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OFFICE OF COMPTROLLER

INTEROFFICE MEMO

ORANGE
COUNTY
FLORIDA

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County Comptroller
Finance and Accounting Department
Special Assessments
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Date: February 23, 2023
To: Keith Nowlin, Assistant Comptroller
Through: Cheryl Gillespie, Agenda Development
From: Eric Gassman, Chief Deputy Comptroller
Contact: Ann Dawkins, 407-836-5770
Subject: Request Number **M23-018** for Lake Pickett MSTU

Applicant: Elizabeth Johnson
Orange County Environmental Protection Division (EPD)

Type of Hearing: To amend the Lake Pickett Municipal Service Taxing Unit (MSTU) for General Lake Cleaning, Maintenance, and Aquatic Plant Control to allow additional authorized use of funds in the MSTU (Municipal Service Taxing Unit) for navigational improvements (excluding dredging canals). This amendment does not change the current ad valorem assessment.

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, 2023. **The resolution must be approved by December 31, 2023 to be included on the November 2023 real estate tax bill.**

Advertising Requirements / Timeframe: **Publish only one (1) time and must be published at least twenty (20) days prior to the public hearing with the advertisement date as Sunday, March 19, 2023.**

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

Estimated Time Required: One (1) minute

District: Commissioner Bonilla, District 5

Hearing Controversial: No.

Report: Elizabeth Johnson, Environmental Protection Division, is requesting that the Lake Pickett Municipal Service Taxing Unit (MSTU) for General Lake Cleaning Maintenance and Aquatic Plant Control be amended to allow additional authorized use of funds in the MSTU (Municipal Service Taxing Unit) for navigational improvements (excluding dredging canals). This amendment does not change the current ad valorem assessment.

Materials being submitted as backup for public hearing request:

1. Resolution – one (1) copy of the proposed resolution for general lake cleaning, maintenance, aquatic plant control, and navigational improvements.

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 memo to the Clerk.
2. Send the original adopted resolution(s) to the Special Assessments Section / Finance and Accounting Department.
3. Send one (1) certified copy of the adopted resolutions to the Special Assessments Section / Finance and Accounting Department.
4. Send one (1) tearsheet, one (1) proof of publication, and one (1) DR-413 of the public advertisement to the Special Assessments Section / Finance and Accounting Department.

RESOLUTION
OF THE
ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS
ADOPTING THE EIGHTH *AMENDMENT*
TO THE RESOLUTION OF THE
BOARD OF COUNTY COMMISSIONERS
(ORIGINALLY ADOPTED ON DECEMBER 5, 1995,
FIRST AMENDMENT ADOPTED ON JULY 12, 2005
SECOND AMENDMENT ADOPTED ON DECEMBER 1, 2015
THIRD AMENDMENT ADOPTED SEPTEMBER 19, 2017
FOURTH AMENDMENT ADOPTED OCTOBER 16, 2018
FIFTH AMENDMENT ADOPTED DECEMBER 1, 2020
SIXTH AMENDMENT ADOPTED OCTOBER 26, 2021
SEVENTH AMENDMENT ADOPTED OCTOBER 25, 2022)
AMENDING A MUNICIPAL SERVICE TAXING UNIT
FOR GENERAL LAKE CLEANING, MAINTENANCE,
AQUATIC PLANT CONTROL AND NAVIGATIONAL
IMPROVEMENTS FOR

**LAKE PICKETT
11/2023**

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

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

WHEREAS, the Board established an MSTU by resolution adopted on December 5, 1995 recorded in Book 4986, Pages 2158 through 2163 in the Public Records of Orange County, as amended on July 12, 2005 and recorded in Book 08083, Pages 4491 through 4493, amended on December 1, 2015 and recorded in Book 11025, Pages 2763 through 2769, amended on September 19, 2017 recorded in Document Number 20170530501, amended on October 16, 2018 recorded on Document Number 20180632987 amended on December 1, 2020 recorded on Document Number 20200642627 and amended on October 26, 2021 recorded on Document Number 20210692546, Public Records of Orange County and further amended on October 25, 2022 recorded on Document Number 20220673359 (such resolutions are collectively referred to herein as the "MSTU Resolution" and such MSTU is referred to herein as the "Lake Pickett MSTU"); and

WHEREAS, the purpose of the Lake Pickett 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 now desires to amend the Resolution to allow additional authorized use of funds in the MSTU for navigational improvements (excluding dredging of canals); and

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 MSTU Resolution described in the above premises establishing the Lake Pickett MSTU for general lake cleaning, maintenance and aquatic plant control of Lake Pickett of Orange County, Florida is hereby amended to allow additional authorized use of funds in the Lake Pickett MSTU for certain navigational improvements including waterway markers, signage, buoys, pilings, and lake safety patrolling, but excluding dredging of canals. The use of MSTU funds for such additional purposes shall be permitted only for such additional services and improvements rendered or installed after the effective date of this Resolution and for such navigational improvements as are authorized and permitted under Florida Law. The said Lake Pickett Municipal Service Taxing Unit is hereby amended and shall include, beginning with the November 2023 tax year and for subsequent tax years, all specific parcels and subdivisions as set forth in Exhibit "B", which describes certain properties by metes and bounds and Exhibit "C" for subdivisions; Exhibit "D" is a map depicting the addition of Sunset Preserve – Phase 1 Subdivision; Exhibit "E" is a map depicting the addition of Sunset Preserve – Phase 4; and Exhibit "F" is a map depicting the addition of Sunset Preserve – Phase 5A.

