



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 10

DATE: September 25, 2023

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: Mindy T. Cummings, Manager
Real Estate Management Division *MTC*

FROM: Juanita Thomas, Senior Title Examiner *JT/MTC*
Real Estate Management Division

CONTACT PERSON: Mindy T. Cummings, Manager

DIVISION: Real Estate Management Division
Phone: (407) 836-7090

ACTION REQUESTED: Approval and execution of County Deed by Orange County, Florida to Lake County, Florida, and authorization for the Manager of the Real Estate Management Division to perform all actions necessary and incidental to closing.

PROJECT: Wellness Way Road Project (PN 17889) – Wellness Way ROW 2023 – Lake ROW

Lake County

PURPOSE: To transfer identified parcels to Lake County for the construction and maintenance of a public right-of-way known as Wellness Way.

ITEMS: County Deed
Size: 50.07 Acres
Revenue: \$375,525

REVENUE: Account No.: 4420-038-1300-6410

APPROVALS: Real Estate Management Division
County Attorney's Office
Public Works Department
Utilities Department

REMARKS: On December 1, 2020, the Board approved the Option Agreement Regarding Wellness Way (Option Agreement) by and among Orange County, Florida, the City of Orlando (City) collectively (Conserv Partners) and Lake County, Florida, regarding property Conserv Partners jointly owns 50/50 in Lake County. Option Agreement grants Lake County an option to purchase certain Conserv Partners land required for a proposed four-lane extension of the existing Wellness Way right-of-way in Lake County, running in a general east-west alignment, extending from its current southern terminus at Five Mile Road to the proposed Wellness Way right-of-way. Pursuant to Option Agreement, Lake County sent notice to Conserv Partners that it will exercise the option to purchase the land for the right-of-way, and the road design requires a Drainage Easement and Temporary Construction Agreement.

City has executed its deed for its undivided 50 percent interest of the fee simple right-of-way, which includes the grant of the Drainage Easement and a Temporary Construction Easement.

Lake County to pay all costs associated with recording.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
OCT 10 2023

Instrument: _____
Project: Wellness Way Road Project

This document constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax. Department of Revenue Rule 12B-4.014(10), F.A.C.

COUNTY DEED

THIS DEED, made as of the date signed below, by ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393, GRANTOR, to LAKE COUNTY, FLORIDA, a political subdivision of the state of Florida, whose address is 315 West Main Street, Tavares, Florida, 32778, GRANTEE.

WITNESSETH: That GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto said GRANTEE forever, all the right, title, interest, claim, and demand which GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying, and being in the county of Lake, state of Florida, to-wit:

SEE ATTACHED SCHEDULE "A"
(the "Property")

Property Appraiser's Parcel Identification Numbers:

a portion of 23-23-26-000200000200
a portion of 24-23-26-000100000700

TOGETHER WITH such permanent and temporary rights and easements for the purposes of constructing and maintaining that certain proposed new four-lane road (urban in part, and rural in part) running in a general east-west alignment, extending from the current western terminus of New Independence Parkway at Avalon Road in Orange County to U.S. Hwy. 27 in Lake County ("Wellness Way") and related drainage facilities, as more particularly described as follows:

1. A Temporary Non-Exclusive Easement for the purposes of construction and construction-support activities during and associated with the construction of Wellness Way – including without limitation for the purposes of entry, ingress, egress, access, and passage (including without limitation by large heavy construction vehicles and equipment), tying in, harmonizing, sloping, and grading GRANTOR's surrounding lands with the grade of Wellness Way, maintenance of traffic activities, and laydown rights – over, under, on, upon, through, and across the following described lands situate, lying, and being in Lake County, Florida, to wit:

Instrument: _____
Project: Wellness Way Road Project

SEE ATTACHED EXHIBIT "D"
(the "Temporary Easement Area")

Property Appraiser's Parcel Identification Numbers:

a portion of 23-23-26-000200000200
a portion of 24-23-26-000100000700

THIS EASEMENT shall expire upon the completion of the construction of said Wellness Way, or after ten (10) years, whichever occurs first.

AND it is further understood and agreed that GRANTEE and/or its duly authorized representative will restore the Temporary Easement Area to a safe and sanitary condition after completion of construction.

GRANTEE and its successors and assigns shall have the right to clear and keep clear, out of and away from the herein granted Temporary Easement Area, all trees, undergrowth, and other obstructions that may interfere with GRANTEE's use of the Temporary Easement Area, and GRANTOR, its successors and assigns, agree not to build, construct, or create, nor permit others to build, construct, or create, any buildings or other structures on the herein granted Temporary Easement Area that may interfere with GRANTEE's use of the Temporary Easement Area.

Nothing herein shall be construed as creating an obligation upon GRANTOR to perform any act of construction or maintenance upon said Temporary Easement Area.

2. A Perpetual Non-Exclusive Easement for drainage purposes – including without limitation with full authority to enter upon, clear, excavate, construct, and maintain, as GRANTEE and its successors and assigns may deem necessary, pipes, lines, ponds, ditches, trenches, swales, berms, dikes, drains, culverts, inlets, manholes, valves, connections, fittings, vaults, weirs, control structures, and other equipment, accessories, appurtenances, fixtures, structures, improvements, and/or facilities for the drainage, conveyance, outfall, retention, detention, and treatment of stormwater (collectively, "Drainage Facilities") – over, under, on, upon, through, and across the following described lands situate, lying, and being in Lake County, Florida, to wit:

SEE ATTACHED EXHIBIT "E"
(the "Perpetual Easement Area")

Property Appraiser's Parcel Identification Numbers:

a portion of 23-23-26-000200000200
a portion of 24-23-26-000100000700

TO HAVE AND TO HOLD said easement unto said GRANTEE and its successors and assigns forever.

GRANTEE and its successors and assigns shall have the right to clear and keep clear, out of and away from the herein granted Perpetual Easement Area, all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the Drainage Facilities,

Instrument: _____
Project: Wellness Way Road Project

and GRANTOR, its successors and assigns, agree not to build, construct, or create, nor permit others to build, construct, or create, any buildings or other structures on the herein granted Perpetual Easement Area that may interfere with the normal operation or maintenance of the Drainage Facilities.

Nothing herein shall be construed as creating an obligation upon GRANTOR to perform any act of construction or maintenance upon said Perpetual Easement Area.

SUBJECT TO all taxes, assessments, easements, reservations, and other matters of record, reference to which shall not operate to reimpose the same.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of GRANTEE forever.

THIS CONVEYANCE is made by GRANTOR and accepted by GRANTEE subject to the use restriction set forth in **Exhibit "B"** attached hereto and made a part hereof (the "Use Restriction"), and the agreement set forth in **Exhibit "C"** attached hereto and made a part hereof (the "Re-conveyance Agreement"), which Use Restriction and Re-Conveyance Agreement are made for the benefit of GRANTOR and the City of Orlando, a municipal corporation organized and existing under the laws of the state of Florida ("City"); City is hereby deemed an express third-party beneficiary with full enforcement rights with respect to the Use Restriction and Re-Conveyance Agreement.

(signature page and exhibits follow)

Instrument:
Project: Wellness Way Road Project

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

BY: *Jerry L. Demings*
Jerry L. Demings
Orange County Mayor

DATE: 10 October 2023

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

BY: *Jennifer Lara-Kimble*
Deputy Clerk
for
Jennifer Lara-Kimble
Printed Name

This instrument prepared by:

Jeanita Thomas, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Instrument: _____
Project: Wellness Way Road Project

SCHEDULE "A"

Legal Description of Real Property

(see attached two (2) sketches of description totaling nine (9) pages)

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.1 – RIGHT OF WAY

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 23, THENCE RUN SOUTH 00°27'12" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 FOR A DISTANCE OF 1221.23 FEET; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'44" EAST FOR A DISTANCE OF 33.00 FEET TO THE EAST RIGHT OF WAY LINE OF FIVE MILE ROAD AS RECORDED IN DEED BOOK 357, PAGE 21 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES ALONG THE PROPOSED NORTH RIGHT OF WAY LINE OF WELLNESS WAY: SOUTH 89°32'44" EAST FOR A DISTANCE OF 1186.01 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 2400.00 FEET, WITH A CHORD BEARING OF NORTH 82°43'30" EAST, AND A CHORD DISTANCE OF 645.57 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°27'32" FOR A DISTANCE OF 647.53 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 74°59'44" EAST FOR A DISTANCE OF 2635.70 FEET; THENCE RUN NORTH 72°07'50" EAST FOR A DISTANCE OF 40.05 FEET; THENCE RUN NORTH 74°59'35" EAST FOR A DISTANCE OF 92.00 FEET; THENCE RUN NORTH 77°52'02" EAST FOR A DISTANCE OF 40.05 FEET; THENCE RUN NORTH 74°59'44" EAST FOR A DISTANCE OF 755.78 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 23; THENCE RUN SOUTH 00°15'02" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 207.30 FEET TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE DEPARTING THE AFORESAID EAST LINE RUN THE FOLLOWING COURSES ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE: SOUTH 74°59'44" WEST FOR A DISTANCE OF 3508.94 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2600.00 FEET, WITH A CHORD BEARING OF SOUTH 82°43'30" WEST, AND A CHORD DISTANCE OF 699.37 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°27'32" FOR A DISTANCE OF 701.50 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89°32'44" WEST FOR A DISTANCE OF 1186.01 FEET TO A POINT ON THE AFORESAID EAST RIGHT OF WAY LINE OF FIVE MILE ROAD; THENCE DEPARTING SAID PROPOSED SOUTH RIGHT OF WAY LINE, RUN NORTH 00°27'12" EAST ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,079,612 SQUARE FEET OR 24.78 ACRES, MORE OR LESS.

SHEET 1 OF 4
SEE SHEET 2-4 FOR SKETCH OF DESCRIPTION



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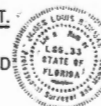
SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.602(3).
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE S.W. 1/4 SECTION 23-23-26, BEING S 00°27'12" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB #: 20200605
DATE: 1/11/23
SCALE: N/A
REV: 9/6/23

CALC BY: DY
DRAWN BY: RT
CHECKED BY: HF

FOR THE LICENSED



Digitally
signed by:
James L.

Rickman,
#5633 By:
Date: 2023.
09.08 11:18:
44 -04'00'

JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.1 - RIGHT OF WAY

P.O.C.
W. 1/4 CORNER OF
SECTION 23-23-26

N. LINE, S.W. 1/4
SECTION 23-23-26

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°32'44"E	33.00'
L5	N00°27'12"E	200.00'



SCALE: 1" = 200'
0 100' 200'

FIVE MILE ROAD
 33.00' PUBLIC R/W PER O.R.B. 177, PAGE 243
 WEST LINE OF THE S.W. 1/4, SECTION 23-23-26
 33.00' PUBLIC R/W PER D.B. 357, PAGE 21
 EAST R/W LINE
 (BASIS OF BEARINGS)
 S00°27'12"W
 1221.23

PARCEL I.D.
23-23-26-0002-000-00200

NOT PLATTED

P.O.B.

S89°32'44"E 1186.01'

P.C.

PROPOSED NORTH R/W LINE

PARCEL 100.1
PROPOSED WELLNESS WAY
200' RIGHT OF WAY

100.00'

NOT PLATTED

100.00'

PROPOSED SOUTH R/W LINE

N89°32'44"W 1186.01'

P.T.

NOT PLATTED

PARCEL I.D.
23-23-26-0002-000-00200

MATCHLINE 1 SEE SHEET 3

SHEET 2 OF 4
SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

● CHANGE IN DIRECTION	D.B. DEED BOOK	P.T. POINT OF TANGENCY
P.O.C. POINT OF COMMENCEMENT	⊕ CENTERLINE	
P.O.B. POINT OF BEGINNING	LB LICENSED BUSINESS	
R/W RIGHT OF WAY	I.D. IDENTIFICATION	
O.R.B. OFFICIAL RECORDS BOOK	P.C. POINT OF CURVATURE	

JOB #: 20200605

CALC BY: DY

DATE: 1/11/23

DRAWN BY: RT

SCALE: 1" = 200'

CHECKED BY: HF

REV: 9/6/23

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.1 - RIGHT OF WAY

SCALE: 1" = 200'

0 100' 200'

R=2400.00'
CB=N82°43'30"E
CD=645.57'
Δ=15°27'32"
L=647.53'

P.T.

PARCEL I.D.
23-23-26-0002-000-00200
NOT PLATTED

N74°59'44"E 2635.70'

PARCEL 100.1
PROPOSED WELLNESS WAY
200' RIGHT OF WAY
NOT PLATTED

100.00'
100.00'

MATCHLINE 2

MATCHLINE 1

PROPOSED
NORTH R/W LINE

PROPOSED
SOUTH R/W LINE

R=2600.00'
CB=S82°43'30"W
CD=699.37'
Δ=15°27'32"
L=701.50'

P.C.

PARCEL I.D.
23-23-26-0002-000-00200
NOT PLATTED

S74°59'44"W 3508.94'

MATCHLINE 3 SEE SHEET 4

NOT PLATTED

N74°59'44"E 2635.70'

PARCEL 100.1
PROPOSED WELLNESS WAY
200' RIGHT OF WAY
NOT PLATTED

PROPOSED NORTH R/W LINE

PROPOSED SOUTH R/W LINE

S74°59'44"W 3508.94'

NOT PLATTED

PARCEL I.D.
23-23-26-0002-000-00200

MATCHLINE 2

SHEET 3 OF 4

SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

● CHANGE IN DIRECTION	CB CHORD OF BEARING	I.D. IDENTIFICATION
R/W RIGHT OF WAY	CD CHORD DISTANCE	⊕ CENTERLINE
P.C. POINT OF CURVATURE	Δ CENTRAL ANGLE	
P.T. POINT OF TANGENCY	L ARC LENGTH	
R RADIUS		

JOB #: 20200605

CALC BY: DY

DATE: 1/11/23

DRAWN BY: RT

SCALE: 1" = 200'

CHECKED BY: HF

REV: 9/6/23

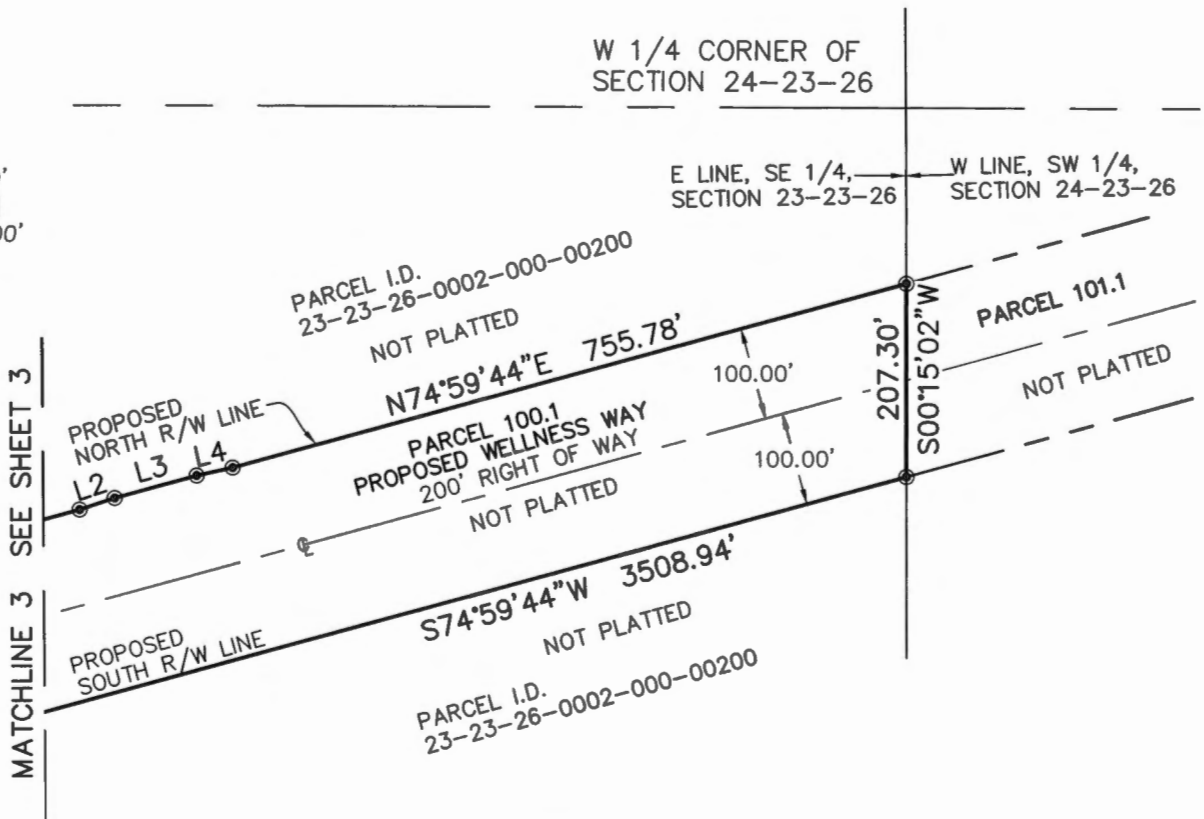
SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 100.1 – RIGHT OF WAY



SCALE: 1" = 200'
 0 100' 200'



LINE TABLE		
LINE	BEARING	LENGTH
L2	N72°07'50"E	40.05'
L3	N74°59'35"E	92.00'
L4	N77°52'02"E	40.05'

SHEET 4 OF 4
 SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

- ⊙ CHANGE IN DIRECTION
- R/W RIGHT OF WAY
- ⊕ CENTERLINE
- LB LICENSED BUSINESS
- I.D. IDENTIFICATION

JOB #: <u>20200605</u>	CALC BY: <u>DY</u>
DATE: <u>1/11/23</u>	DRAWN BY: <u>RT</u>
SCALE: <u>1" = 200'</u>	CHECKED BY: <u>HF</u>
REV: <u>9/6/23</u>	

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 101.1 – RIGHT OF WAY

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 24; THENCE RUN SOUTH 00°15'02" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, FOR A DISTANCE OF 188.78 FEET TO TO A POINT ON THE PROPOSED NORTH RIGHT OF WAY LINE OF WELLNESS WAY AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN THE FOLLOWING COURSES ALONG SAID PROPOSED NORTH RIGHT OF WAY LINE: NORTH 74°59'44" EAST FOR A DISTANCE OF 271.14 FEET; THENCE RUN NORTH 72°12'53" EAST FOR A DISTANCE OF 40.06 FEET; THENCE RUN NORTH 75°53'42" EAST FOR A DISTANCE OF 41.00 FEET; THENCE RUN NORTH 12°47'37" WEST ALONG SAID NORTH LINE, FOR A DISTANCE OF 96.24 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE RUN SOUTH 89°32'55" EAST ALONG SAID NORTH LINE AND PROPOSED NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 3664.17 FEET; THENCE DEPARTING THE NORTH LINE OF SAID SOUTHWEST QUARTER, RUN SOUTH 00°15'03" WEST ALONG SAID PROPOSED NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 24.88 FEET; THENCE RUN SOUTH 81°51'01" EAST FOR A DISTANCE OF 16.33 FEET; THENCE RUN SOUTH 78°28'27" EAST FOR A DISTANCE OF 40.16 FEET ALONG SAID NORTH LINE TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3100.00 FEET, WITH A CHORD BEARING OF SOUTH 76°33'46" EAST, AND A CHORD DISTANCE OF 475.19 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°47'29" FOR A DISTANCE OF 475.66 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2400.00 FEET, WITH A CHORD BEARING OF SOUTH 81°04'57" EAST, AND A CHORD DISTANCE OF 743.90 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°49'52" FOR A DISTANCE OF 746.91 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°59'53" EAST FOR A DISTANCE OF 77.34 FEET

CONTINUED ON SHEET 2

SHEET 1 OF 5
 SEE SHEET 3-5 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

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2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE S.W. 1/4 SECTION 24-23-26, BEING S 00°15'02" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
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JOB #: 20200605
 DATE: 1/11/23
 SCALE: N/A
 REV: 9/6/23

CALC BY: DY
 DRAWN BY: RT
 CHECKED BY: HF

FOR THE LICENSED



JAMES L. RICKMAN, P.S.M. #5633

Digitally signed by
James L. Rickman
 Date: 2023.
 09.11 11:07:
 30 -04'00

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 101.1 – RIGHT OF WAY

LEGAL DESCRIPTION CONTINUED FROM SHEET 1

DEPARTING SAID PROPOSED NORTH RIGHT OF WAY LINE, RUN SOUTH 00°13'50" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 200.00 FEET TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE RUN THE FOLLOWING COURSES ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE: NORTH 89°59'53" WEST FOR A DISTANCE OF 76.55 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2600.00 FEET, WITH A CHORD BEARING OF NORTH 81°04'57" WEST, AND A CHORD DISTANCE OF 805.89 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°49'52" FOR A DISTANCE OF 809.15 FEET TO A POINT OF REVERSE CURVATURE, CONCAVE SOUTHERLY HAVING A RADIUS OF 2900.00 FEET, WITH A CHORD BEARING OF NORTH 80°51'28" WEST, AND A CHORD DISTANCE OF 876.40 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°22'54" FOR A DISTANCE OF 879.77 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 89°32'55" WEST FOR A DISTANCE OF 2470.40 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 2900.00 FEET, WITH A CHORD BEARING OF SOUTH 82°43'25" WEST, AND A CHORD DISTANCE OF 779.91 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°27'20" FOR A DISTANCE OF 782.28 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 74°59'44" WEST FOR A DISTANCE OF 342.25 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 24; THENCE DEPARTING SAID PROPOSED SOUTH RIGHT OF WAY LINE, RUN NORTH 00°15'02" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 207.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,101,015 SQUARE FEET OR 25.28 ACRES, MORE OR LESS.

