

BCC Mtg. Date: April 27, 2021



**CITY OF
BAY LAKE**

POST OFFICE BOX 690956, ORLANDO, FLORIDA 32869

SENT VIA CERTIFIED MAIL

RETURN RECEIPT REQUESTED

March 26, 2021

Orange County Comptroller
Clerk of the Board's Office
201 S. Rosalind Avenue
Orlando, FL 32802

In Accordance with Florida Statute 171.043, enclosed is a certified copy of the City of Bay Lake Ordinance No. 137 for your information and files.

Should you have any questions, please contact me at 407-828-3548.

Sincerely,

A handwritten signature in cursive script that reads "Tina Graham".

Tina Graham
City Clerk
City of Bay Lake

Enclosure

BCC Mtg. Date: April 27, 2021

ORDINANCE NO. 137

AN ORDINANCE MAKING LEGISLATIVE FINDINGS; DEANNEXING CERTAIN PROPERTY FROM THE CITY OF BAY LAKE; CONTRACTING THE BOUNDARY LINES OF THE CITY OF BAY LAKE TO EXCLUDE THE PROPERTY SO DEANNEXED; PROVIDING FOR APPORTIONMENT OF DEBTS AND TAXES; DIRECTING THE CITY CLERK TO DELIVER CERTIFIED COPIES OF THIS ORDINANCE UPON FINAL PASSAGE TO THE CLERK OF THE CIRCUIT COURT OF ORANGE COUNTY, FLORIDA AND TO THE DEPARTMENT OF STATE OF THE STATE OF FLORIDA; PROVIDING AN EFFECTIVE DATE.

WHEREAS the owners of all of that certain property hereinafter described, which property is presently incorporated within the City of Bay Lake have requested the City Council to de-annex said property from the City; and

WHEREAS the owners of all of the land to be removed from the corporate limits of the City, if the de-annexation is approved, have consented in writing to the request for de-annexation; and

WHEREAS the total area of the property to be de-annexed from the City fails to meet the criteria of Florida Statute 171.043 in that none of the area is developed for urban purposes as defined by Section (2) and fails to satisfy Section (3) as to providing a necessary land connection between the City and areas developed for urban purposes or between two or more areas developed for urban purposes; and

WHEREAS the City Council has determined that the request bears the signature of the owners of the property in the area to be de-annexed.

NOW, THEREFORE, BE IT ENACTED BY THE PEOPLE OF THE CITY OF BAY LAKE, FLORIDA:

Section 1: The following described property is hereby de-annexed from the City of Bay Lake and the boundary lines of the City of Bay Lake are hereby redefined to exclude the following described property:

See **Exhibit "A"** attached


Section 2: There are no existing debts of the municipality on the property to be de-annexed as of the effective date of the contraction. The owners of the property to be de-annexed have agreed to pay the city taxes for 2020 without apportionment.


Section 3: The area to be excluded from the City shall no longer be subject to any laws, ordinances or regulations in force in the City of Bay Lake and shall no longer be entitled to the privileges and benefits accruing to the area within the city boundaries upon the effective date of the exclusion. The area to be de-annexed shall be subject to all laws, ordinances and regulations in force in Orange County.

Section 4: The City Clerk is directed to deliver to the Clerk of the Circuit Court of Orange County, Florida and to the Department of State of the State of Florida a duly certified copy of this ordinance upon its final adoption.

Section 5: The provisions of this ordinance shall become effective upon final passage in accordance with the provisions of the City Charter.

**CITY OF BAY LAKE, FLORIDA
BY ITS COUNCIL**

By: 
Name: Todd Watzel
Title: Mayor

Attest: 
Name: Tina Graham
Title: City Clerk

Passed & Adopted on 1st Reading
Publication After 1st Reading
Passed & Adopted on 2nd Reading
Final Publication
Effective Date

January 13, 2021
January 19, 2021
March 10, 2021
March 15, 2021
March 10, 2021

I certify this to be a true and exact copy of Ordinance 137 as adopted by the City of Bay Lake, City Council, on March 10, 2021.


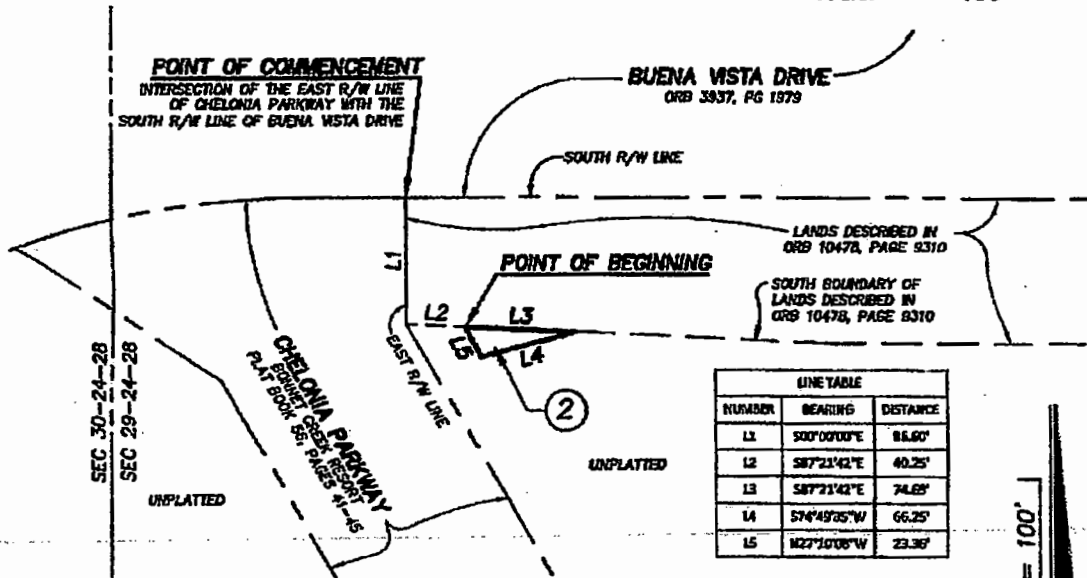
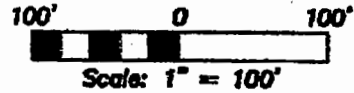

Tina Graham, City Clerk

Exhibit "A"

SKETCH OF DESCRIPTION



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°00'00"E	86.60'
L2	S87°21'42"E	40.25'
L3	S87°21'42"E	74.65'
L4	S74°49'35"W	66.25'
L5	N27°10'08"W	23.36'

LEGEND

SEC 29-24-28 SECTION 29, TOWNSHIP 24 SOUTH, RANGE 28 EAST
 ORB OFFICIAL RECORDS BOOK
 PS PAGE
 PB PLAT BOOK
 PG PAGE
 R/W RIGHT-OF-WAY

NOTES

1. This is not a survey.
2. Bearings shown hereon are based on the East right-of-way line of Chelonia Parkway, BONNET CREEK RESORT, as recorded in Plat Book 56, Pages 41 through 45, Public Records of Orange County, Florida, being S00°00'00"E (per plat).
3. No facilities associated with this Sketch of Description have been field located by Donald W. McIntosh Associates, Inc.
4. This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon, unless otherwise shown.

