feet, to a point on the north line of Deer Run, Unit 15, as recorded in Plat Book 34, page 56 of the Public Records of Seminole County, Florida; run thence easterly along said north line of Deer Run, Unit 15, 758.06 feet, to the northwest corner of Deer Run, Unit 18, as recorded in Plat Book 38, pages 37 and 38, of the Public Records of Seminole County, Florida; continue thence easterly along the north line of said Deer Run, Unit 18, 707.90 feet, to the northwest corner of Deer Run, Unit 23 "B", as recorded in Plat Book 28, pages 73 and 74, of the Public Records of Seminole County, Florida; continue thence easterly along the north line of said Deer Run Unit 23 "B", 967.19 feet, to an angle point on said north line; continue easterly 435.61 feet, to the northwest corner of Deer Run, Unit 23 "A", as recorded in Plat Book 26, page 67, of the Public Records of Seminole County, Florida; continue thence easterly along the north line of said Deer Run, Unit 23 "A", 902.80 feet, to the northeast corner of said Deer Run Unit 23 "A", and the west right-of-way of Tuskawilla Road as recorded in Plat Book 6, pages 57 and 58, of the Public Records of Seminole County, Florida; run thence southerly along the east line of said Deer Run, Unit 23 "A", and the said west right-of-way, 32.75 feet, continue thence southerly 734.06 feet to the northeast corner of Deer Run, Unit 21"A", as recorded in Plat Book 26, page 66, of the Public Records of Seminole County, Florida; continue thence southerly along the east line of said Deer Run, Unit 21 "A", and said west right-of-way of Tuskawilla Road, 1346.31 feet, to the southeast corner of said Deer Run, Unit 21 "A"; thence leaving said west right-of-way of Tuskawilla Road, run westerly along the south line of said Deer Run, Unit 21 "A", 565.33 feet, to the southeast corner of Deer Run, Unit 21 "B", as recorded in Plat Book 27, page 52, of the Public Records of Seminole County, Florida; continue thence westerly along the south line of said Deer Run, Unit 21 "B", 780.10 feet to the southeast corner of Deer Run, Unit 20, as recorded in Plat Book 30, pages 66 and 67, of the Public Records of Seminole County, Florida; continue thence westerly 629.21 feet, to a point on the south line of said Deer Run, Unit 20, and the southwest corner of Section 13, Township 21 South, Range 30 East; continue thence westerly 1000.00 feet, to the southeast corner of Deer Run, Unit 19 "B", as recorded in Plat Book 44, pages 74 and 75, of the Public Records of Seminole County, Florida; continue thence westerly along the south line of said Deer Run, Unit 19 "B", 657.46 feet to the southwest corner of Deer Run, Unit 12 "B", as recorded in Plat Book 37, page 82, of the Public Records of Seminole County, Florida, and the east right-of-way of Dodd Road; continue thence westerly along the south line of said Deer Run, Unit 12 "B", 996.22 feet, to a point on the east line of Deer Run, Unit 11, as recorded in Plat Book 29,

Deer Run Master Community (Cont'd)

pages 22 and 23 of the Public Records of Seminole County, Florida; run thence southerly along said east line, 823.32 feet, to the southeast corner of said, Deer Run, Unit 11, run thence westerly 1045.02 feet, to an angle point on the south line of said Deer Run, Unit 11, run thence southerly, 500.00 feet, to an angle point on said south line; run thence westerly 280.71 feet, to an angle point on said south line; run thence northerly, 1330.55 feet, to an angle point on said south line; run thence westerly 254.46 feet, to the southeast corner of Deer Run, Unit 9 "B", as recorded in Plat Book 28, pages 41 and 42 of the Public Records of Seminole County, Florida; continue thence westerly along the south line of said Deer Run, Unit 9 "B", 1070.00 feet, to a point on the south line of Deer Run, Unit 9 "B", and the southwest corner of Section 14, Township 21 South, Range 30 East; continue westerly along said south line, 390.00 feet, to the southeast corner of Deer Run, Unit 9 "A", as recorded in Plat Book 28, pages 14 and 15, of the Public Records of Seminole County, Florida; continue thence westerly along the south line of said Deer Run, Unit 9 "A", 924.34 feet, to the northeast corner of Deer Run, Unit 7 "A", as recorded in Plat Book 26, page 91 of the Public Records of Seminole County, Florida; run thence southerly along the east line of said Deer Run, Unit 7 "A", 242.10 feet, to the northeast corner of Deer Run, Unit 7 "B", as recorded in Plat Book 27, page 86, of the Public Records of Seminole County, Florida; continue thence southerly along the east line of said Deer Run, Unit 7 "B", 1095.18 feet, to the southeast corner of said Deer Run Unit 7 "B", run thence westerly along the south line of said Deer Run, Unit 7 "B", 1230.76 feet, to the southwest corner of said Deer Run, Unit 7 "B", continue westerly along the south line of a Florida Power Corporation easement, as recorded in Official Record Book 607, page 244 of the Public Records of Seminole County, Florida, to the northeast corner of the southeast 1/4 of northeast 1/4 of Section 21, Township 21 South, Range 30 East, also being the northeast corner of Deer Run, Unit 25, as recorded in Plat Book 29, pages 17 and 18, of the Public Records of Seminole County, Florida; run thence southerly along the east line of the northeast 1/4 of said Section 21, and the east line of said Deer Run, Unit 25, 1301.75 feet, to the southeast corner of said Deer Run, Unit 25 and the north right-of-way of Red Bug Lake Road; run thence westerly along the south line of said Deer Run, Unit 25, 653.84 feet, to the southwest corner of said Deer Run, Unit 25; run thence northerly along the west line of said Deer Run, Unit 25, 1300.42 feet, to the northwest corner of said Deer Run, Unit 25; run thence east-erly along the north line of said Deer Run, Unit 25, back to said northwest corner, of the southeast 1/4, of the northeast 1/4 of Section 21, said point being on the south line of said Florida Power Corporation Easement; run thence northerly along the east line of said northeast 1/4 of Section 21, 100.01 feet, to the southwest corner of Deer Run, Unit 5, as recorded in Plat Book 26, pages 33 and 34, of the Public Records of Seminole County, Florida; continue thence northerly along the west line of said Deer Run, Unit 5, 1234.74 feet, to the northwest corner of Section 22, Township 21 South, Range 30 East; continue northerly along said west line, 139.62 feet, to the southwest corner of Deer Run, Unit 1, as recorded in Plat Book 20, pages 92 and 93, of the Public Records of Seminole County, Florida; continue thence northerly along the west line of said Deer Run, Unit 1 1547.27 feet, to the southwest corner of said Sterling Park, Unit One, continue thence northerly along the west line of said Sterling Park, Unit One, 970.64 feet, to the northwest corner of the

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
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Deer Run Master Community (Cont'd)

southwest 1/4 of Section 15, Township 21 South, Range 30 East; continue northerly along said west line of Sterling Park, Unit One, 349.36 feet, to the northwest corner of said Sterling Park, Unit One, and the Point of Beginning.