SHEET 2 OF 5
SEE SHEET 3-5 FOR SKETCH OF DESCRIPTION



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JOB #: 20200605

CALC BY: DY

DATE: 1/11/23

DRAWN BY: RT

SCALE: N/A

CHECKED BY: HF

REV: 9/6/23

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 101.1 – RIGHT OF WAY



SCALE: 1" = 200'
0 100' 200'

PARCEL I.D.
24-23-26-0001-000-00700

NOT PLATTED

N. LINE, S.W. 1/4
SECTION 24-23-26

PROPOSED
NORTH R/W LINE

S89°32'55"E 3664.17'

P.O.C.
W. 1/4 CORNER OF
SECTION 24-23-26

W LINE, SW 1/4,
SECTION 24-23-26

PARCEL 101.1
PROPOSED WELLNESS WAY
(200' RIGHT OF WAY)

NOT PLATTED
TAX PARCEL #24-23-26-0001-000-00700
ORANGE COUNTY

R=2900.00'
CB=S82°43'25"W
CD=779.91'
Δ=15°27'20"
L=782.28'

(BASIS OF
BEARINGS)
N00°15'02"W
188.78
207.30'

P.O.B.

N74°59'44"E
271.14'
100.00'
100.00'

PROPOSED
NORTH R/W LINE
PARCEL 100.1
NOT PLATTED

NOT PLATTED

PARCEL I.D.
24-23-26-0001-000-00700

342.25'
S74°59'44"W
P.T.

PROPOSED
SOUTH R/W LINE

P.C.

MATCHLINE 1 SEE SHEET 4

LINE TABLE		
LINE	BEARING	LENGTH
L1	N72°12'53"E	40.06'
L2	N75°53'42"E	41.00'
L3	N12°47'37"W	96.24'

SHEET 3 OF 5
SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION D.B. DEED BOOK P.T. POINT OF TANGENCY
- P.O.C. POINT OF COMMENCEMENT ⊕ CENTERLINE P.C.C. POINT OF COMPOUND CURVATURE
- P.O.B. POINT OF BEGINNING LB LICENSED BUSINESS
- R/W RIGHT OF WAY I.D. IDENTIFICATION
- O.R.B. OFFICIAL RECORDS BOOK P.C. POINT OF CURVATURE

JOB #: 20200605 CALC BY: DY

DATE: 1/11/23 DRAWN BY: RT

SCALE: 1" = 200' CHECKED BY: HF

REV: 9/6/23

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 101.1 - RIGHT OF WAY



SCALE: 1" = 200'
0 100' 200'

LINE TABLE		
LINE	BEARING	LENGTH
L4	S00°15'03"W	24.88'
L5	S81°51'01"E	16.33'
L6	S78°28'27"E	40.16'

PARCEL I.D.
24-23-26-0001-000-00700

NOT PLATTED

S89°32'55"E 3664.17'

PARCEL 102.9
RIGHT OF WAY

SEE SHEET 3

N. LINE, S.W. 1/4
SECTION 24-23-26

SEE

PROPOSED
NORTH R/W LINE

PARCEL 101.1
PROPOSED WELLNESS WAY
200' RIGHT OF WAY

100.00'

MATCHLINE 1

NOT PLATTED
TAX PARCEL #24-23-26-0001-000-00700
ORANGE COUNTY

100.00'

PROPOSED SOUTH
R/W LINE

N89°32'55"W 2470.40'

MATCHLINE 2

NOT PLATTED

PARCEL I.D.
24-23-26-0001-000-00700

PARCEL I.D.
24-23-26-0001-000-00700

NOT PLATTED

PROPOSED
NORTH R/W LINE

S89°32'55"E 3664.17'

N. LINE, S.W. 1/4
SECTION 24-23-26

MATCHLINE 2

100.00'

PARCEL 101.1
PROPOSED WELLNESS WAY
200' RIGHT OF WAY

L4

L5

L6

N.T.

100.00'

NOT PLATTED
TAX PARCEL #24-23-26-0001-000-00700
ORANGE COUNTY

P.T.

PROPOSED
SOUTH R/W LINE

N89°32'55"W 2470.40'

P.T.

SEE SHEET 5

NOT PLATTED

PARCEL I.D.
24-23-26-0001-000-00700

R=2900.00'
CB=N80°51'28"W
CD=876.40'
Δ=17°22'54"
L=879.77'

MATCHLINE 3

SHEET 4 OF 5

SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

● CHANGE IN DIRECTION	CB CHORD OF BEARING	I.D. IDENTIFICATION
R/W RIGHT OF WAY	CD CHORD DISTANCE	⊙ CENTERLINE
P.C. POINT OF CURVATURE	Δ CENTRAL ANGLE	
P.T. POINT OF TANGENCY	L ARC LENGTH	
R RADIUS		

JOB #: 20200605

CALC BY: DY

DATE: 1/11/23

DRAWN BY: RT

SCALE: 1" = 200'

CHECKED BY: HF

REV: 9/6/23

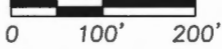
SKETCH OF DESCRIPTION

NOT A SURVEY

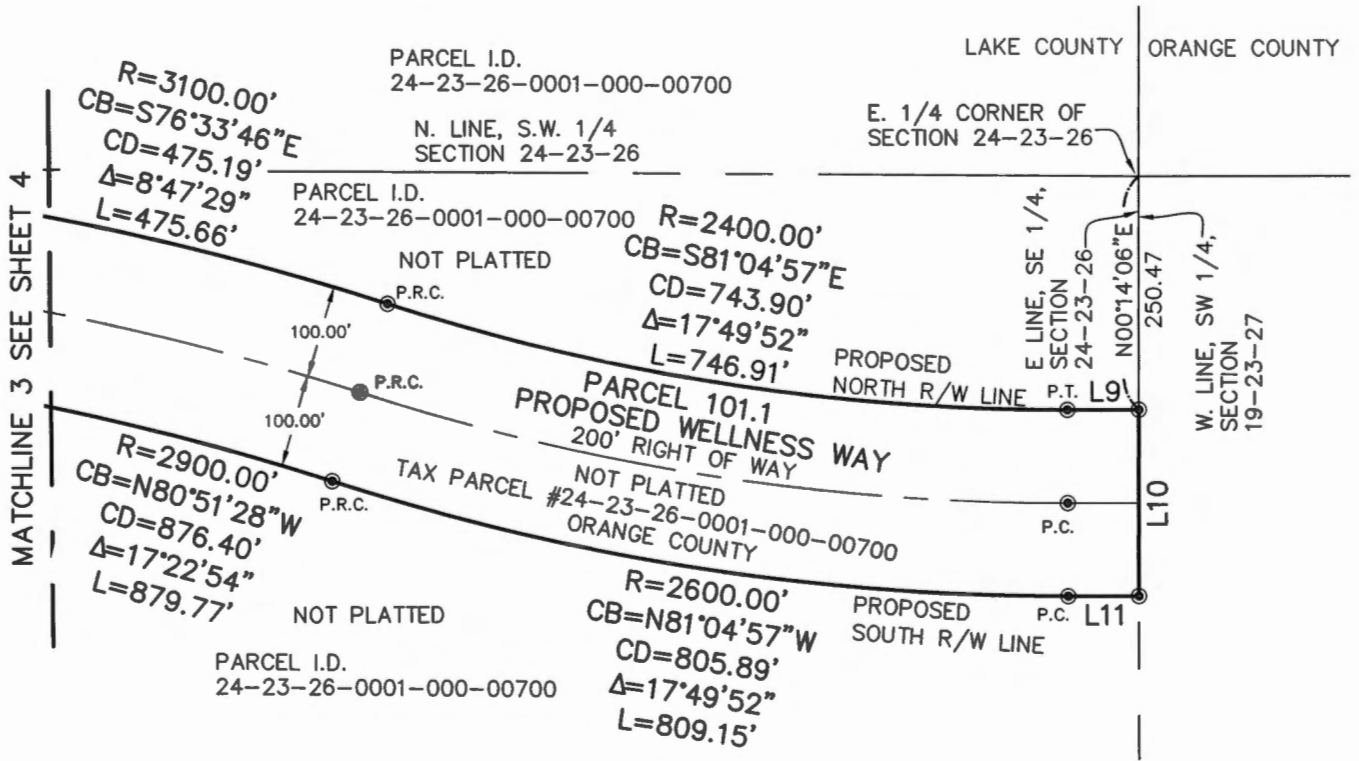
WELLNESS WAY
PARCEL 101.1 - RIGHT OF WAY



SCALE: 1" = 200'



LINE TABLE		
LINE	BEARING	LENGTH
L9	S89°59'53"E	77.34'
L10	S00°13'50"W	200.00'
L11	N89°59'53"W	76.55'



SHEET 5 OF 5
SEE SHEETS 1 & 2 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

⊙	CHANGE IN DIRECTION	P.R.C.	POINT OF REVERSE CURVATURE	CD	CHORD DISTANCE
R/W	RIGHT OF WAY	P.C.	POINT OF CURVATURE	Δ	CENTRAL ANGLE
⊕	CENTERLINE	P.T.	POINT OF TANGENCY	L	ARC LENGTH
LB	LICENSED BUSINESS	R	RADIUS		
I.D.	IDENTIFICATION	CB	CHORD BEARING		

JOB #: 20200605
DATE: 1/11/23
SCALE: 1" = 200'
REV: 9/6/23

CALC BY: DY
DRAWN BY: RT
CHECKED BY: HF

Instrument: _____
Project: Wellness Way Road Project

EXHIBIT "B"

Use Restriction

The Property conveyed hereby is subject to and this conveyance is conditioned upon GRANTEE's agreement to limit and restrict the use of the Property to the Permissible Uses (hereinafter defined), unless the prior written consent of both GRANTOR and City is obtained for such other uses, which consent may be withheld or conditioned in GRANTOR's and/or City's sole and absolute discretion (the "**Use Restriction**").

The Permissible Uses on the Property, which shall be limited to the following and shall be subject to compliance with all applicable laws, are: (i) public roadways; (ii) drainage associated with said public roadways; (iii) public utilities; and (iv) public recreational trails (the "**Permissible Uses**"); provided, however, that Permissible Uses are allowed only to the extent that they are consistent with and in compliance with the "DE&P", the "Approved Plans", and the "Design Standards", as such three terms are used and defined in that certain unrecorded "Option Agreement Regarding Wellness Way" dated January 27, 2021, among GRANTOR, GRANTEE, and City, as approved by the Orange County Board of County Commissioners on December 1, 2020.

This Use Restriction shall run with title to the land, and shall be binding upon successors and assigns.

Instrument: _____
Project: Wellness Way Road Project

EXHIBIT "C"

Re-Conveyance Agreement

In the event that, on or before the date that is ten (10) years after the recording of this deed in the Official Records of Lake County, Florida, construction of the first two lanes of Wellness Way has not been completed, and/or the first two lanes of said Wellness Way have not been opened up for public travel, including but not limited to the portion of Wellness Way to be located within the Property, then GRANTEE, upon written notice from GRANTOR or City, shall, at GRANTEE's sole cost and expense, execute and record in the Official Records of Lake County, Florida, a single county deed, substantially in the form provided by Section 125.411, Florida Statutes (2020), pursuant to which GRANTEE will convey all of GRANTEE's right, title, and interest in and to the Property back to GRANTOR and City (the "Re-conveyance Agreement").

The Re-conveyance Agreement is a right, not an obligation, of GRANTOR and City which may be exercised (or not) by GRANTOR or City in their sole and absolute discretion; provided, however, that the Re-conveyance Agreement (and the option of GRANTOR or City to demand that GRANTEE convey the Property back to GRANTOR and City) shall terminate at such time as construction of the first two lanes of Wellness Way is completed and the first two lanes of said Wellness Way have been opened up for public travel, including but not limited to the portion of Wellness Way to be located within the Property.

In the event that GRANTEE conveys the Property back to GRANTOR and City pursuant to the Re-conveyance Agreement, then within thirty (30) days after the recording of the re-conveyance deed and GRANTEE providing the original of the same to GRANTOR and City, the person (GRANTOR or City, as applicable) that demanded GRANTEE to convey the Property back to GRANTOR and City shall remit the sum of \$751,050.00 to GRANTEE.

This Re-conveyance Agreement shall run with title to the land, and shall be binding upon successors and assigns.

Instrument: _____
Project: Wellness Way Road Project

EXHIBIT "D"

Legal Description of Temporary Easement Area

(see attached thirteen (13) sketches of description totaling forty-four (44) pages)

LEGAL DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.10 – TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 23; THENCE RUN SOUTH 00°27'12" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 1221.23 FEET TO THE INTERSECTION OF WESTERLY EXTENSION OF THE PROPOSED NORTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'44" EAST ALONG SAID PROPOSED NORTH RIGHT OF WAY LINE OF WELLNESS WAY AND THE WESTERLY EXTENSION THEREOF FOR A DISTANCE OF 79.18 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID PROPOSED NORTH RIGHT OF WAY LINE, RUN NORTH 65°30'05" EAST FOR A DISTANCE OF 25.25 FEET; THENCE RUN NORTH 78°20'26" EAST FOR A DISTANCE OF 21.50 FEET; THENCE RUN SOUTH 82°16'17" EAST FOR A DISTANCE OF 44.86 FEET; THENCE RUN SOUTH 77°37'57" EAST FOR A DISTANCE OF 24.24 FEET; THENCE RUN NORTH 74°32'55" EAST FOR A DISTANCE OF 122.88 FEET; THENCE RUN NORTH 76°30'34" EAST FOR A DISTANCE OF 43.95 FEET; THENCE RUN NORTH 81°28'42" EAST FOR A DISTANCE OF 47.66 FEET; THENCE RUN NORTH 86°16'33" EAST FOR A DISTANCE OF 43.25 FEET; THENCE RUN SOUTH 86°58'53" EAST FOR A DISTANCE OF 49.22 FEET; THENCE RUN SOUTH 83°28'08" EAST FOR A DISTANCE OF 45.20 FEET; THENCE RUN SOUTH 77°21'34" EAST FOR A DISTANCE OF 95.18 FEET; THENCE RUN SOUTH 74°07'48" EAST FOR A DISTANCE OF 89.33 FEET; THENCE RUN SOUTH 80°42'34" EAST FOR A DISTANCE OF 24.57 FEET; THENCE RUN NORTH 84°00'07" EAST FOR A DISTANCE OF 50.55 FEET; THENCE RUN NORTH 89°26'42" EAST FOR A DISTANCE OF 25.14 FEET; THENCE RUN SOUTH 86°16'03" EAST FOR A DISTANCE OF 25.21 FEET; THENCE RUN SOUTH 81°08'46" EAST FOR A DISTANCE OF 25.56 FEET; THENCE RUN NORTH 84°34'38" EAST FOR A DISTANCE OF 24.13 FEET; THENCE RUN NORTH 68°57'44" EAST FOR A DISTANCE OF 107.28 FEET; THENCE RUN NORTH 70°39'55" EAST FOR A DISTANCE OF 26.62 FEET; THENCE RUN NORTH 73°11'54" EAST FOR A DISTANCE OF 26.26 FEET; THENCE RUN NORTH 75°29'23" EAST FOR A DISTANCE OF 25.95 FEET; THENCE RUN NORTH 77°28'57" EAST FOR A DISTANCE OF 25.83 FEET; THENCE RUN NORTH 85°34'20" EAST FOR A DISTANCE OF 25.28 FEET; THENCE RUN NORTH 88°21'14" EAST FOR A DISTANCE OF 25.12 FEET; THENCE RUN SOUTH 88°32'06" EAST FOR A DISTANCE OF 25.17 FEET; THENCE RUN SOUTH 82°24'26" EAST FOR A DISTANCE OF 25.37 FEET; THENCE RUN SOUTH 77°30'28" EAST FOR A DISTANCE OF 49.85 FEET; THENCE RUN SOUTH 75°46'09" EAST FOR A DISTANCE OF

CONTINUED ON SHEET 2

SHEET 1 OF 5

SEE SHEET 3-5 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.602(3).
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE S.W. 1/4 SECTION 23-23-26, BEING S 00°27'12" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB #: 20200605
DATE: 1/11/23
SCALE: 1" = 100'

CALC BY: DY
DRAWN BY: RT
CHECKED BY: HF

FOR THE LICENSED



JAMES L. RICKMAN, P.S.M. #5633

Digitally signed by James L. Rickman

23 By: Rickman
Date: 2023.09.08 14:27:07 -04'00'

LEGAL DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.10 – TEMPORARY CONSTRUCTION EASEMENT

48.52 FEET; THENCE RUN SOUTH 73°29'01" EAST FOR A DISTANCE OF 87.37 FEET; THENCE RUN SOUTH 75°17'40" EAST FOR A DISTANCE OF 62.28 FEET; THENCE RUN NORTH 73°51'23" EAST FOR A DISTANCE OF 48.18 FEET; THENCE RUN NORTH 76°57'09" EAST FOR A DISTANCE OF 46.43 FEET; THENCE RUN NORTH 89°41'50" EAST FOR A DISTANCE OF 50.43 FEET; THENCE RUN SOUTH 83°43'13" EAST FOR A DISTANCE OF 23.86 FEET; THENCE RUN NORTH 73°23'41" EAST FOR A DISTANCE OF 23.81 FEET; THENCE RUN NORTH 49°10'57" EAST FOR A DISTANCE OF 109.36 FEET; THENCE RUN NORTH 58°46'11" EAST FOR A DISTANCE OF 49.64 FEET; THENCE RUN NORTH 66°23'26" EAST FOR A DISTANCE OF 47.36 FEET; THENCE RUN NORTH 75°52'38" EAST FOR A DISTANCE OF 22.93 FEET; THENCE RUN NORTH 82°31'07" EAST FOR A DISTANCE OF 26.68 FEET; THENCE RUN SOUTH 89°31'53" EAST FOR A DISTANCE OF 126.87 FEET; THENCE RUN SOUTH 88°05'30" EAST FOR A DISTANCE OF 130.61 FEET; THENCE RUN NORTH 89°20'00" EAST FOR A DISTANCE OF 25.69 FEET; THENCE RUN NORTH 84°08'25" EAST FOR A DISTANCE OF 24.53 FEET; THENCE RUN NORTH 63°20'28" EAST FOR A DISTANCE OF 76.67 FEET; THENCE RUN NORTH 69°55'02" EAST FOR A DISTANCE OF 25.28 FEET; THENCE RUN NORTH 74°37'28" EAST FOR A DISTANCE OF 25.12 FEET; THENCE RUN NORTH 76°41'37" EAST FOR A DISTANCE OF 25.20 FEET; THENCE RUN NORTH 84°52'28" EAST FOR A DISTANCE OF 50.95 FEET; THENCE RUN NORTH 87°42'32" EAST FOR A DISTANCE OF 24.97 FEET; THENCE RUN NORTH 77°44'11" EAST FOR A DISTANCE OF 24.83 FEET; THENCE RUN NORTH 49°27'45" EAST FOR A DISTANCE OF 27.33 FEET; THENCE RUN NORTH 54°42'07" EAST FOR A DISTANCE OF 26.83 FEET; THENCE RUN NORTH 59°49'15" EAST FOR A DISTANCE OF 51.98 FEET; THENCE RUN NORTH 64°02'37" EAST FOR A DISTANCE OF 25.65 FEET; THENCE RUN NORTH 70°44'47" EAST FOR A DISTANCE OF 25.28 FEET; THENCE RUN NORTH 77°22'09" EAST FOR A DISTANCE OF 7.56 FEET; THENCE RUN SOUTH 15°00'16" EAST FOR A DISTANCE OF 48.69 FEET TO A POINT ON THE PROPOSED NORTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE RUN SOUTH 74°59'44" WEST ALONG SAID PROPOSED NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 704.20 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2400.00 FEET, WITH A CHORD BEARING OF SOUTH 82°43'30" WEST, AND A CHORD DISTANCE OF 645.57 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°27'32" FOR A DISTANCE OF 647.53 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89°32'44" WEST FOR A DISTANCE OF 1139.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 92,221 SQUARE FEET OR 2.12 ACRES, MORE OR LESS.