DESCRIPTION: (prepared by Donald W. McIntosh Associates, Inc.)

That part Section 29, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

BEGIN at the intersection of the East right-of-way line of Chelonia Parkway, BONNET CREEK RESORT, according to the plat thereof, as recorded in Plat Book 56, Pages 41 through 45, of the Public Records of Orange County, Florida, with the South right-of-way line of Buena Vista Drive, as recorded in Official Records Book 3937, Page 1979, of said Public Records; thence S00°00'00"E along said East right-of-way line, a distance of 86.60 feet to the South boundary of lands described in Official Records Book 10478, Page 9310, of said Public Records; thence departing said East right-of-way line run S87°21'42"E along said South boundary, a distance of 40.25 feet to the POINT OF BEGINNING; thence continue S87°21'42"E along said South boundary, a distance of 74.65 feet; thence departing said South boundary run S74°49'35"W, 66.25 feet; thence N27°10'08"W, 23.36 feet to the POINT OF BEGINNING.

Containing 0.017 acres (757 square feet) more or less, and being subject to any rights-of-way, restrictions and easements of record.

PREPARED FOR:
Bonnet Creek Resort Community Development District

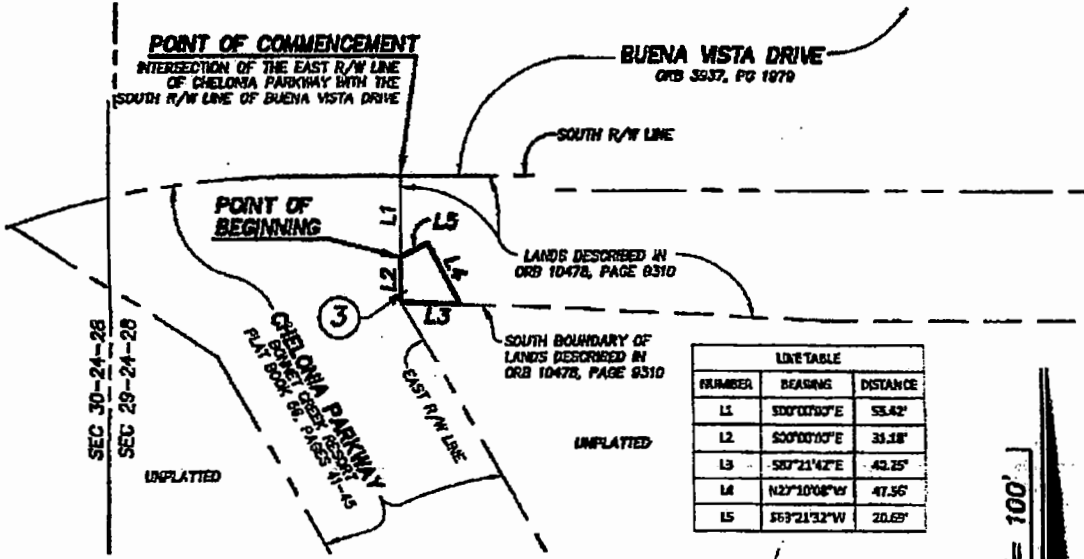
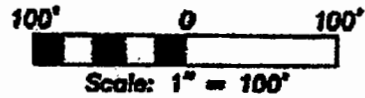
5/05/20	DLL	REVISED TITLE BLOCK
4/30/20	DLL	REVISED TITLE BLOCK
DATE	BY	DESCRIPTION
REVISIONS		

DONALD W. McINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. McINTOSH ASSOCIATES, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB68
 Rocky L. Cooper, May 05, 2020
 Florida Registered Surveyor and Mapper
 Certificate No. 42683
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE (S-17.002(3) F.A.C.) OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: <u>MKS</u>	JOB NO. <u>22234.005</u>	SCALE <u>1"=100'</u>	SHEET <u>1</u>
DATE: <u>3/2020</u>	CHECKED BY: <u>RLC</u>		OF <u>1</u>

SKETCH OF DESCRIPTION



DESCRIPTION: (prepared by Donald W. McIntosh Associates, Inc.)

That part Section 29, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

BEGIN at the intersection of the East right-of-way line of Chelonia Parkway, BONNET CREEK RESORT, according to the plat thereof, as recorded in Plat Book 56, Pages 41 through 45, of the Public Records of Orange County, Florida, with the South right-of-way line of Buena Vista Drive, as recorded in Official Records Book 3937, Page 1979, of said Public Records; thence S00°00'00"E along said East right-of-way line, a distance of 55.42 feet to the POINT OF BEGINNING; thence continue S00°00'00"E along said East right-of-way line, a distance of 31.18 to the South boundary of lands described in Official Records Book 10478, Page 9310, of said Public Records; thence departing said East right-of-way line run S87°21'42"E along said South boundary, a distance of 40.25 feet; thence departing said South boundary run N27°10'08"W, 47.56 feet; thence S63°21'32"W, 20.69 feet to the POINT OF BEGINNING.

Containing 0.026 acres (1119 square feet) more or less, and being subject to any rights-of-way, restrictions and easements of record.

LINE TABLE		
NUMBER	BEARINGS	DISTANCE
L1	S00°00'00"E	55.42'
L2	S00°00'00"E	31.18'
L3	S87°21'42"E	40.25'
L4	N27°10'08"W	47.56'
L5	S63°21'32"W	20.69'

LEGEND

SEC 29-24-28 SECTION 26, TOWNSHIP 24 SOUTH, RANGE 28 EAST
 ORB OFFICIAL RECORDS BOOK
 PG PAGE
 PB PLAT BOOK
 PG PAGES
 R/W RIGHT-OF-WAY

NOTES

- This is not a survey.
- Bearings shown hereon are based on the East right-of-way line of Chelonia Parkway, BONNET CREEK RESORT, as recorded in Plat Book 56, Pages 41 through 45, Public records of Orange County, Florida, being S00°00'00"E (per plat).
- No facilities associated with this Sketch of Description have been field located by Donald W. McIntosh Associates, Inc.
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon, unless otherwise shown.