Included within the above legal description are the following platted, developed or otherwise approved areas with the number of lots indicated:

- Deer Pointe	46	48-49	33
- Deer Run Unit 1	20	92-93	19
- Deer Run Unit 5	26	33-34	39
- Deer Run Unit 6	25	94	39
- Deer Run Unit 7A	26	91	88
- Deer Run Unit 7B	27	86	75
- Deer Run Unit 8A	26	89-90	36
- Deer Run Unit 8B	27	16	36
- Deer Run Unit 9A	28	14-15	95
- Deer Run Unit 9B	28	41-42	78
- Deer Run Unit 10	28	52-53	119
- Deer Run Unit 11	29	22-23	167
- Deer Run Unit 12A	34	21	91
- Deer Run Unit 12B (Lots 61-83)	37	82	23
- Deer Run Unit 14A	29	96-97	52
- Deer Run Unit 14B	30	78-79	146
- Deer Run Unit 15	34	56	102
- Deer Run Unit 16	29	98-99	54
- Deer Run Unit 17	31	48-49	71
- Deer Run Unit 18	38	37-38	24
- Deer Run Unit 19A	38	21-22	53
- Deer Run Unit 20	30	66-67	34
- Deer Run Unit 21A	26	66	30
- Deer Run Unit 21B	27	52	53
- Deer Run Unit 22 (Mystic Woods)	24	3-4	92
- Deer Run Unit 23A	26	67	40
- Deer Run Unit 23B	28	73-74	65
- Deer Run Unit 23C	30	80	24
- Deer Run Unit 25	29	17-18	33
- Fairway Oaks at Deer Run	24	41-43	50
First Replat	26	15	5
- Sterling Park Unit 1	16	93	104
- Sterling Park Unit 2	17	88	91
- Sterling Park Unit 3	18	52-54	196

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
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Deer Run Master Community (Cont'd)

- Sterling Park Unit 4	21	6-7	123
- Sterling Park Unit 24 (Pinetree Village)	20	82-84	134

Acreage parcels as follows:

22-21-30-300-0020-0000	6.84
22-21-30-300-002B-0000	2.85
22-21-30-300-002C-0000	1.63

(All property owners within the boundaries of the foregoing subdistrict shall pay for the maintenance and operation of improvements and for the construction and maintenance of street lighting equipment within the rights-of-way of Eagle Circle, Eagle Boulevard, and Pool Area within Deer Run Planned Urban Development.)

Deer Run

- Deer Pointe	46	48-49	33
- Deer Run Unit 1	20	92-93	19
- Deer Run Unit 5	26	33-34	39
- Deer Run Unit 6	25	94	39
- Deer Run Unit 7A	26	91	88
- Deer Run Unit 7B	27	86	75
- Deer Run Unit 8A	26	89-90	36
- Deer Run Unit 8B	27	16	36
- Deer Run Unit 9A	28	14-15	95
- Deer Run Unit 9B	28	41-42	78
- Deer Run Unit 10	28	52-53	119
- Deer Run Unit 11	29	22-23	167
- Deer Run Unit 12A	34	21	60
- Deer Run Unit 12B (Lots 61-83)	37	82	23
- Deer Run Unit 14A	29	96-97	52
- Deer Run Unit 14B	30	78-79	146
- Deer Run Unit 15	34	56	102
- Deer Run Unit 16	29	98-99	54
- Deer Run Unit 17	31	48-49	71
- Deer Run Unit 18	38	37-38	24
- Deer Run Unit 19A	38	21-22	53
- Deer Run Unit 20	30	66-67	34
- Deer Run Unit 21A	26	66	30
- Deer Run Unit 21B	27	52	53
- Deer Run Unit 22 (Mystic Woods)	24	3-4	92
- Deer Run Unit 23A	26	67	40

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
<u>Deer Run (Cont'd)</u>			
- Deer Run Unit 23B	28	73-74	65
- Deer Run Unit 23C	30	80	24
- Deer Run Unit 25	29	17-18	33
- Fairway Oaks at Deer Run	24	41-43	50
First Replat	26	15	5
- Sterling Park Unit 1	16	93	104
- Sterling Park Unit 2	17	88	91
- Sterling Park Unit 3	18	52-54	196
- Sterling Park Unit 4	21	6-7	123
- Sterling Park Unit 24 (Pinetree Village)	20	82-84	134
<u>Dunhill</u>			199 (total)
- Dunhill Unit 1	40	11-13	
- Dunhill Unit 2	41	69-70	
<u>Eagles Landing</u>			75
<u>Eagle's Point</u>			
- Eagle's Point Ph 2	48	66-68	21
- Eagle's Point Ph 3	50	53-55	21
- Eagle's Point Ph 4	52	22	7
- Eagle's Point Ph 5	53	4-6	48
- Eagle's Point Ph 6	53	32	4
<u>Eagles West</u> Acreage Parcels:			
21-21-30-300-0010-0000			1 lot
21-21-30-300-001B-0000			1 lot
21-21-30-300-001D-0000			1 lot
<u>East Pointe</u>			73
<u>Elegant Heights</u>			12
<u>Elizabeth Avenue</u>			10

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
<u>English Estates</u>			432 (total)
- English Estates Unit 1	13	1	
- English Estates Unit 2	13	84-85	
- English Estates Unit 3	14	64-65	
- English Estates Unit 4	15	37	
<u>English Woods</u>			137 (total)
- English Woods	15	93	
- English Woods First Addition	17	45	
<u>Estates at Aloma Woods</u>			183 (total)
-Estates at Aloma Woods Ph 1	48	41-43	
-Estates at Aloma Woods Ph 2	52	11-12	
-Estates at Aloma Woods Ph 3	54	15-17	
<u>Estates at Springs Landing</u>	29	74-75	82
<i>(All property owners within the boundaries of the subdistrict shall pay for the maintenance and operation of street lighting equipment on Springs Landing Boulevard from Markham Woods Road west to the Little Wekiva River per the request of the property owners in the district)</i>			
<u>Fern Brook Trails</u>	28	88-89	62
<u>Fern Terrace</u>			84 (total)
Begin at the Northwest corner of Lot 2, Block A, Fern Terrace, Plat Book 11, page 28. Thence, run South along the West line of said Lot 2, to the North right-of-way line of Temple Avenue. Thence run Southwesterly to the Northwest corner of Lot 1, Block B, Fern Terrace. Thence run South along the East right-of-way line of Hamlin Drive to the Southwest corner of Lot 3, Block D, Fern Terrace. Thence run East and Southerly along the South line of the plat of Fern Terrace to the Southern most corner of Lot 8, Block F, Fern Terrace. Thence run North along the East line of the plat of Fern Terrace to a point. Said point being 144 feet South of O'Brien Road. Thence run East and parallel with O'Brien Road to the West right-of-way line of US 17-92. Thence North-easterly along the West right-of-way line of US 17-92 to a point 88.82 feet North of O'Brien Road. Thence run West and parallel with O'Brien Road 150.26 feet. Thence run North 72 degrees 5 minutes West 54 feet. Thence run West 312 feet. Thence run North 93 feet. Thence run West 152 feet to a point on the East line of Lot 17, Block A, Fern Terrace. Thence run North along the East line of the plat of Fern Terrace to the Northeast corner of Lot 13, Block A, Fern Terrace. Thence run West along the North line of the plat of Fern Terrace to the point of beginning according to the Public Records of Seminole County.			

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
<u>Florida Haven</u>			66 (total)
- Florida Haven	9	17	
- Florida Haven First Add.	9	82	
- Roosevelt Place	14	56	

That portion of land described as south 1/2 of northeast 1/4 of southeast 1/4 north of Florida Haven Drive (less part in Florida Haven First Addition and south one hundred feet (100') of north one hundred eighty feet (180') of west two hundred thirty feet (230') and Roads) lying in Section 24, Township 21, Range 29; and

That portion of land described as beginning three hundred twenty-seven and twenty-four one-hundredths feet (327.24') east and fifty-nine and five one-hundredths feet (59.05') north one degree (1) west of southwest corner of northeast 1/4 of southeast 1/4 run north one degree (1) west one hundred forty-two and sixty-four one-hundredths feet (142.64') north eighty-three and three-fourths degrees (83 3/4) south one degree (1) east one hundred fifty (150) south eighty-nine degrees (89) west eighty feet (80') to beginning lying in Section 24, Township 21, Range 29; and

That portion of land described as beginning at southeast intersection of Maitland Avenue and Florida Haven Drive run southerly one hundred three and six-tenths feet (103.6') east one hundred thirty and thirty-five one hundredths feet (130.35') north one hundred nineteen and nine-tenths feet (119.9') south eighty-three degrees (83) forty-eight minutes (48') west one hundred thirty and seventy-five one-hundredths feet (130.75') to beginning lying in Section 24, Township 21, Range 29; and

That portion of land described as beginning twenty-two and thirty-one one-hundredths feet (22.31') south and one hundred forty-four and seventy-seven one-hundredths feet (144.77') east of southwest corner of northeast 1/4 of southeast 1/4 run east one hundred fifty-five and forty-seven one-hundredths (155.47) north one degree (1) west two hundred twenty-four feet (224') south eighty-three and three-fourths degrees (83 3/4) west one hundred fifty-four and four-tenths feet (154.4') south to beginning as lying in Section 24, Township 21, Range 29.