SHEET 2 OF 5
SEE SHEET 3-5 FOR SKETCH OF DESCRIPTION



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3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
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5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB #: 20200605

CALC BY: DY

DATE: 1/11/23

DRAWN BY: RT

SCALE: 1" = 100'

CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 100.10 – TEMPORARY CONSTRUCTION EASEMENT

P.O.C.
 W. 1/4 CORNER OF
 SECTION 23-23-26

N. LINE, S.W. 1/4
 SECTION 23-23-26

S00°27'12"W 1221.23'
 (BASIS OF BEARINGS)

33.00' PUBLIC R/W PER O.R.B. 177, PAGE 243
 WEST LINE OF THE S.W. 1/4, SECTION 23-23-26
 33.00' PUBLIC R/W PER D.B. 357, PAGE 21

FIVE MILE ROAD

EAST R/W LINE

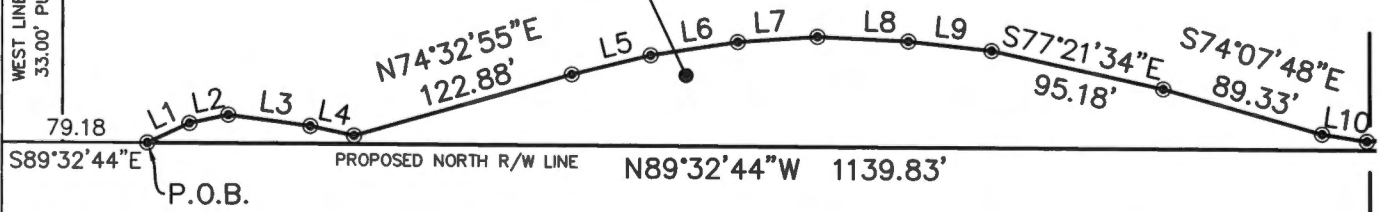


SCALE: 1" = 100'
 0 50' 100'

PARCEL I.D.
 26-20-27-0000-00-020
 NOT PLATTED

PARCEL 100.10
 TEMPORARY
 CONSTRUCTION
 EASEMENT

MATCHLINE 1



SHEET 3 OF 5
 SEE SHEET 1-2 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

●	CHANGE IN DIRECTION	D.B.	DEED BOOK
P.O.C.	LICENSED BUSINESS	⊕	CENTERLINE
P.O.B.	POINT OF BEGINNING	LB	LICENSED BUSINESS
R/W	RIGHT OF WAY	I.D.	IDENTIFICATION
O.R.B.	OFFICIAL RECORDS BOOK		

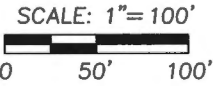
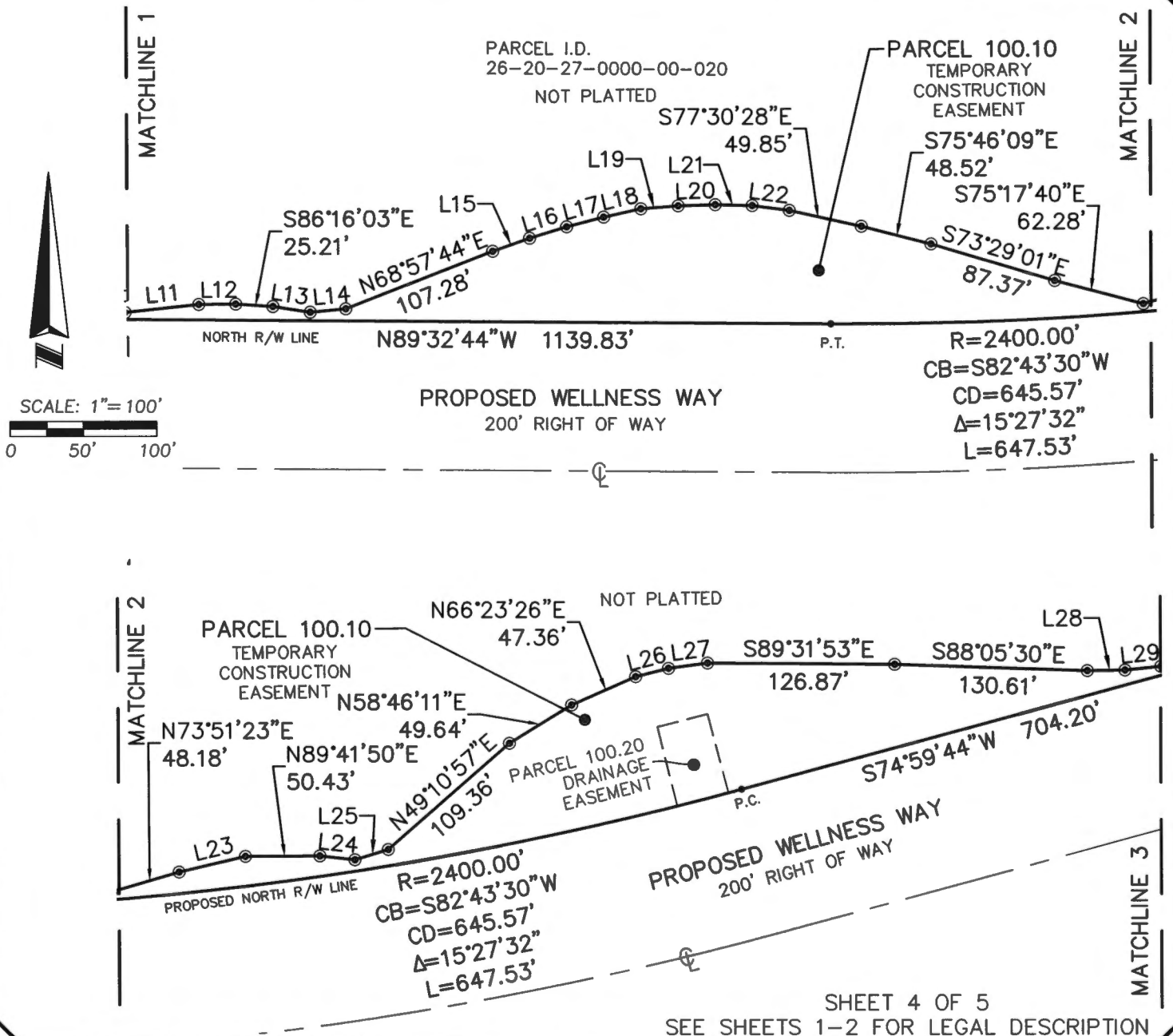
JOB #: 20200605
 DATE: 1/11/23
 SCALE: 1" = 100'

CALC BY: DY
 DRAWN BY: RT
 CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 100.10 – TEMPORARY CONSTRUCTION EASEMENT



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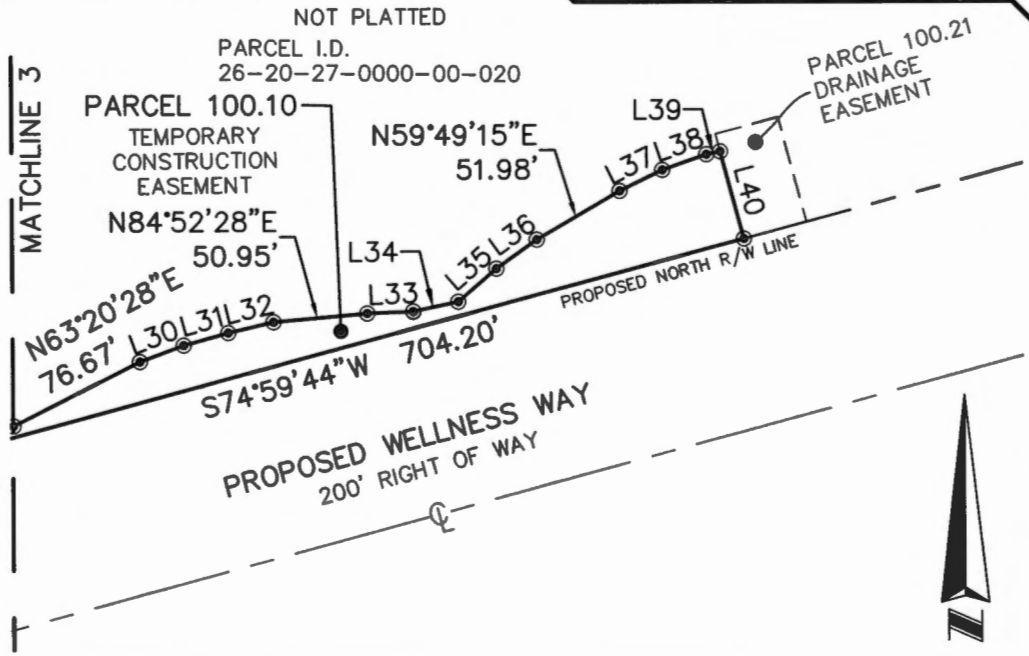
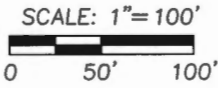
SYMBOL AND ABBREVIATION LEGEND:	
● CHANGE IN DIRECTION	CB CHORD OF BEARING
R/W RIGHT OF WAY	CD CHORD DISTANCE
P.C. POINT OF CURVATURE	Δ CENTRAL ANGLE
P.T. POINT OF TANGENCY	L ARC LENGTH
R RADIUS	⊕ CENTERLINE

JOB #:	20200605	CALC BY:	DY
DATE:	1/11/23	DRAWN BY:	RT
SCALE:	1" = 100'	CHECKED BY:	HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 100.10 – TEMPORARY CONSTRUCTION EASEMENT
 NOT PLATTED



LINE TABLE		
LINE	BEARING	LENGTH
L1	N65°30'05"E	25.25'
L2	N78°20'26"E	21.50'
L3	S82°16'17"E	44.86'
L4	S77°37'57"E	24.24'
L5	N76°30'34"E	43.95'
L6	N81°28'42"E	47.66'
L7	N86°16'33"E	43.25'
L8	S86°58'53"E	49.22'
L9	S83°28'08"E	45.20'
L10	S80°42'34"E	24.57'
L11	N84°00'07"E	50.55'
L12	N89°26'42"E	25.14'
L13	S81°08'46"E	25.56'
L14	N84°34'38"E	24.13'
L15	N70°39'55"E	26.62'
L16	N73°11'54"E	26.26'
L17	N75°29'23"E	25.95'
L18	N77°28'57"E	25.83'
L19	N85°34'20"E	25.28'
L20	N88°21'14"E	25.12'

LINE TABLE		
LINE	BEARING	LENGTH
L21	S88°32'06"E	25.17'
L22	S82°24'26"E	25.37'
L23	N76°57'09"E	46.43'
L24	S83°43'13"E	23.86'
L25	N73°23'41"E	23.81'
L26	N75°52'38"E	22.93'
L27	N82°31'07"E	26.68'
L28	N89°20'00"E	25.69'
L29	N84°08'25"E	24.53'
L30	N69°55'02"E	25.28'
L31	N74°37'28"E	25.12'

LINE TABLE		
LINE	BEARING	LENGTH
L32	N76°41'37"E	25.20'
L33	N87°42'32"E	24.97'
L34	N77°44'11"E	24.83'
L35	N49°27'45"E	27.33'
L36	N54°42'07"E	26.83'
L37	N64°02'37"E	25.65'
L38	N70°44'47"E	25.28'
L39	N77°22'09"E	7.56'
L40	S15°00'16"E	48.69'

SHEET 5 OF 5
 SEE SHEET 1-2 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- R/W RIGHT OF WAY
- ⊕ CENTERLINE
- LB LICENSED BUSINESS
- I.D. IDENTIFICATION

JOB #: 20200605
 DATE: 1/11/23
 SCALE: 1" = 100'

CALC BY: DY
 DRAWN BY: RT
 CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.11 – TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 23; THENCE RUN NORTH 00°02'48" EAST ALONG THE EAST LINE OF THE S.W. QUARTER FOR A DISTANCE OF 1730.88 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 74°59'44" WEST ALONG THE PROPOSED NORTH RIGHT OF WAY LINE OF WELLNESS WAY FOR A DISTANCE OF 79.48 FEET; THENCE DEPARTING SAID PROPOSED NORTH RIGHT OF WAY LINE, RUN NORTH 15°00'16" WEST, FOR A DISTANCE OF 47.24 FEET; THENCE RUN NORTH 77°22'09" EAST FOR A DISTANCE OF 91.24 FEET TO SAID EAST LINE; THENCE RUN NORTH 77°22'09" EAST FOR A DISTANCE OF 41.37 FEET; THENCE RUN NORTH 74°14'37" EAST FOR A DISTANCE OF 125.06 FEET; THENCE RUN NORTH 78°54'41" EAST FOR A DISTANCE OF 25.25 FEET; THENCE RUN NORTH 85°03'56" EAST FOR A DISTANCE OF 25.54 FEET; THENCE RUN NORTH 87°41'24" EAST FOR A DISTANCE OF 25.72 FEET; THENCE RUN SOUTH 88°45'46" EAST FOR A DISTANCE OF 78.13 FEET; THENCE RUN NORTH 86°55'27" EAST FOR A DISTANCE OF 25.60 FEET; THENCE RUN NORTH 74°49'30" EAST FOR A DISTANCE OF 24.24 FEET; THENCE RUN NORTH 63°04'06" EAST FOR A DISTANCE OF 25.15 FEET; THENCE RUN NORTH 51°23'24" EAST FOR A DISTANCE OF 26.99 FEET; THENCE RUN NORTH 46°20'21" EAST FOR A DISTANCE OF 28.50 FEET; THENCE RUN NORTH 53°12'40" EAST FOR A DISTANCE OF 54.24 FEET; THENCE RUN NORTH 66°28'25" EAST FOR A DISTANCE OF 25.68 FEET; THENCE RUN NORTH 77°08'26" EAST FOR A DISTANCE OF 25.27 FEET; THENCE RUN NORTH 81°00'30" EAST FOR A DISTANCE OF 25.30 FEET; THENCE RUN NORTH 86°16'20" EAST FOR A DISTANCE OF 25.61 FEET; THENCE RUN NORTH 87°50'25" EAST FOR A DISTANCE OF 25.74 FEET; THENCE RUN SOUTH 88°01'11" EAST FOR A DISTANCE OF 26.25 FEET; THENCE RUN SOUTH 84°39'36" EAST FOR A DISTANCE OF 53.41 FEET; THENCE RUN SOUTH 85°40'11" EAST FOR A DISTANCE OF 25.45 FEET; THENCE RUN NORTH 74°13'47" EAST FOR A DISTANCE OF 24.85 FEET; THENCE RUN NORTH 52°09'35" EAST FOR A DISTANCE OF 26.88 FEET; THENCE RUN NORTH 59°05'09" EAST FOR A DISTANCE OF 26.21 FEET; THENCE RUN NORTH 64°08'57" EAST FOR A DISTANCE OF 25.62 FEET; THENCE RUN NORTH 68°18'18" EAST FOR A DISTANCE OF 25.30 FEET; THENCE RUN

CONTINUED ON SHEET 2

SHEET 1 OF 5
SEE SHEET 3-5 FOR SKETCH OF DESCRIPTION



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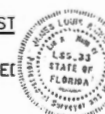
SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.602(3).
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE S.W. 1/4 SECTION 23-23-26, BEING N 00°02'48" E (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST

JOB #: 20200605
DATE: 1/11/23
SCALE: N/A
REV: 9/6/23

CALC BY: DY
DRAWN BY: RT
CHECKED BY: HF

FOR THE LICENSEE



Digitally
signed by:
James L.

Rickman
6723 BY:
Date: 2023.
09.08 08:07:
58 -04'00'

JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.11 – TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION CONTINUED FROM SHEET 1

NORTH 72°58'00" EAST FOR A DISTANCE OF 50.26 FEET; THENCE RUN NORTH 79°16'42" EAST FOR A DISTANCE OF 25.23 FEET; THENCE RUN NORTH 83°11'42" EAST FOR A DISTANCE OF DISTANCE OF 25.37 FEET; THENCE RUN NORTH 85°47'02" EAST FOR A DISTANCE OF 25.57 FEET; THENCE RUN SOUTH 89°48'53" EAST FOR A DISTANCE OF 76.98 FEET; THENCE RUN NORTH 61°26'40" EAST FOR A DISTANCE OF 77.04 FEET; THENCE RUN NORTH 66°21'32" EAST FOR A DISTANCE OF 25.42 FEET; THENCE RUN NORTH 69°42'40" EAST FOR A DISTANCE OF 25.21 FEET; THENCE RUN NORTH 72°59'36" EAST FOR A DISTANCE OF 100.16 FEET; THENCE RUN NORTH 74°24'05" EAST FOR A DISTANCE OF 75.06 FEET; THENCE RUN NORTH 75°27'40" EAST FOR A DISTANCE OF 26.55 FEET; THENCE RUN SOUTH 46°24'05" EAST FOR A DISTANCE OF 40.29 FEET TO A POINT ON THE AFORESAID PROPOSED NORTH RIGHT OF WAY LINE; THENCE RUN SOUTH 74°59'44" WEST ALONG SAID PROPOSED NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 800.34 FEET; THENCE DEPARTING SAID PROPOSED NORTH RIGHT OF WAY LINE, RUN NORTH 43°40'26" WEST FOR A DISTANCE OF 58.89 FEET; THENCE RUN SOUTH 46°19'34" WEST FOR A DISTANCE OF 35.00 FEET; THENCE RUN SOUTH 43°40'26" EAST FOR A DISTANCE OF 39.75 FEET TO A POINT ON THE AFORESAID PROPOSED NORTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE RUN SOUTH 74°59'44" WEST ALONG SAID PROPOSED NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 560.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 44,915 SQUARE FEET OR 1.03 ACRES, MORE OR LESS.

SHEET 2 OF 5
SEE SHEET 3-5 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.602(3).
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE S.W. 1/4 SECTION 23-23-26, BEING N 00°02'48" E (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB #: 20200605

CALC BY: DY

DATE: 1/11/23

DRAWN BY: RT

SCALE: N/A

CHECKED BY: HF

REV: 9/6/23

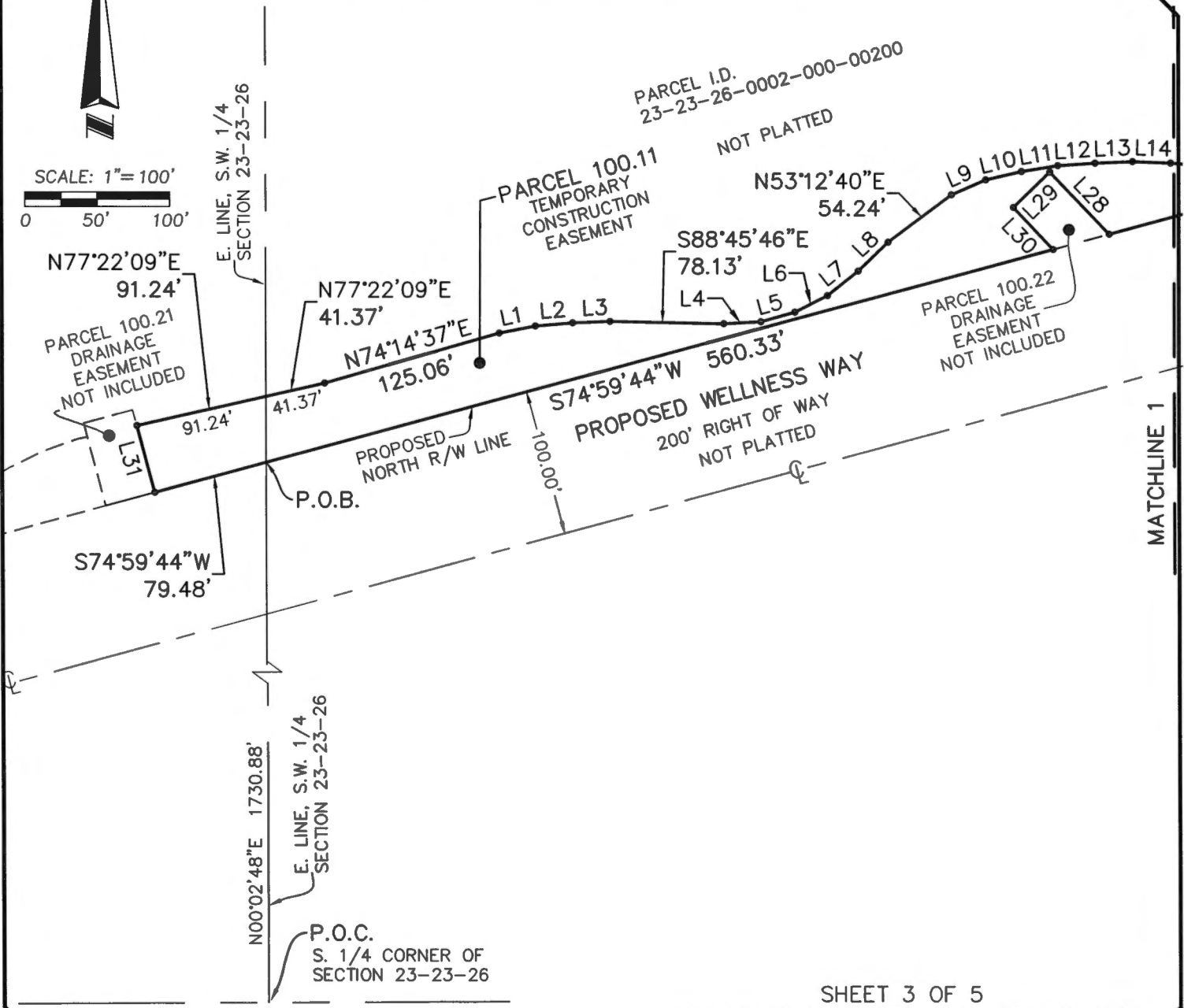
SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 100.11 – TEMPORARY CONSTRUCTION EASEMENT



SCALE: 1"=100'
 0 50' 100'



SHEET 3 OF 5
 SEE SHEET 1-2 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ⊕ CENTERLINE
- LB LICENSED BUSINESS
- I.D. IDENTIFICATION

