



OFFICE OF COMPTROLLER

INTEROFFICE MEMO

ORANGE COUNTY FLORIDA

Phil Diamond, CPA
County Comptroller
Finance and Accounting Department
Special Assessments
201 South Rosalind Avenue
Orlando, FL 32802
Telephone: 407-836-5770
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Date: November 4, 2019
To: Katie Smith, Deputy Clerk
Through: Cheryl Gillespie, Agenda Development
From: Eric Gassman, Chief Deputy Comptroller
Contact: Ann Dawkins, 407-836-5770
Re: Request Number M19-042 to amend a MSTU for Big Sand Lake

NOV 5 19 2:01 PM

Applicant: Elizabeth R. Johnson
Environmental Protection Division (EPD)
Brian Kittle
Developer

11-05-9P02:02 RCVD

Type of Hearing: To amend the Municipal Service Taxing Unit (MSTU) for general lake cleaning maintenance, aquatic plant control and navigational improvements using a millage assessment. The amendment would include Granada Loop, Sand Lake Sound and Sand Lake Vista and provide revised legal description of properties for the metes and bounds parcels, condominiums, and subdivisions within the boundaries of the Big Sand Lake MSTU.

Hearing Required by F. S.# Florida Statute Sections 125.01 (01) (q) and 200.066 and 200.071. This public hearing may be scheduled any time prior to December 31, 2019.

Advertising Requirements / Timeframe: Publish only one (1) time and must be published at least twenty (20) days prior to the public hearing with the tentative advertisement date as Sunday, November 24, 2019.

Notify Abutters: Special Assessments will mail public hearing notices to all of the affected property owners.

Estimated Time Required: One (1) minute

District: Commissioner VanderLey, District 1

Hearing Controversial: No. LEGISLATIVE FILE # 19-1078

December 17, 2019 @ 2pm

Katie Smith, Deputy Clerk  
Request for Big Sand Lake  
November 4, 2019  
Page 2

**Report:** At the request of Brian Kittle with Meritage Homes of Florida, Inc., staff recommends the Big Sand Lake MSTU be amended to include parcels / lots in Granada Loop, Sand Lake Sound and Sand Lake Vista to provide revised Exhibits for the metes and bounds parcels, condominiums, and subdivisions for the boundaries of the Big Sand Lake MSTU. The amendment provides a revised legal description of properties within the existing boundaries for the MSTU would be effective immediately.

The revised legal description of properties within the existing boundary should not impact the current tax millage rate of 0.1378 mills or \$0.14 per every one thousand dollars of all taxable assessed real property.

Materials being submitted as backup for public hearing request:

1. Resolution – one (1) copy of the proposed amending resolution.

**ADDITIONAL SPECIAL INSTRUCTIONS TO CLERK:**

1. Notify Special Assessments Section / Finance and Accounting Department of public hearing date(s) to prepare public hearing notice. Special Assessments will e-mail the public hearing notice to the Clerk.
2. **Send the original adopted resolution(s) to the Special Assessments Section / Finance and Accounting Department.**
3. Send 1 (one) certified copy of the adopted resolution(s) to the Special Assessments Section / Finance and Accounting Department.

**RESOLUTION  
OF THE ORANGE COUNTY  
BOARD OF COUNTY COMMISSIONERS  
ADOPTING THE FOURTH AMENDMENT  
TO THE RESOLUTION OF THE  
BOARD OF COUNTY COMMISSIONERS  
(ORIGINALLY ADOPTED ON DECEMBER 19, 1995,  
FIRST AMENDMENT ADOPTED ON DECEMBER 5, 2006  
SECOND AMENDMENT ADOPTED ON OCTOBER 4, 2011  
THRID AMENDMENT ADOPTED DECEMBER 16, 2014)  
REGARDING AMENDING A MUNICIPAL SERVICE TAXING  
UNIT FOR GENERAL LAKE CLEANING, MAINTENANCE AND  
AQUATIC PLANT CONTROL FOR**

**BIG SAND LAKE  
11/2019**

WHEREAS, Chapter 125.01 (01) (q), Florida Statutes, grants Orange County the power to establish a Municipal Service Taxing Unit ("MSTU") for any part of the unincorporated areas of Orange County; and

WHEREAS, the Board of County Commissioners of Orange County ("Board") is the governing board ("County"); and

WHEREAS, the Board established an MSTU by resolution adopted December 19, 1995 recorded in Book 5004, Pages 4578 through 4584 in the Public Records of Orange County; as amended on December 5, 2006 and recorded in Book 9022, Pages 3278 through 3287, October 4, 2011 and recorded in Book 10278, Pages 4146 through 4147 and further amended on December 16, 2014 recorded in Document Number 20140655634, Book 10855, Page 1747 the MSTU allowed additional authorized use of funds to fund navigational improvements (such resolutions are collectively referred to herein as the "MSTU Resolution" and such MSTU is referred to herein as the "Big Sand Lake MSTU"); and

WHEREAS, the purpose of the Big Sand Lake MSTU is to provide for general lake cleaning, maintenance and aquatic plant control, together with certain other costs pertaining to the operation of such MSTU; and

WHEREAS, the Board wishes to amend the aforesaid MSTU Resolutions to provide a revised legal description of properties in said MSTU, which properties are set forth on Exhibit "A", which describes certain properties by metes and bounds, Exhibit "B" describing Condominium properties, and Exhibit "C" for subdivisions,

THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA;

1. The foregoing "WHEREAS" clauses are declared to be true and correct and are hereby incorporated into the text of the Resolution.
2. The legal description of the properties affected by the Big Sand Lake MSTU Resolution is hereby amended to provide that the boundaries of said MSTU should be as set forth on Exhibit "A" for

metes and bounds parcels, Exhibit "B" for Condominiums, and Exhibit "C" for certain subdivisions. Exhibit "D" provides a map of the area that surrounds Big Sand Lake and subdivision additions.

3. Except as herein specifically provided all the remaining terms and conditions of the Resolutions, dated December 19, 1995, December 5, 2006, October 4, 2011 and December 16, 2014 shall remain in full force and effect.

4. This amendment shall take effect upon adoption by the Board of County Commissioners, and the provisions of the Big Sand Lake MSTU Resolutions dated December 19, 1995, December 5, 2006, October 4, 2011 and December 16, 2014 shall apply to all properties described on Exhibits A, B and C of this Amended Resolution.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019

ORANGE COUNTY, FLORIDA

BY: \_\_\_\_\_  
ORANGE COUNTY MAYOR

DATE: \_\_\_\_\_

ATTEST: Phil Diamond, County Comptroller  
as Clerk of the Board of County Commissioners

BY: \_\_\_\_\_  
DEPUTY CLERK

Big Sand Lake – Parcels  
Exhibit "A"