<u>Forest Brook</u>			175 (total)
- Forest Brook Section 1	15	2	
- Forest Brook Section 2	15	30	
- Forest Brook Section 2A	15	31	
- Forest Brook Section 3	15	34	
- Forest Brook Section 4	15	35	
<u>Forest Glen</u>	51	21-22	44

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
<u>Forest Park Estates</u>			71 (total)
- Forest Park Estates	20	62	
- Forest Park Estates Section 2	23	64-65	
<u>Forrest Creek Estates</u>	32	53-54	37
<u>Foxchase</u>			
- Foxchase Phase 1	32	72-73	84
- Foxchase Phase 2	35	13-14	82
<u>Foxwood</u>			
- Foxwood Phase 1	21	53-55	80
- Foxwood Phase 2	22	41	40
- Foxwood Phase 2 First Add.	22	49	40
- Foxwood Phase 3	23	34	34
- Foxwood Phase 3 First Add.	23	35	32
<u>Garden Grove</u>	31	25-26	61
<u>Garden Lake Estates</u>			249 (total)
- Garden Lake Estates Unit 1	19	15	
- Garden Lake Estates Unit 2	24	74	
- Garden Lake Estates Unit 3	26	71-72	
<u>Glades on Sylvan Lake Phase 1</u>	49	96-101	104
<u>Glades on Sylvan Lake Phase 2</u>	52	65	110
<u>Goldenrod Manor</u>	11	40	30
(3-30 -all of vacated Walnut Avenue, and that portion of Oak Hill Drive lying between lots 3 through 30 of Goldenrod Manor)			
<u>Goldie Manor</u>			96 (total)
-Goldie Manor (Less lots 1-3 and 30-33 and adjacent portion of Jay Dr.; and lots 10-15 and adjacent portion of Ronnie Dr.)	13	71	
- Goldie Manor 1st Addition	13	89	
- Goldie Manor 2nd Addition	14	10	

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
<u>Governor's Point</u>			
- Governor's Point Phase 1	26	24	134 (<i>Ph 1&2</i>)
- Governor's Point Phase 2	27	24	
- Governor's Point Phase 3 Sec 1	28	56-57	90 (<i>Ph 3 Sec 1&2</i>)
- Governor's Point Phase 3 Sec 2	30	31-32	
<u>Granada South</u>	15	100	108
<u>Green Gate Estates</u>			27 (<i>total</i>)
- Green Gate Estates	16	17	
- Green Gate Estates Add.	19	96	
- Acreage parcel 20-21-30-300-001U-0000			
<u>Green Village</u>	18	99	28
<u>Greenwood Lakes Unit 3</u>	23	86-87	106
<u>Greenwood Lakes Unit D3A</u>	36	18-22	122
(1-42 of Block 1; 1-51 of Block 2; 1-22 of Block 3; 1-7 of Block 4; Tracts A-B)			
<u>Greenwood Lakes Unit D3B</u>			69 (<i>after replat</i>)
<u>First Addition</u>	38	99-100	
- Greenwood Lakes Unit D3B First Addition Replat	40	3	
<u>Greenwood Lakes Unit D3C</u>	39	70-76	150
<u>Gregory Drive</u>			
- Part of Druid Hills Subdivision, First Addition (10-18 of Block A; 1-9 of Block B; 1,2 & the west 1/2 of lot 3 of Block D)	11	42	19
<u>Grove Estates</u>	21	20	64
<u>Grove Hill Villas</u>	36	70	33
<u>Hampton Park</u>	38	58-60	72
<u>Hanover Woods</u>	19	25-27	73
<u>Harbour Landing</u>	24	78	38
<u>Harbour Ridge</u>	26	44	78

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
<u>Heritage Oaks</u>	47	62-63	38
<u>Highland Pines</u>			144 (total)
- Highland Pines Unit 1	14	95	
- Highland Pines Unit 2	15	10	
- Highland Pines Unit 3	15	23	
- Highland Pines Unit 4	15	90	
- Highland Pines Unit 5	15	52	
<u>Hollowbrook</u>			521 (total)
- Hollowbrook	32	88-90	
- Hollowbrook Phase 2	36	5-7	
- Hollowbrook West	32	86-87	
- Hollowbrook West Phase 2	36	8-9	
- Hollowbrook West Phase 3	36	76	
- Hollowbrook West Phase 4	36	77-79	
<u>Hometown</u>			68 (total)
- Aloma Bend Tract 3	39	12-14	
- Aloma Bend Tract 3A	39	15	
<u>Hometown Phase 2</u>			
- Aloma Bend Tract 4	42	50-52	73
<u>Howell Branch Woods</u>	19	11-12	116
<u>Howell Cove</u>			221 (total)
- Howell Cove 1st Section	20	74-75	
- Howell Cove 2nd Section	21	84-85	
- Howell Cove 3rd Section	22	22-23	
- Howell Cove 4th Section	24	47-48	
<u>Howell Creek Park</u>			24 (total)
- Howell Creek Park Phase I	43	48-49	
- Howell Creek Park Phase IA	44	1-2	
<u>Howell Estates</u>			225 (total)
- Howell Estates Replat	18	47-48	
- Howell Estates 1st Addition	23	32	
- Howell Estates 2nd Addition	25	5	
<u>Howell Harbour Estates</u>	24	53	34

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Hunt Club Boulevard South

373 (total)

Beginning NW corner Foxwood Phase 3, Plat Book 23, Page 34, Public Records of Seminole County, Florida, run east to NE corner Foxwood Phase 1, Plat Book 21, Page 53, Public Records of Seminole County, Florida, south to SE corner Foxwood Phase 1, west to a point 122.55 feet north of NE corner of Village at Foxwood Condo Plat Book 34 Page 26, Public Records of Seminole County, Florida, south 1,284.08 feet, west to NW corner Highland Memory Gardens, Plat Book 9, Page 58, Public Records of Seminole County, Florida, south to State Road 436, west and northwesterly on State Road 436 (M) 973.22 feet to SW corner of Hunt Club Shopping Center, north to south line Foxwood Phase 2, 1st Addition, Plat Book 22, Page 49, Public Records of Seminole County, Florida, west to SW corner Foxwood Phase 3, 1st Addition, Plat Book 23, Page 35, Public Records of Seminole County, Florida, north to beginning.