JOB #: 20200605
 DATE: 1/11/23
 SCALE: 1" = 100'
 REV: 9/6/23

CALC BY: DY
 DRAWN BY: RT
 CHECKED BY: HF

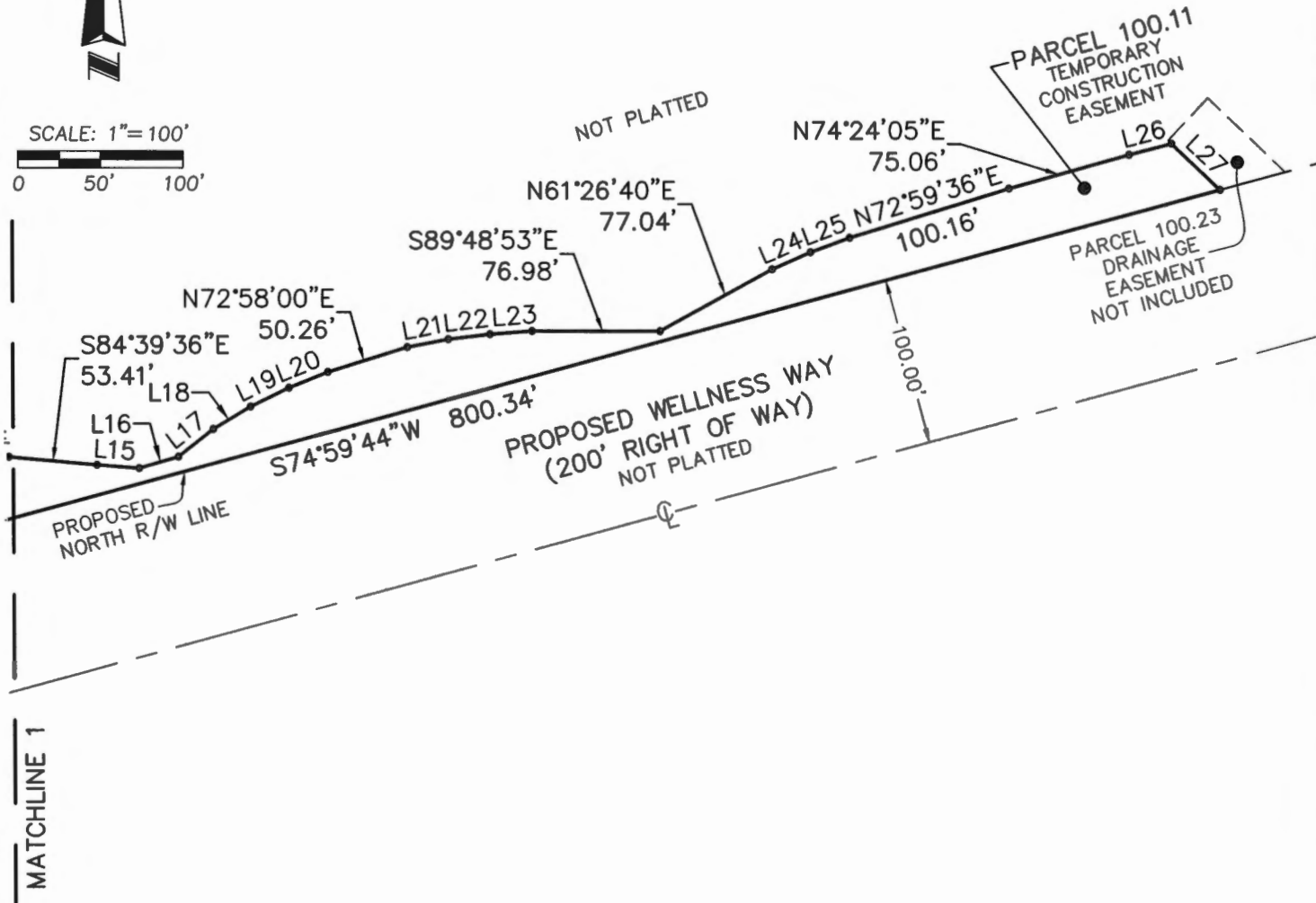
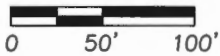
SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 100.11 – TEMPORARY CONSTRUCTION EASEMENT



SCALE: 1" = 100'



SHEET 4 OF 5
 SEE SHEETS 1-2 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- R/W RIGHT OF WAY
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- ⊕ CENTERLINE
- LB LICENSED BUSINESS
- I.D. IDENTIFICATION

JOB #: 20200605
 DATE: 1/11/23
 SCALE: 1" = 100'
 REV: 9/6/23

CALC BY: DY
 DRAWN BY: RT
 CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 100.11 – TEMPORARY CONSTRUCTION EASEMENT

LINE TABLES

LINE TABLE		
LINE	BEARING	LENGTH
L1	N78°54'41"E	25.25'
L2	N85°03'56"E	25.54'
L3	N87°41'24"E	25.72'
L4	N86°55'27"E	25.60'
L5	N74°49'30"E	24.24'
L6	N63°04'06"E	25.15'
L7	N51°23'24"E	26.99'
L8	N46°20'21"E	28.50'
L9	N66°28'25"E	25.68'
L10	N77°08'26"E	25.27'
L11	N81°00'30"E	25.30'
L12	N86°16'20"E	25.61'
L13	N87°50'25"E	25.74'
L14	S88°01'11"E	26.25'
L15	S85°40'11"E	25.45'
L16	N74°13'47"E	24.85'
L17	N52°09'35"E	26.88'
L18	N59°05'09"E	26.21'
L19	N64°08'57"E	25.62'
L20	N68°18'18"E	25.30'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N79°16'42"E	25.23'
L22	N83°11'42"E	25.37'
L23	N85°47'02"E	25.57'
L24	N66°21'32"E	25.42'
L25	N69°42'40"E	25.21'
L26	N75°27'40"E	26.55'
L27	S46°24'05"E	40.29'
L28	N43°40'26"W	58.89'
L29	S46°19'34"W	35.00'
L30	S43°40'26"E	39.75'
L31	N15°00'16"W	47.24'

SHEET 5 OF 5
 SEE SHEET 1-2 FOR LEGAL DESCRIPTION

SYMBOL AND ABBREVIATION LEGEND:

JOB #: <u>20200605</u>	CALC BY: <u>DY</u>
DATE: <u>1/11/23</u>	DRAWN BY: <u>RT</u>
SCALE: <u>N/A</u>	CHECKED BY: <u>HF</u>
REV: <u>9/6/23</u>	



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SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.12 – TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE RUN SOUTH 00°15'02" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23 FOR A DISTANCE OF 188.78 FEET TO A POINT ON THE PROPOSED NORTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE RUN SOUTH 74°59'44" WEST ALONG SAID PROPOSED NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 509.28 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 74°59'44" WEST FOR A DISTANCE OF 246.50 FEET; THENCE RUN SOUTH 77°52'02" WEST FOR A DISTANCE OF 40.05 FEET; THENCE RUN SOUTH 74°59'35" WEST FOR A DISTANCE OF 92.00 FEET; THENCE RUN SOUTH 72°07'50" WEST FOR A DISTANCE OF 40.05 FEET; THENCE RUN SOUTH 74°59'44" WEST FOR A DISTANCE OF 375.45 FEET; THENCE DEPARTING SAID PROPOSED NORTH RIGHT OF WAY LINE, RUN NORTH 46°24'05" WEST FOR A DISTANCE OF 38.95 FEET; THENCE RUN NORTH 77°58'37" EAST FOR A DISTANCE OF 6.91 FEET; THENCE RUN NORTH 80°45'35" EAST FOR A DISTANCE OF 176.00 FEET; THENCE RUN NORTH 84°10'04" EAST FOR A DISTANCE OF 25.34 FEET; THENCE RUN NORTH 80°15'06" EAST FOR A DISTANCE OF 49.99 FEET; THENCE RUN NORTH 74°23'23" EAST FOR A DISTANCE OF 49.88 FEET; THENCE RUN NORTH 72°52'12" EAST FOR A DISTANCE OF 93.47 FEET; THENCE RUN NORTH 74°30'08" EAST FOR A DISTANCE OF 31.61 FEET; THENCE RUN NORTH 57°42'30" EAST FOR A DISTANCE OF 44.22 FEET; THENCE RUN NORTH 74°58'36" EAST FOR A DISTANCE OF 15.69 FEET; THENCE RUN SOUTH 82°50'26" EAST FOR A DISTANCE OF 18.77 FEET; THENCE RUN NORTH 68°55'36" EAST FOR A DISTANCE OF 49.91 FEET; THENCE RUN NORTH 74°04'17" EAST FOR A DISTANCE OF 25.12 FEET; THENCE RUN NORTH 76°39'23" EAST FOR A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 69°52'19" EAST FOR A DISTANCE OF 49.88 FEET; THENCE RUN NORTH 60°59'41" EAST FOR A DISTANCE OF 51.49 FEET; THENCE RUN NORTH 68°46'07" EAST FOR A DISTANCE OF 25.42 FEET; THENCE RUN NORTH 74°30'24" EAST FOR A DISTANCE OF 7.62 FEET; THENCE RUN SOUTH 15°00'16" EAST A DISTANCE OF 39.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,105 SQUARE FEET OR 0.35 ACRES, MORE OR LESS.

SHEET 1 OF 3
SEE SHEET 2-3 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.602(3).
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SE 1/4 SECTION 23-23-26, BEING S 00°15'02" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

Digitally
signed by:
James L



Rickman
6723 BY:
Date: 2023.
09.08 08:09
13 -04'00'

JOB #: 20200605
DATE: 1/11/23
SCALE: N/A
REV: 9/6/23

CALC BY: DY
DRAWN BY: RT
CHECKED BY: HF

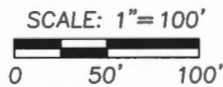
FOR THE LICENSED

JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 100.12 – TEMPORARY CONSTRUCTION EASEMENT

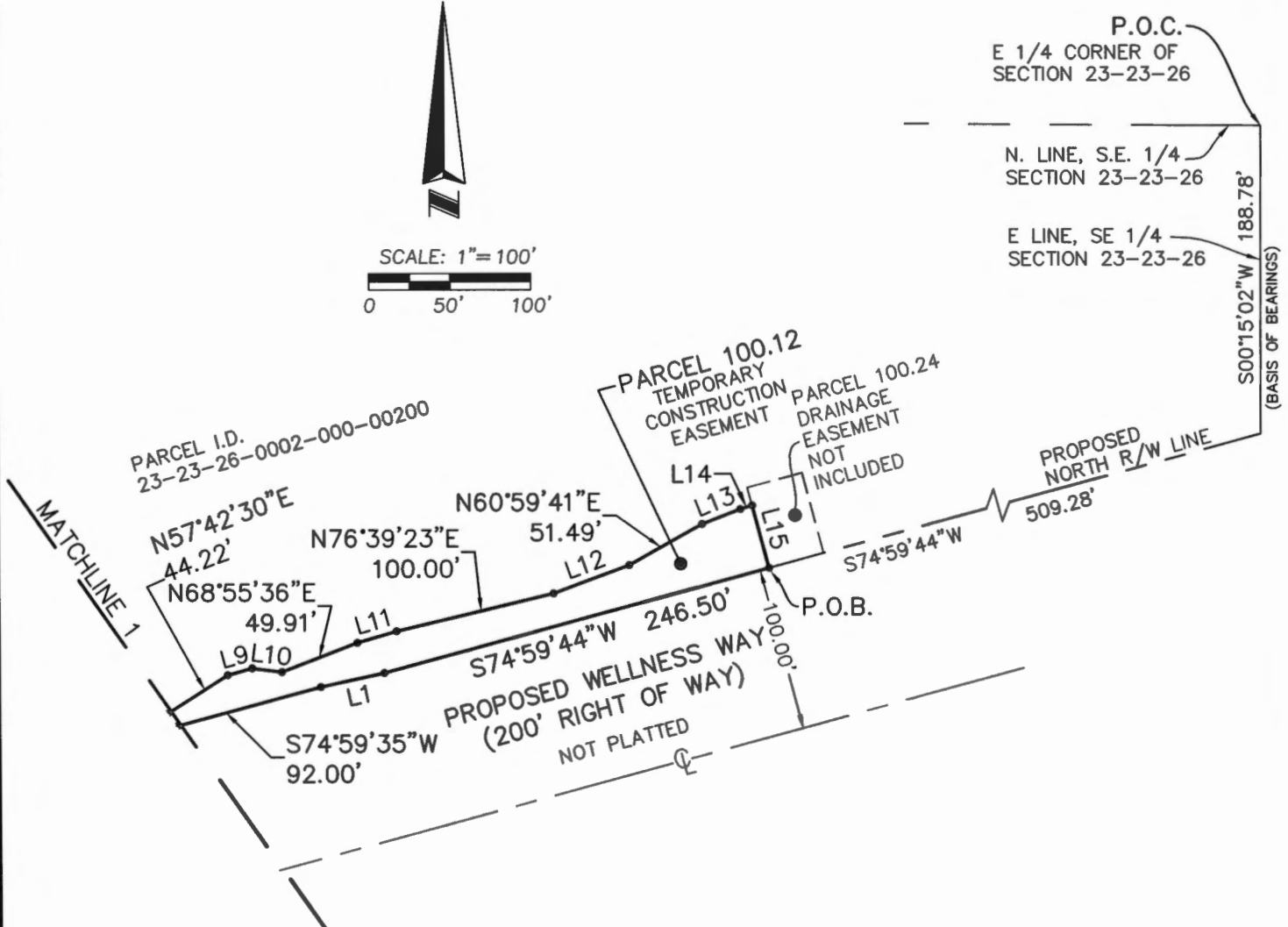


P.O.C.
 E 1/4 CORNER OF
 SECTION 23-23-26

N. LINE, S.E. 1/4
 SECTION 23-23-26

E LINE, SE 1/4
 SECTION 23-23-26

188.78'
 S00°15'02"W
 (BASIS OF BEARINGS)



SHEET 2 OF 3
 SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ¢ CENTERLINE

JOB #: 20200605
 DATE: 1/11/23
 SCALE: 1" = 100'
 REV: 9/6/23

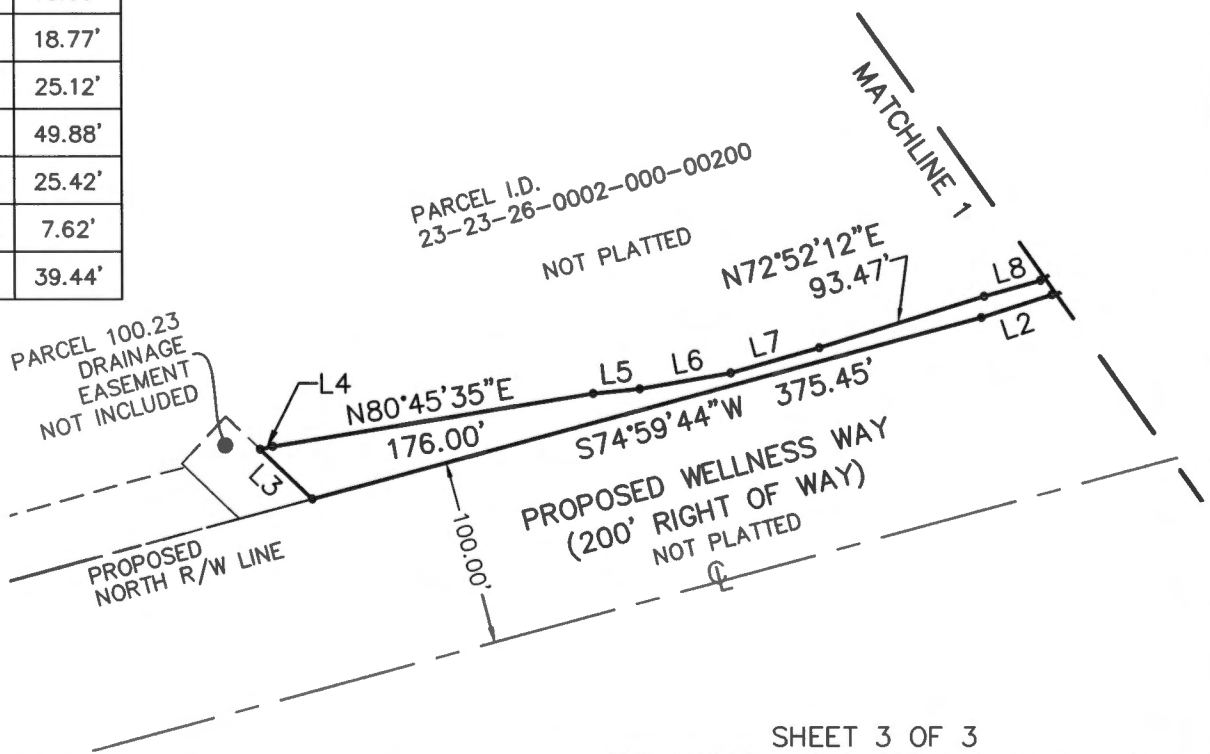
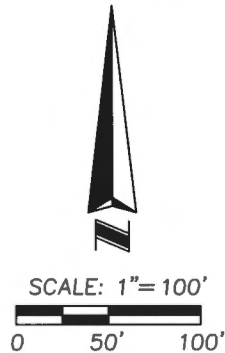
CALC BY: DY
 DRAWN BY: RT
 CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 100.12 – TEMPORARY CONSTRUCTION EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S77°52'02"W	40.05'
L2	S72°07'50"W	40.05'
L3	N46°24'05"W	38.95'
L4	N77°58'37"E	6.91'
L5	N84°10'04"E	25.34'
L6	N80°15'06"E	49.99'
L7	N74°23'23"E	49.88'
L8	N74°30'08"E	31.61'
L9	N74°58'36"E	15.69'
L10	S82°50'26"E	18.77'
L11	N74°04'17"E	25.12'
L12	N69°52'19"E	49.88'
L13	N68°46'07"E	25.42'
L14	N74°30'24"E	7.62'
L15	S15°00'16"E	39.44'



SHEET 3 OF 3
 SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

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- R/W RIGHT OF WAY
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- ⊕ CENTERLINE

JOB #: 20200605
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 SCALE: 1" = 100'
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CALC BY: DY
 DRAWN BY: RT
 CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.13 – TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE RUN SOUTH 00°15'02" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 188.78 FEET TO A POINT ON THE PROPOSED NORTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 74°59'44" WEST ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 106.78 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 74° 59' 44" WEST ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 367.50 FEET; THENCE DEPARTING SAID PROPOSED RIGHT OF WAY LINE, RUN NORTH 15°00'16" WEST FOR A DISTANCE OF 39.74 FEET; THENCE RUN NORTH 74°30'24" EAST FOR A DISTANCE OF 32.70 FEET; THENCE RUN NORTH 87°15'10" EAST FOR A DISTANCE OF 51.49 FEET; THENCE RUN NORTH 89°46'39" EAST FOR A DISTANCE OF 51.55 FEET; THENCE RUN NORTH 79°28'09" EAST FOR A DISTANCE OF 49.77 FEET; THENCE RUN NORTH 71°40'21" EAST FOR A DISTANCE OF 100.17 FEET; THENCE RUN NORTH 75°15'04" EAST FOR A DISTANCE OF 25.10 FEET; THENCE RUN NORTH 78°44'32" EAST FOR A DISTANCE OF 25.19 FEET; THENCE RUN NORTH 83°11'45" EAST FOR A DISTANCE OF 24.70 FEET; THENCE RUN NORTH 48°02'25" EAST FOR A DISTANCE OF 11.60 FEET; THENCE RUN SOUTH 15°00'16" EAST A DISTANCE OF 17.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,736 SQUARE FEET OR 0.18 ACRES, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE S.E. 1/4 OF SECTION 23-23-26, BEING S 00°15'02" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST

Digitally
signed by:

James L.
Rickman
6723 BY
Date: 2023.
09.08 08:09:
48 -04'00'



JOB #: 20200605
DATE: 1/11/23
SCALE: N/A
REV: 9/6/23

CALC BY: DY
DRAWN BY: RT
CHECKED BY: HF

FOR THE LICENSEE

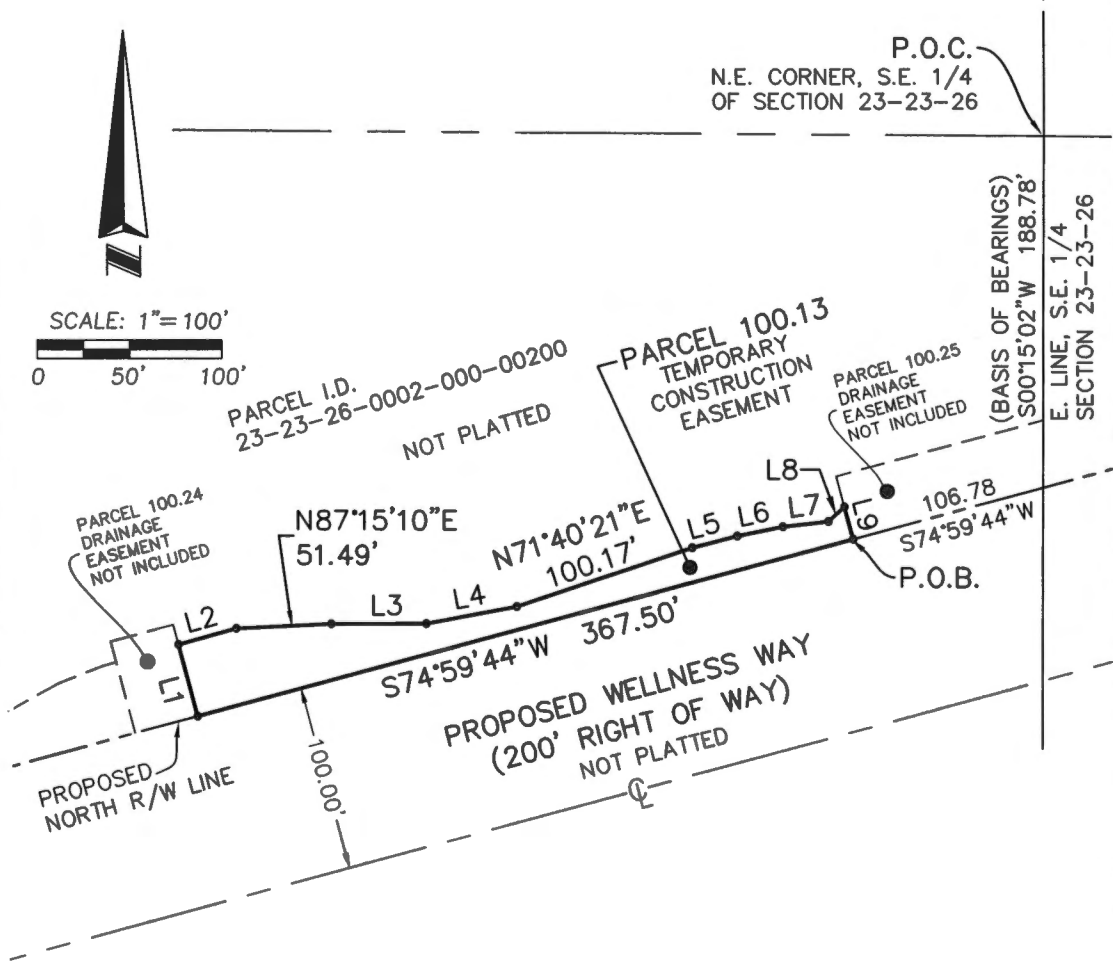
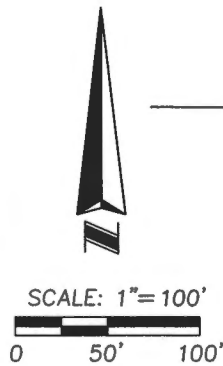
JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 100.13 – TEMPORARY CONSTRUCTION EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N15°00'16"W	39.74'
L2	N74°30'24"E	32.70'
L3	N89°46'39"E	51.55'
L4	N79°28'09"E	49.77'
L5	N75°15'04"E	25.10'
L6	N78°44'32"E	25.19'
L7	N83°11'45"E	24.70'
L8	N48°02'25"E	11.60'
L9	S15°00'16"E	17.84'