Parcel ID Number	Legal Description
02-24-28-0000-00-002	THAT PART OF SE1/4 LYING W OF FOLLOWING DESC LINE BEG 800 FT S OF NW COR OF SE1/4 RUN S 10 DEG E TO S LINE OF SEC 02-24-28 3228/778
02-24-28-0000-00-003	BEG 440 FT S & 30 FT W OF NE COR OF S1/4 OF NE1/4 RUN W 170 FT S 29 DEG W 495 FT S 43 DEG W 300 FT W 390 FT N 391 FT W 195 FT S 70 DEG W 265 FT S 87 DEG W 758.84 FT TO A POINT ON LAKE BEING 90.5 FT CONTOUR LINE AND ALSO BEING THE POB TH CONT S 87 DEG W 385.49 FT M/L TO A POINT ON E LOT LINE OF LOT 272 SAND LAKE POINT UNIT 3 PB 23/114 RUN TH SELY TO NW COR OF SAND LAKE VILLAGE SECTION 1 PHASE 4 PB 10/22 TH E ALONG SUB LINE 831.43 FT M/L NELY 484.14 FT E 266.79 FT TO EDGE OF LAKE AND 90.5 FT CONTOUR LINE TH NLY ALONG LAKE EDGE & SAID CONTOUR LINE TO POB IN SEC 02-24-28
02-24-28-0000-00-005	N1/2 OF NE1/4 (LESS S 200 FT THEREOF & LESS E 30 FT FOR RD R/W & LESS PT TAKEN FOR R/W PER OR 5037/4902) & (LESS PT TAKEN ON E FOR R/W PER OR 5428/3238) OF SEC 02-24-28
02-24-28-0000-00-006	BEG 440 FT S & 80 FT W OF NE COR OF S1/4 OF NE1/4 OF SEC 02-24-28 TH RUN S89-56-00W 120 FT N00-04-00W 21.64 FT S89-56-00W 102.77 FT SWLY 201.14 FT S62-23-51W 125.92 FT SWLY 454.16 FT S TO N LINE OF WESTGATE LAKES 2 5000/3118 TH W 195 FT SWLY 265 FT WLY TO A PT 960 FT E OF W LINE OF SAID NE1/4 TH N TO N LINE OF SAID S1/4 OF NE1/4 TH E TO POB (LESS SAND LAKE PHYSICIANS BLDG CONDO CB 12/63)
02-24-28-0000-00-007	COMM SE COR N 1/2 OF S 1/2 OF NE1/4 W 869.73 FT N 3.58 FT NWLY 267.04 FT NWLY 141.35 FT NWLY 321.49 FT W 520 FT N 76 FT E 79.14 FT N 75 FT W 89.37 FT N 195 FT TO POB TH W 681.87 FT N 100 FT E 682.36 FT S 100 FT TO POB IN SEC 02-24-28 4133/4989
02-24-28-0000-00-008	BEG NW COR OF LOT 189 OF SAND LAKE POINT UNIT 2 PB 22/94 RUN N 30 DEG W 165.65 FT S 142.89 FT E 84.01 FT TO POB
02-24-28-0000-00-009	BEG SE COR OF N1/2 OF NE1/4 RUN N 200 FT W 871 FT S 300 FT E 871 FT N TO POB (LESS E 80 FT FOR RD PER 4467/1914) IN SEC 02-24-28
02-24-28-0000-00-011	A PART OF THE SE1/4 OF SEC 02-24-28 BEING THE SALES OFFICE FOR WESTGATE LAKES TIME SHARE RESORT LYING NLY OF BLDG 700 OF WESTGATE LAKES II PER 5000/3118
02-24-28-0000-00-012	BEG A SW COR OF N1/2 OF S1/2 OF NE1/4 RUN N 505.05 FT E 690.69 FT S 98.04 FT E 30 FT S 20 FT W 20 FT S 30 FT E 20 FT S 357 FT W 155 FT N 103 FT N 64 DEG W 266.9 FT W 106.72 FT SWLY 245.6 FT W 118.33 FT TO POB IN SEC 02-24-28 OR B&P 5314/3876, ON 12-31-95, INST QC
02-24-28-0000-00-013	BEG 660 FT N OF CEN OF SEC RUN E 960 FT S 800 FT S 87 DEG W TO C/L OF SEC N TO POB IN SEC 02-24-28 3228/778
02-24-28-0000-00-014	FROM SE OF N1/2 OF S1/2 OF NE1/4 RUN W 30 FT TO W R/W LINE OF TURKEY LAKE RD CONT W 1887.11 FT N 407 FT W 30 FT N 76 FT FOR POB TH CONT N 22.04 FT W 690.69 FT N 249.43 FT E 681.69 FT S 195 FT E 89.37 FT S 75 FT W 79.14 FT TO POB (LESS COMM SE COR OF N1/2 OF S1/2 OF NE1/4 RUN W 30 FT TO W R/W LINE OF TURKEY LAKE RD CONT W 1887.11 FT N 407 FT W 30 FT N 76 FT CONT N 22.04 FT W 181.6 FT FOR POB W 150.5 FT N 142 FT E 150.5 FT S 142 FT TO POB) IN SEC 02-24-28
02-24-28-0000-00-016	BEG 1917.11 FT W & 357 FT N OF SE COR OF N1/2 OF S1/2 OF NE1/4 RUN N 30 FT W 20 FT S 30 FT E 20 FT TO POB IN SEC 02-24-28 3956/3409
02-24-28-0000-00-017	RETENTION TRACT BEG 2072.11 FT W OF SE COR OF N1/2 OF S1/2 OF NE1/4 RUN W 444.86 FT N 29 DEG E 39.82 FT N 39 DEG E 53.9 FT N 21 DEG E 49.81 FT N 6 DEG E 50.84 FT N 22 DEG E 48.09 FT N 25 DEG E 3.14 FT E 106.72 FT S 64 DEG E 266.9 FT S 103 FT TO POB IN SEC 02-24-28 4125/4500
02-24-28-0000-00-018	BLVD COMMON AREA BEG 1691.22 FT W OF SE COR OF N1/2 OF S1/2 OF NE1/4 TH W 27.12 FT NELY 40.45 FT N 44 DEG E 174.98 FT WLY 26.55 FT ELY

Big Sand Lake – Parcels  
Exhibit "A"