Included within the above legal description are the following platted, developed or otherwise approved areas with the number of lots indicated:

Foxwood Phase 1	21	53-55	80
Foxwood Phase 2	22	41	40
Foxwood Phase 2, 1st Add.	22	49	40
Foxwood Phase 3	23	34	34
Foxwood Phase 3, 1st Add.	23	35	32
Village at Foxwood A Condo	34	26-32	38

Parcels (at 3.13 lots/acre):

07-21-29-300-0160-0000	1.13
07-21-29-300-016A-0000	41.29
07-21-29-300-016B-0000	4.51
07-21-29-300-016C-0000	3.32
07-21-29-300-016D-0000	2.60
07-21-29-300-016E-0000	2.98
07-21-29-300-016F-0000	4.29
07-21-29-300-016G-0000	32.31
07-21-29-300-016H-0000	9.93
07-21-29-300-016J-0000	2.88
07-21-29-300-016K-0000	4.32

Hunt Club Boulevard & Wekiva Trail

2456 (total)

The Northwest 1/4 and the West 1/2 of the Southwest 1/4 and the West 5/8 of the East 1/2 of the Southwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 5, Township 21 South, Range 29 East, Seminole County, Florida, and also, all of Section 6, Township 21 South, Range 29 East, Seminole County, Florida, less the South 1/2 of

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Hunt Club Boulevard & Wekiva Trail (Cont'd)

the Southwest 1/4 of said Section 6, and also, the Northwest 1/4 of the Northeast 1/4 of Section 7, Township 21 South, Range 29 East, Seminole County, Florida, and also, the East 1/2 of the Southeast 1/4, less the East 330.00 feet thereof, and the East 1/2 of the Northeast 1/4 lying South of the Wekiva Springs Road, less the East 330.00 feet thereof, and the South 1/2 of the Southwest 1/4 and the South 1/2 of the Southwest 1/4 of the Southeast 1/4, less the North 554.40 feet of both, also less the South 379.00 feet of the North 933.40 feet of the South 1/2 of the Southwest 1/4 and less that part of the Town of Clay Springs as recorded in Plat Book 2, Page 16, of the Public Records of Seminole County, Florida, lying in the South 379.00 feet of the North 933.40 feet of the Southwest 1/4 of the Southeast 1/4 of Section 31, Township 20 South, Range 29 East, Seminole County, Florida, and also, the Southwest 1/4 of the Southeast 1/4, less the North 554.40 feet thereof and less that part of the Town of Clay Springs as recorded in Plat Book 2, Page 16, Public Records of Seminole County, Florida, lying in the South 379.00 feet of the North 933.40 feet of the Southwest 1/4 of the Southeast 1/4, all being in Section 31, Township 20 South, Range 29 East.

Included within the above legal description are the following platted, developed or otherwise approved areas with the number of lots indicated:

06-21-29-300-0070-0000	2.1
06-21-29-300-007A-0000	5.5
06-21-29-300-007B-0000	2.4
31-20-29-300-006D-0000	3.0
31-20-29-300-0120-0000	15.0
06-21-29-300-0040-0000	20.0
Governor's Point Phase 1	70.0
Governor's Point Phase 2	64.0
Governor's Point Phase 3 Section 1	50.0
Governor's Point Phase 3 Section 2	40.0
Hunter's Glen	27.0
Hunter's Glen (Replat of lots 7-9)	3.0
Hunter's Point	43.0
Hunter's Point Section 2 Phase 1	5.0
Hunter's Point Section 2 Phase 2	17.0
Shoppes of Wekiva	88.0
Wekiva Club Estates Section 1-4	105.0
Wekiva Club Estates Section 5	40.0
Wekiva Club Estates Section 6	47.0
Wekiva Club Estates Section 7	32.0
Wekiva Club Estates Section 8	61.0
Wekiva Club Estates Section 9	20.0
Wekiva Club Estates Section 10	23.0

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Hunt Club Boulevard & Wekiva Trail (Cont'd)

Wekiva Country Club Villas	75.0
Wekiva Fairway Townhomes/Condominiums	48.0
Wekiva Golf Villas Section 1	12.0
Wekiva Golf Villas Section 2 & 3	44.0
Wekiva Green	37.0
Wekiva Hills Section 1	54.0
Wekiva Hills Section 2, 3, 4, 6, 7	280.0
Wekiva Hills Section 5, 8, 9	170.0
Wekiva Hills Section 10	40.0
Wekiva Hunt Club 1, 2, 3	718.0
Wekiva Hunt Club Condominiums	126.0
Wekiva Villas Phase 3	14.0
Wekiva Villas on the Green Section 1	19.0
Wekiva Villas on the Green Section 2	36.0

(All property owners within the boundaries of the subdistrict shall pay for the maintenance and operation of improvements and for the construction and maintenance of street lighting equipment within the rights-of-way of Hunt Club Boulevard, East Wekiva Trail and West Wekiva Trail within the Wekiva Hunt Club Planned Unit Development lying within Section 31, Township 20 South, Range 29 East, and Sections 5, 6, 7, Township 21 South, Range 29 East.)

<u>Hunter's Glen</u>			30 (total)
- Hunter's Glen	28	30-32	
- Hunter's Glen Replat	29	82	
<u>Hunter's Point</u>			65 (total)
- Hunter's Point (less right-of-way of West Wekiva Trail)	20	78-79	
- Hunter's Point Section 2 Ph 2	26	83-84	
<u>Huntington</u>	37	94-96	112
<u>Huntington Hills</u>	26	23	47
<u>Huntington Phase 2</u>	39	85-86	62
<u>Huntleigh Woods</u>	26	80-81	21
<u>Hyde Park</u>	34	38-40	140

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<u>Idyllwilde of Loch Arbor</u>	13	100	42
<u>Indian Hills</u>			207 (total)
- Indian Hills Unit 1 First Replat	14	69	
- Indian Hills Unit 1 Second Replat	14	74	
- Indian Hills Unit 2	14	80	
<u>Indian Hills (Cont'd)</u>			
-Indian Hills Unit 5	15	53	
-Indian Hills Unit 6	15	60	
- Indian Hills Unit 7	15	78	
<u>Isle of Windsor</u>			19 (total)
- Isle of Windsor	15	91	
- Parcel 14-20-29-300-002A-0000			
- Parcel 14-20-29-300-002B-0000			
- Parcel 14-20-29-300-005A-0000			
- Parcel 14-20-29-300-0050-0000			
<u>Isles of Shadow Bay</u>	24	99-100	66
<u>Kawilla Crest</u>	40	10	21
<u>Kewannee Lakes</u>	36	65	7
<u>King's Cove</u>	38	64-66	96
<u>Kingston Oaks</u>	45	92-94	26
<u>Lafayette Forest</u>	33	43	92
<u>Lake Brantley Club</u>			34 (total)
- Lake Brantley Club Phase I	30	35-36	
- Lake Brantley Club Phase II	30	53-54	
<u>Lake Harriett Estates</u>	12	15-16	167

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
<u>Lake of the Woods</u>	19	50-52	694 (total)
	20	54	
	21	28	
	21	97	
	22	35-36	
	22	84-86	
	24	1-2	
	26	68	
	1317 ORB	1590	
-and parcel number 20-21-30-300-0A1F-0000			
<u>Lake Ridge Park</u>	9	69	49
<u>Lake Sylvan Cove</u>	42	69-74	77
<u>Lake Tuskawilla Phase III</u>	44	4-5	25
<u>Lakehurst</u>	55	17-20	83
<u>Lakes of Aloma</u>			130 (total)
- Lakes of Aloma	41	31-33	
- Lakes of Aloma Phase II	41	99-100	
<u>Lakeview Drive</u>	9	23	20
<u>Lakeview Village</u>	38	86-89	158
<u>Lakewood at the Crossings</u>			
- Lakewood at the Crossings Ut 1	32	44-46	109
- Lakewood at the Crossings Ut 2	33	49-53	254
(1-84 & 138-158 of Block A; 41-61 & 78-205 of Block B; Tracts D & F)			
- Lakewood at the Crossings Ut 3	36	80-81	99
- Lakewood at the Crossings Ut 4	35	58-60	98
- Lakewood at the Crossings Ut 5	38	47-48	95
- Lakewood at the Crossings Ut 6	39	52-55	105
<u>Laurelwood</u>	11	28	62
<u>Loch Arbor Unit 17</u>	57	50	6