PREPARED FOR:

Bonnet Creek Resort Community Development District
 FEE SIMPLE TO BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT
 FROM REEDY CREEK IMPROVEMENT DISTRICT

DATE	BY	DESCRIPTION

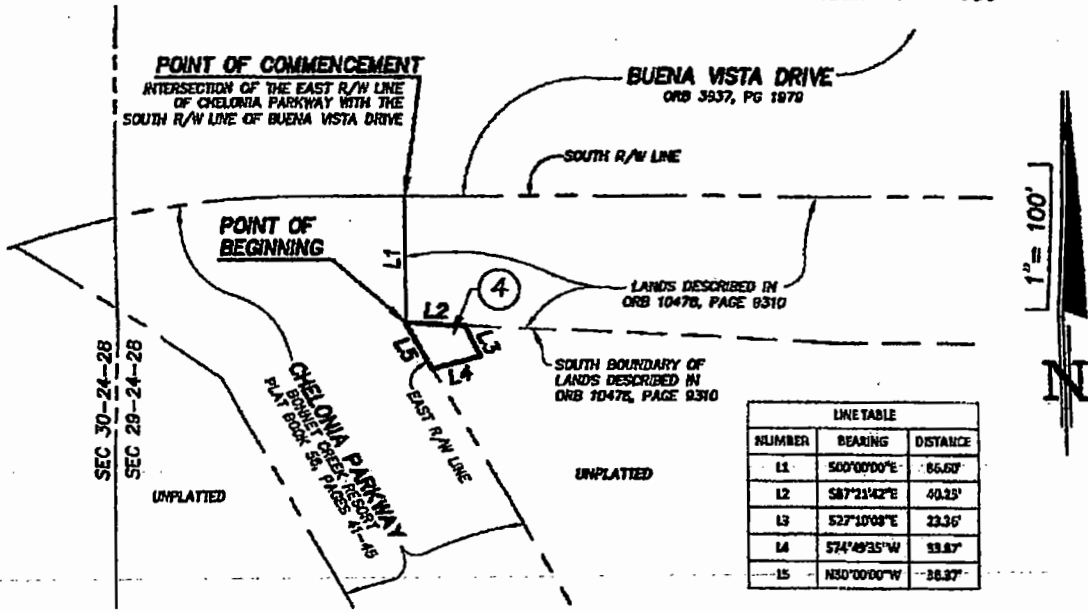
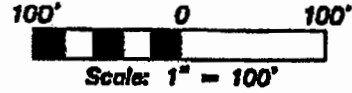
DONALD W. McINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4069
 CERTIFICATE OF AUTHORIZATION NO. LB55

DONALD W. McINTOSH ASSOCIATES, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB68
 Rocky L Carson
 Florida Registered Surveyor and Mapper
 Certificate No. 4285
 March 17, 2020

DRAWN BY: <u>MMS</u>	CHECKED BY: <u>R.L.C.</u>	JOB NO. <u>22234.003</u>	SCALE <u>1"=100'</u>	SHEET <u>1</u>
DATE: <u>3/20/20</u>				OF <u>1</u>

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR AN ELECTRONIC SIGNATURE (23-17.002(3) F.A.C.), OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SKETCH OF DESCRIPTION



DESCRIPTION: (prepared by Donald W. McIntosh Associates, Inc.)

That part Section 29, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

BEGN at the intersection of the East right-of-way line of Chelonia Parkway, BONNET CREEK RESORT, according to the plat thereof, as recorded in Plat Book 56, Pages 41 through 45, of the Public Records of Orange County, Florida, with the South right-of-way line of Buena Vista Drive, as recorded in Official Records Book 3937, Page 1979, of said Public Records; thence 500°00'00"E along said East right-of-way line, a distance of 86.60 feet to the South boundary of lands described in Official Records Book 10478, Page 9310 of said Public Records and the POINT OF BEGINNING; thence departing said East right-of-way line run S87°21'42"E along said South boundary, a distance of 40.25 feet; thence departing said South boundary run S27°10'08"E, 23.36 feet; thence S74°49'35"W, 33.67 feet to the aforesaid East right-of-way line of Chelonia Parkway; thence N30°00'00"W along said East right-of-way line, 36.37 feet to the POINT OF BEGINNING.

Containing 0.058 acres (1003 square feet) more or less, and being subject to any rights-of-way, restrictions and easements of record.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°00'00"E	86.60'
L2	S87°21'42"E	40.25'
L3	S27°10'08"E	23.36'
L4	S74°49'35"W	33.67'
L5	N30°00'00"W	36.37'

LEGEND

SEC 29-24-28 SECTION 29, TOWNSHIP 24 SOUTH, RANGE 28 EAST
 ORB OFFICIAL RECORDS BOOK
 PB PAGE
 FB PLAT BOOK
 PC PAGE
 R/W RIGHT-OF-WAY

NOTES

- This is not a survey.
- Bearings shown hereon are based on the East right-of-way line of Chelonia Parkway, BONNET CREEK RESORT, as recorded in Plat Book 56, Pages 41 through 45, Public records of Orange County, Florida, being 500°00'00"E (per plat).
- No facilities associated with this Sketch of Description have been field located by Donald W. McIntosh Associates, Inc.
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon, unless otherwise shown.

PREPARED FOR:	5/05/20	DLL	REVISED TITLE BLOCK
Bonnet Creek Resort Community Development District	4/30/20	DLL	REVISED TITLE BLOCK
	DATE	BY	DESCRIPTION

	DONALD W. McINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068 CERTIFICATE OF AUTHORIZATION NO. LB68		DONALD W. McINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. LB68 Rocky L. Johnson Florida Registered Surveyor and Mapper Certificate No. 74285 May 05, 2020 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE (6J-17.002(3) F.A.C.), OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
	DRAWN BY: HMS DATE: 3/2020	CHECKED BY: RLC	

CONSENT

The undersigned, as the owners of all of the land hereinafter described and presently inside the boundaries of the City of Bay Lake, Orange County, Florida (the "City"), hereby consent to the de-annexation from the City the following described real property.

Legal Description of Real Property

All that certain property located in Orange County, Florida, as set forth on **Exhibit "A"**, attached hereto and made a part hereof

DATED the 10 day of March 2021.