Parcel ID Number	Legal Description
	26.55 FT N 44 DEG E 68 FT NELY 33.81 FT NWLY 33.81 FT N 44 DEG E 157.03 FT SELY 26.53 FT S 44 DEG W 184.45 FT ELY 26.55 FT WLY 26.55 FT S 44 DEG W 68 FT SWLY 33.81 FT S 44 DEG W 158.84 FT SWLY 20.59 FT TO POB SEC 02-24-28
02-24-28-0000-00-022	PART OF NE1/4 OF SEC 02-24-28 DESC AS COMM 440 FT S & 30 FT W OF NE COR OF S1/4 OF SAID NE1/4 TH S89-56-00W 170 FT FOR POB TH RUN N00-04-00W 18.29 FT S29-25-00W 382.50 FT S55-56-44W 101.75 FT S33-23-38W 199.69 FT S51-12-52W 110.14 FT S89-10-00W 372.59 FT S00-50-00E 41.16 FT N89-10-00E 390 FT N43-35-00E 300 FT N29-25-00E 495 FT TO POB
02-24-28-0000-00-023	COMM SE COR OF N1/2 OF S1/2 OF NE1/4 RUN W 30 FT TO W R/W LINE OF TURKEY LAKE RD CONT W 1887.11 FT N 407 FT W 30 FT N 76 FT CONT N 22.04 FT W 181.6 FT FOR POB W 150.5 FT N 142 FT E 150.5 FT S 142 FT TO POB IN SEC 02-24-28
02-24-28-0000-00-025	PT OF SE1/4 OF SEC 02-24-28 DESC AS COMM INT OF S LINE OF SAID SEC 02-24-28 & WLY R/W TURKEY LAKE DR TH NELY ALONG CURVE CONCAVE
02-24-28-0000-00-025 - continued	ELY W/ RAD OF 2060.86 FT & TAN BEARING OF N04-18-04E THROUGH CENT ANG OF 11-03-42 FOR 397.88 FT TH N74-38-14W 50 FT FOR POB TH RUN N15-21-46E 601.18 FT N74-38-14W 142 FT S15-21-46W 64 FT S89-21-46W 65 FT N45-27-32W 12 FT S89-21-46W 49 FT N45-27-32W 16 FT S89-21-46W 46 FT N45-27-32W 48 FT S89-21-46W 32 FT N82-26-29W 416.14 FT S89-32-28W 1363.28 FT S10-05-59E 593.50 FT N89-32-28E 1728.26 FT N44-32-28E 16 FT S45-27-32E 33 FT S44-32-28W 17.90 FT S45-27-32E 76 FT N44-32-28E 30.16 FT S74-38-14E 89.95 FT TO POB (LESS COMM AT THE SE COR OF WESTGATE LAKES 3 5391/3172 TH N74-38-14W 64.88 FT S14-07-27W 28.29 FT TO POB TH CONT S14-07-27W 275.85 FT N75-52-33W 53.36 FT N14-07-27E 275.85 FT S75-52-33E 53.36 FT TO POB) & (LESS COMM AT THE SE COR OF THE N1/2 OF NE1/4 OF SEC 11-24-28 TH N00-10-46W 150 FT S89-32-28W 240.23 FT N12-48-28W 586.61 FT TO A PT OF CURVATURE HAVING A RAD OF 2060.86 FT CONCAVE ELY TH 1013.09 FT ALONG ARC THROUGH A CENT ANG OF 28'09'57" TO A PT OF TANGENCY TH N15-21-46E 357.81 FT N74-38-14W 227.60 FT TO POB TH N87-22-17W 230.28 FT N02-37-43E 10.14 FT N87-22-17W 6.53 FT N02-37-43E 12.88 FT N42-14-14W 5.77 FT N02-37-43E 28.15 FT N47-49-24E 5.95 FT N02-37-43E 13.20 FT S87-22-17E 6.46 FT N02-37-43E 9.92 FT S87-22-17E 230.19 FT S02-37-43W 28.46 FT S87-22-17E 9.33 FT S02-37-43W 37.57 FT N87-22-17W 9.33 FT S02-37-43W 16.54 FT TO POB & LESS COMM AT THE SE COR OF THE N1/2 OF NE1/4 OF SEC 11-24-28 TH N00-10-46W 150 FT S89-32-28W 240.23 FT N12-48-28W 586.61 FT TO A PT OF CURVATURE HAVING A RAD OF 2060.86 FT CONCAVE ELY TH 1013.09 FT ALONG ARC THROUGH A CENT ANG OF 28'09'57" TO A PT OF TANGENCY TH N15-21-46E 150 FT N74-38-14W 208.44 FT TO POB TH N86-14-02W 230.28 FT N03-45-58E 10.14 FT N86-14-02W 6.53 FT N03-45-58E 12.88 FT N41-05-59W 5.77 FT N03-45-58E 28.15 FT N48-57-40E 5.95 FT N03-45-58E 13.20 FT S86-14-02E 6.46 FT N03-45-58E 9.92 FT S86-14-02E 230.19 FT S03-45-58W 28.46 FT S86-14-02E 9.33 FT S03-45-58W 37.57 FT N86-14-02W 9.33 FT S03-45-58W 16.54 FT TO POB IN SEC 02-24-28)
02-24-28-0000-00-027	PT OF SE1/4 OF SEC 02-24-28 DESC AS COMM SE COR OF N1/2 OF NE1/4 OF SEC 11-24-28 TH N00-10-46W 150 FT S89-32-28W 240.23 FT N12-48-28W 586.61 FT TO A PT OF CURVE CONCAVE ELY W/ RAD OF 2060.86 FT TH NLY THROUGH CENT ANG OF 28-09-57 FOR 1013.09 FT TH N15-21-46E 357.81 FT N74-38-14W 227.60 FT FOR POB TH RUN N87-22-17W 230.28 FT N02-37-43E 10.14 FT N87-22-17W 6.53 FT N02-37-43E 12.88 FT N42-14-14W 5.77 FT N02-37-43E 28.15 FT N47-49-24E 5.95 FT N02-37-43E 13.20 FT S87-22-17E 6.46 FT N02-37-43E 9.92 FT S87-22-17E 230.19 FT S02-37-43W 28.46 FT S87-22-17E 9.33 FT

Big Sand Lake – Parcels  
Exhibit "A"