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<u>Lone Pines</u>	12	21	37
<u>Lost Creek</u>	46	72-75	97
<u>Lynwood</u>			
- Lynwood revision (Block A-I less lots 2,3,4 of Block A and less Block H)	16	32-33	134
<u>Mandarin</u>			
- Mandarin Section 1	20	42	36 (<i>after replat</i>)
- Mandarin Section 1 Replat	22	96	
- Mandarin Section 2	24	13-14	38
- Mandarin Section 3	27	28	34 (<i>after replat</i>)
- Mandarin Section 3 Replat	28	7	
<u>Mandarin (Cont'd)</u>			
- Mandarin Section 4	25	49	27
- Mandarin Section 5	28	45	51 (<i>after replat</i>)
- Mandarin Section 5 Replat	26	69	
- Mandarin Section 6	31	15-16	30
- Mandarin Section 7	33	14	34
- Mandarin Section 8	37	51-52	33
<u>Markham Meadows</u>	41	37-41	45
<u>Markham Place</u>	22	30-31	38
<u>Markham Pointe</u>	22	52	10
<u>Mayfair Oaks</u>	44	12-13	40
<u>McNeil Woods</u>	47	4-5	22
<u>Meadows West</u>	17	5	113
<u>Middleton Oaks</u>	39	33-35	112
<u>Mirror Lake</u>			
- Beverly Terrace Dedicated	11	50-51	62
<u>Montclair</u>	2	99-101	48

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<u>Morgan Place</u>	43	35	14
<u>Myrtle Lake Hills</u>	13	7-9	149
<u>North Cove</u>	25	3-4	65
<u>Northgate</u>			145 (total)
- Northgate Section 1	10	92	
- Northgate Section 2	10	93	
- Northgate Section 3	10	94	
<u>Northridge</u>			128 (total)
- Northridge Phase 1	31	1-3	
- Northridge Phase 2	34	8	
- Northridge Phase 3	35	23	
- Parcel 25-20-29-300-0050-0000			
- Parcel 25-20-29-300-015A-0000			
<u>Oak Creek</u>	43	1-2	26
<u>Oak Crest</u>	23	67-68	135
<u>Oakland Hills</u>			186 (after addtn)
- Oakland Hills	13	63-64	
- Oakland Hills Addition	13	90	
<u>Oakland Shores</u>			164
- Oakland Shores	10	4	
- Oakland Shores 1st Addition	10	59	
- Oakland Shores 3rd Addition	11	93	
<u>Old Grove Lane</u>			
- Unrecorded plat of Lake Marion Estates	2	12	11
<u>Orange Blossom Business Center</u>	50	72	24
<u>Orange Estates</u>			89 (total)
Lots 1 through 42 of Orange Estates as recorded in Plat Book 16 Page 56; Lots 1 through 12 of Sanford Section Sanlando the Suburb Beautiful as recorded in Plat Book 3 Page 66; Lots 18 through 24 of Sanlando Springs Tract No. 76 Second Replat Block G as recorded in Plat Book 9 Page 4; Lots 12 through 22 of Sanlando Springs Tract No. 77 Third Replat Block F as recorded in Plat Book 9 Page 86; Lots 12 through 22 of			

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<u>Orange Estates (Cont'd)</u>			
Sanlando Springs Tract No. 77 Third Replat Block G as recorded in Plat Book 9 Page 86; Unplatted parcel numbers 07-21-30-300-072W-0000, 07-21-30-300-072X-0000, 07-21-30-300-072Y-0000, 07-21-30-300-072Z-0000, 07-21-30-300-0721-0000, 07-21-30-300-0722-0000, 07-21-30-300-0723-0000, 07-21-30-300-0724-0000, and 07-21-30-300-072Q-0000; the above all being recorded in Public Records of Seminole County, Florida.			
<u>Orange Grove Park</u>			
- Orange Grove Park Unit 1	27	60	27
- Orange Grove Park Unit 2	29	61	62
- Orange Grove Park Unit 3	36	71	36
- Orange Grove Park Unit 4	33	22	74
<u>Orange Ridge Farms</u>	23	12-13	29
<u>Palm Point</u>	50	70-71	100
<u>Parc du lac</u>	58	26	15
<u>Pecan Cove</u>	44	42	11
<u>Pelican Bay</u>	26	21-22	50
<u>Quail Run</u>	33	20-21	63
<u>Raintree Village in the Crossings</u>	21	17-19	134
<u>Remington Oaks at the Crossings</u>	38	68-70	196
<u>Remington Park</u>			227 (total)
- Remington Park Ph 1	38	74-76	
- Remington Park Ph 2	40	51-52	
<u>Reserve at the Crossings</u>			150 (total)
- Reserve at the Crossings Ph 1 (1-23 of Block 1; 1-28 of Block 2; 1-6 of Block 3; 1- 11 of Block 4; Tracts A-B)	34	79-81	
- Reserve at the Crossings Ph 2 (1-54 of Block 1; 1-10 of Block 2; 7-20 of Block 3; 12-15 of Block 4; Tracts A-E)	34	50-52	

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<u>Ridge High</u>	11	84-85	80
<u>Ridge Pointe Cove</u>	60	32	12
<u>River Walk</u>	43	30-34	123
<u>Robin Hill</u>			78 (total)
- Robin Hill	14	44	
- Robin Hill Unit 2	14	86	
- Robin Hill Unit 3	15	32	
<u>Roseland Park</u>	7	51, 66, 71	118
<u>Ross Lake Shores</u>	25	87	16
<u>Royal Estates</u>	40	58-59	45
<u>Royal Oaks</u>	59	22-24	70
<u>Sabal Palm</u>	21	47-48, 71	185 (total)
	22	37	

Together with the following parcels: 34-20-29-5FK-0000-0010, 34-20-29-5FK-0000-0020, 34-20-29-5FK-0000-0030, 34-20-29-5FK-0000-0040, 34-20-29-5FK-0000-0450, and 34-20-29-5FK-0000-0460.

Sabal Point Spine Road

2038 (total)

That portion of Sections 33 and 34, Township 20 South, Range 29 East and Sections 3 and 4, Township 21 South, Range 29 East, Seminole County, Florida. Being more particularly described as follows:

Begin at the North 1/4 corner of said Section 3, as shown on the Plat of The Springs Deerwood Estates, as recorded in Plat Book 16, page 76, of the public records, Seminole County, Florida. Thence run Southerly along the West line of said plat, said line being the North-South center of section line of said Section 3, to its intersection with the North line of the land described in O.R.B. 1307, page 859, of the said Seminole County Public Records. Thence run Westerly along said North line to its intersection with the East line of the lands described in O.R.B. 1402, page 1570, of the said Seminole County Public Records; Thence run Northerly and Westerly along the Easterly and Northerly lines of said lands to their intersection with the Northeast corner of the lands described in O.R.B. 1477, page 1376, of the said Seminole County Public Records; Thence run Westerly along the North line of said lands to its intersection with the Northeast corner of the land described in O.R.B. 1477, page 1371, of the said Seminole County Public Records; Thence run Westerly and Northwesterly along the

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Sabal Point Spine Road (Cont'd)