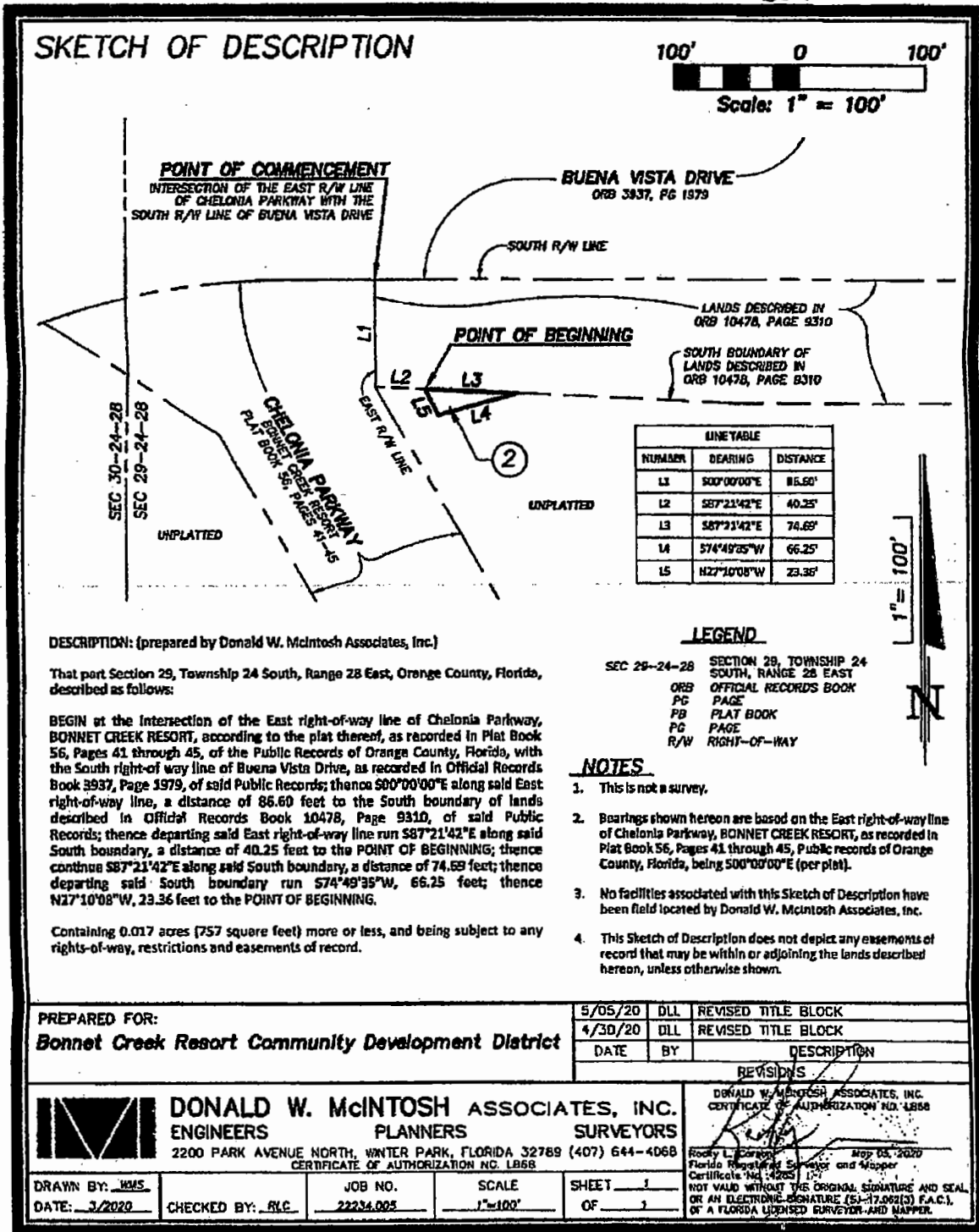
REEDY CREEK IMPROVEMENT DISTRICT
a political subdivision of the State of Florida

By:  _____

Name: John H. Classe Jr.

Title: District Administrator

Exhibit "A"



DESCRIPTION: (prepared by Donald W. McIntosh Associates, Inc.)

That part Section 29, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

BEGIN at the intersection of the East right-of-way line of Chelonia Parkway, BONNET CREEK RESORT, according to the plat thereof, as recorded in Plat Book 56, Pages 41 through 45, of the Public Records of Orange County, Florida, with the South right-of-way line of Buena Vista Drive, as recorded in Official Records Book 3937, Page 1979, of said Public Records; thence 500°00'00"E along said East right-of-way line, a distance of 86.60 feet to the South boundary of lands described in Official Records Book 10478, Page 9310, of said Public Records; thence departing said East right-of-way line run S87°21'42"E along said South boundary, a distance of 40.25 feet to the POINT OF BEGINNING; thence continue S87°21'42"E along said South boundary, a distance of 74.69 feet; thence departing said South boundary run S74°49'35"W, 66.25 feet; thence N27°10'08"W, 23.36 feet to the POINT OF BEGINNING.

Containing 0.017 acres (757 square feet) more or less, and being subject to any rights-of-way, restrictions and easements of record.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°00'00"E	86.60'
L2	S87°21'42"E	40.25'
L3	S87°21'42"E	74.69'
L4	S74°49'35"W	66.25'
L5	N27°10'08"W	23.36'

LEGEND

SEC 29-24-28 SECTION 29, TOWNSHIP 24 SOUTH, RANGE 28 EAST
 ORB OFFICIAL RECORDS BOOK
 PG PAGE
 PB PLAT BOOK
 PG PAGE
 R/W RIGHT-OF-WAY

NOTES

- This is not a survey.
- Bearings shown hereon are based on the East right-of-way line of Chelonia Parkway, BONNET CREEK RESORT, as recorded in Plat Book 56, Pages 41 through 45, Public records of Orange County, Florida, being 500°00'00"E (per plat).
- No facilities associated with this Sketch of Description have been field located by Donald W. McIntosh Associates, Inc.
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon, unless otherwise shown.

PREPARED FOR:
Bonnet Creek Resort Community Development District

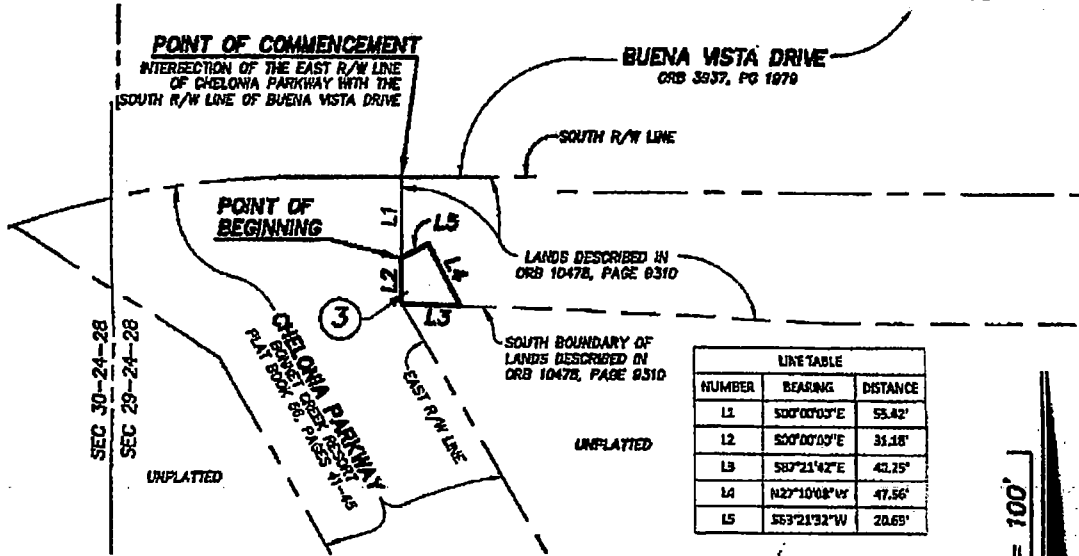
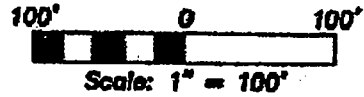
5/05/20	DLL	REVISED TITLE BLOCK
4/30/20	DLL	REVISED TITLE BLOCK
DATE	BY	DESCRIPTION