3. This Eighth Amending Resolution shall become effective upon its adoption by the Board, and shall supplement the MSTU Resolution, as defined herein.

4. Except as herein specifically provided, all remaining terms and conditions of the MSTU Resolution shall remain in full force and effect.

5. This Eighth Amending Resolution shall take effect upon adoption by the Board, and the provisions of the MSTU Resolution shall apply to all properties described on Exhibits "B" and "C" of this Eighth Amending Resolution.

ADOPTED THIS _____ DAY OF _____, 2023

ORANGE COUNTY, FLORIDA

BY: _____
ORANGE COUNTY MAYOR

DATE: _____

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

BY: _____
DEPUTY CLERK

Exhibit "A" - Boundary
Lake Pickett MSTU

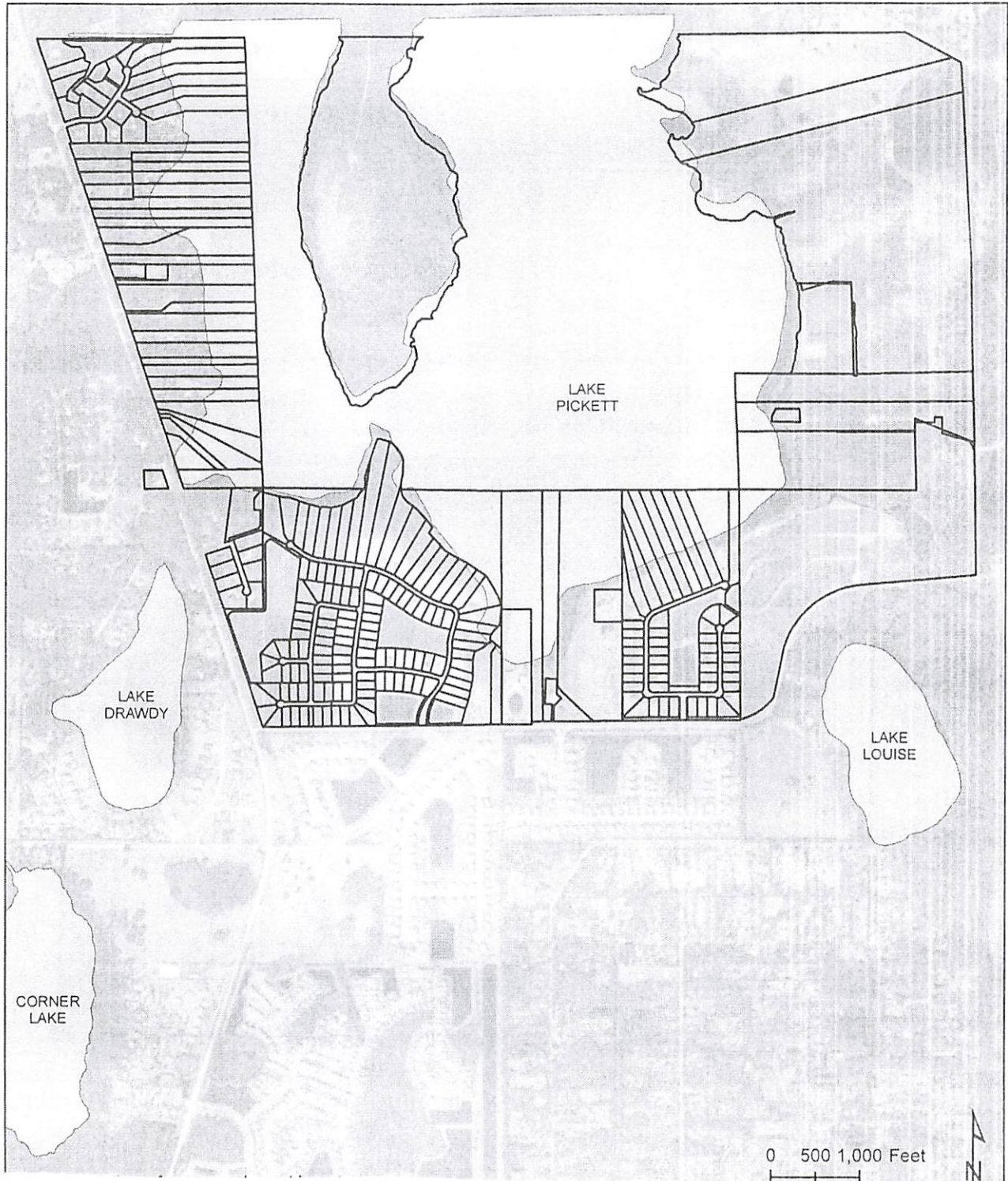


Exhibit "B" - Parcels
Lake Pickett MSTU

Parcel ID Number	Parcel Legal Description
03-22-32-0000-00-001	THAT PART OF N 1/2 OF GOV LOT 1 & NE 1/4 OF NE 1/4 OF SEC 03-22-32 LYING N OF FOLLOWING DESCRIBED LINE BEG 564 FT N OF SE COR OF NE 1/4 OF NE 1/4 RUN S 76 DEG W ALONG CENTERLINE OF CANAL TO LAKE (LESS THE SLY 400 FT THEREOF) & (LESS THAT PART OF NE1/4 OF NE1/4 LYING NELY OF N FORT CHRISTMAS RD)
03-22-32-0000-00-002	(NOTE: HOMESTEAD PORTION OF THE FOLLOWING DESCRIBED PROPERTY) COMM AT THE SE COR OF SEC 03-22-32 TH N01-18-12W 541.85 FT TO POB N68-17-55W 722.25 FT S01-33-18E 139.47 FT S89-43-18W 1992.95 FT N02-19-47W 325.48 FT N89-30-34E 2662.93 FT S01-18-12E 466.10 FT TO POB
03-22-32-0000-00-004	BEG SE COR OF NE1/4 OF NE1/4 RUN W 2426.55 FT TO CENTER LINE OF CANAL NELY ALONG CENTER LINE OF SAID CANAL EXTENDED 2450 FT TO E LINE OF SEC TH S 564 FT TO POB & NE1/4 OF SE1/4 & SE1/4 OF NE1/4 & N 300 FT OF GOV LOT 2 & S1/2 OF GOV LOT 1 (LESS BEG 1100 FT W OF SW COR OF NE1/4 OF NE1/4 AT INT OF C/L OF CANAL WITH N LINE OF S1/2 OF GOV LOT 1 RUN W 800 FT M/L TO LAKE SLY ALONG SHORE TO C/L OF CANAL NELY 700 FT M/L TO POB IN SEC 03-22-32 SEE 3410/2306
03-22-32-0000-00-005	THE SLY 400 FT OF THAT PART OF GOV LOT 1 & NE1/4 OF NE1/4 OF SEC LYING N OF A LINE DESCRIBED AS BEG 564 FT N OF SE COR OF NE1/4 OF NE1/4 RUN S 76 DEG W ALONG CENTER LINE OF CANAL TO LAKE IN SEC 3-22-32