Parcel ID Number	Legal Description
	S02-37-43W 37.57 FT N87-22-17W 9.33 FT S02-37-43W 16.54 FT TO POB (A/K/A BUILDING 90)
02-24-28-0000-00-029	PT OF SE1/4 OF SEC 02-24-28 DESC AS COMM INT OF S LINE OF SAID SEC 02-24-28 & WLY R/W TURKEY LAKE DR TH NELY ALONG CURVE CONCAVE ELY W/ RAD OF 2060.86 FT & TAN BEARING OF N04-18-04E THROUGH CENT ANG OF 11-03-42 FOR 397.88 FT TH N74-38-14W 50 FT FOR POB TH RUN N15-21-46E 601.18 FT N74-38-14W 142 FT S15-21-46W 64 FT S89-21-46W 65 FT N45-27-32W 12 FT S89-21-46W 49 FT N45-27-32W 16 FT S89-21-46W 46 FT N45-27-32W 48 FT S89-21-46W 32 FT N82-26-29W 416.14 FT S89-32-28W 1363.28 FT S10-05-59E 593.50 FT N89-32-28E 1728.26 FT N44-32-28E 16 FT S45-27-32E 33 FT S44-32-28W 17.90 FT S45-27-32E 76 FT N44-32-28E 30.16 FT S74-38-14E 89.95 FT TO POB (LESS ALL PARTS LYING IN AND EAST OF PT DESCRIBED IN 9970/6164)
02-24-28-0000-00-030	COMM AT THE NE CORNER OF SEC 2-24-28 TH N89-45-40W 85 FT TO THE POB TH S00-25-17W 40 FT TH N89-45-40W 70 FT TH N00-25-17E 40 FT TH S89-45-40E 70 TO THE POB (LESS THE EAST 12 FT THEREOF)
02-24-28-0000-00-031	COMM AT THE NE CORNER OF SEC 2-24-28 TH S00-25-17W 1097.53 FT TH N89-45-40W 85 FT TO THE POB TH N89-35-39W 70 FT TH N00-25-17E 40 FT TH S89-35-39E 70 FT TH S00-25-17W 40 FT TO THE POB
02-24-28-5844-00-000	MUNGER LAND COMPANY E/22 THE N 1/2 OF THE NW 1/4, THE SW 1/4 OF THE NW 1/4 (LESS THE SOUTH 182 FT OF THE E 1/2 OF THE SW 1/4 OF THE NW 1/4), THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 (LESS BEG AT SE COR, THE N00-04-14E 270.00 FT, THE S49-10-21W 413.69 FT TO SOUTH LINE OF NW 1/4 OF NW 1/4 OF SW 1/4, TH N89-54-54E 312.10 FT TO POB) 02-24-28
02-24-28-7808-00-001	SAND LAKE VILLAGE CONDO SECTION 1 PHASE 4 CB 10/22 THAT PROPERTY DESC AS ASSOCIATION OWNED PROPERTY IN O.R. 4738/3567 (LESS BLDG CLUSTERS 13 THRU 18) SEE 4738/3567
03-24-28-0000-00-002	BEG NW COR OF LOT 39 BAY VISTA ESTATES UNIT 1 PB 12/70 & 71 RUN N 01 DEG W 251.41 FT S 76 DEG E 465.72 FT S 13 DEG W 251.09 FT N 75 DEG W 400.07 FT TO POB (RETENTION POND) IN SEC 03-24-28
03-24-28-0000-00-005	COMM SW COR OF SE1/4 OF SEC 03-24-28 TH S89-51-46E 1491.26 FT FOR POB TH RUN N00-03-44W 560.08 FT N39-03-40W 19.10 FT TO SELY R/W DARLENE DR TH NELY 122.34 FT S00-03-44E 612.46 FT N89-51-46W 102.50 FT TO POB
03-24-28-0000-00-006	BEG SW COR OF LOT 29 BAY VISTA ESTS UT 1 12/70 RUN S 75 DEG E 794.3 FT S 54.19 FT N 75 DEG W 649.55 FT S 58 DEG W 53.56 FT N 75 DEG W 32.64 FT N 11 DEG E 21.51 FT N 40 DEG W 25.19 FT N 76 DEG W 64.27 FT N 13 DEG E 19.37 FT TH NWLY 38.6 FT TO POB
03-24-28-0000-00-012	COMM SW COR OF SE1/4 OF SEC 03-24-28 TH S89-51-46E 1258.76 FT FOR POB TH RUN N00-03-44W 396 FT TO SELY R/W DARLENE DR TH N50-56-20E 167.28 FT S00-03-44E 501.72 FT N89-51-46W 130 FT TO POB
03-24-28-0000-00-013	BEG NW COR OF LOT 57 BAY VISTA ESTATES UNIT 1 PB 12/70 & 71 RUN N 13 DEG E 242.22 FT S 76 DEG E 64.27 S 40 DEG E 25.19 FT S 11 DEG W 22.51 FT S 75 DEG E 32.64 FT N 58 DEG E 53.56 FT S 75 DEG E 649.55 FT S 256.61 FT N 75 DEG W 866.8 FT TO POB (RETENTION POND) IN SEC 03-24-28
03-24-28-0000-00-014	BEG SW COR OF TRACT B BAY VISTA UT 1 12/70 RUN S 75 DEG E 479.26 FT TH RUN SLY 39.75 FT S 13 DEG W 9.4 FT N 76 DEG W 465.72 FT N 01 DEG W 61.35 FT TO POB
03-24-28-0548-00-003	BAY VISTA ESTATES UNIT 1 12/70 THAT PART DESIGNATED COMMON AREA PER PLAT LYING NLY OF BAY VISTA ESTATES BLVD

Big Sand Lake – Parcels  
Exhibit "A"

Parcel ID Number	Legal Description
03-24-28-0548-00-004	BAY VISTA ESTATES UNIT 1 12/70 THAT PART DESIGNATED COMMON AREA PER PLAT LYING SLY OF BAY VISTA ESTATES BLVD
11-24-28-0000-00-003	COMM AT S1/4 COR OF SECTION 11-24-28 TH E 377.06 FT NELY 277.04 FT CONT NELY 651.27 FOR POB TH N 59 DEG W 490.28 FT N 56 DEG W 588.31 FT N 1320 FT E 1320 FT S 1320 FT SWLY 673.97 FT TO POB (LESS PT TAKEN FOR TURKEY LAKE RD PER OR 5235/239)
11-24-28-0000-00-004	NE1/4 OF SE1/4 (LESS E 30 FT FOR RD R/W & LESS EXPRESSWAY R/W) & (LESS COMM NE COR OF SE 1/4 RUN W 67.21 FT SWLY 166.69 FT TO POB TH SWLY 520.49 FT N 69 DEG W 15 FT SWLY 363.37 FT S 74 DEG W 34.78 FT N 59 DEG W 96 FT NWLY 93.92 FT NLY 255.93 FT N 48 DEG E 307.41 FT NELY 375.80 FT TO POB-BCC RET AREA) & (LESS PT TAKEN FOR TURKEY LAKE RD PER OR 5235/2393) & (LESS THAT PORTION DESC IN 6803/2957) ALL IN SEC 11-24-28
11-24-28-0000-00-006	THE NE1/4 OF SW1/4 OF SEC 11-24-28
11-24-28-0000-00-007	THE W1/2 OF SW1/4 (LESS S 30 FT OF W1/4 OF SW1/4 FOR R/W) OF SEC 11-24-28
11-24-28-0000-00-010	THE SE1/4 OF NE1/4 (LESS N 100 FT & LESS EXPRESSWAY R/W) & THE SW1/4 OF NE1/4 (LESS BEG 153.92 FT W & 101.23 FT S OF NE COR OF SE1/4 OF NE1/4 RUN S 12 DEG E 430.61 FT SLY 295.44 FT W 1556.28 FT N 286 FT E
11-24-28-0000-00-010 - continued	156.25 FT N 15 DEG E 447.74 FT E 1171.21 FT TO POB (LESS COMM SE COR OF NE1/4 RUN W 67. 21 FT TO POB TH W 65.09 FT NLY 289. 83 FT N 02 DEG W 162.08 FT N 10 DEG W 67.72 FT E 47.66 FT S 280.76 FT SLY 230.87 FT TO POB. TAKEN FOR R/W PER OR 4936/628) OF SEC 11-24-28
11-24-28-0000-00-012	W 450 FT M/L OF N 1170 FT M/L OF NE1/4 (LESS R/W FOR SAND LAKE RD) & (LESS SR # 528 R/W ON E)
11-24-28-0000-00-013	BEG E1/4 COR RUN N 508.97 FT W 55.11 TO WLY R/W TURKEY LAKE RD FOR A POB TH W 812 FT N 400 FT E 739.69 FT TO WLY R/W TURKEY LAKE RD S 12 DEG E 102.84 FT SLY 225.73 FT S 79.05 FT TO POB (LESS BEG N 508.97 FT & N 88 DEG W 55.11 FT FROM SE COR OF NE1/4 TH N 88 DEG W 38.66 FT NLY 294.31 FT N 12 DEG W 114.02 FT S 88 DEG E 46.54 FT S 12 DEG E 102.84 FT SLY 225.73 FT S 70 FT TO POB TAKEN FOR R/W) IN SEC 11-24-28
11-24-28-0000-00-014	N 100 FT OF SE1/4 OF NE1/4 (LESS RD R/W ON E) & (LESS R/W TAKEN ON E PER TURKEY LAKE RD PROJECT PARCEL 105) & COMM SE COR OF N1/2 OF NE1/4 RUN W 253.58 FT TO POB TH W 363.13 FT N 150 FT E 330.32 FT S 12 DEG E 153.55 FT TO POB (BCC RET AREA) ALL IN SEC 11-24-28
11-24-28-0000-00-017	THAT PART OF NE1/4 OF NE1/4 SEC 11 & SE1/4 OF SE1/4 SEC 2 24 28 DESCRIBED IN OR 3734/876 & 3734/879 (LESS PT TAKEN ON E FOR R/W PER OR 5038/805) & (LESS THAT PORTION DESC IN OR 6384/5678) & (LESS THOSE PTS LYING WLY OF THAT PT DESC IN OR 6384/5678)
11-24-28-0000-00-018	S 150 FT OF N1/2 OF NE1/4 (LESS RD R/W) & (LESS PT TAKEN FOR R/W ON E PER OR 4976/1789 CI95-5185) & (LESS COMM SE COR OF N1/2 OF NE1/4 RUN W 253.58 FT TO POB TH W 363.13 FT N 150 FT E 330.32 FT S 12 DEG E 153.55 FT TO POB TAKEN FOR RET AREA PER OR 4976/1789) OF SEC 11-24-28 OR B&P 6475/2552, ON 03-05-02, INST WD
11-24-28-0000-00-020	W 100 FT OF SE1/4 OF SW1/4 OF SEC 11-24-28 3250/1649 4146/4190 4575/3195 OR B&P 6050/0939, ON 07-19-00, INST WM
11-24-28-0000-00-022	COMM NE COR OF SE 1/4 RUN W 67.21 FT SWLY 166.69 FT TO POB TH SWLY 520.49 FT N 69 DEG W 15 FT SWLY 363.37 FT S 74 DEG W 34.78 FT N 59 DEG W 96 FT NWLY 93.92 FT NLY 255.93 FT N 48 DEG E 307.41 FT NELY 375.80 FT TO POB IN SEC 11-24-28
11-24-28-0000-00-023	THAT PT OF NE1/4 OF NE1/4 OF SEC 11-24-28 AS DESC IN 6384/5678