DONALD W. MCINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NO. LB58

REVISIONS
 DONALD W. MCINTOSH ASSOCIATES, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB58
 Rocky L. Corbett, Surveyor and Mapper
 Florida Registration No. 12205 and 4066
 Certificate No. 12205
 May 05, 2020
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE (S-17.062(3) F.A.C.) OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: WMS
 DATE: 3/2020
 CHECKED BY: RLC
 JOB NO.: 22234.005
 SCALE: 1"=100'
 SHEET: 1
 OF: 1

SKETCH OF DESCRIPTION



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°00'00"E	55.42'
L2	S00°00'00"E	31.18'
L3	S87°21'42"E	40.25'
L4	N27°10'08"W	47.56'
L5	S63°21'32"W	20.69'

DESCRIPTION: (prepared by Donald W. McIntosh Associates, Inc.)

That part Section 29, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

BEGIN at the intersection of the East right-of-way line of Chelonia Parkway, BONNET CREEK RESORT, according to the plat thereof, as recorded in Plat Book 56, Pages 41 through 45, of the Public Records of Orange County, Florida, with the South right-of-way line of Buena Vista Drive, as recorded in Official Records Book 3937, Page 1979, of said Public Records; thence S00°00'00"E along said East right-of-way line, a distance of 55.42 feet to the POINT OF BEGINNING; thence continue S00°00'00"E along said East right-of-way line, a distance of 31.18 to the South boundary of lands described in Official Records Book 10478, Page 9310, of said Public Records; thence departing said East right-of-way line run S87°21'42"E along said South boundary, a distance of 40.25 feet; thence departing said South boundary run N27°10'08"W, 47.56 feet; thence S63°21'32"W, 20.69 feet to the POINT OF BEGINNING.

Containing 0.026 acres (1119 square feet) more or less, and being subject to any rights-of-way, restrictions and easements of record.

LEGEND

SEC 29-24-28 SECTION 26, TOWNSHIP 24 SOUTH, RANGE 28 EAST
 ORB OFFICIAL RECORDS BOOK
 PG PAGE
 PB PLAT BOOK
 PC PAGES
 R/W RIGHT-OF-WAY

NOTES

- This is not a survey.
- Bearings shown hereon are based on the East right-of-way line of Chelonia Parkway, BONNET CREEK RESORT, as recorded in Plat Book 56, Pages 41 through 45, Public records of Orange County, Florida, being S00°00'00"E (per plat).
- No facilities associated with this Sketch of Description have been field located by Donald W. McIntosh Associates, Inc.
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon, unless otherwise shown.

PREPARED FOR:
Bonnet Creek Resort Community Development District

FEE SIMPLE TO BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT
 FROM REEDY CREEK IMPROVEMENT DISTRICT

DATE	BY	DESCRIPTION
REVISIONS		



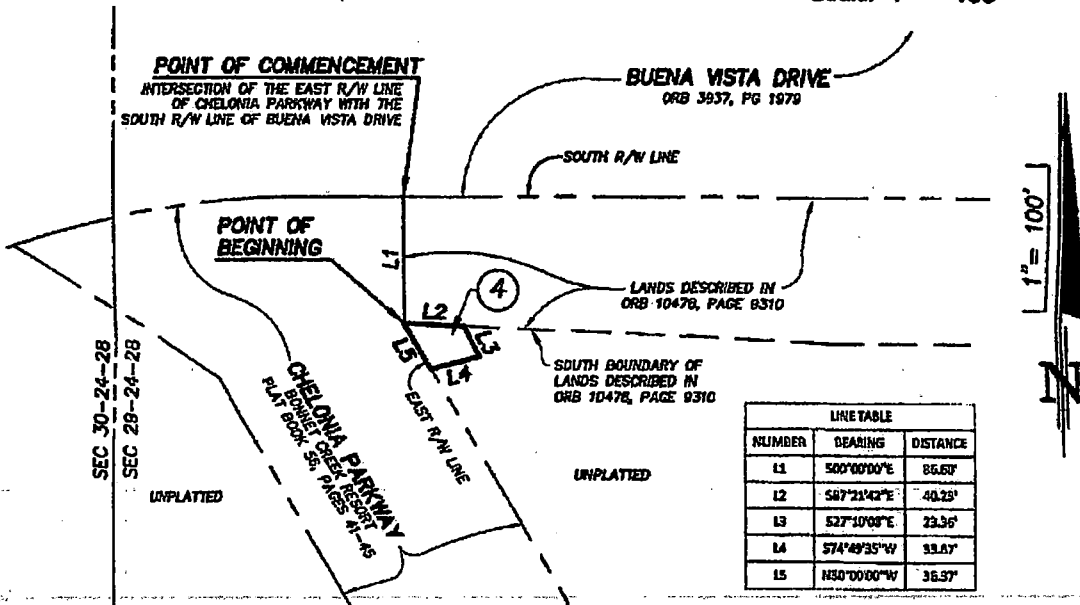
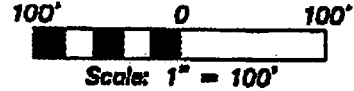
DONALD W. MCINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NO. 1858

DONALD W. MCINTOSH ASSOCIATES, INC.
 CERTIFICATE OF AUTHORIZATION NO. 1858
 ROCKY L. CARSON
 Florida Registered Surveyor and Mapper
 Certificate No. 4285

Rocky L. Carson March 27, 2020
 Florida Registered Surveyor and Mapper
 Certificate No. 4285
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL,
 OR AN ELECTRONIC SIGNATURE (S-17,062(3) F.A.C.),
 OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: <u>MAS</u>	JOB NO. <u>22234.003</u>	SCALE <u>1"=100'</u>	SHEET <u>1</u>
DATE: <u>3/2020</u>	CHECKED BY: <u>RLC</u>		OF <u>1</u>

SKETCH OF DESCRIPTION



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°00'00"E	86.60'
L2	S87°21'42"E	40.25'
L3	S27°10'08"E	23.36'
L4	S74°49'35"W	33.87'
L5	N30°00'00"W	36.37'

DESCRIPTION: (prepared by Donald W. McIntosh Associates, Inc.)