03-22-32-0000-00-010	COMM AT THE SE COR OF SEC 03-22-32 TH RUN N01-18-12W 541.85 FT N68-17-55W 722.25 FT S01-33-18E 139.47 FT S89-43-18W 1992.95 FT N02-19-47W 325.48 FT CONT N02-19-47W 325.48 FT N89-17-54E 817 FT TO POB N01-18-12W 1019.42 FT N88-33-52E 508.22 FT S01-48-36E 1026.07 FT S89-17-54W 517.32 FT TO POB
04-22-32-0000-00-010	BEG 310.8 FT N OF SW COR OF SE1/4 OF NW1/4 RUN W 421.51 FT S 17 DEG E 190.24 FT E 431.13 FT N 80 DEG E 149.24 FT N 66 DEG E 444.76 FT W 622.54 FT TO POB IN SEC 04-22-32
04-22-32-0000-00-011	N 138.18 FT OF S1/2 OF N1/2 OF SE1/4 OF NW1/4 OF SEC 04-22-32
04-22-32-0000-00-014	COMM AT THE NE COR OF THE NW1/4 OF SW1/4 OF SEC 04-22-32 TH S89-58-03W 332.95 FT S17-52-27E 105.05 FT TH N89-58-03E 658.86 FT TO POB TH CONT N89-58-03E 975.51 S02-06-34E 231.92 FT N89-58-59W 1568.94 FT N17-52-27W 52.54 FT S89-58-59E 600.79 FT N00-01-57W 180.91 FT TO POB
04-22-32-0000-00-015	FROM NW COR OF SW1/4 OF SEC 04-22-32 RUN S89-57-53E 1330.71 FT S01-39-03E 330.58 FT FOR POB RUN S89-57-51E 1331.30 FT S01-45-12E 330.56 FT N89-57-49W 1469.86 FT N17-49-10W 347.10 FT S89-57-51E 234.68 FT TO POB (FROM NW COR OF SW1/4 OF SEC 04-22-32 RUN S89-57-53E 1330.71 FT S01-39-03E 661.15 FT FOR POB TH N89-57-49W 137.97 FT N17-49-10W 31.54 FT TH S89-57-49E 408.94 FT TH N52-02-34E 162.45 FT TH S89-57-49E 938.56 FT TH S01-45-12E 130.06 FT TH N89-57-49W 1331.89 FT TO POB)
04-22-32-0000-00-016	N1/2 OF S1/2 OF N1/2 OF SW1/4 LYING E OF RD (LESS S 130 FT THEREOF) IN SEC 04-22-32
04-22-32-0000-00-017	N1/2 OF S1/2 OF S1/2 OF N1/2 OF SW1/4 LYING E OF ROAD SEC 04-22-32
04-22-32-0000-00-018	1/2 OF S1/4 OF S1/2 OF N1/2 OF SW1/4 LYING E OF RD & THE N 50 FT OF THE N 20 ACRES OF THE S1/2 OF SW1/4 OF SEC 04-22-32
04-22-32-0000-00-022	S 6 ACRES OF SE1/4 OF SW1/4 OF SEC 04-22-32 (LESS CR 419 R/W PER SRB 1/6) & (LESS RR R/W AKA SR 13 PER DB839/683 & OR3501/1137)
04-22-32-0000-00-023	FROM NW COR OF SE1/4 OF SW1/4 RUN S 331 FT S 87 DEG E 145.4 FT FOR POB S 15 DEG E 100 FT S 87 DEG E 105.44 FT S 69 DEG E 1135 FT TO E LINE OF SE 1/4 OF SW 1/4 N 420 FT M/L N 87 DEG W 1195 FT M/L TO POB IN SEC