SHEET 2 OF 2
 SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ⊕ CENTERLINE
- LB LICENSED BUSINESS
- I.D. IDENTIFICATION

JOB #: 20200605
 DATE: 1/11/23
 SCALE: 1" = 100'
 REV: 9/6/23

CALC BY: DY
 DRAWN BY: RT
 CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.14 – TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE RUN SOUTH 00°27'12" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 FOR A DISTANCE OF 1421.23 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'44" EAST ALONG THE PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY AND THE WESTERLY EXTENSION THEREOF, FOR A DISTANCE OF 134.18 FEET TO THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE: SOUTH 89°32'44" EAST FOR A DISTANCE OF 1084.83 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 2600.00 FEET, WITH A CHORD BEARING OF NORTH 83°14'18" EAST, AND A CHORD DISTANCE OF 653.19 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°25'56" FOR A DISTANCE OF 654.92 FEET TO A POINT ON A NON TANGENT LINE; THENCE DEPARTING SAID PROPOSED SOUTH RIGHT OF WAY LINE, RUN SOUTH 13°58'46" EAST FOR A DISTANCE OF 41.73 FEET; THENCE RUN SOUTH 83°07'48" WEST FOR A DISTANCE OF 9.38 FEET; THENCE RUN SOUTH 87°40'35" WEST FOR A DISTANCE OF 26.99 FEET; THENCE RUN NORTH 89°49'59" WEST FOR A DISTANCE OF 27.15 FEET; THENCE RUN NORTH 83°53'21" WEST FOR A DISTANCE OF 27.84 FEET; THENCE RUN NORTH 79°17'24" WEST FOR A DISTANCE OF 27.89 FEET; THENCE RUN SOUTH 74°23'33" WEST FOR A DISTANCE OF 25.16 FEET; THENCE RUN SOUTH 44°28'34" WEST FOR A DISTANCE OF 31.51 FEET; THENCE RUN SOUTH 51°18'20" WEST FOR A DISTANCE OF 30.33 FEET; THENCE RUN SOUTH 62°12'20" WEST FOR A DISTANCE OF 28.38 FEET; THENCE RUN SOUTH 79°46'29" WEST FOR A DISTANCE OF 26.99 FEET; THENCE RUN SOUTH 88°59'56" WEST FOR A DISTANCE OF 27.00 FEET; THENCE RUN NORTH 83°42'37" WEST FOR A DISTANCE OF 37.24 FEET; THENCE

CONTINUED ON SHEET 2

SHEET 1 OF 6
SEE SHEET 3-5 FOR SKETCH OF DESCRIPTION
SEE SHEET 6 FOR LINE & CURVE TABLE



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.602(3).
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE S.W. 1/4 SECTION 23-23-26, BEING S 00°27'12" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB #: 20200605
DATE: 1/12/23
SCALE: N/A
REV: 9/6/23

CALC BY: DY
DRAWN BY: CM
CHECKED BY: HF

FOR THE LICENSED



Digitally signed by:
James L. Rickman
Date: 2023.09.08 08:15:39 -04'00'

JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.14 – TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION CONTINUED FROM SHEET 1

RUN NORTH 78°56'09" WEST FOR A DISTANCE OF 45.53 FEET; THENCE RUN NORTH 76°32'53" WEST FOR A DISTANCE OF 27.88 FEET; THENCE RUN NORTH 73°50'24" WEST FOR A DISTANCE OF 27.55 FEET; THENCE RUN SOUTH 73°29'38" WEST FOR A DISTANCE OF 25.73 FEET; THENCE RUN SOUTH 55°55'51" WEST FOR CONTINUED FROM SHEET 1

A DISTANCE OF 29.95 FEET; THENCE RUN SOUTH 61°45'03" WEST FOR A DISTANCE OF 29.27 FEET; THENCE RUN SOUTH 75°34'41" WEST FOR A DISTANCE OF 27.27 FEET; THENCE RUN SOUTH 81°33'51" WEST FOR A DISTANCE OF 261.58 FEET; THENCE RUN SOUTH 85°08'13" WEST FOR A DISTANCE OF 25.35 FEET; THENCE RUN NORTH 85°59'37" WEST FOR A DISTANCE OF 25.29 FEET; THENCE RUN NORTH 81°09'08" WEST FOR A DISTANCE OF 25.56 FEET; THENCE RUN NORTH 69°43'32" WEST FOR A DISTANCE OF 26.88 FEET; THENCE RUN NORTH 62°47'49" WEST FOR A DISTANCE OF 139.85 FEET; THENCE RUN SOUTH 81°16'32" WEST FOR A DISTANCE OF 49.69 FEET; THENCE RUN SOUTH 84°06'35" WEST FOR A DISTANCE OF 25.29 FEET; THENCE RUN SOUTH 88°26'44" WEST FOR A DISTANCE OF 25.27 FEET; THENCE RUN NORTH 81°15'18" WEST FOR A DISTANCE OF 25.55 FEET; THENCE RUN NORTH 75°07'08" WEST FOR A DISTANCE OF 25.69 FEET; THENCE RUN NORTH 89°27'31" WEST FOR A DISTANCE OF 24.04 FEET; THENCE RUN SOUTH 76°13'19" WEST FOR A DISTANCE OF 130.19 FEET; THENCE RUN SOUTH 79°08'53" WEST FOR A DISTANCE OF 45.08 FEET; THENCE RUN SOUTH 80°47'03" WEST FOR A DISTANCE OF 46.65 FEET; THENCE RUN SOUTH 82°18'19" WEST FOR A DISTANCE OF 44.51 FEET; THENCE RUN SOUTH 87°01'39" WEST FOR A DISTANCE OF 44.25 FEET; THENCE RUN NORTH 86°42'14" WEST FOR A DISTANCE OF 46.47 FEET; THENCE RUN NORTH 77°46'01" WEST FOR A DISTANCE OF 49.76 FEET; THENCE RUN NORTH 70°53'33" WEST FOR A DISTANCE OF 46.55 FEET; THENCE RUN NORTH 69°31'02" WEST FOR A DISTANCE OF 49.07 FEET; THENCE RUN NORTH 67°43'47" WEST FOR A DISTANCE OF 46.13 FEET; THENCE RUN SOUTH 72°37'23" WEST FOR A DISTANCE OF 28.86 FEET; THENCE RUN NORTH 58°31'28" WEST A DISTANCE OF 25.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 69,848 SQUARE FEET OR 1.60 ACRES, MORE OR LESS.

SHEET 2 OF 6
SEE SHEET 3-5 FOR SKETCH OF DESCRIPTION
SEE SHEET 6 FOR LINE & CURVE TABLE



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.602(3).
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE S.W. 1/4 SECTION 23-23-26, BEING S 00°27'12" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB #: 20200605

CALC BY: DY

DATE: 1/12/23

DRAWN BY: CM

SCALE: N/A

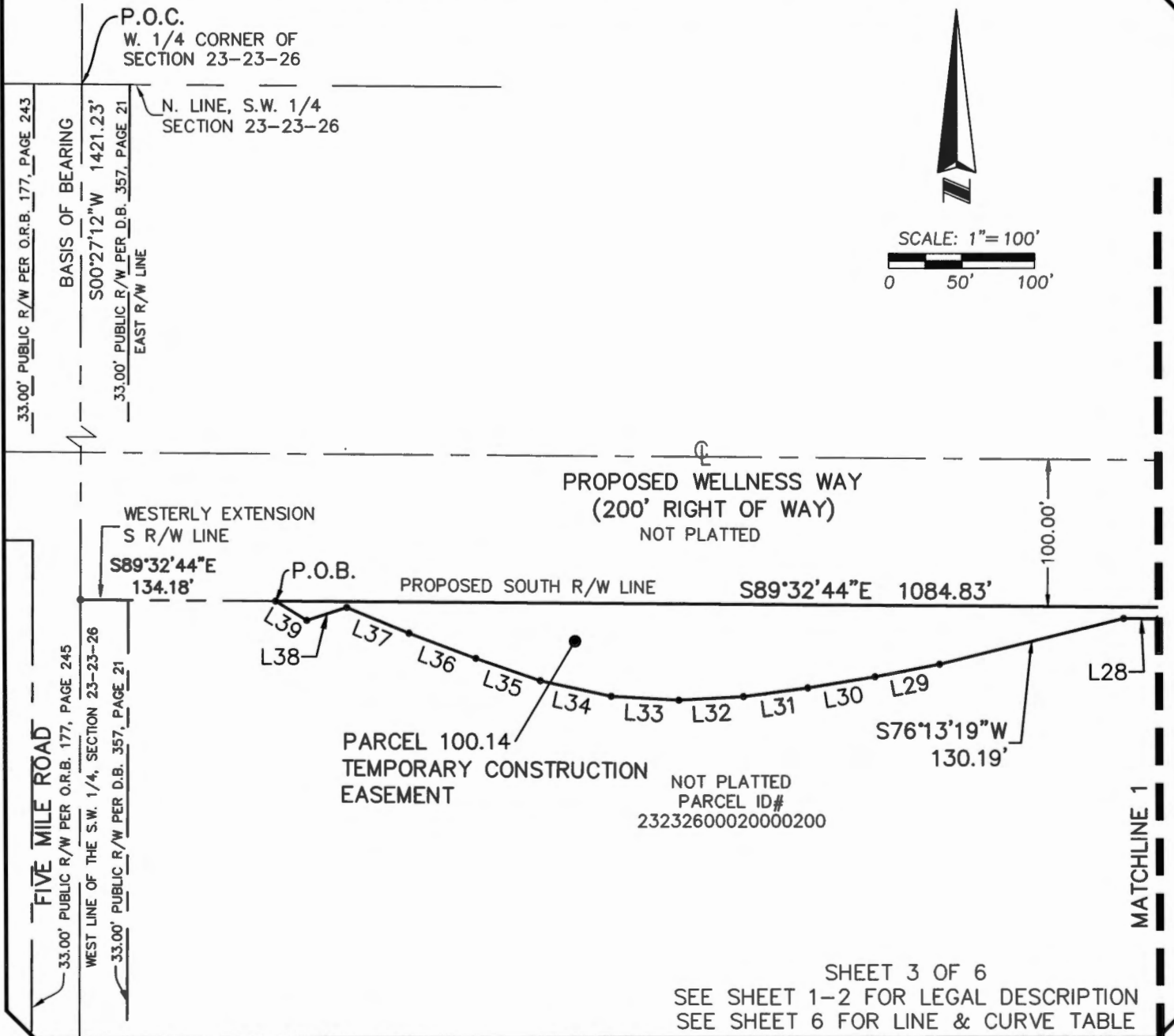
CHECKED BY: HF

REV: 9/6/23

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 100.14 - TEMPORARY CONSTRUCTION EASEMENT



SHEET 3 OF 6
 SEE SHEET 1-2 FOR LEGAL DESCRIPTION
 SEE SHEET 6 FOR LINE & CURVE TABLE



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SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION D.B. DEED BOOK
- P.O.C. POINT OF COMMENCEMENT Ⓢ CENTERLINE
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- O.R.B. OFFICIAL RECORDS BOOK

JOB #: 20200605
 DATE: 1/12/23
 SCALE: 1" = 100'
 REV: 9/6/23

CALC BY: DY
 DRAWN BY: CM
 CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 100.14 – TEMPORARY CONSTRUCTION EASEMENT



SCALE: 1" = 100'
 0 50' 100'

PROPOSED WELLNESS WAY
 (200' RIGHT OF WAY)
 NOT PLATTED

PROPOSED
 SOUTH R/W LINE

S89°32'44"E 1084.83'

P.C.

C1

L26 L24
 L27 L25
 S81°16'32"W
 49.69'

N62°47'49"W
 139.85'

L23
 L22
 L21

S81°33'51"W 261.58'

L16 L14
 L18 L17 L15
 L19

PARCEL 100.14
 TEMPORARY CONSTRUCTION
 EASEMENT

NOT PLATTED
 PARCEL ID#
 23232600020000200

MATCHLINE 1

MATCHLINE 2

SHEET 4 OF 6
 SEE SHEETS 1-2 FOR LEGAL DESCRIPTION
 SEE SHEET 6 FOR LINE & CURVE TABLE



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SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION LB LICENSED BUSINESS
- R/W RIGHT OF WAY
- ⊕ CENTERLINE
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY

JOB #: 20200605

CALC BY: DY

DATE: 1/12/23

DRAWN BY: CM

SCALE: 1" = 100'

CHECKED BY: HF

REV: 9/8/23

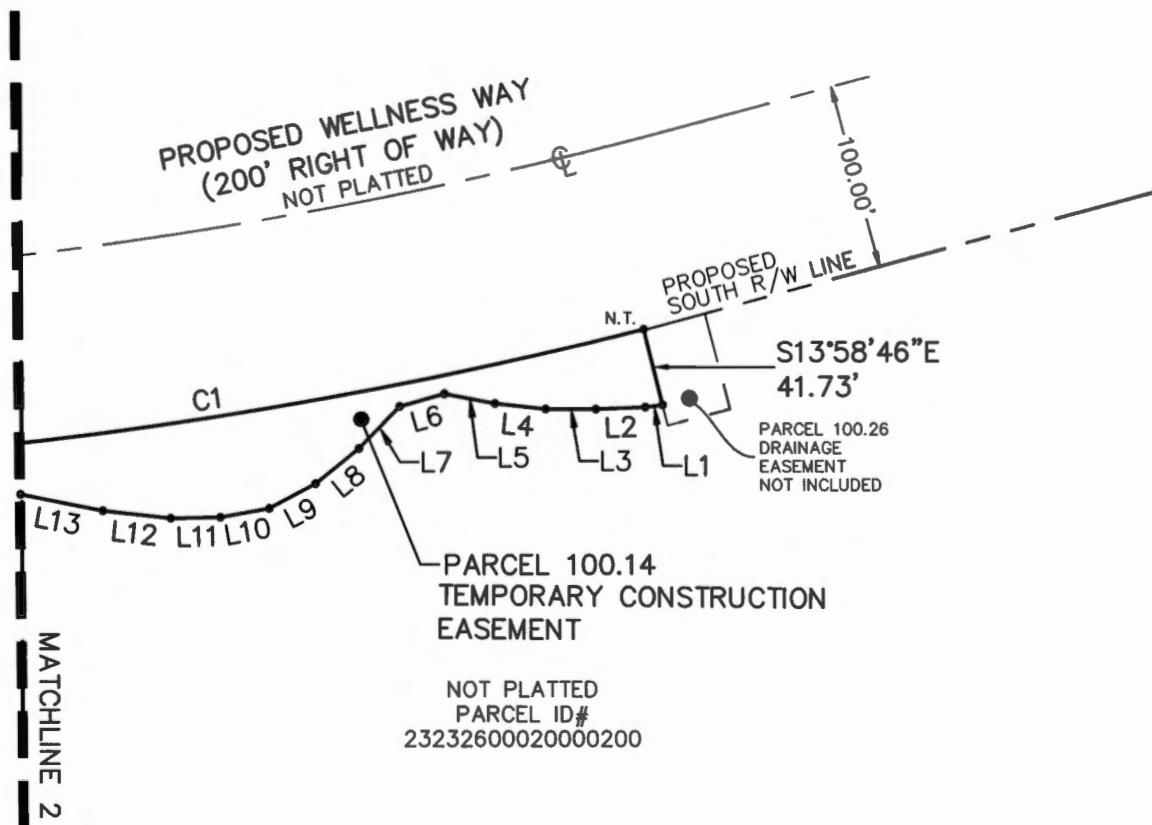
SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 100.14 – TEMPORARY CONSTRUCTION EASEMENT



SCALE: 1" = 100'
 0 50' 100'



SHEET 5 OF 6
 SEE SHEET 1-2 FOR LEGAL DESCRIPTION
 SEE SHEET 6 FOR LINE & CURVE TABLE



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SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- R/W RIGHT OF WAY
- ⊕ CENTERLINE
- N.T. NON TANGENT
- LB LICENSED BUSINESS

JOB #: 20200605
 DATE: 1/12/23
 SCALE: 1" = 100'
 REV: 9/6/23

CALC BY: DY
 DRAWN BY: RT
 CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 100.14 – TEMPORARY CONSTRUCTION EASEMENT

LINE AND CURVE TABLE

LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S83°07'48"W	9.38'	L14	N76°32'53"W	27.88'	L27	N75°07'08"W	25.69'
L2	S87°40'35"W	26.99'	L15	N73°50'24"W	27.55'	L28	N89°27'31"W	24.04'
L3	N89°49'59"W	27.15'	L16	S73°29'38"W	25.73'	L29	S79°08'53"W	45.08'
L4	N83°53'21"W	27.84'	L17	S55°55'51"W	29.95'	L30	S80°47'03"W	46.65'
L5	N79°17'24"W	27.89'	L18	S61°45'03"W	29.27'	L31	S82°18'19"W	44.51'
L6	S74°23'33"W	25.16'	L19	S75°34'41"W	27.27'	L32	S87°01'39"W	44.25'
L7	S44°28'34"W	31.51'	L20	S85°08'13"W	25.35'	L33	N86°42'14"W	46.47'
L8	S51°18'20"W	30.33'	L21	N85°59'37"W	25.29'	L34	N77°46'01"W	49.76'
L9	S62°12'20"W	28.38'	L22	N81°09'08"W	25.56'	L35	N70°53'33"W	46.55'
L10	S79°46'29"W	26.99'	L23	N69°43'32"W	26.88'	L36	N69°31'02"W	49.07'
L11	S88°59'56"W	27.00'	L24	S84°06'35"W	25.29'	L37	N67°43'47"W	46.13'
L12	N83°42'37"W	37.24'	L25	S88°26'44"W	25.27'	L38	S72°37'23"W	28.86'
L13	N78°56'09"W	45.53'	L26	N81°15'18"W	25.55'	L39	N58°31'28"W	25.07'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	2600.00'	N83°14'18"E	653.19'	14°25'56"	654.92'

SHEET 6 OF 6
 SEE SHEET 1-2 FOR LEGAL DESCRIPTION
 SEE SHEET 3-5 FOR SKETCH OF DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- R/W RIGHT OF WAY
- ⊕ CENTERLINE

JOB #: 20200605
 DATE: 1/12/23
 SCALE: N/A
 REV: 9/6/23

CALC BY: DY
 DRAWN BY: RT
 CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.15 – TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE RUN SOUTH 00°27'12" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 FOR A DISTANCE OF 1421.23 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'44" EAST ALONG THE PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY AND THE WESTERLY EXTENSION THEREOF, FOR A DISTANCE OF 1219.01 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 2600.00 FEET, WITH A CHORD BEARING OF NORTH 82°51'37" EAST, AND A CHORD DISTANCE OF 687.20 FEET; THENCE RUN EASTERLY ALONG THE PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°11'18" FOR A DISTANCE OF 689.22 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2600.00 FEET, WITH A CHORD BEARING OF NORTH 75°07'51" EAST, AND A CHORD DISTANCE OF 12.28 FEET; THENCE RUN THE FOLLOWING COURSES ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE: NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°16'14" FOR A DISTANCE OF 12.28 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 74°59'44" EAST FOR A DISTANCE OF 356.70 FEET; THENCE DEPARTING SAID PROPOSED SOUTH RIGHT OF WAY LINE, RUN SOUTH 15°00'16" EAST FOR A DISTANCE OF 22.32 FEET; THENCE RUN SOUTH 88°31'12" WEST FOR A DISTANCE OF 62.05 FEET; THENCE RUN SOUTH 78°51'07" WEST FOR A DISTANCE OF 24.55 FEET; THENCE RUN SOUTH 65°42'51" WEST FOR A DISTANCE OF 151.87 FEET; THENCE RUN SOUTH 67°23'21" WEST FOR A DISTANCE OF 50.51 FEET; THENCE RUN SOUTH 69°41'15" WEST FOR A DISTANCE OF 72.25 FEET; THENCE RUN SOUTH 75°27'27" WEST FOR A DISTANCE OF 12.49 FEET; THENCE RUN NORTH 14°43'56" WEST A DISTANCE OF 43.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,010 SQUARE FEET OR 0.21 ACRES, MORE OR LESS.