That part Section 29, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

BEGIN at the intersection of the East right-of-way line of Chelonia Parkway, BONNET CREEK RESORT, according to the plat thereof, as recorded in Plat Book 56, Pages 41 through 45, of the Public Records of Orange County, Florida, with the South right-of-way line of Buena Vista Drive, as recorded in Official Records Book 3937, Page 1979, of said Public Records; thence S00°00'00"E along said East right-of-way line, a distance of 86.60 feet to the South boundary of lands described in Official Records Book 10478, Page 9310 of said Public Records and the POINT OF BEGINNING; thence departing said East right-of-way line run S87°21'42"E along said South boundary, a distance of 40.25 feet; thence departing said South boundary run S27°10'08"E, 23.36 feet; thence S74°49'35"W, 33.87 feet to the aforesaid East right-of-way line of Chelonia Parkway; thence N30°00'00"W along said East right-of-way line, 36.37 feet to the POINT OF BEGINNING.

Containing 0.058 acres (1003 square feet) more or less, and being subject to any rights-of-way, restrictions and easements of record.

LEGEND

SEC 28-24-28 SECTION 29, TOWNSHIP 24 SOUTH, RANGE 28 EAST
ORB OFFICIAL RECORDS BOOK
PG PAGE
PB PLAT BOOK
PG PAGE
R/W RIGHT-OF-WAY

NOTES

- This is not a survey.
- Bearings shown hereon are based on the East right-of-way line of Chelonia Parkway, BONNET CREEK RESORT, as recorded in Plat Book 56, Pages 41 through 45, Public records of Orange County, Florida, being S00°00'00"E (per plat).
- No facilities associated with this Sketch of Description have been field located by Donald W. McIntosh Associates, Inc.
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon, unless otherwise shown.

PREPARED FOR:
Bonnet Creek Resort Community Development District

5/05/20	DLL	REVISED TITLE BLOCK
4/30/20	DLL	REVISED TITLE BLOCK
DATE	BY	DESCRIPTION



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

REVISIONS
DONALD W. MCINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB68

Robert L. [Signature] May 05, 2020
Florida Registered Surveyor and Mapper
Certificate No. 42857
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL
OR AN ELECTRONIC SIGNATURE (61-12.052(3) F.A.C.),
OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: HMS
DATE: 3/2020

CHECKED BY: RLC

JOB NO.
22234.005

SCALE
1"=100'

SHEET 1
OF 1

REQUEST FOR DE-ANNEXATION

The undersigned, **REEDY CREEK IMPROVEMENT DISTRICT**, a political subdivision of the State of Florida, as the majority owner of the land hereinafter described (the "**Property**"), situated in the City of Bay Lake, Orange County, Florida, being more particularly described as follows:

LEGAL DESCRIPTION OF REAL PROPERTY

All that certain property located in Orange County, Florida, as set forth on **Exhibit "A"**, attached hereto and made a part hereof

hereby requests that the City Council of the City of Bay Lake, a political subdivision of the State of Florida (the "**City**") de-annex and exclude the Property from the boundaries of the City and redefine the boundaries of the City to exclude the Property so de-annexed.

DATED the 10 day of March : 2021.

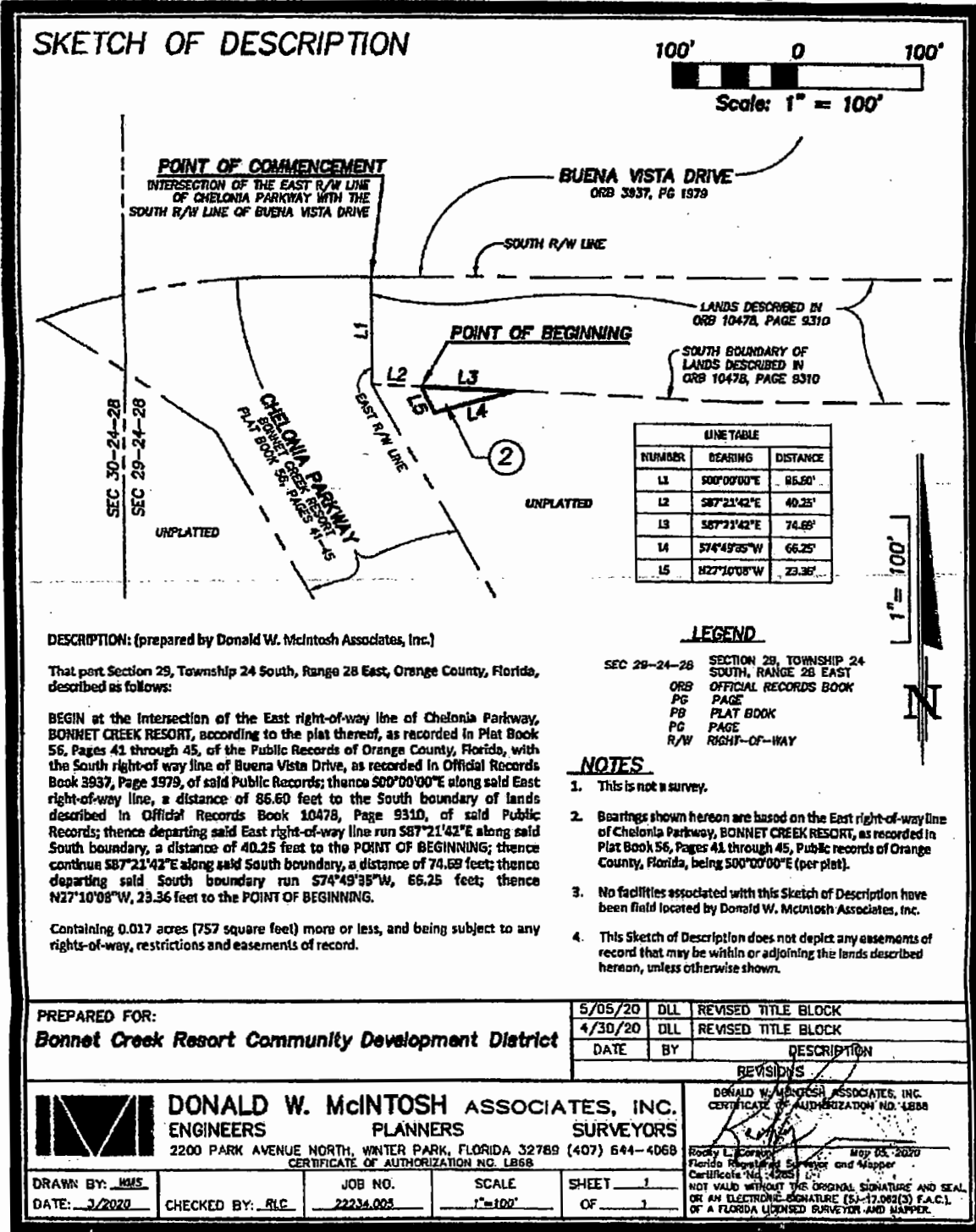
REEDY CREEK IMPROVEMENT DISTRICT
a political subdivision of the State of Florida

By:  _____

Name: John H. Classe Jr.