North lines of said lands to the Northwest corner and the West line of said lands; Thence run Southwesterly along said West line to the Northeasterly Right-of-Way line of Wekiva Springs Road; Thence run Northwesterly along said Right-of-Way line to its intersection with the West line of Tract G, Sabal Point as recorded in Plat Book 18, page 75, of the said Seminole County Public Records; Thence run Northerly along the West line of Tract G to the Southwest corner of Lot 11, Sabal Point Amended Plat as recorded in Plat Book 19, pages 63 and 64, of the said Seminole County Public Records; Thence run North along the West line of said plat and the West line of Lots 11 thru 35 to the North line of said plat; Thence run East along the North line of said plat and the North line of Lots 35 thru 46 to its intersection with the North line of Block "5" of said plat; Thence run East along said North line to its intersection with the Northwest corner of Tract 93, Cypress Landing as recorded in Plat Book 21, page 71, of the said Seminole County Public Records; Thence run along the North line of said plat and the North line of said Tract 93 and the North line of Lots 50 thru 59 to the Northwest corner of Tract 73, Timber Ridge at Sabal Point Unit 1 as recorded in Plat Book 24, page 45, of the said Seminole County Public Records; Thence run along the North line of said plat and the North line of Lots 46 & 45 of said plat to its intersection with West line of the lands as described in O.R.B. 2283, page 0904, of the said Seminole County Public Records; Thence run Northerly along said West line to the North line of said lands; Thence run Easterly along said North line to the East line of said lands; Thence run Southerly along said East line to its intersection with the North line of said plat of Timber Ridge at Sabal Point Unit 1; Thence run along said North line and the North line of Lots 58 thru 64 to the Northeast corner of Lot 64 of said plat of Timber Ridge at Sabal Point Unit 1; Thence run Southeasterly to the most Northwesterly corner of Lot 33, Sabal Glen at Sabal Point as recorded in Plat Book 27, page 15, of the said Seminole County Public Records; Thence run East along the North line of said plat and the North line of Lots 33 and 32 to the East line of said plat; Thence run Southerly along said East line to the Northeast corner of Lot 7, Block B, Revised Plat of the Springs Willow Run Section, as recorded in Plat Book 17, page 8, of the said Seminole County Public Records; Thence run Westerly along the Northerly line of said plat and the Northerly line of Lots 5 thru 7, Block B, of said plat to the West line of said plat; Thence run Southerly along the West line of said plat and the West line of Lots 1 thru 5, Block B, of said plat to the Southwest corner of said Lot 1, Block B, and the South line of said plat; Thence run East along said South plat line and the South line of said Lot 1, Block B, to the N 1/4 corner of said Section 3, and the Point of Beginning.

Included within the above legal description are the following platted, developed or otherwise approved areas with the number of lots/units indicated:

Acreage Parcel 23 (03-21-29-300-0230-0000) Village on the Green 1 & 2	201	(302 units @ 66.6%)
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<u>Sabal Point Spine Road (Cont'd)</u>			
Acreage Parcel 34 (04-21-29-300-0340-0000) Versailles I & II Apts.	100		(150 units @ 66.6%)
Acreage Parcel 34A (04-21-29-300-034A-0000) Golf Brook Phase 2 Apts.	25		(37 units @ 66.6%)
Acreage Parcel 35 (04-21-29-300-0350-0000) Sabal Walk Apts.	109		(164 units @ 66.6%)
Acreage Parcel 36 (04-21-29-300-0360-0000) Office site	1		
Acreage Parcel 12A (33-20-29-300-012A-0000) Sabal Park Apts.	108		(162 units @ 66.6%)
Acreage Parcels 14 & 14A (33-20-29-300-0140-0000) Sabal Club Phase 1 Apts. (33-20-29-300-014A-0000) Sabal Club Phase 2 Apts.	290		(436 units @ 66.6%)
Acreage Parcel 15 (33-20-29-300-0150-0000) Golf Brook Apts.	130		(195 units @ 66.6%)
Acreage Parcel 14 (34-20-29-300-0140-0000) Tract S (undeveloped)	25		
Cypress Landing at Sabal Point	92		
Sabal Bend at Sabal Point	51		
Sabal Creek at Sabal Point	33		
Sabal Fairway Villas	29		
Sabal Glen at Sabal Point	56		
Sabal Green at Sabal Point	72		
Sabal Point Amended Plat	150		
Sabal Ridge at Sabal Point	50		
Sabal Square Condo	9		
Sabal Trail at Sabal Point	37		
Sabal View at Sabal Point	83		
San Marco Villas a Condo	72		
Sugar Ridge at Sabal Point	25		
Timber Ridge at Sabal Point Unit 1	67		
Whisper Wood at Sabal Point	37		
Whisper Wood at Sabal Point Unit 2	50		

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
<u>Sabal Point Spine Road (Cont'd)</u>			
(All property owners within the boundaries of the foregoing subdistrict shall pay for the maintenance and operation of improvements and for the construction and maintenance of street lighting equipment within the rights-of-way of Sabal Palm Drive, North Sabal Palm Drive and West Sabal Palm Drive and sixteen (16) lights on Wekiva Springs Road.)			
<u>Sabal Woods Village</u>			
- Sabal Point Amended Plat	19	62-64	150
<u>Sandy Lane Reserve Ph 1</u>	62	32-33	10
<i>(including unplatted parcels 07-21-29-300-0110-0000 and 07-21-29-300-0120-0000)</i>			
<u>Sanford Place</u>	33	33-34	126
<u>Sanford Trails Estates</u>	45	12-13	17
<u>Sanlando Estates</u>			74 <i>(total)</i>
- Sanlando Estates	12	53	
- Sanlando Estates First Addition	16	67	
<u>Sawgrass</u>	57	27	45
<u>Silver Lakes East at the Crossings</u>			151 <i>(total)</i>
- Silver Lakes East Unit 1	35	15-16	
- Silver Lakes East Unit 2	35	65-66	
- Silver Lakes East Unit 3	35	67-68	
<u>Silver Lakes West at the Crossings</u>			165 <i>(total)</i>
- Silver Lakes West Unit 1	34	57-58	
- Silver Lakes West Unit 2	35	53-54	
- Silver Lakes West Unit 3	36	63-64	
<u>Spicewood</u>	32	17	50
<u>Spring Valley Chase</u>	27	87-88	51
<u>Springs Landing</u>			162 <i>(total)</i>
- Springs Landing Unit 2	24	27-29	
- Springs Landing Unit 3	25	81-82	
- Springs Landing Unit 4	25	84-85	
<u>Springview</u>	29	42-43	121

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
<u>Sterling Oaks</u>	22	11-12	91
<u>Stillwater</u>			
- Stillwater Unit 1	33	45-48	149
- Stillwater Unit 2	36	93-99	183 (<i>units 2 & 2A</i>)
- Stillwater Unit 2A	38	30	
- Stillwater Unit 3	40	92-96	188
<u>Stockbridge</u>			
- Stockbridge Unit 1	28	79-80	142 (<i>units 1 & 2</i>)
- Stockbridge Unit 2	29	86-89	
- Stockbridge Unit 3	35	96-97	54
<u>Stonehurst</u>			
	54	71-72	66
	59	51-52	
<u>Sunland Estates</u>			
- Sunland Estates (Less 8-9 of Block S & lot 2 of Block A)	11	16-22	485 (<i>total</i>)
- First Addition	12	97-98	
- Amended Plat	12	1-2	
Plat Book 12, Page 97, and extending southeasterly to the northwesterly right-of-way line of C-427, said portion lying within Section 13, Township 20 S, Range 30 E.			
<u>Sunrise</u>			
- Sunrise Unit 1	21	72-73	121 (<i>units 1 & 2A</i>)
- Sunrise Unit 2A	23	31	
- Sunrise Unit 2B	24	62-63	60
- Sunrise Unit 2C	28	43	76 (<i>units 2C & 2D</i>)
- Sunrise Unit 2D	28	44	
<u>Sunrise Estates</u>			
- Sunrise Estates Unit 1	31	24	30
- Sunrise Estates Unit 2	34	19-20	112 (<i>units 2 - 4</i>)
- Sunrise Estates Unit 3	36	72	
- Sunrise Estates Unit 4	36	75	
- Sunrise Estates Unit 5	40	56	69 (<i>units 5 & 6</i>)
- Sunrise Estates Unit 6	40	57	