Exhibit "B" - Parcels
Lake Pickett MSTU

Parcel ID Number	Parcel Legal Description
	04-22-32
04-22-32-0000-00-024	FROM NW COR SE 1/4 OF SW 1/4 RUN S 331 FT S 87 DEG E 145.4 FT S 15 DEG E 150 FT FOR POB TH S 87 DEG E 105.44 FT S 69 DEG E 29.72 FT S 57 DEG E 1200 FT M/L TO A PT ON E LINE OF SE1/4 OF SW1/4 TH S 80 FT TO PT ON N LINE OF S 6 ACRES OF SE1/4 OF SW1/4 TH W 360 FT N 45 DEG W 875 FT M/L N 87 DEG W 105.44 FT N 15 DEG W 50 FT TO POB IN SEC 04-22-32
04-22-32-0000-00-025	GOV LOTS 3 THROUGH 10 SEC 04-22-32
04-22-32-0000-00-026	FROM NW COR OF SE1/4 OF SW1/4 RUN 331 FT S 87 DEG E 145.44 FT S 15 DEG E 377.42 FT FOR POB TH RUN S 72 DEG E 162.64 FT S 45 DEG E 567 FT M/L W 436 M/L N 15 DEG W 460.75 FT TO POB IN SEC 04-22-32 SEE 5083/3047
04-22-32-0000-00-027	S1/2 OF N2/3 OF N1/2 OF S1/2 OF SE 1/4 OF NW1/4 & S1/2 OF N2/3 OF N1/2 OF S1/2 OF SW1/4 OF NW1/4 LYING E OF RR IN SEC 04-22-32
04-22-32-0000-00-028	N1/3 OF N1/2 OF S1/2 OF S1/2 OF NW1/4 E OF RR RY & S 26 FT OF N1/2 OF SE1/4 OF NW1/4 OF SEC 04-22-32
04-22-32-0000-00-029	THE S1/3 OF N1/4 OF SE1/4 OF NW1/4 OF SEC 04-22-32
04-22-32-0000-00-030	N1/3 OF N1/4 OF SE1/4 OF NW1/4 & S 3 FT OF NW1/4 OF NW1/4 E OF RD & N 30 FT OF N1/2 OF N1/2 OF SW1/4 OF NW1/4 E OF RD & S 142 FT OF N 172 FT OF N1/2 OF N1/2 OF THE SW1/4 OF NW1/4 LYING E OF SR RD 419 IN SEC 04-22-32
04-22-32-0000-00-031	S1/3 OF N1/2 OF S1/2 OF SE1/4 OF NW1/4 & S1/3 OF N1/2 OF S1/2 OF SW1/4 OF NW1/4 E OF RR RY IN SEC 04-22-32
04-22-32-0000-00-032	S1/2 OF N2/3 OF N1/4 OF SE1/4 OF NW1/4 OF SEC 04-22-32
04-22-32-0000-00-035	N1/2 OF S1/4 OF S1/2 OF N1/2 OF SW1/4 LYING E OF RD IN SEC 04-22-32
04-22-32-0000-00-036	S 142.21 FT OF N 146.43 FT OF S1/2 OF N1/2 OF SW1/4 OF NW1/4 LYING E OF SR 419 IN SEC 04-22-32
04-22-32-0000-00-038	FROM NW COR OF SE1/4 OF SW1/4 RUN S 331 FT S 87 DEG E 145.4 FT S 15 DEG E 100 FT FOR POB TH S 87 DEG E 105.44 FT S 69 DEG E 1135 FT M/L TO PT ON E LINE OF SE1/4 OF SW1/4 RUN S 285 FT TH N 57 DEG W 1200 FT M/L TH N 69 DEG W 29.72 FT N 87 DEG W 105.44 FT N 15 DEG W 50 FT TO POB IN SEC 04-22-32
04-22-32-0000-00-039	S1/2 OF N1/2 OF SE1/4 OF NW1/4 (LESS N 138.18 FT & LESS S 26 FT) OF SEC 04-22-32 SEE 5423/4043
04-22-32-0000-00-041	THAT PART OF THE S 140 FT OF N 190 FT OF N 20 ACRES OF S1/2 OF SW1/4 OF SEC 04-22-32 LYING ELY OF ABANDONED RR R/W DESC IN OR 3501/1137
04-22-32-0000-00-047	S 20 FT OF N 166.43 FT OF S1/2 OF N1/2 OF SW1/4 OF NW1/4 LYING E OF SR 419 & S1/2 OF N1/2 OF SW1/4 OF NW1/4 LYING E OF SR 419 SEC 04-22-32 (LESS N 166.43 FT)
04-22-32-0000-00-049	N1/2 OF N1/2 OF SW1/4 OF NW1/4 LYING E OF SR 419 (LESS N 172.7 FT) & N 4.22 FT OF S1/2 OF N1/2 OF SW1/4 OF NW1/4 LYING E OF SR 419 IN SEC 04-22-32
04-22-32-0000-00-051	BEG NE COR OF NW1/4 OF SW1/4 RUN W 332.96 FT S 17 DEG E 105.05 FT E 1634.39 FT N 100.06 FT W 1330 FT TO POB IN SEC 04-22-32
04-22-32-0000-00-054	S 130 FT OF N1/2 OF S1/2 OF N1/2 OF SW1/4 E OF RD IN SEC 04-22-32
04-22-32-0000-00-055	S 1/8 OF NW1/4 LYING E OF SR #419 (LESS BEG 310.8 FT N OF SW COR OF SE1/4 OF NW1/4 RUN W 421.51 FT S 17 DEG E 190.24 FT E 431.13 FT N 80 DEG E 149.24 FT N 66 DEG E 444.76 FT W 622.54 FT TO POB) IN SEC 04-22-32 SEE 3975/433
04-22-32-0000-00-057	FROM NW COR OF SE1/4 OF SW1/4 RUN S 331 FT S 87 DEG E 145.44 FT S 15 DEG E 200 FT FOR POB S 87 DEG E 105.44 FT S 45 DEG E 875 FT W 122 FT N 45 DEG W 567 FT M/L N 72 DEG W 162.64 FT N 15 DEG W 177.42 FT TO POB IN SEC 04-22-32