Big Sand Lake – Parcels  
Exhibit "A"

Parcel ID Number	Legal Description
11-24-28-0000-00-024	A PORTION OF LAND LYING IN SECTIONS 11 & 14-24-28 & THE E 5.12 FT OF BLKS 66 67 & 68 IN CENTRAL ORANGE PARK O/63 DESC AS COMM AT S1/4 COR OF SEC 11 RUN E 538.24 FT TO POB TH N 36 DEG E 181.75 FT NELY 744.65 FT NELY 659.53 FT NELY 529.14 FT N 48 DEG E 85.65 FT ELY 79.16 FT SELY 203.58 FT S 59 DEG E 96.62 FT S 13 DEG E 34.95 FT SLY 22.58 FT S 37 DEG W 61.36 FT SLY 351.96 FT SLY 978.91 FT SLY 502.45 FT S 36 DEG W 1220.85 FT S 38 DEG W 2191.59 FT W 335.27 FT N 611.64 FT NELY 423.16 FT N 56 DEG E 170.14 FT NELY 669.95 FT N 38 DEG E 684.75 FT N 36 DEG E 910.45 FT TO POB (LESS COM AT W1/4 COR OF SEC 14 RUN N89-27-31E 1339.26 FT TO POB TH N00-12-45E 64.49 FT ALONG E LINE OF SW1/4 OF NW1/4 OF SEC 14 TH N89-27-31E 352.57 FT TO N R/W LINE OF I-4 TH S38-37-35W 83.17 FT ALONG NLY R/W LINE TH S89-27-31W 300.89 FT TO POB PER 10106/3837) & (LESS PT PLATTED PER PB81/113)
11-24-28-0000-00-025	PT OF E1/2 OF NE1/4 OF NW1/4 OF NE1/4 OF SEC 11-24-28 LYING OUTSIDE OF LAND PLATTED AS SAND LAKE VILLAGE SECTION 1 PHASE 1 CONDO CB 8/134 & LYING WLY OF THE SOUTHEASTERLY-EXTENDING PART OF THAT PART DESC IN OR 6384/5678
11-24-28-0000-00-026	PART OF N1/2 OF NE1/4 OF NW1/4 OF NE1/4 OF SEC 11-24-28 LYING OUTSIDE OF LAND PLATTED AS SAND LAKE VILLAGE SECTION 1 PHASE 1 CONDO CB 8/134 (LESS THAT PART DESC IN OR 6384/5678) BEING A CIRCULAR PARCEL APPROXIMATELY 464.55 FT IN CIRCUMFERENCE
11-24-28-0000-00-027	BEG AT NE COR OF SAID PARCEL THENCE N59-17-47W 280.66 FT S31-00-35W 267.13 FT S39-22-57W 115.69 FT S54-38-38E 287.04 FT TO PT OF CURVE HAVING A RADIUS OF 6098.79 FT & CENTRAL ANGLE OF 3-48-20 FOR A DIST OF 405.07 FT TO POB PER 7965/3112
11-24-28-0000-00-028	COM AT W1/4 COR OF SEC 14 RUN N89-27-31E 1339.26 FT TO POB TH N00-12-45E 64.49 FT ALONG E LINE OF SW1/4 OF NW1/4 OF SEC 14 TH N89-27-31E 352.57 FT TO N R/W LINE OF I-4 TH S38-37-35W 83.17 FT ALONG NLY R/W LINE TH S89-27-31W 300.89 FT TO POB
11-24-28-7802-00-001	SAND LAKE VILLAGE CONDO SECTION 1 PHASE 1 CB 8/134 THAT PROPERTY DESC AS ASSOCIATION OWNED PROPERTY IN O.R. 4738/3567 (LESS BLDG CLUSTERS 1 THRU 5) & (LESS THAT PORTION DESC IN OR 6384/5678) 4738/3567
11-24-28-7804-00-001	SAND LAKE VILLAGE CONDO SECTION 1 PHASE 2 CB 8/137 THAT PROPERTY DESC AS ASSOCIATION OWNED PROPERTY IN O.R. 4738/3567 (LESS BLDG CLUSTERS 6, 7, & 8) 4738/3567
11-24-28-7806-00-001	SAND LAKE VILLAGE CONDO SECTION 1 PHASE 3 CB 10/19 THAT PROPERTY DESC AS ASSOCIATION OWNED PROPERTY IN O.R. 4738/3567 (LESS BLDG CLUSTERS 9 THRU 12) 4738/3567
14-24-28-0000-00-011	A PORTION OF LAND LYING IN SECTIONS 11 & 14-24-28 DESC AS COMM AT N1/4 COR OF SEC 14 TH S89-25-06E 377.06 FT FOR POB TH RUN S36-49-20W 814.14 FT S38-36-36W 681.70 FT SWLY 629.72 FT S56-20-23W 170.14 FT SWLY 320.38 FT TO W LINE OF E 5.12 FT OF BLKS 60 THROUGH 65 CENTRAL ORANGE PARK PB O/63 TH N00-14-13E 1473.12 FT N88-47-07E 135.14 FT N00-14-30E 398.12 FT N00-17-40W 1340.35 FT TO N LINE OF SE1/4 OF SW1/4 OF SAID SEC 11 TH N89-06-15E 1247.40 FT S56-53-25E 588.31 FT S59-17-47E 490.28 FT SWLY 651.27 FT S36-49-20W 277.04 FT TO POB & (LESS BEG AT SW CORN OF SAID PARCEL THENCE N00-14-13E 630.89 FT N53-36-23E 400 FT S43-28-03E 496.59 FT TO PT OF CURVE HAVING RADIUS OF 2035 FT & CENTRAL ANGLE OF 9-48-26 FOR A DIST OF 348.33 FT S56-20-23W 170.14 FT TO PT OF CURVE HAVING RADIUS OF 2165 FT & CENTRAL ANGLE OF 8-28-44 FOR A DIST OF 320.38 FT TO POB PER 7965/3112) & (LESS BEG AT NE COR OF SAID PARCEL THENCE N59-17-47W 280.66 FT S31-00-35W 267.13 FT S39-