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
<u>Sunrise Village</u>			
- Sunrise Village Unit 1	26	88	135 (<i>units 1 – 3</i>)
- Sunrise Village Unit 2	27	19	
- Sunrise Village Unit 3	27	59	
- Sunrise Village Unit 4	29	38-39	73
- Sunrise Village Unit 5	30	77	77
- Sunrise Village Unit 6	34	99	58
<u>Sutter's Mill</u>			
- Sutter's Mill Unit 1	24	6-7	65
- Sutter's Mill Unit 2	25	12	42
<u>Sweetwater Oaks</u>			1446 (<i>total</i>)
-Sweetwater Oaks Section 1	16	22	
-Sweetwater Oaks Section 2	17	15-17	
-Sweetwater Oaks Section 2A	18	41	
-Sweetwater Oaks Section 3	18	4-5	
-Sweetwater Oaks Section 4	17	59-60	
-Sweetwater Oaks Section 4A	17	70	
-Sweetwater Oaks Section 4B	18	29	
-Sweetwater Oaks Section 5	19	1-3	
-Sweetwater Oaks Section 6	18	61-63	
-Sweetwater Oaks Section 7	19	28-29	
-Sweetwater Oaks Section 8	19	30-31	
-Sweetwater Oaks Section 9	19	65	
-Sweetwater Oaks Section 10	20	38-39	
-Sweetwater Oaks Section 11	20	40-41	
-Sweetwater Oaks Section 12	21	59-60	
-Sweetwater Oaks Section 13	24	30-32	
-Sweetwater Oaks Section 14	20	12-13	
-Sweetwater Oaks Section 15	20	19	
-Sweetwater Oaks Section 16	21	15	
-Sweetwater Oaks Section 17	21	51-52	
-Sweetwater Oaks Section 18	23	9-11	
-Sweetwater Oaks Section 19	27	18	
-Sweetwater Oaks Section 19A	30	30	
-Sweetwater Shores Section 1	20	31	
-Sweetwater Shores Section 1A	24	5	
-Sweetwater Shores Section 2	20	53	
-Sweetwater Island	34	11-15	
-Sweetwater Cove	20	3-4	
-Cutler Cove	13	18	

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
<u>Sweetwater Oaks (Cont'd)</u>			
And unplatted parcels 32-20-29-300-002A-0000; 33-20-29-300-005A-0000; 33-20-29-508-0A00-0000; 33-20-29-508-0B00-0000; 33-20-29-508-0000-0C00-0000; 33-20-29-508-0D00-0000; and 33-20-29-508-0D01-0000.			
<u>Sweetwater Springs</u>	36	52-55	79
<u>Sylva Glade</u>	22	20-21	21
<u>Tamarak</u>	25	29	47
<u>Tanglewood Estates</u>			219 (total)
- Tanglewood Replat	8	94	
- Tanglewood Section 2	9	64	
- Tanglewood Section 2 First Replat	10	44	
- Tanglewood Section 3	10	39-40	
- Tanglewood Section 4	10	70	
<u>Temple Terrace Annex</u> (Less lots 1-10 of Block F)	8	61	60
<u>Terra Bella</u>	56	97-98	35
<u>The Crossings Master Community</u>			4644 (total)
Beg Northwest corner Hidden Village Condo in 18-20-30 run Southerly on the Easterly R/W of Lake Emma Road to the South line of Greenwood Boulevard. Run Southeasterly on the South line of Greenwood Boulevard (MEAS) 760 feet South 13 degree 27' 27" West 387.23 feet North 76 Degree 32' 33" West to the East line of Old Lake Emma Road South on said East line to a point 660 feet North of the South line of 19-20-30 run East 1320 feet South 666.38 feet East to Southwest corner of 20-20-30 North to Northwest corner Lot 1, Block A, Longwood Park East 2,789.47 feet North 31 degree 42' 50" East 281.61 feet North 72 degree 58' 36" East 731.37 feet East 199.07 feet North to North line Green Way Boulevard Westerly and Northwesterly on said North line to East line of Lake Park Drive Northerly on said East line to Southwest corner of Lakewood at the Crossings, Unit 5 East to Southeast corner of Lakewood at the Crossings, Unit 5, Northerly on East line to South line of 17-20-30 East to Longwood/Lake Mary Road Northerly on West line of road to Northeast corner of Lakewood at the Crossings, Unit 2, Westerly at right angle to road 458.3 feet Northerly parallel to road to South line of Lake Way Road Easterly on South line to West line, Longwood/Lake Mary Road Northerly on West line to Northeast corner of Lakewood at the Crossings, Unit 1, West 650.7 feet North 666.16 feet West 396 feet North 1388.87 feet South 61 degree 44' 24" West 601.16 feet North 41 degree 55' 16" West 1109.51			

**NAME OF
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NUMBER OF LOTS

The Crossings Master Community (Continued)

feet West 153.95 feet North 60 feet West 276.53 feet North 38 degree 57' 42" West
417.9 feet West 172.23 feet South 38 degree 31' 30" West 64.75 feet South 198.53
feet South 15 degree 33' 24" East 78.35 feet South 08 degree 26' 04" East 132.78 feet
South 40 degree 38' 01" East 77.01 feet West 559.59 feet South to South line of North
3/4 of Northeast 1/4 of 18-20-30 West 2546.51 feet North 665.72 feet West to POB.

Included within the above legal description are the following platted, developed or
otherwise approved areas with the number of lots indicated:

(17-20-30-300-024F-0000)	473
(18-20-30-300-010C-0000)	1
(19-20-30-300-0020-0000)	600
(19-20-30-300-002A-0000)	504
Canterbury at the Crossings	148
Colony Cove	110
Greenwood Lakes Unit 1	135
Greenwood Lakes Unit 2	97
Greenwood Lakes Unit 2	
First Addition	17

Greenwood Lakes Unit 3	106
Greenwood Lakes Unit D-3-A	122
First Addition	56
Greenwood Lakes Unit D-3-B	
First Addition	55
Greenwood Lakes Unit D-3-B	
First Addition Replat	14
Greenwood Lakes Unit D-3-B	
Second Addition	55
Greenwood Lakes Unit D-3-B	
Second Addition Replat	14
Greenwood Lakes Unit D-3-C	150
Greenwood Lakes Unit 8	107
Hidden Village Condo	216
Highlands of Lake Mary	86
Lakeview Village	158
Lakewood at the Crossings Unit 1	109
Lakewood at the Crossings Unit 2	254
Lakewood at the Crossings Unit 3	99
Lakewood at the Crossings Unit 4	98
Lakewood at the Crossings Unit 5	95

**NAME OF
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NUMBER OF LOTS

The Crossings Master Community (Continued)

Lakewood at the Crossings Unit 6	105
Remington Oaks at the Crossings	196
Reserve at the Crossings Ph 1 & 2	150
Silver Lakes East at the Crossings Unit 1, 2, 3	165
Silver Lakes West at the Crossing Unit 1, 2, 3	151

(All property owners within the boundaries of the subdistrict shall pay for the maintenance and operation of improvements and for the construction and maintenance of street lighting equipment within the rights-of-way of Greenwood Boulevard, Green Way Boulevard, Lake Park Drive, and Lake Way Drive within The Crossings lying within Section 18, Township 20 South, Range 30 East.)