Exhibit "B" - Parcels
Lake Pickett MSTU

Parcel ID Number	Parcel Legal Description
04-22-32-0000-00-064	THAT PT OF N 20 ACRES OF S1/2 OF SW1/4 LYING E OF CO RD 419 (LESS THE N 50 FT OF THE DESC PARCEL) IN SEC 04-22-32 DESC AS COMM AT W1/4 COR OF SEC THENCE E 999.66 FT TO POINT ON ELY R/W OF ABANDONED RR R/W S 17 DEG E 1598.77 FT FOR POB E 782 FT M/L TO LAKE PICKETT SWLY 185 FT M/L TO POINT ON S LINE OF SAID S1/2 OF SW1/4 W 620 FT M/L TO SAID ELY R/W N 17 DEG W 148.63 FT TO POB & THAT PART LYING E TO E LINE OF SW1/4
04-22-32-0000-00-065	FROM NW COR OF SW1/4 OF SEC 04-22-32 RUN S89-57-53E 1330.71 FT S01-39-03E 661.15 FT FOR POB TH N89-57-49W 137.97 FT N17-49-10W 31.54 FT TH S89-57-49E 408.94 FT TH N52-02-34E 162.45 FT TH S89-57-49E 938.56 FT TH S01-45-12E 130.06 FT TH N89-57-49W 1331.89 FT TO POB
04-22-32-0000-00-066	COMM AT THE NE COR OF THE NW1/4 OF SW1/4 OF SEC 04-22-32 TH S89-58-03W 332.95 FT S17-52-27E 105.05 FT TO POB TH N89-58-03E 408.86 FT S00-01-57E 160.69 FT N89-58-59W 357.23 FT N17-52-27W 168.48 FT TO POB
04-22-32-0000-00-067	COMM AT THE NE COR OF THE NW1/4 OF SW1/4 OF SEC 04-22-32 TH S89-58-03W 332.95 FT S17-52-27E 105.05 FT TH N89-58-03E 408.86 FT TO POB TH CONT N89-58-03E 250 FT S00-01-57E 180.91 FT N89-58-59W 600.79 FT N17-52-27W 21.02 FT S89-58-59E 357.23 FT N00-01-57W 160.69 FT TO POB
09-22-32-0000-00-009	THE NE1/4 OF SEC 09-22-32 LYING ABOVE ORDINARY HIGH WATER MARK AS DESC IN OR 662/428 (LESS COMM AT E1/4 COR OF SEC TH RUN N00-17-17W 30 FT TO N LINE OF R/W OLD LAKE PICKETT RD AKA CR 420 AND POB TH CONT N00-17-17W 855.15 FT TH N50-49-53W 142.34 FT TH S54-21-30W 144.32 FT TH S66-08-39W 80.9 FT TH S19-30-23W 22.55 FT TH S16-59-14W 34.83 FT TH S01-08-25W 276.92 FT TH S11-59-42W 190.92 FT TH S19-40-39W 15.7 FT TH S15-28-04W 311.67 FT TO N LINE OF SAID R/W TH N89-21-27E 457.27 FT TO POB PER LS-15-08-040)
09-22-32-0000-00-023	FROM NE COR OF LAKE DRAWDY EST 5/34 RUN S 76 DEG W 402.29 FT FOR POB TH N 3 DEG E 32.14 FT N 72 DEG E 332.95 FT NELY 62.58 FT N 163.56 FT W 70 FT N 130 FT N 40 DEG E 107.95 FT NWLY ALONG LAKE 142 FT M/L W 186.5 FT S 07 DEG W 616.14 FT N 76 DEG E 50 FT TO POB IN SEC 09-22-32