Title: District Administrator

Exhibit "A"



100' 0 100'
Scale: 1" = 100'

POINT OF COMMENCEMENT
INTERSECTION OF THE EAST R/W LINE OF CHELONIA PARKWAY WITH THE SOUTH R/W LINE OF BUENA VISTA DRIVE

BUENA VISTA DRIVE
ORB 3937, PG 1979

POINT OF BEGINNING

LANDS DESCRIBED IN ORB 10478, PAGE 9310

SOUTH BOUNDARY OF LANDS DESCRIBED IN ORB 10478, PAGE 9310

SEC 30-24-28
SEC 29-24-28

CHELONIA PARKWAY
BONNET CREEK RESORT
PLAT BOOK 56, PAGES 41-45

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°00'00"E	86.60'
L2	S87°21'42"E	40.25'
L3	S87°21'42"E	74.69'
L4	S74°49'35"W	66.25'
L5	N27°10'08"W	23.36'

DESCRIPTION: (prepared by Donald W. McIntosh Associates, Inc.)
That part Section 29, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

BEGIN at the Intersection of the East right-of-way line of Chelonia Parkway, BONNET CREEK RESORT, according to the plat thereof, as recorded in Plat Book 56, Pages 41 through 45, of the Public Records of Orange County, Florida, with the South right-of-way line of Buena Vista Drive, as recorded in Official Records Book 3937, Page 1979, of said Public Records; thence S00°00'00"E along said East right-of-way line, a distance of 86.60 feet to the South boundary of lands described in Official Records Book 10478, Page 9310, of said Public Records; thence departing said East right-of-way line run S87°21'42"E along said South boundary, a distance of 40.25 feet to the POINT OF BEGINNING; thence continue S87°21'42"E along said South boundary, a distance of 74.69 feet; thence departing said South boundary run S74°49'35"W, 66.25 feet; thence N27°10'08"W, 23.36 feet to the POINT OF BEGINNING.

Containing 0.017 acres (757 square feet) more or less, and being subject to any rights-of-way, restrictions and easements of record.

LEGEND

SEC 29-24-28 SECTION 29, TOWNSHIP 24 SOUTH, RANGE 28 EAST
ORB OFFICIAL RECORDS BOOK
PG PAGE
PB PLAT BOOK
PG PAGE
R/W RIGHT-OF-WAY

NOTES

- This is not a survey.
- Bearings shown hereon are based on the East right-of-way line of Chelonia Parkway, BONNET CREEK RESORT, as recorded in Plat Book 56, Pages 41 through 45, Public records of Orange County, Florida, being S00°00'00"E (per plat).
- No facilities associated with this Sketch of Description have been field located by Donald W. McIntosh Associates, Inc.
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon, unless otherwise shown.

PREPARED FOR:
Bonnet Creek Resort Community Development District

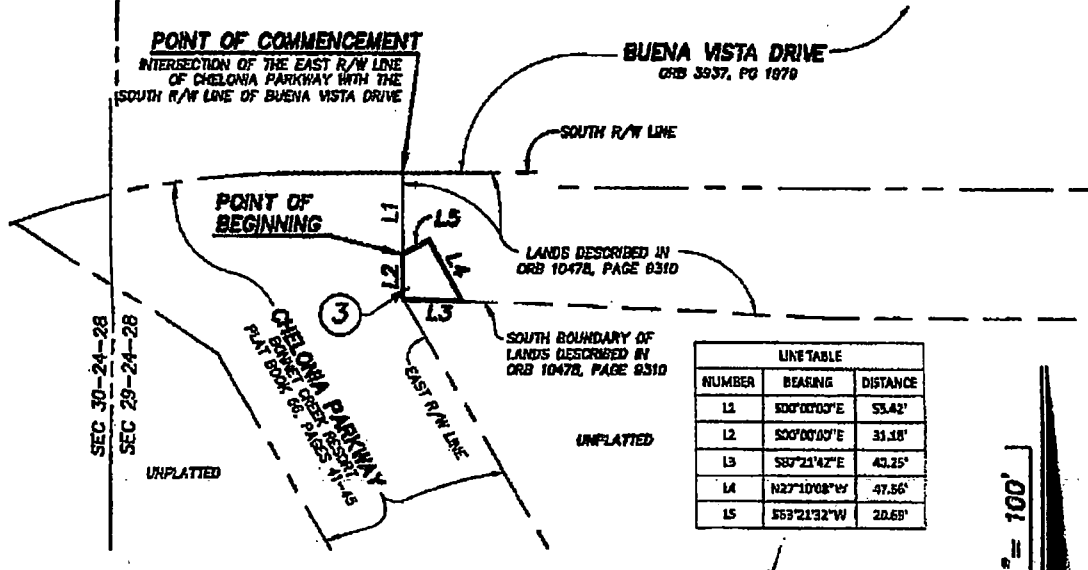
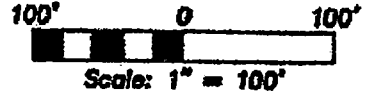
5/05/20	DLL	REVISED TITLE BLOCK
4/30/20	DLL	REVISED TITLE BLOCK
DATE	BY	DESCRIPTION
REVISIONS		

DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. MCINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB68
Rocky L. Corbett
Florida Registered Surveyor and Mapper
Certificate No. 4265
May 05, 2020
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE (S-17,000(3) F.A.C.) OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: <u>WMS</u>	JOB NO. <u>22234.005</u>	SCALE <u>1"=100'</u>	SHEET <u>1</u>
DATE: <u>3/2020</u>	CHECKED BY: <u>RLC</u>		OF <u>1</u>

SKETCH OF DESCRIPTION



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S00°00'00"E	55.42'
L2	S00°00'00"E	31.18'
L3	S87°21'42"E	40.25'
L4	N27°10'08"W	47.56'
L5	S63°21'32"W	20.69'

DESCRIPTION: (prepared by Donald W. McIntosh Associates, Inc.)

That part Section 29, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

BEGIN at the intersection of the East right-of-way line of Chelonia Parkway, BONNET CREEK RESORT, according to the plat thereof, as recorded in Plat Book 56, Pages 41 through 45, of the Public Records of Orange County, Florida, with the South right-of-way line of Buena Vista Drive, as recorded in Official Records Book 3937, Page 1979, of said Public Records; thence S00°00'00"E along said East right-of-way line, a distance of 55.42 feet to the POINT OF BEGINNING; thence continue S00°00'00"E along said East right-of-way line, a distance of 31.18 to the South boundary of lands described in Official Records Book 10478, Page 9310, of said Public Records; thence departing said East right-of-way line run S87°21'42"E along said South boundary, a distance of 40.25 feet; thence departing said South boundary run N27°10'08"W, 47.56 feet; thence S63°21'32"W, 20.69 feet to the POINT OF BEGINNING.