SHEET 1 OF 3
SEE SHEET 2 FOR SKETCH OF DESCRIPTION
SEE SHEET 3 FOR LINE & CURVE TABLE



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SURVEYOR'S NOTES:

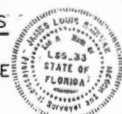
1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.602(3).
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE S.W. 1/4 SECTION 23-23-26, BEING S 00°27'12" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

Digitally signed by:
James L

JOB #: 20200605
DATE: 1/12/23
SCALE: N/A
REV: 9/6/23

CALC BY: DY
DRAWN BY: CM
CHECKED BY: MF

FOR THE LICENSE



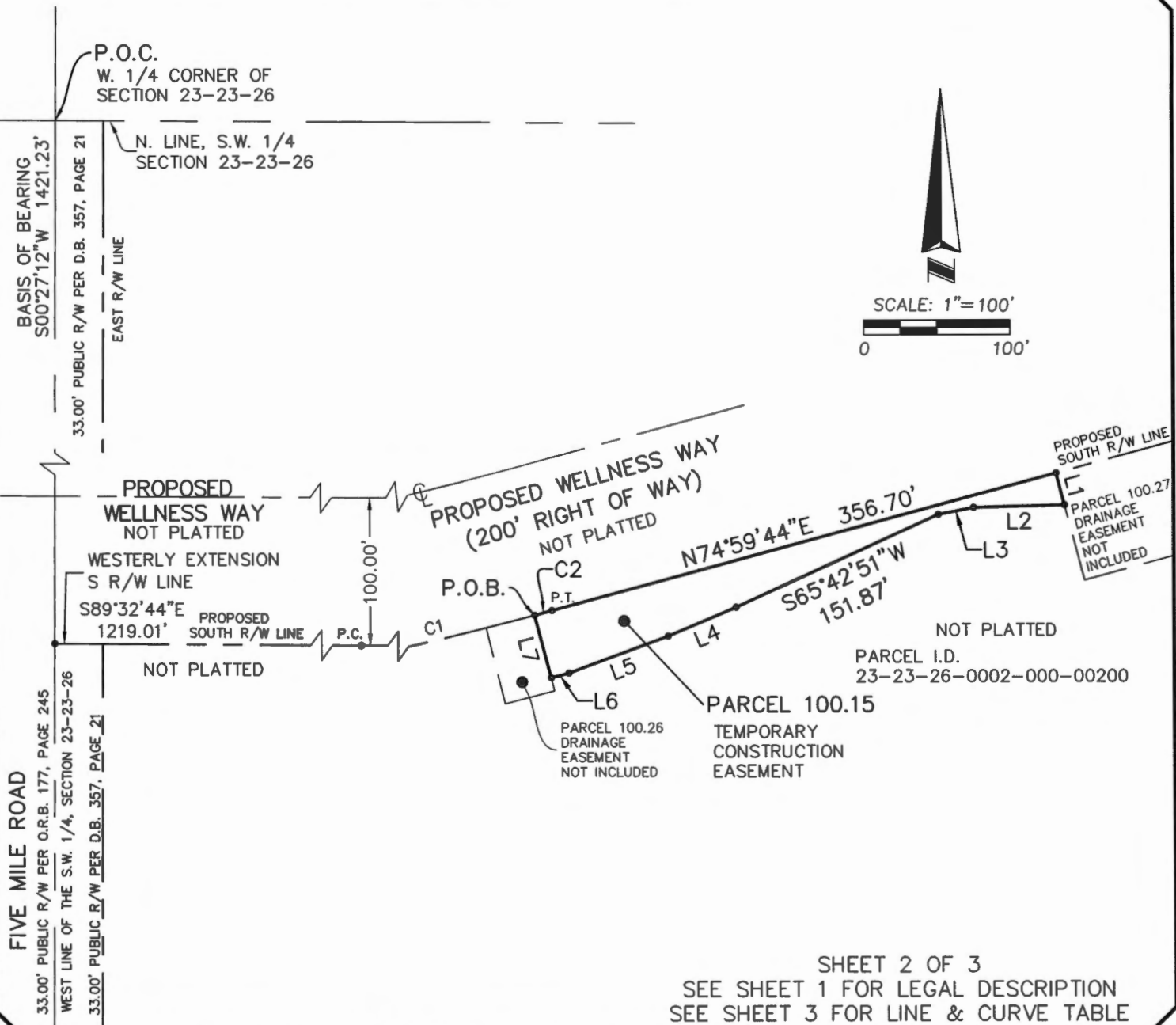
Rickman
#6723 By
Date: 2023.
09.08 08:12
24 -04'00'

JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 100.15 – TEMPORARY CONSTRUCTION EASEMENT



SHEET 2 OF 3
 SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 3 FOR LINE & CURVE TABLE



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SYMBOL AND ABBREVIATION LEGEND:

◎	CHANGE IN DIRECTION	D.B.	DEED BOOK
P.O.C.	POINT OF COMMENCEMENT	⊕	CENTERLINE
P.O.B.	POINT OF BEGINNING	P.C.	POINT OF CURVATURE
R/W	RIGHT OF WAY	P.T.	POINT OF TANGENCY
O.R.B.	OFFICIAL RECORDS BOOK	LB	LICENSED BUSINESS

JOB #: 20200605
 DATE: 1/12/23
 SCALE: 1" = 100'
 REV: 9/6/23

CALC BY: DY
 DRAWN BY: CM
 CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 100.15 – TEMPORARY CONSTRUCTION EASEMENT

LINE AND CURVE TABLE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S15°00'16"E	22.32'
L2	S88°31'12"W	62.05'
L3	S78°51'07"W	24.55'
L4	S67°23'21"W	50.51'
L5	S69°41'15"W	72.25'
L6	S75°27'27"W	12.49'
L7	N14°43'56"W	43.95'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	2600.00'	N82°51'37"E	687.20'	15°11'18"	689.22'
C2	2600.00'	N75°07'51"E	12.28'	0°16'14"	12.28'

SHEET 3 OF 3
 SEE SHEET 1 FOR LEGAL DESCRIPTION
 SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

◎ CHANGE IN DIRECTION	D.B. DEED BOOK
P.O.C. POINT OF COMMENCEMENT	⊕ CENTERLINE
P.O.B. POINT OF BEGINNING	P.C. POINT OF CURVATURE
R/W RIGHT OF WAY	P.T. POINT OF TANGENCY
O.R.B. OFFICIAL RECORDS BOOK	LB LICENSED BUSINESS

JOB #: 20200605
 DATE: 1/12/23
 SCALE: N/A
 REV: 9/6/23

CALC BY: DY
 DRAWN BY: CM
 CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.16 – TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE RUN SOUTH 00°02'48" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23 FOR A DISTANCE OF 1125.40 FEET TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE DEPARTING SAID WEST LINE, RUN NORTH 74°59'44" EAST ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 768.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 74°59'44" EAST ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 808.09 FEET; THENCE DEPARTING SAID PROPOSED SOUTH RIGHT OF WAY LINE, RUN SOUTH 46°24'05" EAST FOR A DISTANCE OF 22.36 FEET; THENCE RUN SOUTH 71°20'02" WEST FOR A DISTANCE OF 6.22 FEET; THENCE RUN SOUTH 75°09'02" WEST FOR A DISTANCE OF 175.15 FEET; THENCE RUN SOUTH 79°51'24" WEST FOR A DISTANCE OF 25.06 FEET; THENCE RUN SOUTH 75°24'58" WEST FOR A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 77°23'33" WEST FOR A DISTANCE OF 75.16 FEET; THENCE RUN SOUTH 80°35'26" WEST FOR A DISTANCE OF 25.23 FEET; THENCE RUN SOUTH 84°36'10" WEST FOR A DISTANCE OF 25.09 FEET; THENCE RUN SOUTH 72°48'53" WEST FOR A DISTANCE OF 24.24 FEET; THENCE RUN SOUTH 59°12'13" WEST FOR A DISTANCE OF 104.28 FEET; THENCE RUN SOUTH 64°41'28" WEST FOR A DISTANCE OF 25.61 FEET; THENCE RUN SOUTH 71°31'15" WEST FOR A DISTANCE OF 25.26 FEET; THENCE RUN SOUTH 76°53'48" WEST FOR A DISTANCE OF 25.16 FEET; THENCE RUN SOUTH 81°21'35" WEST FOR A DISTANCE OF 74.17 FEET; THENCE RUN NORTH 85°29'31" WEST FOR A DISTANCE OF 80.88 FEET; THENCE RUN SOUTH 59°40'55" WEST FOR A DISTANCE OF 68.61 FEET; THENCE RUN SOUTH 70°04'53" WEST FOR A DISTANCE OF 22.32 FEET; THENCE RUN NORTH 15°00'16" WEST FOR A DISTANCE OF 26.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,526 SQUARE FEET OR 0.40 ACRES, MORE OR LESS.

SHEET 1 OF 3
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION



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LB#6723

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.602(3).
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE S.E. 1/4 SECTION 23-23-26, BEING S 00°02'48" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST

Digitally
signed by:
James L

Rickman
Date: 2023.
09.08 08:
16:12 -
04:00'

JOB #: 20200605
DATE: 1/13/2023
SCALE: N/A
REV: 9/6/23

CALC BY: DY
DRAWN BY: CM
CHECKED BY: MF

FOR THE LICENSEE



JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 100.16 – TEMPORARY CONSTRUCTION EASEMENT

P.O.C.
 N.W. CORNER OF
 THE S.E. 1/4 OF
 SECTION 23-23-26

BASIS OF BEARING

S00°02'48"W
 1125.40'

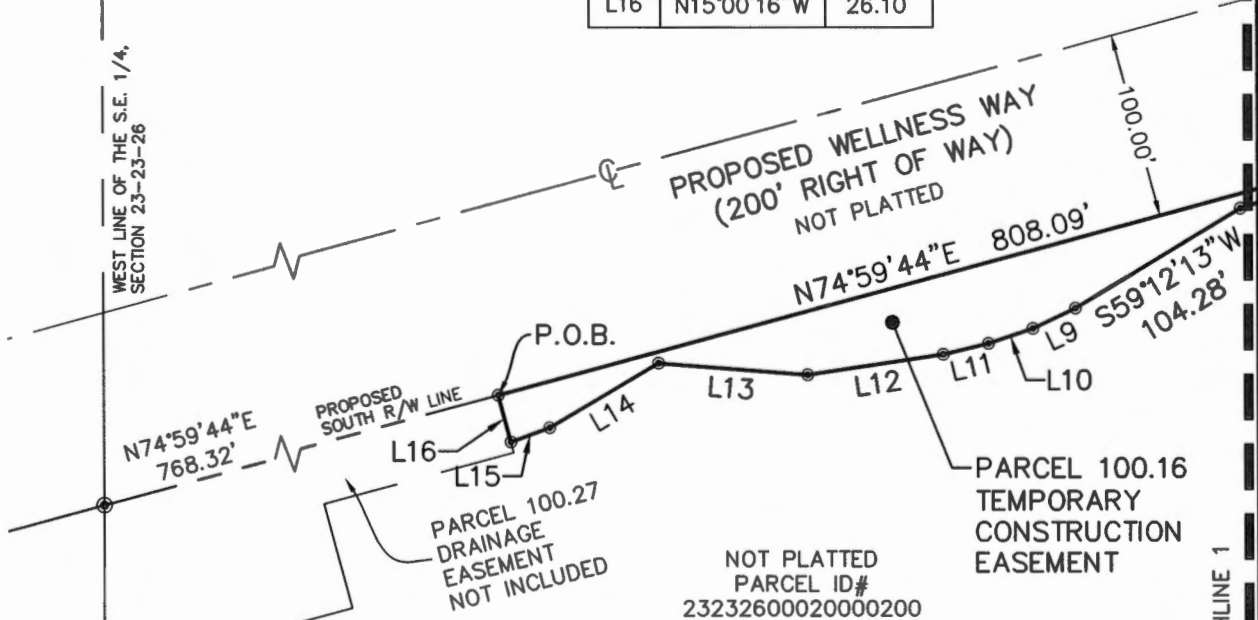
WEST LINE OF THE S.E. 1/4,
 SECTION 23-23-26

N. LINE, OF THE S.E. 1/4
 SECTION 23-23-26

LINE TABLE		
LINE	BEARING	LENGTH
L9	S64°41'28"W	25.61'
L10	S71°31'15"W	25.26'
L11	S76°53'48"W	25.16'
L12	S81°21'35"W	74.17'
L13	N85°29'31"W	80.88'
L14	S59°40'55"W	68.61'
L15	S70°04'53"W	22.32'
L16	N15°00'16"W	26.10'



SCALE: 1" = 100'
 0 100'



SHEET 2 OF 3
 SEE SHEET 1 FOR LEGAL DESCRIPTION



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 (407) 654-5355
 LB#6723

SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- O.R.B. OFFICIAL RECORDS BOOK
- D.B. DEED BOOK
- ⊕ CENTERLINE
- L1 LINE TABLE NUMBER
- LB LICENSED BUSINESS

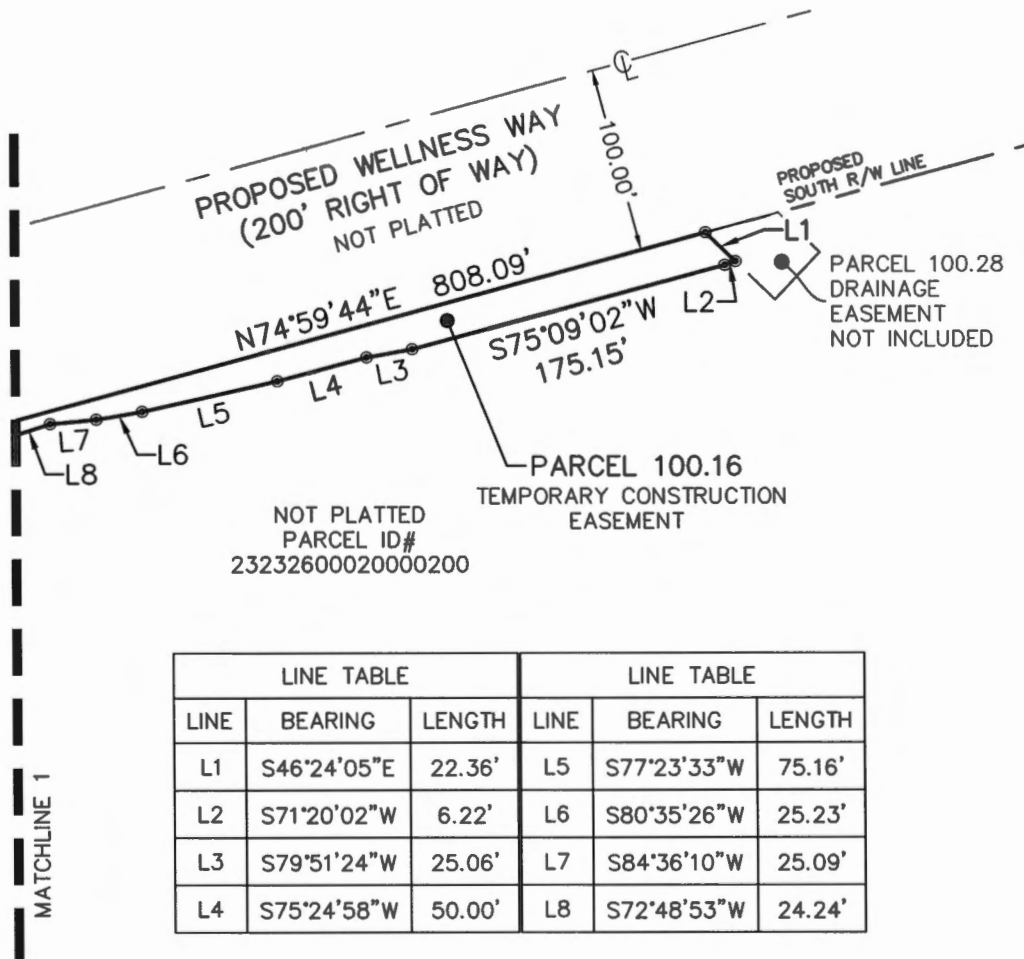
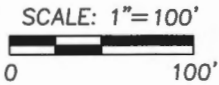
JOB #: 20200605
 DATE: 1/13/2023
 SCALE: 1" = 100'
 REV: 9/6/23

CALC BY: DY
 DRAWN BY: CM
 CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 100.16 – TEMPORARY CONSTRUCTION EASEMENT



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S46°24'05"E	22.36'	L5	S77°23'33"W	75.16'
L2	S71°20'02"W	6.22'	L6	S80°35'26"W	25.23'
L3	S79°51'24"W	25.06'	L7	S84°36'10"W	25.09'
L4	S75°24'58"W	50.00'	L8	S72°48'53"W	24.24'

SHEET 3 OF 3
 SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

⊙	CHANGE IN DIRECTION	D.B.	DEED BOOK
P.O.C.	POINT OF COMMENCEMENT	⊕	CENTERLINE
P.O.B.	POINT OF BEGINNING	L1	LINE TABLE NUMBER
R/W	RIGHT OF WAY	LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK	ID	IDENTIFICATION

JOB #: 20200605
 DATE: 1/13/2023
 SCALE: 1" = 100'
 REV: 9/6/23

CALC BY: DY
 DRAWN BY: CM
 CHECKED BY: MF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.17 – TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE RUN SOUTH 00°02'48" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23 FOR A DISTANCE OF 1125.40 FEET TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE DEPARTING SAID WEST LINE, RUN NORTH 74°59'44" EAST ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 1617.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 74°59'44" EAST ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 574.39 FEET; THENCE DEPARTING SAID PROPOSED SOUTH RIGHT OF WAY LINE, RUN SOUTH 15°00'16" EAST FOR A DISTANCE OF 14.75 FEET; THENCE RUN NORTH 74°55'33" WEST FOR A DISTANCE OF 13.39 FEET; THENCE RUN SOUTH 76°54'45" WEST FOR A DISTANCE OF 73.48 FEET; THENCE RUN SOUTH 73°18'52" WEST FOR A DISTANCE OF 99.86 FEET; THENCE RUN SOUTH 68°13'24" WEST FOR A DISTANCE OF 75.54 FEET; THENCE RUN SOUTH 74°55'13" WEST FOR A DISTANCE OF 100.26 FEET; THENCE RUN SOUTH 80°19'47" WEST FOR A DISTANCE OF 25.21 FEET; THENCE RUN SOUTH 82°49'44" WEST FOR A DISTANCE OF 75.36 FEET; THENCE RUN SOUTH 67°35'36" WEST FOR A DISTANCE OF 75.59 FEET; THENCE RUN SOUTH 71°20'02" WEST FOR A DISTANCE OF 29.52 FEET; THENCE RUN NORTH 46°24'05" WEST FOR A DISTANCE OF 19.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,502 SQUARE FEET OR 0.15 ACRES, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.602(3).
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE S.E. 1/4 SECTION 23-23-26, BEING S 00°02'48" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB #: 20200605
DATE: 9/6/2023
SCALE: N/A

CALC BY: DY
DRAWN BY: CM
CHECKED BY: MF

FOR THE LICENSED



Digitally
signed by:
James L

Rickman
5723 By:
Date: 2023.
09.08 08:17
12 -04'00'

JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 101.11 – TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE RUN SOUTH 00°15'02" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 396.08 FEET TO THE PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE DEPARTING SAID WEST LINE, RUN NORTH 74°59'44" EAST ALONG SAID SOUTH PROPOSED RIGHT OF WAY LINE, FOR A DISTANCE OF 277.76 FEET TO THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE: NORTH 74°59'44" EAST FOR A DISTANCE OF 64.48 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 2900.00 FEET, WITH A CHORD BEARING OF NORTH 82°43'25" EAST, AND A CHORD DISTANCE OF 779.91 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°27'20" FOR A DISTANCE OF 782.28 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°32'55" EAST FOR A DISTANCE OF 276.26 FEET; THENCE DEPARTING SAID PROPOSED SOUTH RIGHT OF WAY LINE, RUN SOUTH 00°27'05" WEST FOR A DISTANCE OF 5.93 FEET; THENCE RUN NORTH 89°12'32" WEST FOR A DISTANCE OF 264.96 FEET; THENCE RUN SOUTH 87°45'31" WEST FOR A DISTANCE OF 72.84 FEET; THENCE RUN SOUTH 89°52'44" WEST FOR A DISTANCE OF 96.52 FEET; THENCE RUN SOUTH 82°53'43" WEST FOR A DISTANCE OF 139.97 FEET; THENCE RUN SOUTH 84°31'20" WEST FOR A DISTANCE OF 85.26 FEET; THENCE RUN SOUTH 86°09'11" WEST FOR A DISTANCE OF 73.33 FEET; THENCE RUN SOUTH 80°35'21" WEST FOR A DISTANCE OF 82.52 FEET; THENCE RUN SOUTH 77°06'46" WEST FOR A DISTANCE OF 62.54 FEET; THENCE RUN SOUTH 74°53'02" WEST FOR A DISTANCE OF 120.00 FEET; THENCE RUN SOUTH 74°21'10" WEST FOR A DISTANCE OF 54.12 FEET; THENCE RUN SOUTH 77°57'40" WEST FOR A DISTANCE OF 48.63 FEET; THENCE RUN SOUTH 79°29'09" WEST FOR A DISTANCE OF 6.65 FEET; THENCE RUN SOUTH 58°52'51" WEST FOR A DISTANCE OF 14.69 FEET; THENCE RUN NORTH 15°00'16" WEST FOR A DISTANCE OF 15.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,994 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 3
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE S.E. 1/4 OF SECTION 24-23-26, BEING S 00°15'02" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
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JOB #: 20200605
DATE: 01/16/2023
SCALE: N/A
REV: 9/6/23