09-22-32-0000-00-045	COMM AT E1/4 COR OF 09-22-32 TH N00-17-17W 30 FT TO PT ON N R/W LINE OF R/W OLD LAKE PICKETT RD AKA CR 420 ALSO BEING POB TH CONT N00-17-17W 855.15 FT TH N50-49-53W 70.70 FT TH S36-24-30W 109.45 FT TH S00-17-17E 813.06 FT TH N89-21-27E 120 FT TO POB
09-22-32-0000-00-046	COMM AT E1/4 COR OF 09-22-32 TH N00-17-17W 30 FT TO PT ON N R/W LINE OF R/W OLD LAKE PICKETT RD AKA CR 420 TH S89-21-27W 120 FT ALONG SAID R/W TO POB TH N00-17-17W 813.06 FT TH N36-24-30E 109.45 FT TH N50-49-53W 71.64 FT TH S54-21-30W 144.32 FT TH S66-08-39W 80.9 FT S19-30-23W 22.55 FT TH S16-59-14W 34.83 FT TH S01-08-25W 276.92 FT TH S11-59-42W 190.92 FT TH S19-40-39W 15.7 FT TH S15-28-04W 311.67 FT TH N89-21-27E 337.27 FT TO POB
10-22-32-0000-00-001	W1/2 OF W1/2 OF SW1/4 OF NW1/4 OF SEC 10-22-32
10-22-32-5342-00-010	M & H CITRUS, INC. 56/76 PT LOT 1 DESC AS BEG SWLY MOST COR LOT 1 TH RUN N00-42-48W 1303.22 FT S89-16-33W 332.26 FT N00-40-44W 1333.48 FT TO NW COR LOT 1 TH N89-19-16E 456.45 FT S00-42-48E 2636.24 FT S89-13-51W 125 FT TO POB

Exhibit "B" - Parcels
Lake Pickett MSTU

Parcel ID Number	Parcel Legal Description
10-22-32-5342-00-011	M & H CITRUS, INC. 56/76 PT LOT 1 DESC AS BEG SWLY MOST COR LOT 1 TH RUN N89-13-51E 125 FT FOR POB TH N00-24-48W 2636.24 FT TH N89-19-16E 192.76 FT TH S00-00-00W 2204.41 FT TH S36-58-48E 95.59 FT S45-21-11E 97.02 FT S47-25-45E 335.26 FT S48-18-43E 82.06 FT TO S LINE LOT 1 TH S89-13-51W 594.68 FT TO POB
10-22-32-5342-00-012	M & H CITRUS, INC. 56/76 PT LOT 1 DESC AS COMM SWLY MOST COR LOT 1 TH N89-13-51E 1013.25 FT FOR POB TH RUN N00-38-14W 2634.84 FT TO N LINE LOT 1 TH S89-19-16W 698.99 FT S 2204.41 FT S36-58-48E 95.59 FT S45-21-11E 97.02 FT S47-25-45E 335.26 FT S48-18-43E 82.06 FT TO S LINE LOT 1 TH N89-13-51E 293.57 FT TO POB
10-22-32-5342-00-014	M & H CITRUS, INC. 56/76 PT LOT 1 DESC AS COMM SWLY MOST COR LOT 1 TH N89-13-51E 1013.25 FT FOR POB TH RUN N00-38-14W 2634.84 FT TO N LINE LOT 1 TH S89-19-16W 698.99 FT S 2204.41 FT S36-58-48E 95.59 FT S45-21-11E 97.02 FT S47-25-45E 335.26 FT S48-18-43E 82.06 FT TO S LINE LOT 1 TH N89-13-51E 293.57 FT TO POB