Big Sand Lake – Parcels  
Exhibit "A"

Parcel ID Number	Legal Description
	22-57W 115.69 FT S54-38-38E 287.04 FT TO PT OF CURVE HAVING A RADIUS OF 6098.79 FT & CENTRAL ANGLE OF 3-48-20 FOR A DIST OF 405.07 FT TO POB PER 7965/3112)
34-23-28-0000-00-028	PART OF SW1/4 DESC AS RETENTION POND 4 PER OR 4915/666 IN SEC 34-23-28
35-23-28-0000-00-003	S3/4 OF W1/2 OF SE1/4 OF NW1/4 OF SE1/4 (LESS W 120 FT) & W1/2 OF SE1/4 OF SE1/4 OF NW1/4 OF SE1/4 OF SEC 35-23-28
35-23-28-0000-00-004	S3/4 OF E1/2 OF SW1/4 OF NW1/4 OF SE1/4 & W 120 FT OF S3/4 OF W1/2 OF SE1/4 OF NW1/4 OF SE1/4 SEC 35-23-28
35-23-28-0000-00-005	N 132 FT OF S1/2 OF SE1/4 (LESS E 1641 FT) OF SEC 35-23-28
35-23-28-0000-00-006	N 125 FT OF S 925 FT OF S1/2 OF SE1/4 (LESS E 1641 FT THEREOF) OF SEC 35-23-28
35-23-28-0000-00-007	N 100 FT S 600 FT OF S1/2 OF SE1/4 OF SEC 35-23-28 (LESS E 1641 FT) OR B&P 6501/1551, ON 04-05-02, INST WD
35-23-28-0000-00-012	S 188 FT OF N 320 FT OF S1/2 OF SE1/4 (LESS E 1641 FT) SEC 35-23-28
35-23-28-0000-00-013	N 100 FT OF S 1000 FT OF S1/2 OF SE1/4 (LESS E 1641 FT) SEC 35-23-28
35-23-28-0000-00-014	N 100 FT OF S 700 FT OF W 999 FT OF S1/2 OF SE1/4 OF SEC 35-23-28 2779/122 2840/1303
35-23-28-0000-00-020	N 100 FT OF S 800 FT OF S1/2 OF SE 1/4 (LESS E 1641 FT) SEC 35-23-28 5150/2464
35-23-28-0000-00-025	BEG 354 FT W OF NE COR OF S1/2 OF SE1/4 RUN S 15 DEG W 582.73 FT N 73 DEG W 85 FT N 534.43 FT E 240 FT TO POB IN SEC 35-23-28
35-23-28-0000-00-026	BEG 1344.72 FT N & 624 FT W OF SE COR SEC RUN TH S 535.45 FT N 57 DEG W 103.5 FT N 479.38 FT E 87 FT TO POB IN SEC 35-23-28
35-23-28-0000-00-027	BEG 759.92 FT N OF SE COR OF SEC RUN N 87 DEG W 482.65 FT N 75 DEG E 467.28 FT TH E 30 FT TO E LINE SEC S 135.80 FT TO BEG (LESS E 30 FT FOR RD) & (LESS PT TAKEN ON E FOR R/W PER OR 5045/766 C195-7999) IN SEC 35-23-28 3165/1177
35-23-28-0000-00-028	BEG 561.72 FT N OF SE COR OF SEC RUN N 83 DEG W 624.35 FT N 39 DEG E 47.04 FT E 590.22 FT S 110 FT TO POB (LESS PT TAKEN FOR R/W ON E PER OR 4950/3848) IN SEC 35-23-28 OR B&P 5980/1207, ON 03-27-00, INST QM
35-23-28-0000-00-029	BEG 418.72 FT N OF SE COR OF SEC RUN N 70 DEG W 656.74 FT S 83 DEG E 624.35 FT TO E LINE OF SEC TH S 143 FT TO POB (LESS PT TAKEN FOR R/W ON E PER OR 4950/3848) & BEG 277.72 FT N OF SE COR OF SEC RUN N 60 DEG W 715.72 FT S 70 DEG E 656.74 FT TO E BNDRY OF SEC TH S 141 FT TO POB (LESS PT TAKEN FOR R/W ON E PER OR 4950/3848) & (LESS COMM SE COR OF SE1/4 RUN N 277.43 FT N 59 DEG W 98.12 FT TO POB TH N 59 DEG W 253.04 FT N 71.82 FT S 70 DEG E 232. 19 FT S 121.67 FT TO POB-TAKEN FOR BCC RET AREA) ALL IN SEC 35-23-28
35-23-28-0000-00-031	BEG 671.72 FT N OF SE COR OF SECTION RUN W 590.22 FT N 39 DEG E 129.4 FT N 75 DEG E 26.88 FT S 87 DEG E 482.65 FT TO E BNDRY SEC TH S 88.21 FT TO POB (LESS RD ON E) & (LESS PT TAKEN FOR R/W ON E PER OR 4950/3848) IN SEC 35-23-28 OR B&P 5980/1207, ON 03-27-00, INST QM
35-23-28-0000-00-033	BEG 895.72 FT N OF SE COR OF SEC RUN W 30 FT S 75 DEG W 494.16 FT N 58 DEG E 561.51 FT TH E 30 FT TO E LINE OF SEC TH S 170 FT TO POB (LESS E 30 FT FOR RD) & (LESS BEG SE COR OF SE 1/4 TH N 895.73 FT N 89 DEG W 30 FT FOR POB RUN S 75 DEG W 59.92 FT N 149.39 FT N 58 DEG E 68.09 FT S 170 FT TO POB PT TAKEN FOR RD R/W PER 4725/894) IN SEC 35-23-28 3102/403 & OR B&P 4464/3547, ON 09-24-92, INST WD