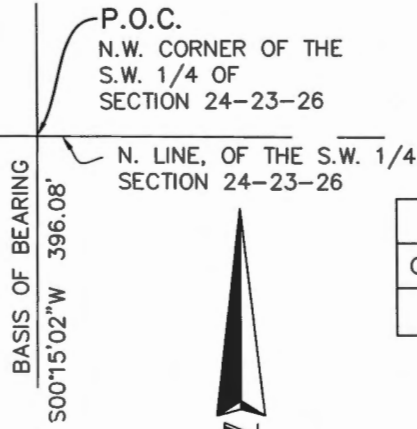
CALC BY: DY
DRAWN BY: CM
CHECKED BY: HF

FOR THE LICENSED BUSINESS BY:
James L Rickman
Date: 2023.09.08 07:56:
31 -04'00"
JAMES L. RICKMAN, P.S.M. #5633

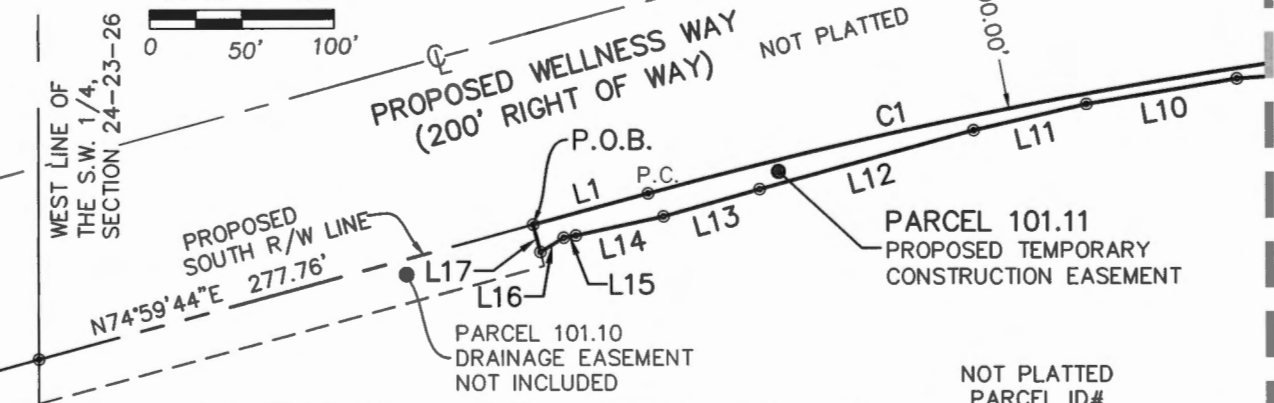
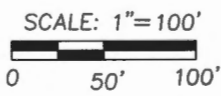
SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 101.11 – TEMPORARY CONSTRUCTION EASMENT



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	2900.00'	N82°43'25"E	779.91'	15°27'20"	782.28'



LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N74°59'44"E	64.48'	L14	S77°57'40"W	48.63'
L10	S80°35'21"W	82.52'	L15	S79°29'09"W	6.65'
L11	S77°06'46"W	62.54'	L16	S58°52'51"W	14.69'
L12	S74°53'02"W	120.00'	L17	N15°00'16"W	15.19'
L13	S74°21'10"W	54.12'			

NOT PLATTED
 PARCEL ID#
 242326000100000700

SHEET 2 OF 3
 SEE SHEET 1 FOR LEGAL DESCRIPTION

MATCHLINE 1 SEE SHEET 3 OF 3



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 LB#6723

SYMBOL AND ABBREVIATION LEGEND:

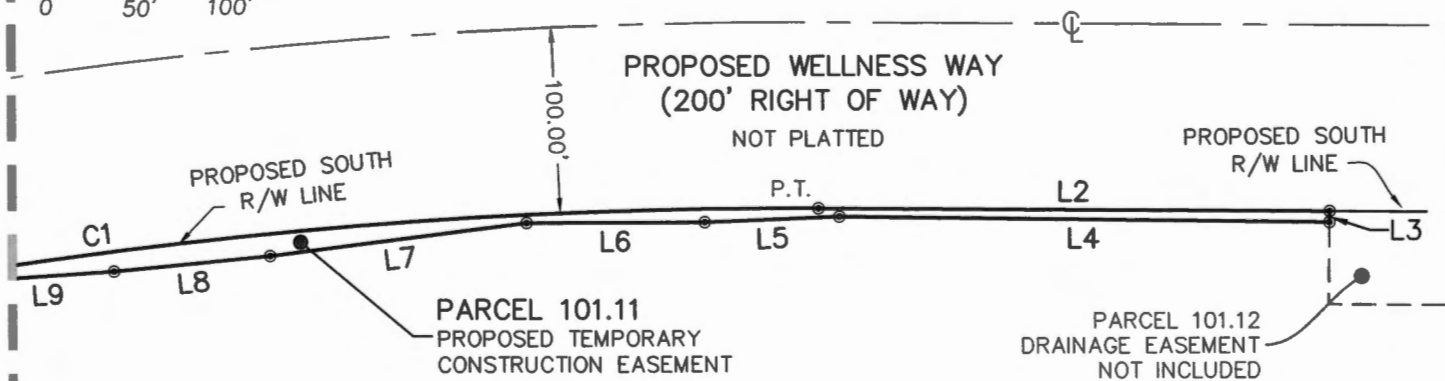
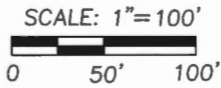
- ⊙ CHANGE IN DIRECTION
- ⊕ CENTERLINE
- LB LICENSED BUSINESS
- P.C. POINT OF CURVATURE
- P.O.B. POINT OF BEGINNING
- P.T. POINT OF TANGENCY
- R/W RIGHT OF WAY
- ID IDENTIFICATION
- P.O.C. POINT OF COMMENCEMENT

JOB #:	20200605	CALC BY:	DY
DATE:	01/16/2023	DRAWN BY:	CM
SCALE:	1" = 100'	CHECKED BY:	HF
REV:	9/6/23		

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 101.11 – TEMPORARY CONSTRUCTION EASEMENT



NOT PLATTED
 PARCEL ID#
 242326000100000700

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L2	S89°32'55"E	276.26'	L6	S89°52'44"W	96.52'
L3	S00°27'05"W	5.93'	L7	S82°53'43"W	139.97'
L4	N89°12'32"W	264.96'	L8	S84°31'20"W	85.26'
L5	S87°45'31"W	72.84'	L9	S86°09'11"W	73.33'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	2900.00'	N82°43'25"E	779.91'	15°27'20"	782.28'

SHEET 3 OF 3
 SEE SHEET 1 FOR LEGAL DESCRIPTION

MATCHLINE 1 SEE SHEET 2 OF 3



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SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- O.R.B. OFFICIAL RECORDS BOOK
- D.B. DEED BOOK
- Ⓞ CENTERLINE
- L1 LINE TABLE NUMBER
- P.C. POINT OF CURVATURE
- P.T. POINT OF TANGENCY
- C1 CURVE TABLE NUMBER
- ID IDENTIFICATION
- LB LICENSED BUSINESS

JOB #: 20200605
 DATE: 01/16/2023
 SCALE: 1" = 100'
 REV: 9/6/23

CALC BY: DY
 DRAWN BY: CM
 CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 101.13 – TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE RUN SOUTH 00°08'44" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 200.00 FEET TO THE PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°32'55" WEST ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 353.67 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID PROPOSED SOUTH RIGHT OF WAY LINE, RUN SOUTH 00°27'05" WEST FOR A DISTANCE OF 21.65 FEET; THENCE RUN NORTH 87°35'15" WEST FOR A DISTANCE OF 52.43 FEET; THENCE RUN NORTH 85°48'35" WEST FOR A DISTANCE OF 231.09 FEET; THENCE RUN NORTH 89°41'31" WEST FOR A DISTANCE OF 100.47 FEET; THENCE RUN SOUTH 88°28'38" WEST FOR A DISTANCE OF 174.97 FEET; THENCE RUN NORTH 89°22'00" WEST FOR A DISTANCE OF 47.28 FEET; THENCE RUN NORTH 86°56'18" WEST FOR A DISTANCE OF 153.02 FEET; THENCE RUN SOUTH 89°31'22" WEST FOR A DISTANCE OF 89.54 FEET; THENCE RUN NORTH 00°27'04" EAST FOR A DISTANCE OF 5.39 FEET TO THE AFORESAID PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE RUN SOUTH 89°32'55" EAST ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 848.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7,902 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 3
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE S.W. 1/4 SECTION 24-23-26, BEING S 00°08'44" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST

JOB #: 20200605
DATE: 01/16/2023
SCALE: N/A
REV: 9/6/23

CALC BY: DY
DRAWN BY: CM
CHECKED BY: HF

FOR THE LICENSEE



Digitally
signed by:
James L

Rickman
Date: 2023.
09.08 07:57:
26 -04'00'

JAMES L. RICKMAN, P.S.M. #5633

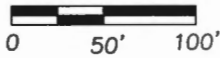
SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 101.13 – TEMPORARY CONSTRUCTION EASEMENT



SCALE: 1"=100'



P.O.C.
 N.E. CORNER OF THE
 S.W. 1/4 OF
 SECTION 24-23-26

N. LINE, OF THE S.W. 1/4
 SECTION 24-23-26

NOT PLATTED

PROPOSED WELLNESS WAY
 (200' RIGHT OF WAY)

PROPOSED
 SOUTH R/W LINE

200.00'
 S00°08'44"W
 (BASIS OF
 BEARINGS)

S89°32'55"E 848.00'

N89°32'55"W 353.67'

P.O.B.

N85°48'35"W 231.09'

L2

PARCEL 101.14
 PROPOSED DRAINAGE
 EASEMENT
 NOT INCLUDED

PARCEL 101.13
 PROPOSED TEMPORARY
 CONSTRUCTION EASEMENT

EAST LINE OF THE
 S.W. 1/4,
 SECTION 24-23-26

NOT PLATTED
 PARCEL ID#
 242326000100000700

LINE TABLE

LINE	BEARING	LENGTH
L1	S00°27'05"W	21.65'
L2	N87°35'15"W	52.43'

MATCHLINE 1

SHEET 2 OF 3
 SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

- ⊙ CHANGE IN DIRECTION ID IDENTIFICATION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ⊕ CENTERLINE

JOB #: 20200605
 DATE: 01/16/2023
 SCALE: 1" = 100'
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CALC BY: DY
 DRAWN BY: CM
 CHECKED BY: HF

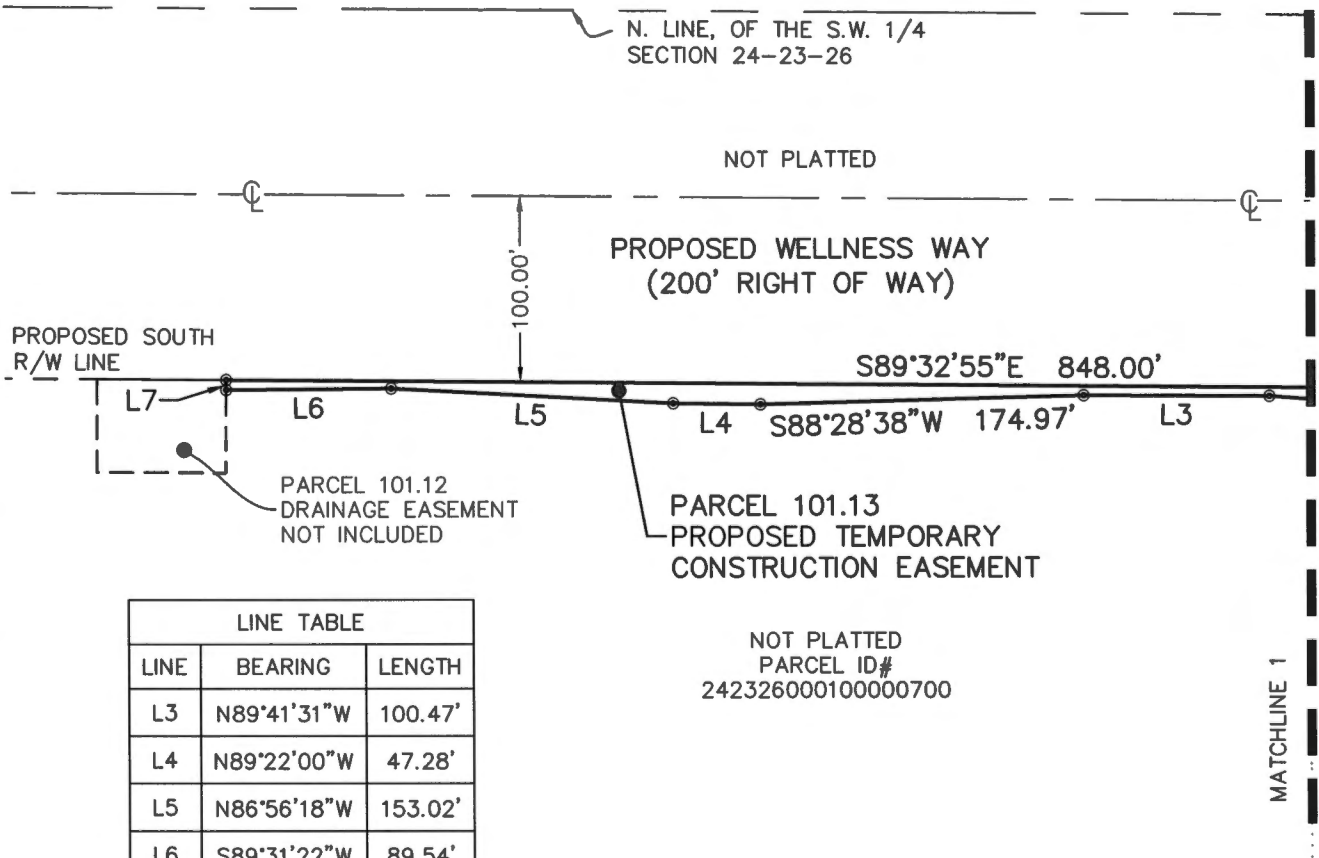
SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 101.13 – TEMPORARY CONSTRUCTION EASEMENT



SCALE: 1"=100'
 0 50' 100'



LINE TABLE		
LINE	BEARING	LENGTH
L3	N89°41'31"W	100.47'
L4	N89°22'00"W	47.28'
L5	N86°56'18"W	153.02'
L6	S89°31'22"W	89.54'
L7	N00°27'04"E	5.39'

SHEET 3 OF 3
 SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

- ⊙ CHANGE IN DIRECTION ID IDENTIFICATION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ⊕ CENTERLINE

JOB #: 20200605
 DATE: 01/16/2023
 SCALE: 1" = 100'
 REV: 9/6/23

CALC BY: DY
 DRAWN BY: CM
 CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 101.15 – TEMPORARY CONSTRUCTION EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE RUN SOUTH 00°08'44" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 200.00 FEET TO THE PROPOSED SOUTH RIGHT OF WAY OF WELLNESS WAY AND TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, THENCE RUN SOUTH 89°32'55" EAST ALONG SAID PROPOSED SOUTH RIGHT OF WAY FOR A DISTANCE OF 922.46 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 2900.00 FEET, WITH A CHORD BEARING OF SOUTH 83°36'06" EAST, AND A CHORD DISTANCE OF 600.92 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°53'38" FOR A DISTANCE OF 602.01 FEET TO A POINT ON A NON TANGENT LINE; THENCE DEPARTING SAID PROPOSED SOUTH RIGHT OF WAY, RUN SOUTH 12°20'43" WEST FOR A DISTANCE OF 13.29 FEET; THENCE RUN NORTH 80°18'09" WEST FOR A DISTANCE OF 167.02 FEET; THENCE RUN NORTH 85°37'24" WEST FOR A DISTANCE OF 178.85 FEET; THENCE RUN NORTH 73°08'52" WEST FOR A DISTANCE OF 33.03 FEET; THENCE RUN NORTH 86°14'42" WEST FOR A DISTANCE OF 24.05 FEET; THENCE RUN NORTH 82°50'28" WEST FOR A DISTANCE OF 151.02 FEET; THENCE RUN NORTH 86°52'27" WEST FOR A DISTANCE OF 75.18 FEET; THENCE RUN NORTH 89°31'43" WEST FOR A DISTANCE OF 180.01 FEET; THENCE RUN SOUTH 89°18'02" WEST FOR A DISTANCE OF 75.00 FEET; THENCE RUN NORTH 89°27'55" WEST FOR A DISTANCE OF 150.09 FEET; THENCE RUN NORTH 88°37'52" WEST FOR A DISTANCE OF 49.89 FEET; THENCE RUN SOUTH 87°46'19" WEST FOR A DISTANCE OF 50.04 FEET; THENCE RUN SOUTH 89°18'24" WEST FOR A DISTANCE OF 150.08 FEET; THENCE RUN NORTH 88°52'15" WEST FOR A DISTANCE OF 100.06 FEET; THENCE RUN NORTH 87°19'54" WEST FOR A DISTANCE OF 125.04 FEET; THENCE RUN SOUTH 87°07'16" WEST FOR A DISTANCE OF 99.98 FEET; THENCE RUN SOUTH 81°20'54" WEST FOR A DISTANCE OF 21.55 FEET; THENCE RUN SOUTH 86°35'21" WEST FOR A DISTANCE OF 59.74 FEET; THENCE RUN SOUTH 88°30'00" WEST FOR A DISTANCE OF 151.42 FEET; THENCE RUN NORTH 00°27'05" EAST FOR A DISTANCE OF 22.46 FEET TO SAID PROPOSED SOUTH RIGHT OF WAY; THENCE RUN SOUTH 89°32'55" EAST ALONG SAID PROPOSED RIGHT OF WAY, A DISTANCE OF 318.67 FEET TO THE POINT OF BEGINNING.

CONTAINING 20,628 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 3
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE S.E. 1/4 SECTION 24-23-26, BEING S 00°08'44" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB #: 20200605
DATE: 4/6/2023
SCALE: N/A
REV: 9/6/23

CALC BY: DY
DRAWN BY: CM
CHECKED BY: HF

FOR THE LICENSED



JAMES L. RICKMAN, P.S.M. #5633

Digitally
signed by:

James L
Rickman
Date: 2023.
09.08 07:53:
20 -04'00'

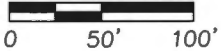
SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 101.15 – TEMPORARY CONSTRUCTION EASEMENT



SCALE: 1"=100'



N. LINE, OF THE S.W. 1/4
 SECTION 24-23-26

P.O.C.
 N.W. CORNER OF THE
 S.E. 1/4 CORNER OF
 SECTION 24-23-26

PROPOSED WELLNESS WAY
 (200' RIGHT OF WAY)
 NOT PLATTED

BASIS OF BEARING
 S00°08'44"W 200.00'
 EAST LINE OF THE S.W. 1/4,
 SECTION 24-23-26
 WEST LINE OF THE S.E. 1/4,
 SECTION 24-23-26

PROPOSED
 SOUTH R/W LINE

S89°32'55"E 318.67'

P.O.B. S89°32'55"E 922.46'

L10

S88°30'00"W
 151.42'

L9
 S87°07'16"W
 99.98'

N87°19'54"W
 125.04'

N88°52'15"W
 100.06'

S89°18'24"W
 150.08'

PARCEL 101.14
 DRAINAGE
 EASEMENT
 NOT INCLUDED

PARCEL 101.15
 TEMPORARY CONSTRUCTION
 EASEMENT

NOT PLATTED
 PARCEL ID#
 242326000100000700

NOT PLATTED
 PARCEL ID#
 242326000100000700

MATCHLINE 1

LINE TABLE		
LINE	BEARING	LENGTH
L8	S81°20'54"W	21.55'
L9	S86°35'21"W	59.74'
L10	N00°27'05"E	22.46'

SHEET 2 OF 3
 SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

⊙	CHANGE IN DIRECTION	D.B.	DEED BOOK	P.T.	POINT OF TANGENCY
P.O.C.	POINT OF COMMENCEMENT	⊕	CENTERLINE	LB	LICENSED BUSINESS
P.O.B.	POINT OF BEGINNING	L1	LINE TABLE NUMBER	N.T.	NON TANGENT
R/W	RIGHT OF WAY	C1	CURVE TABLE NUMBER	ID	IDENTIFICATION
O.R.B.	OFFICIAL RECORDS BOOK	P.C.	POINT OF CURVATURE		

JOB #: 20200605

CALC BY: DY

DATE: 4/6/2023

DRAWN BY: CM

SCALE: 1" = 100'