Containing 0.026 acres (1119 square feet) more or less, and being subject to any rights-of-way, restrictions and easements of record.

LEGEND

- SEC 28-24-28 SECTION 28, TOWNSHIP 24 SOUTH, RANGE 28 EAST
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- PB PLAT BOOK
- PG PAGES
- R/W RIGHT-OF-WAY

NOTES

1. This is not a survey.
2. Bearings shown herein are based on the East right-of-way line of Chelonia Parkway, BONNET CREEK RESORT, as recorded in Plat Book 56, Pages 41 through 45, Public records of Orange County, Florida, being S00°00'00"E (per plat).
3. No facilities associated with this Sketch of Description have been field located by Donald W. McIntosh Associates, Inc.
4. This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described herein, unless otherwise shown.

PREPARED FOR:
Bonnet Creek Resort Community Development District
 FEE SIMPLE TO BONNET CREEK RESORT COMMUNITY DEVELOPMENT DISTRICT
 FROM REEDY CREEK IMPROVEMENT DISTRICT

DATE	BY	DESCRIPTION
REVISIONS		



DONALD W. McINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NO. LB88

DONALD W. McINTOSH ASSOCIATES, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB88
 ROCKY L. CARSON
 Florida Registered Surveyor and Mapper
 Certificate No. 4285
 March 17, 2020

DRAWN BY: MMS
 DATE: 3/2020

CHECKED BY: RJC

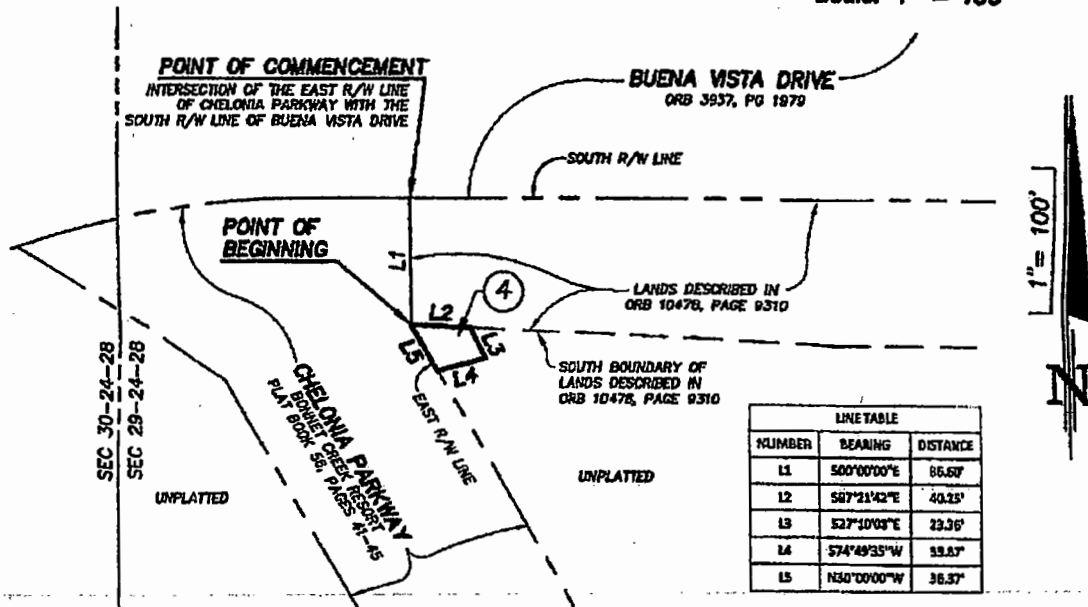
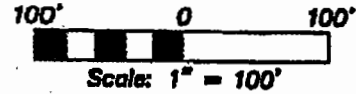
JOB NO. 22234.003

SCALE 1"=100'

SHEET 1
 OF 1

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR AN ELECTRONIC SIGNATURE (31-17.002(3) F.A.C.), OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SKETCH OF DESCRIPTION



LINETABLE		
NUMBER	BEARING	DISTANCE
L1	S00°00'00"E	86.60'
L2	S87°21'42"E	40.25'
L3	S27°10'08"E	23.36'
L4	S74°49'35"W	33.87'
L5	N30°00'00"W	36.37'

DESCRIPTION: (prepared by Donald W. McIntosh Associates, Inc.)

That part Section 29, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

BEGN at the intersection of the East right-of-way line of Chelonia Parkway, BONNET CREEK RESORT, according to the plat thereof, as recorded in Plat Book 56, Pages 41 through 45, of the Public Records of Orange County, Florida, with the South right-of way line of Buena Vista Drive, as recorded in Official Records Book 3937, Page 1979, of said Public Records; thence 500°00'00"E along said East right-of-way line, a distance of 86.60 feet to the South boundary of lands described in Official Records Book 10478, Page 9310 of said Public Records and the POINT OF BEGINNING; thence departing said East right-of-way line run S87°21'42"E along said South boundary, a distance of 40.25 feet; thence departing said South boundary run S27°10'08"E, 23.36 feet; thence S74°49'35"W, 33.87 feet to the aforesaid East right-of-way line of Chelonia Parkway; thence N30°00'00"W along said East right-of-way line, 36.37 feet to the POINT OF BEGINNING.

Containing 0.058 acres (1003 square feet) more or less, and being subject to any rights-of-way, restrictions and easements of record.

LEGEND

SEC 28-24-28 SECTION 28, TOWNSHIP 24 SOUTH, RANGE 28 EAST
 ORB OFFICIAL RECORDS BOOK
 PG PAGE
 PB PLAT BOOK
 PG PAGE
 R/W RIGHT-OF-WAY

NOTES

- This is not a survey.
- Bearings shown hereon are based on the East right-of-way line of Chelonia Parkway, BONNET CREEK RESORT, as recorded in Plat Book 56, Pages 41 through 45, Public records of Orange County, Florida, being 500°00'00"E (per plat).
- No facilities associated with this Sketch of Description have been field located by Donald W. McIntosh Associates, Inc.
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon, unless otherwise shown.

PREPARED FOR:
Bonnet Creek Resort Community Development District

5/05/20	DLL	REVISED TITLE BLOCK
4/30/20	DLL	REVISED TITLE BLOCK
DATE	BY	DESCRIPTION



DONALD W. MCINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NO. LB68

REVISIONS
 DONALD W. MCINTOSH ASSOCIATES, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB68

Rocky L. [Signature] May 05, 2020
 Florida Registered Surveyor and Mapper
 Certificate No. 7285
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: <u>HMS</u>	JOB NO. <u>22234.025</u>	SCALE <u>1"=100'</u>	SHEET <u>1</u>
DATE: <u>3/2020</u>	CHECKED BY: <u>RLC</u>		OF <u>1</u>