**Big Sand Lake – Parcels  
Exhibit "A"**

Parcel ID Number	Legal Description
35-23-28-0000-00-034	FROM SE COR OF SEC RUN N 1344.72 FT TO NE COR OF S1/2 OF SE1/4 TH RUN W 809 FT FOR POB TH RUN S 416.23 FT N 57 DEG W 138 FT N 341.48 FT E 116 FT TO POB IN SEC 35-23-28
35-23-28-0000-00-035	BEG 160 FT N OF SE COR OF SEC RUN W 32 FT N 51 DEG W 755.83 FT S 60 DEG E 715.72 FT TH S 117.72 FT TO POB (LESS PT TAKEN ON E FOR R/W PER OR 4976/1789 CI95-5185) & (LESS COMM SE COR OF SE1/4 RUN W 85 FT N 203.29 FT TO POB TH N 50 DEG W 322.52 FT N 34 DEG E 56.96 FT S 59 DEG E 253.04 FT S 123.54 FT TO POB) IN SEC 35-23-28 5086/0908
35-23-28-0000-00-036	BEG 711 FT W OF NE COR OF S1/2 OF SE1/4 RUN S 479.38 FT N 57 DEG W 116.58 FT N 416.23 FT E 98 FT TO POB IN SEC 35-23-28 OR B&P 5506/2587, ON 06-16-98, INST WD
35-23-28-0000-00-037	BEG 1344.72 FT N & 104 FT W OF SE COR OF SEC S 35 DEG W 700.95 FT N 23 DEG E 621.76 FT E 160 FT TO POB IN SEC 35-23-28 3402/2087
35-23-28-0000-00-038	BEG 1227.72 FT N & 30 FT W OF SE COR OF SEC S 46 DEG W 660.94 FT N 35 DEG E 700.95 FT E 74 FT S 117 FT TO POB IN SEC 35-23-28 3402/2089
35-23-28-0000-00-039	BEG 1065.72 FT N & 30 FT W OF SE COR OF SEC RUN S 58 DEG W 561.51 FT N 46 DEG E 660.94 FT S 162 FT TO POB IN SEC 35-23-28 3402/2091
35-23-28-0000-00-040	BEG 1344.72 FT N & 925 FT W OF SE COR OF SEC 35 RUN S 341.48 FT N 57 DEG W 529.76 FT N 54.51 FT E 445 FT TO POB IN SEC 35-23-28 OR B&P 6608/5500, ON 08-14-02, INST WD
35-23-28-0000-00-041	EG 264 FT W OF NE COR OF SE1/4 OF SE1/4 RUN S 23 DEG W 621.76 FT N 73 DEG W 33 FT N 15 DEG E 582.73 FT TH E 120 FT TO POB IN SEC 35-23-28 3409/2119
35-23-28-0000-00-044	COMM AT SE COR OF S1/2 OF SE1/4 RUN W 30 FT N 160 FT W 2 FT N 51 DEG W 755.83 FT FOR POB TH RUN W 433.72 FT N 446.55 FT S 57 DEG E 512.84 FT S 73 DEG E 118 FT S 39 DEG W 176.44 FT TO POB IN SEC 35-23-28 OR B&P 4676/1338, ON 12-29-93, INST QC
35-23-28-0000-00-047	COMM SE COR OF SE1/4 OF SEC 35-23-28 TH W 85 FT N 203.29 FT FOR POB TH RUN N 50 DEG W 32 FT W 273.68 FT N 22 DEG W 78.84 FT N 34 DEG E 134.33 FT N 34 DEG E 56.96 FT N 71.82 FT S 70 DEG E 232.19 FT S 245.21 FT TO POB (BCC RETENTION AREA)
35-23-28-0000-00-056	COMM NW COR OF NE1/4 OF SEC 35-23-28 TH S00-25-21W 666.11 FT S00-25-21W 999.79 FT S89-34-39E 1251.77 FT S02-07-50W 98.31 FT N67-27-50E 648 FT N89-57-50E 292 FT S01-21-50E 605.93 FT SWLY 21.78 FT S01-21-50E 130.46 FT S26-43-10W 744.76 FT FOR POB TH RUN S00-02-10E 429.13 FT S80-23-10W 371.72 FT S88-28-10W 458 FT S86-28-12W 126.81 FT S44-58-12W 82.17 FT N89-46-12W 474.59 FT S00-27-00W 502.44 FT N89-43-27W 331.48 FT S00-25-21W 1339.36 FT N89-36-36W 750.04 FT N00-25-21E 3270.56 FT S71-14-01E 2697.92 FT TO POB

**Big Sand Lake – Condominiums  
Exhibit "B"**

Condominiums	Condo Book / Page(s) (CB) Official Record Book / Page(s)*	Section Township Range Subcode	Lots / Block / Building / Tracts / Units
Capital Hotel Restaurant Group Condo	CB 16/114-115	02-24-28-1161	Units 1 and 2 and Common Area

**Big Sand Lake – Condominiums  
Exhibit "B"**

Condominiums	Condo Book / Page(s) (CB) Official Record Book / Page(s)*	Section Township Range Subcode	Lots / Block / Building / Tracts / Units
Lake View Medical Park Condo	9397/2889-2988*	02-24-28-4787	Units B through H and Common Area
Lakeview GI Center Condo	9888/7122-7220*	02-24-28-4788	Units 1 and 2 and Common Area
Medplex A at Sandlake Commons	CB 13/133-136	02-24-28-7852	All Units and Common Area
Medplex B at Sandlake Commons	CB 21/139-143	02-24-28-5661	Units 1-178 and Common Area
Sand Lake Medical Park Condo Phase 1	CB 34/60 7062/2213-2285*	02-24-28-7794	Unit 1 and Common Area
Sand Lake Medical Park Condo Phase 2	CB 34/74 7132/3821-3826*	02-24-28-7794	Unit 2 and Common Area
Sand Lake Medical Park Condo Phase 3	CB 34/75 7210/2954-2959*	02-24-28-7794	Unit 3 and Common Area
Sand Lake Medical Park Condo Phase 4	CB 34/106 7262/0957-1006*	02-24-28-7794	Unit 4 and Common Area
Sand Lake Medical Park Condo Phase 5	7348/1315-1320*	02-24-28-7794	Unit 5 and Common Area
Sand Lake Medical Park Condo Phase 6	7444/2603-2608*	02-24-28-7794	Units 6, 7, and 8 and Common Area
Sand Lake Medical Park Condo Phase 7	7509/4067-4072*	02-24-28-7794	Unit 9 and Common Area
Sand Lake Medical Park Condo Phase 8	7776/1946-1951*	02-24-28-7794	Unit 10 and Common Area
Sand Lake Medical Park Condo Phase 9	7858/4206-4211*	02-24-28-7794	Unit 11 and Phase 8 and Common Area
Sand Lake Medical Park Condo Phase 10	9485/40-48*	02-24-28-7794	Unit 10 and Common Area
Sand Lake Medical Park Condo Phase 11	9583/4702-4707*	02-24-28-7794	Unit 12 and Common Area
Sand Lake Physicians Building Condo	CB 12/63-66	02-24-28-7850	Units 1-180, All Buildings and Common Area
Sand Lake Private Residences	CB 35/112-151 7827/2548-2630*	35-23-28-7837	Commercial Unit Building 01 – All Units Building 02 – All Units Building 03 – All Units Building 04 – All Units Building 05 – All Units Building 06 – All Units Building 07 – All Units Building 08 – All Units Building 09 – All Units Building 10 – All Units Building 11 – All Units Building 12 – All Units Building 13 – All Units Building 14 – All Units Building 15 – All Units Building 16 – All Units