Exhibit "C" - Subdivisions
Lake Pickett MSTU

Subdivision Name	Section Township Range Subcode	Plat Book / Page(s)	Lots / Parcels / Tracts / Units
Lake Drawdy Estates	09-22-32-4400	5/34	Lots 1 through 8
Lake Pickett Reserve	10-22-32-4430	86/130-135	Lots 1 through 52
Pickett's Cove	04-22-32-6889	25/10-11	Lots 1 through 23
Estates at Lake Pickett – Phase 1	09-22-32-2500	91/79-86	Lots 1 through 69
Estates at Lake Pickett - Tract R-1 Boat Ramp	09-22-32-2501	96/3	Tract R-1
Estates at Lake Pickett – Phase 2	09-22-32-2502	96/27-32	Lots 70 through 126
Sunset Preserve – Phase 1	03 -22-32-7898	101/63-67	Lots 1 through 41
Sunset Preserve – Phase 4	10-22-3-7899	105/72-77	Lots 162 through 200
Sunset Preserve – Phase 5A	03-22-32-7902	108/95-98	Lots 42 through 72

Exhibit "D" - Sunset Preserve Phase 1

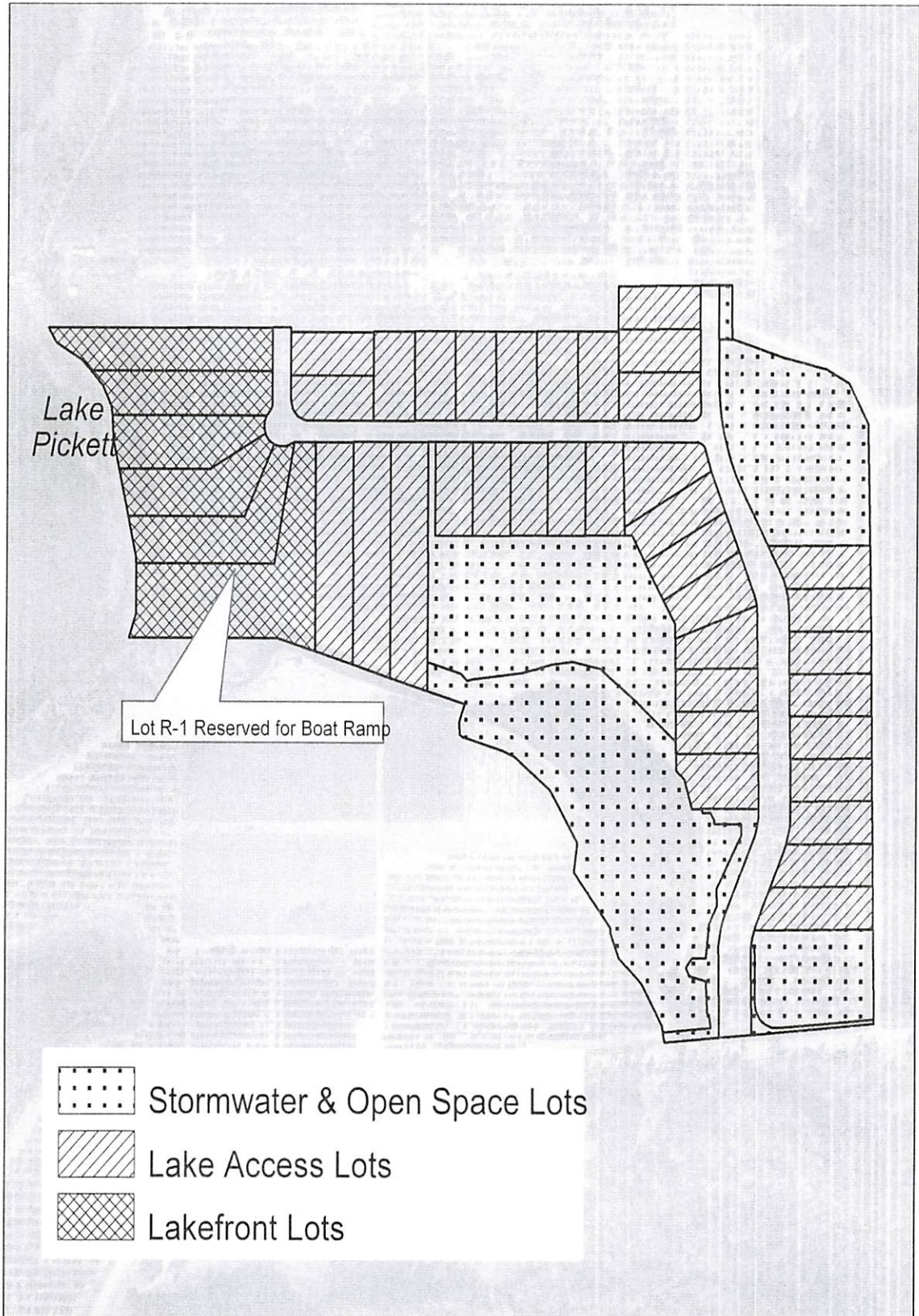


Exhibit "E" - Sunset Preserve Phase 4

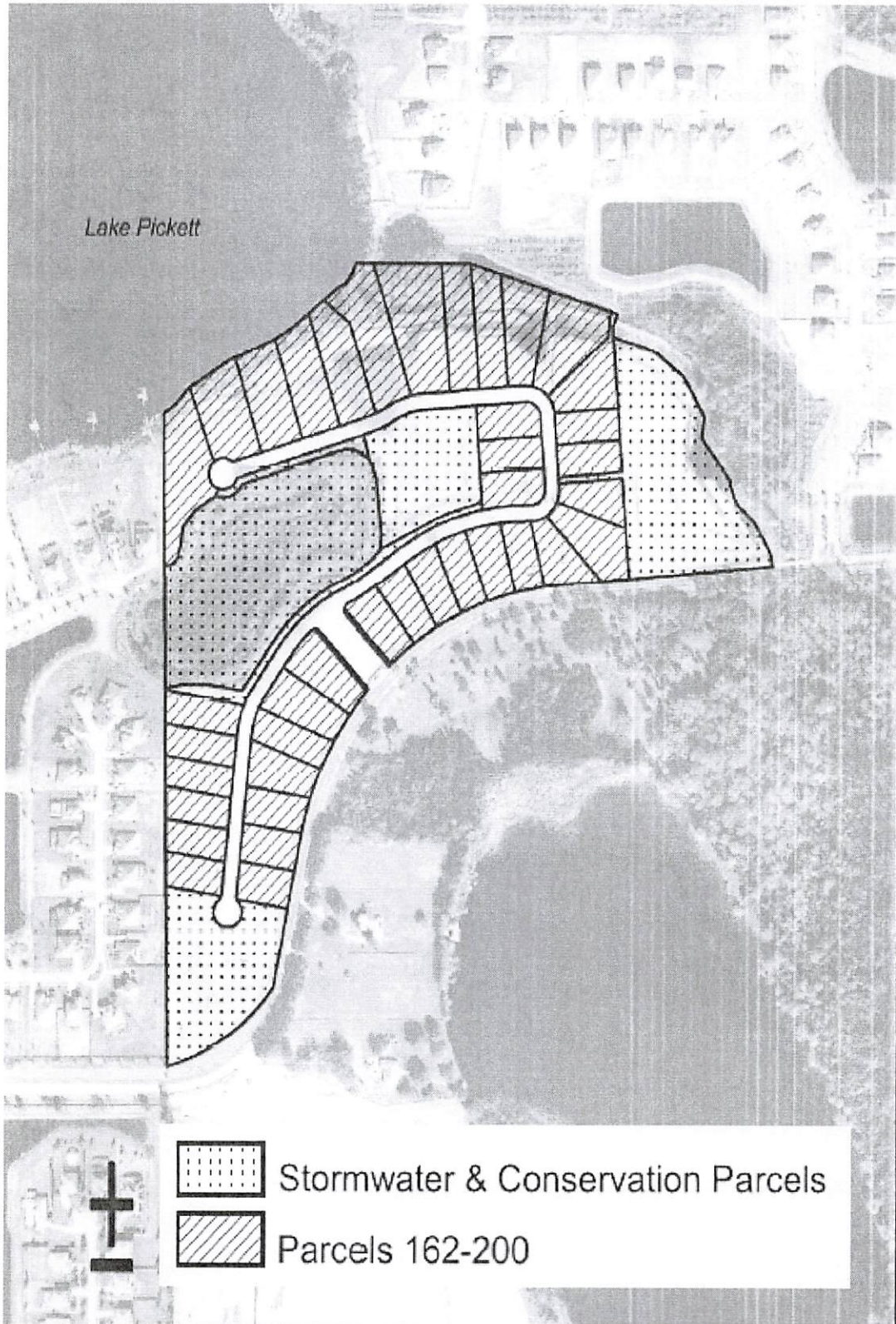


Exhibit "F" - Sunset Preserve Phase 5A