<u>Tiffany Woods</u>	29	28-29	74
<u>Trails Unit 1 & Unit 2A</u>	62	59-64	161
	66	34-35	41
<u>Trailwood Estates</u>			298 (total)
- Trailwood Estates Section 1	16	27-28	
- Trailwood Estates Section 2	18	12-13	
<u>Triangle Terrace</u>	12	7	24
<u>Tucks Knoll</u>	57	18-23	13
<u>Tuscawilla</u>	15	81-82	111
<u>Tuscawilla Ridge</u>	26	77	26
<u>Tuska Ridge</u>			
- Tuska Ridge Unit 1	40	64-65	274 (units 1 – 6)
- Tuska Ridge Unit 2	40	66-68	
- Tuska Ridge Unit 3	43	23-24	
- Tuska Ridge Unit 4	46	78-79	
- Tuska Ridge Unit 5	43	74-75	
- Tuska Ridge Unit 6	45	90-91	
- Tuska Ridge Unit 7	54	91-92	53
- Tuska Ridge Unit 8	52	50-51	55

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
<u>Tuskabay</u>			
- Tuscabay Phase 1	27	38	33
- Tuskabay Phase 2	32	51-52	26
<u>Tuskawilla Point</u>	23	81-82	80
<u>Tuskawilla Springs</u>			83 (total)
- Lake Tuskawilla Phase I	34	69-70	
- Lake Tuskawilla Phase II	39	1-2	
<u>Twin Lakes Manor</u>	9	15	23
<u>Vestavia</u>	9	2	24
<u>Victoria Park/Manor</u>	59 30	49 12-13	45 (total)
<u>Village Green</u>	16	58	27
<u>Village of Remington</u>	49	73-74	61
<u>Waterstone</u>	62	24	18
<u>Weathersfield</u>			
- Weathersfield First Addition	12	66-67	464
- Weathersfield Second Addition	12	102-103	115
<u>Wekiva Club Estates</u>			
- Wekiva Club Estates Section 1	20	36-37	105 (units 1 – 4)
- Wekiva Club Estates Section 2	20	64	
- Wekiva Club Estates Section 3	20	90	
- Wekiva Club Estates Section 4	21	49	
- Wekiva Club Estates Section 5	25	30-31	40
- Wekiva Club Estates Section 6	22	39-40	47
- Wekiva Club Estates Section 7	23	1	32
- Portion of Hunt Club Boulevard and Churchill Dr. known as Churchill Dr.	22	69	
- Wekiva Club Estates Section 8	24	20-21	61
- Wekiva Club Estates Section 9	25	32	20
- Wekiva Club Estates Section 10	28	71	23

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
<u>Wekiva Cove</u>			
- Wekiva Cove Phase 1	23	88-90	230 (phases 1 - 3)
- Wekiva Cove Phase 2	25	22	
- Wekiva Cove Phase 3	28	66-67	
- Wekiva Cove Phase 4	32	40-43	94
- Wekiva Cove Phase 4 Replat	39	61-62	
- Lakeview Gardens at Wekiva Cove 1 -A Condominium	35	89-94	
<u>Wekiva Fairway Townhomes Condominium</u>			
(Condominium Book No. 23, Page No. 49-50)			48 (total)
- Building 1 Unit A,B,C,D			
- Building 2 Unit A,B,C,D			
- Building 3 Unit A,B,C,D			
- Building 4 Unit A,B,C,D			
- Building 5 Unit A,B,C,D			
- Building 6 Unit A,B,C,D			
- Building 7 Unit A,B,C,D			
- Building 8 Unit A,B,C,D			
- Building 9 Unit A,B,C,D			
- Building 10 Unit A,B,C,D			
- Building 11 Unit A,B,C,D			
- Building 12 Unit A,B,C,D			
- Portion of Churchill Drive			
(Condominium Book No. 22, Page No. 69)			
<u>Wekiva Golf Villas</u>			
- Wekiva Golf Villas Section 1	22	16	12
- Wekiva Golf Villas Section 2	23	39	44 (secs 2 & 3)
- Wekiva Golf Villas Section 3	24	81-82	
<u>Wekiva Green</u>			
	41	95-96	37
<u>Wekiva Hills</u>			
- Wekiva Hills Section 1	20	48	54
- Wekiva Hills Section 2	20	65	280 (secs 2-4,6-7)
- Wekiva Hills Section 3	20	94	
- Wekiva Hills Section 4	20	99	
- Wekiva Hills Section 5	21	95-96	170 (secs 5, 8-9)
- Wekiva Hills Section 6	20	24-25	
- Wekiva Hills Section 7	21	57-58	
- Wekiva Hills Section 8	21	80-81	
- Wekiva Hills Section 9	22	78-79	
- Wekiva Hills Section 10	38	17	40

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
<u>Wekiva Hunt Club</u>			718 (total)
- Fox Hunt Section 1	18	79-83	
- Fox Hunt Section 2	18	84-87	
- Fox Hunt Section 3	18	88-92	
<u>Wekiva Hunt Club Condominium</u>			126 (total)
- Units 100-195	1602 ORB	1012	
- Units 3929-3999			
<u>Wekiva Reserve</u>			
- Wekiva Reserve Unit 1	32	66-67	63
- Wekiva Reserve Unit 2	34	33-34A	61
- Wekiva Reserve Unit 3	37	88-89	40
- Wekiva Reserve Unit 4	42	21-22	55
<u>Wellington</u>	25	7-9	82
<u>Wentworth</u>	51	59-60	60
<u>Whitesand Cove</u>	48	65	27
<u>Willa Grove</u>	29	53-54	71
<u>Willow Run</u>	30	58-60	82
<u>Wingfield Reserve</u>			183 (total)
- Wingfield Reserve Phase 1	24	79-80	
- Wingfield Reserve Phase 2	28	68-70	
- Wingfield Reserve Phase 3	32	36-39	
<u>Winter Woods</u>			282 (total)
- Winter Woods Unit 1	15	15	
- Winter Woods Unit 2	15	63	
- Winter Woods Unit 3	15	57	
- Winter Woods Unit 4	16	18	
- Winter Woods Unit 5	16	19	
<u>Woodbine</u>	41	22-23	125
<u>Woodlands</u>			547 (total)
- Parcel 36-20-29-300-011A-0000			
- Parcel 36-20-29-300-011B-0000			
- Parcel 36-20-29-300-011C-0000			

<u>NAME OF SUBDISTRICT</u>	<u>PLAT BOOK NO.</u>	<u>PAGE NO.</u>	<u>NUMBER OF LOTS</u>
<u>Woodlands (Cont'd)</u>			
- Parcel 36-20-29-300-011D-0000			
- Delmar Estates	23	83	
- Des Pinar Acres (Lots 18, 18A, 18C)	12	52	
- Meadows Unit 1	15	66-67	
- Woodlands	16	2-3	
- Woodlands Section 2	16	38-39	
- Woodlands Section 3	17	9-10	
- Woodlands Section 4	17	67-69	
- Woodlands Section 5	19	47	
- Woodlands Section 5 Replat of Block D	19	53	
- Woodlands Section 6	20	100	
<u>Woodlands East</u>	27	91	26
<u>Wrenwood Heights</u>			438 (total)
- Wrenwood Heights Unit 1	17	2	
- Wrenwood Heights Unit 2	18	77-78	
- Wrenwood Heights Unit 3			
- Wrenwood Heights Unit 3	20	63	
- Wrenwood Heights Unit 3 Second Addition	21	22-23	
- Wrenwood Heights Unit 3 Third Addition	22	50-51	
- Wrenwood Heights Unit 3 Fourth Addition	24	65-66	
<u>Wynngate Phase 2</u>			
- Greenwood Lakes Unit D-3-B Second Addition	40	78-79	69
<u>Wynnwood</u>			
- Greenwood Lakes Unit D-3-A First Addition	36	23-25	56

Section 10. Repeal. Ordinance 2004-48, presently codified as Chapter 160, Part 3, Article I, Sections 160.81 through and including 160.90 of the Seminole County Code is hereby repealed in its entirety.

Section 11. Severability. If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid, it is the intent of the Board of County Commissioners that invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

Section 12. Inclusion In The Seminole County Code. It is the intention of the Board of County Commissioners that the provisions of this Ordinance shall become and be made part of the Seminole County Code and the word Ordinance may be changed to section, article, or other appropriate word or phrase and the sections of this Ordinance may be renumbered or to accomplish such intention; providing, however, that Sections 11, 12 and 13 shall not be codified.

Section 13. Effective Date. This Ordinance shall take effect upon receipt of official acknowledgment of the Clerk of the Board of County Commissioners from the Department of State that this Ordinance has been filed with the Department of State.

ENACTED this _____ day of _____, 2005.

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

By: _____
Chairman