**Big Sand Lake – Condominiums  
Exhibit "B"**

Condominiums	Condo Book / Page(s) (CB) Official Record Book / Page(s)*	Section Township Range Subcode	Lots / Block / Building / Tracts / Units
			And Common Area
Sand Lake Village Condo Section 1 Phase 1	CB 8/134-136	11-24-28-7802	Building 01 – All Units Building 02 – All Units Building 03 – All Units Building 04 – All Units Building 05 – All Units
Sand Lake Village Condo Section 1 Phase 2	CB 8/137-138	11-24-28-7804	Building 06 – All Units Building 07 – All Units Building 08 – All Units
Sand Lake Village Condo Section 1 Phase 3	CB 10/19-21	11-24-28-7806	Building 09 – All Units Building 10 – All Units Building 11 – All Units Building 12 – All Units
Sand Lake Village Condo Section 1 Phase 4	CB 10/22-24	02-24-28-7808	Building 13 – All Units Building 14 – All Units Building 15 – All Units Building 16 – All Units Building 17 – All Units Building 18 – All Units
Vizcaya Heights Condo	6575/1315-1423*	35-23-28-8980	Building 01 – All Units Building 02 – All Units Building 03 – All units Building 04 – All Units Building 05 – All Units Building 06 – All Units And Common Area
Vizcaya Heights Condo 2	7240/3475-3566*	35-23-28-8980	Building 07 – All Units And Common Area
Vizcaya Heights Condo 3	6986/1337-1422*	35-23-28-8980	Building 14 – All Units Building 15 – All Units And Common Area
Vizcaya Heights Condo 4	7353/1430-1524*	35-23-28-8980	Building 10 – All Units And Common Area
Vizcaya Heights Condo 5	7447/3647-3736*	35-23-28-8980	Building 08 – All Units Building 13 – All Units And Common Area 2 parcels
Vizcaya Heights Condo 6	8896/3375-3461*	35-23-28-8980	Building 9 – All Units And Common Area
Vizcaya Heights Condo 7	8370/0774-0869*	35-23-28-8980	Building 11 – All Units And Common Area
Vizcaya Heights Condo 8	8976/4535-4631*	35-23-28-8980	Building 12 – All Units And Common Area
Vizcaya Heights Condo 9	9141/2640-2740*	35-23-28-8980	Building 16 – All Units And Common Area
Westgate Lakes 1	5020/0327-0383*	02-24-28-9200	All Buildings - All Units
Westgate Lakes 2	5000/3118-3167*	02-24-28-9210	All Buildings - All Units
Westgate Lakes 3	5391/3172-3224*	02-24-28-9220	All Buildings - All Units
Westgate Lakes 4	6849/3167-3218*	02-24-28-9230	All Buildings - All Units

**Big Sand Lake – Condominiums  
Exhibit "B"**

Condominiums	Condo Book / Page(s) (CB) Official Record Book / Page(s)*	Section Township Range Subcode	Lots / Block / Building / Tracts / Units
Westgate Lakes 5	9580/0608-0656*	02-24-28-9240	All Buildings - All Units and Common Area
Westgate Lakes 5 Third Amendment	9853/2999-3008*	02-24-28-9240	All Buildings - All Units and Common Area
Westgate Lakes 5 Fifth Amendment	9969/6449-6459*	02-24-28-9240	All Buildings - All Units and Common Area

**Big Sand Lake – Subdivisions  
Exhibit "C"**

Subdivisions	Plat Book / Page	Section Township Range Subcode	Lots / Block / Building / Tracts / Units
Bay Harbour Dr. Phillips Florida	36/86-88	34-23-28-0501	Tracts A, B, C, D, and E Lots 1 through 78
Bay Vista Estates Unit 1	12/70-71	03-24-28-0548	Tracts A and B Lots 1 through 66 and Common Area
Bay Vista Estates Unit 2	15/20-21	03-24-28-0552	Tract A Lots 67 through 115
Bay Vista Estates Unit 3	21/46-47	03-24-28-0553	Tract A Lots 116 through 176
Bay Vista Estates Unit 4	23/69-70	03-24-28-0563	Lots 177 through 232
Estates at Phillips Landing Dr Phillips Florida	36/89-91	34-23-28-2489	Tracts A, B, C, D, and E Lots 1 through 59 Lot 150
<b>Granada Loop</b>	<b>99/104-113</b>	<b>35-23-28-3129</b>	<b>Lots B and C</b>
Estates at Phillips Landing Phase 2	39/47-51	03-24-28-0907	Tracts A, B, C, and D Lots 60-149
Heritage Bay Dr. Phillips Florida	36/92-94	34-23-28-3486	Tracts A, B, C, D, and E Lots 1 through 59
Heritage Bay Phase 2	39/52-53	03-24-28-0908	Tracts A, B, C, D, and E Lots 60 through 134
Sand lake Commons	25/25-26	02-24-28-7805	Tracts A and B Lot 2
Sand Lake Cove Phase 1	35/124	11-24-28-7877	Tracts A, B, and C Lots 1 through 84
Sand Lake Cove Phase 2	35/137	11-24-28-7819	Lots 1 through 65
Sand Lake Cove Phase 3	35/150-151	11-24-28-7864	Tracts A and B Lots 1 through 65
Sand Lake Groves Apartments	81/113-114	11-24-28-7793	Lot 1
Sand Lake Plaza	28/125	35-23-28-7825	Retention Area Lot 1
Sand Lake Point Unit 1	20/69-71	03-24-28-7841	Tracts A, B, C, D, and E Lots 1 through 103

Big Sand Lake – Subdivisions  
Exhibit "C"

Subdivisions	Plat Book / Page	Section Township Range Subcode	Lots / Block / Building / Tracts / Units
Sand Lake Point Unit 2	22/94-96	02-24-28-7843	Tract A Lots 104 through 108 Lots 111 through 123 Lots 126 through 142 Lots 145 through 208
Sand Lake Point Unit 3	23/114-116	02-24-28-7842	Lots 209 through 250 Lots 255 through 278
Sand Lake Point Unit 4	31/105-108	02-24-28-7861	Tract A Lots 279 through 409
Sand Lake Point Unit 5	36/58	03-24-28-7844	Lots 1 through 37
<b>Sand Lake Sound</b>	<b>99/145-150</b>	<b>35-23-28-7841</b>	<b>Lots 1 through 183</b>
<b>Sand Lake Vista</b>	<b>100/88-95</b>	<b>02-24-28-7851</b>	<b>Lots 1A &amp; 1B</b> <b>Lots 2 through 7</b>
Shores at Big Sand Lake	86/6-7	11-24-28-7878	Tracts A and B Lot 1
Venezia	67/117-119	11-24-28-8702	Tracts A and B Lots 1 through 53
Vizcaya Phase 1	45/29-34	34-23-28-8880	Tracts A, B, C, D, E, F, G, H, and I Tracts K, L, and M Tracts O and P Lots 18A through 25A Block A Lots 35A through 52A Block A Lots 26B through 34B Block B Lots 1C through 6C Block C Lots 1D through 31D Block D Lots 46E through 59E Block E Lots 1F through 20F Block F
Vizcaya Phase 2	46/78-81	34-23-28-8881	Tract A Tracts C, D, and E Tracts B1, B2, and B3
Vizcaya Phase 2 - continued	46/78-81	34-23-28-8881	Lots 21G through 30G Block G Lots 31H through 45H Block H Lots 32I through 55I Block I Lots 7J through 11J Block J Lots 12K through 17K Block K
Vizcaya Townhomes	46/140	34-23-28-8883	Tracts A, B, C, and D Lots 1 through 36

# Big Sand Lake Exhibit "D"