CHECKED BY: HF

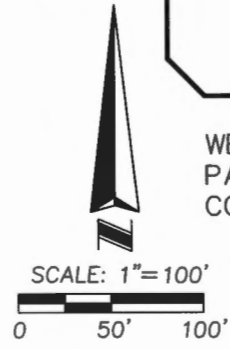
REV: 9/6/23

SKETCH OF DESCRIPTION

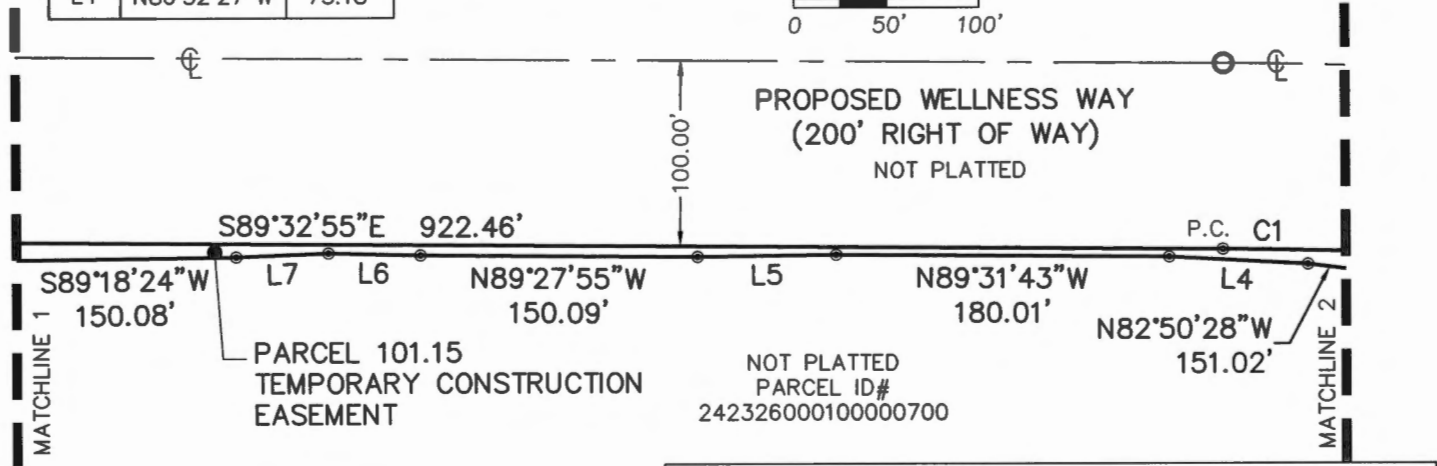
NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S12°20'43"W	13.29'
L2	N73°08'52"W	33.03'
L3	N86°14'42"W	24.05'
L4	N86°52'27"W	75.18'

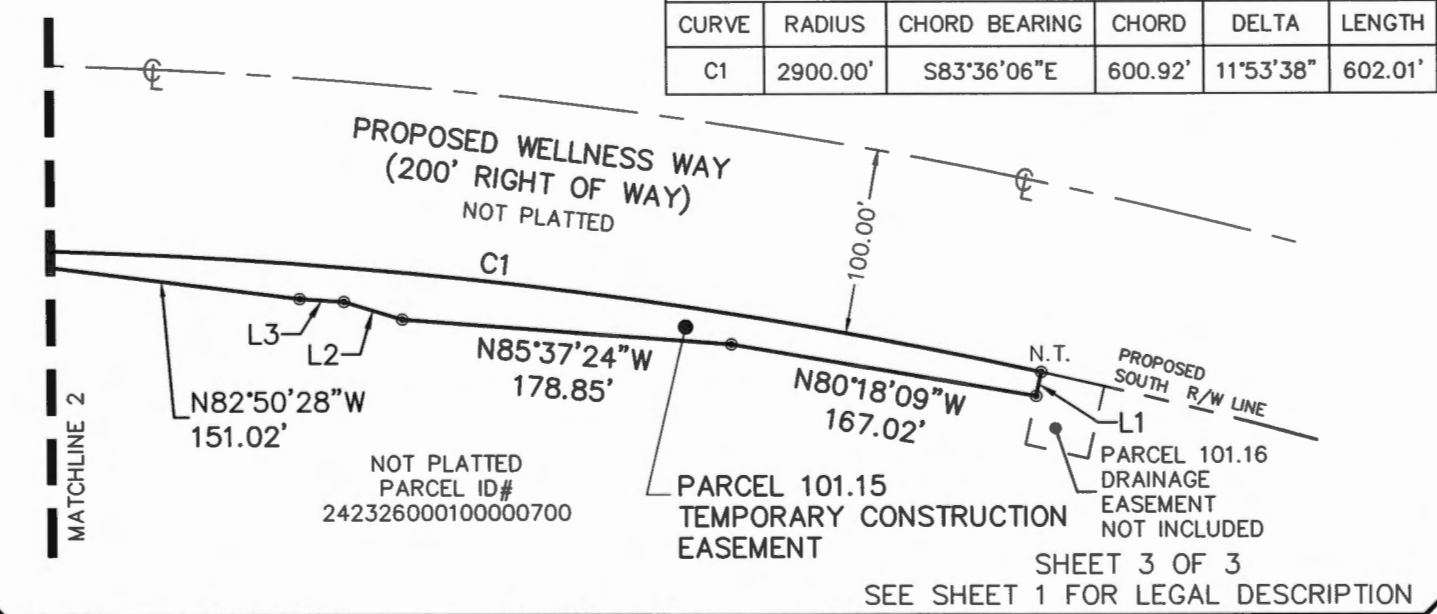
LINE TABLE		
LINE	BEARING	LENGTH
L5	S89°18'02"W	75.00'
L6	N88°37'52"W	49.89'
L7	S87°46'19"W	50.04'



WELLNESS WAY
PARCEL 101.15 – TEMPORARY
CONSTRUCTION EASEMENT



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	2900.00'	S83°36'06"E	600.92'	11°53'38"	602.01'



SHEET 3 OF 3
SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

- ⊙ CHANGE IN DIRECTION
- ⊕ CENTERLINE
- P.O.C. POINT OF COMMENCEMENT
- P.C. POINT OF CURVATURE
- P.O.B. POINT OF BEGINNING
- N.T. NON TANGENT
- R/W RIGHT OF WAY
- LB LICENSED BUSINESS
- ID IDENTIFICATION

JOB #: 20200605
DATE: 4/6/2023
SCALE: 1" = 100'
REV: 9/6/23

CALC BY: DY
DRAWN BY: CM
CHECKED BY: HF

LEGAL DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 101.17 – TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND LYING IN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE RUN SOUTH 00°13'50" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 450.48 FEET TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE DEPARTING SAID EAST LINE, THENCE RUN NORTH 89°59'53" WEST ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 76.55 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 2600.00 FEET, WITH A CHORD BEARING OF NORTH 89°44'45" WEST, AND A CHORD DISTANCE OF 22.89 FEET; THENCE RUN WESTERLY ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°30'16" FOR A DISTANCE OF 22.89 FEET TO A POINT ON A NON TANGENT LINE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID PROPOSED SOUTH RIGHT OF WAY LINE, RUN SOUTH 77°09'38" WEST FOR A DISTANCE OF 29.66 FEET; THENCE RUN SOUTH 89°22'41" WEST FOR A DISTANCE OF 49.02 FEET; THENCE RUN NORTH 88°22'31" WEST FOR A DISTANCE OF 52.25 FEET; THENCE RUN NORTH 85°26'23" WEST FOR A DISTANCE OF 31.46 FEET; THENCE RUN NORTH 86°28'46" WEST FOR A DISTANCE OF 85.54 FEET; THENCE RUN NORTH 82°21'24" WEST FOR A DISTANCE OF 39.67 FEET; THENCE RUN NORTH 85°19'35" WEST FOR A DISTANCE OF 43.63 FEET; THENCE RUN NORTH 89°45'04" WEST FOR A DISTANCE OF 98.92 FEET; THENCE RUN NORTH 86°32'04" WEST FOR A DISTANCE OF 42.03 FEET; THENCE RUN NORTH 80°44'34" WEST FOR A DISTANCE OF 43.62 FEET; THENCE RUN NORTH 73°56'18" WEST FOR A DISTANCE OF 36.04 FEET; THENCE RUN NORTH 70°04'45" WEST FOR A DISTANCE OF 25.03 FEET; THENCE RUN NORTH 67°22'54" WEST FOR A DISTANCE OF 60.50 FEET; THENCE RUN NORTH 69°26'53" WEST FOR A DISTANCE OF 99.01 FEET; THENCE RUN NORTH 73°13'34" WEST FOR A DISTANCE OF 26.11 FEET; THENCE RUN NORTH 73°23'49" WEST FOR A DISTANCE OF 218.83 FEET; THENCE RUN NORTH 86°24'03" WEST FOR A DISTANCE OF 10.85 FEET; THENCE RUN NORTH 77°04'25" WEST FOR A DISTANCE OF 45.06 FEET; THENCE RUN NORTH 13°02'12" EAST FOR A DISTANCE OF 11.43 FEET TO A POINT ON THE AFORESAID PROPOSED SOUTH RIGHT OF WAY LINE, BEING A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2900.00 FEET, WITH A CHORD BEARING OF SOUTH 74°33'54" EAST, AND A CHORD DISTANCE OF 242.69 FEET; THENCE RUN THE FOLLOWING COURSES ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°47'47" FOR A DISTANCE OF 242.76 FEET TO A POINT OF REVERSE CURVATURE; CONCAVE NORTHERLY HAVING A RADIUS OF 2600.00 FEET, WITH A CHORD BEARING OF SOUTH 80°49'49" EAST, AND A CHORD DISTANCE OF 783.27 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°19'36" FOR A DISTANCE OF 786.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,840 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 3
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE S.E. 1/4 SECTION 24-23-26, BEING S 00°13'50" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST

Digitally signed by:

James L. Rickman

Date: 2023.09.08 07:54:09 -04'00'



FOR THE LICENSEE

JOB #: 20200605
DATE: 4/6/2023
SCALE: 1" = 100'

CALC BY: DY
DRAWN BY: CM
CHECKED BY: MF

JAMES L. RICKMAN, P.S.M. #5633



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SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 101.17 – TEMPORARY CONSTRUCTION EASEMENT

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	2600.00'	N89°44'45"W	22.89'	0°30'16"	22.89'
C3	2600.00'	S80°49'49"E	783.27'	17°19'36"	786.26'

P.O.C.
 N.E. CORNER OF
 THE S.E. 1/4 OF
 SECTION 24-23-26

N. LINE, OF THE S.E. 1/4
 SECTION 24-23-26

LINE	BEARING	LENGTH
L1	N89°59'53"W	76.55'
L2	S77°09'38"W	29.66'
L3	S89°22'41"W	49.02'
L4	N88°22'31"W	52.25'
L5	N85°26'23"W	31.46'
L6	N86°28'46"W	85.54'

LINE	BEARING	LENGTH
L7	N82°21'24"W	39.67'
L8	N85°19'35"W	43.63'
L9	N86°32'04"W	42.03'
L10	N80°44'34"W	43.62'
L11	N73°56'18"W	36.04'
L12	N70°04'45"W	25.03'

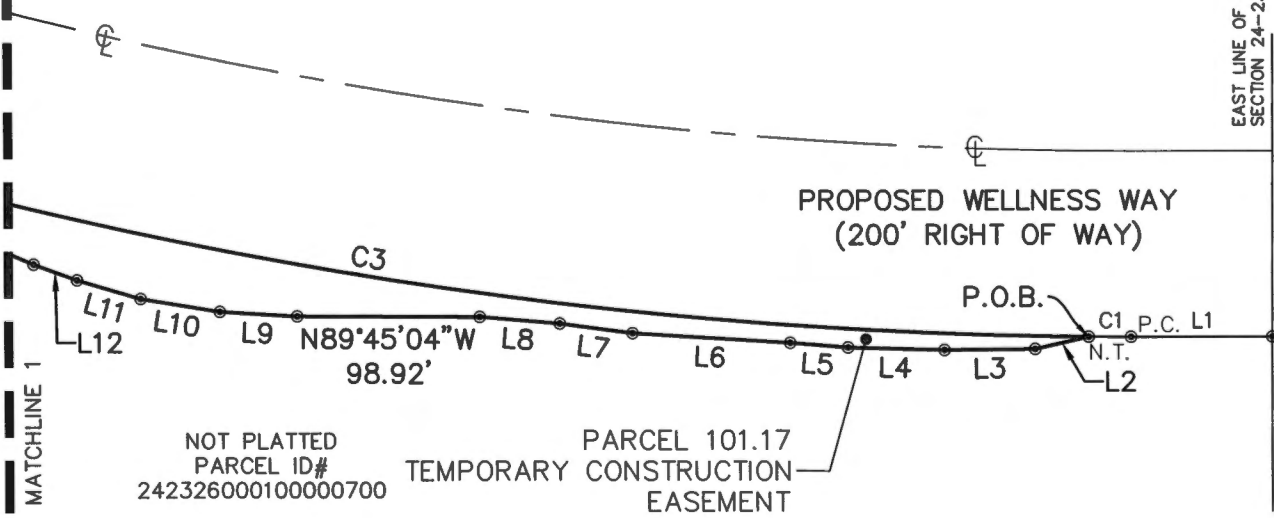


SCALE: 1" = 100'



EAST LINE OF THE S.E. 1/4,
 SECTION 24-23-26
 WEST LINE OF THE S.W. 1/4,
 SECTION 19-23-27
 BASIS OF BEARING
 S00°13'50"W 450.48'

PROPOSED WELLNESS WAY
 (200' RIGHT OF WAY)



NOT PLATTED
 PARCEL ID# 242326000100000700
 PARCEL 101.17
 TEMPORARY CONSTRUCTION
 EASEMENT

SHEET 2 OF 3
 SEE SHEET 1 FOR LEGAL DESCRIPTION



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 LB#6723

SYMBOL AND ABBREVIATION LEGEND:

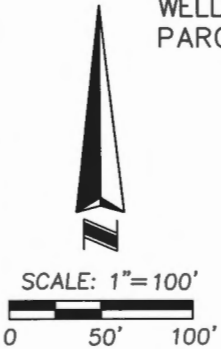
⊙ CHANGE IN DIRECTION	D.B. DEED BOOK	ID IDENTIFICATION
P.O.C. POINT OF COMMENCEMENT	⊕ CENTERLINE	
P.O.B. POINT OF BEGINNING	N.T. POINT OF NON TANGENCY	
R/W RIGHT OF WAY	P.R.C. POINT OF REVERSE CURVATURE	
O.R.B. OFFICIAL RECORDS BOOK	LB LICENSED BUSINESS	

JOB #: 20200605 CALC BY: DY
 DATE: 4/6/2023 DRAWN BY: CM
 SCALE: 1" = 100' CHECKED BY: HF

SKETCH OF DESCRIPTION

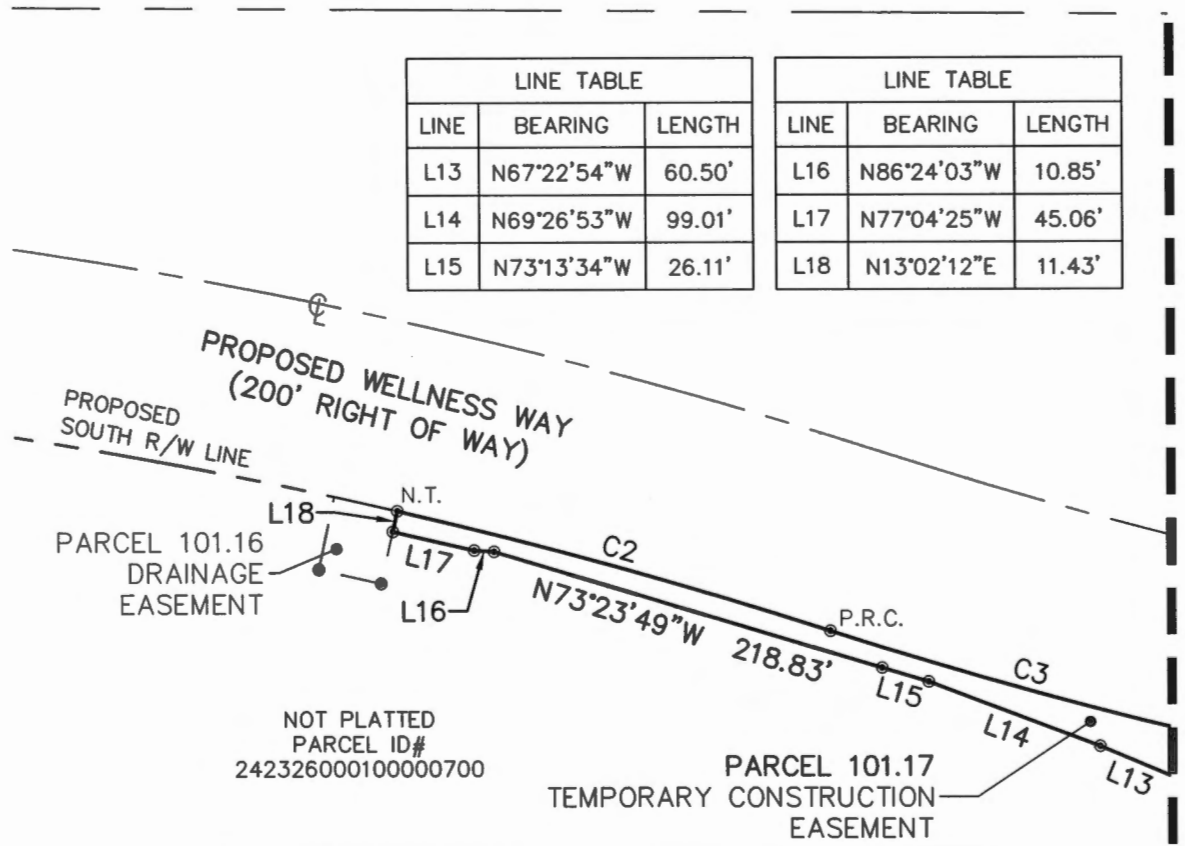
NOT A SURVEY

WELLNESS WAY
 PARCEL 101.17 – TEMPORARY CONSTRUCTION EASEMENT



LINE TABLE		
LINE	BEARING	LENGTH
L13	N67°22'54"W	60.50'
L14	N69°26'53"W	99.01'
L15	N73°13'34"W	26.11'

LINE TABLE		
LINE	BEARING	LENGTH
L16	N86°24'03"W	10.85'
L17	N77°04'25"W	45.06'
L18	N13°02'12"E	11.43'



NOT PLATTED
 PARCEL ID#
 242326000100000700

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C2	2900.00'	S74°33'54"E	242.69'	4°47'47"	242.76'
C3	2600.00'	S80°49'49"E	783.27'	17°19'36"	786.26'

SHEET 3 OF 3
 SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

⊙ CHANGE IN DIRECTION	D.B. DEED BOOK	ID IDENTIFICATION
P.O.C. POINT OF COMMENCEMENT	⊕ CENTERLINE	
P.O.B. POINT OF BEGINNING	N.T. POINT OF NON TANGENCY	
R/W RIGHT OF WAY	P.R.C. POINT OF REVERSE CURVATURE	
O.R.B. OFFICIAL RECORDS BOOK	LB LICENSED BUSINESS	

JOB #: 20200605
 DATE: 4/6/2023
 SCALE: 1" = 100'

CALC BY: DY
 DRAWN BY: CM
 CHECKED BY: HF

LEGAL DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 101.18 – TEMPORARY CONSTRUCTION EASEMENT

A TRACT OF LAND LYING IN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST,
LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24, THENCE RUN SOUTH 00°13'50" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 250.47 FEET TO A POINT ON THE PROPOSED NORTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°59'53" WEST ALONG SAID PROPOSED NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 77.34 FEET TO THE POINT OF BEGINNING, BEING A POINT ON A NON TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2400.00 FEET, WITH A CHORD BEARING OF NORTH 81°04'57" WEST, AND A CHORD DISTANCE OF 743.90 FEET; THENCE RUN NORTHWESTERLY ALONG THE PROPOSED NORTH RIGHT OF WAY LINE OF WELLNESS WAY AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°49'52" FOR A DISTANCE OF 746.91 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3100.00 FEET, WITH A CHORD BEARING OF NORTH 72°41'04" WEST, AND A CHORD DISTANCE OF 56.01 FEET; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°02'07" FOR A DISTANCE OF 56.01 FEET TO A POINT ON A NON TANGENT LINE; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 16°47'52" EAST FOR A DISTANCE OF 19.09 FEET; THENCE RUN SOUTH 43°46'11" EAST FOR A DISTANCE OF 12.41 FEET; THENCE RUN SOUTH 73°10'29" EAST FOR A DISTANCE OF 170.86 FEET; THENCE RUN SOUTH 75°36'57" EAST FOR A DISTANCE OF 47.75 FEET; THENCE RUN SOUTH 77°11'45" EAST FOR A DISTANCE OF 95.54 FEET; THENCE RUN SOUTH 80°01'51" EAST FOR A DISTANCE OF 143.30 FEET; THENCE RUN SOUTH 81°15'10" EAST FOR A DISTANCE OF 47.80 FEET; THENCE RUN SOUTH 83°55'00" EAST FOR A DISTANCE OF 47.76 FEET; THENCE RUN SOUTH 85°48'58" EAST FOR A DISTANCE OF 47.75 FEET; THENCE RUN SOUTH 88°02'42" EAST FOR A DISTANCE OF 95.57 FEET; THENCE RUN NORTH 87°11'29" EAST FOR A DISTANCE OF 48.64 FEET; THENCE RUN SOUTH 76°03'49" EAST FOR A DISTANCE OF 23.17 FEET; THENCE RUN SOUTH 61°06'22" EAST A DISTANCE OF 24.27 FEET TO THE POINT OF BEGINNING

CONTAINING 9,840 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 3
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION



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LB#6723

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE N.E. 1/4 OF SECTION 24-23-26, BEING S 00°13'50" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST

JOB #: 20200605
DATE: 4/6/2023
SCALE: 1" = 50'

CALC BY: DY
DRAWN BY: RT
CHECKED BY: HF

FOR THE LICENSEE



Digitally
signed by:
James L.
Rickman
#6723 By
Date: 2023.
09.08 07:50:
50 -04'00'

JAMES L. RICKMAN, P.S.M. #5633

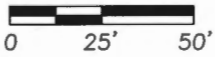
SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 101.18 – TEMPORARY CONSTRUCTION EASEMENT



SCALE: 1" = 50'



P.O.C.
 N.E. CORNER,
 S.E. 1/4
 SEC. 24-23-26

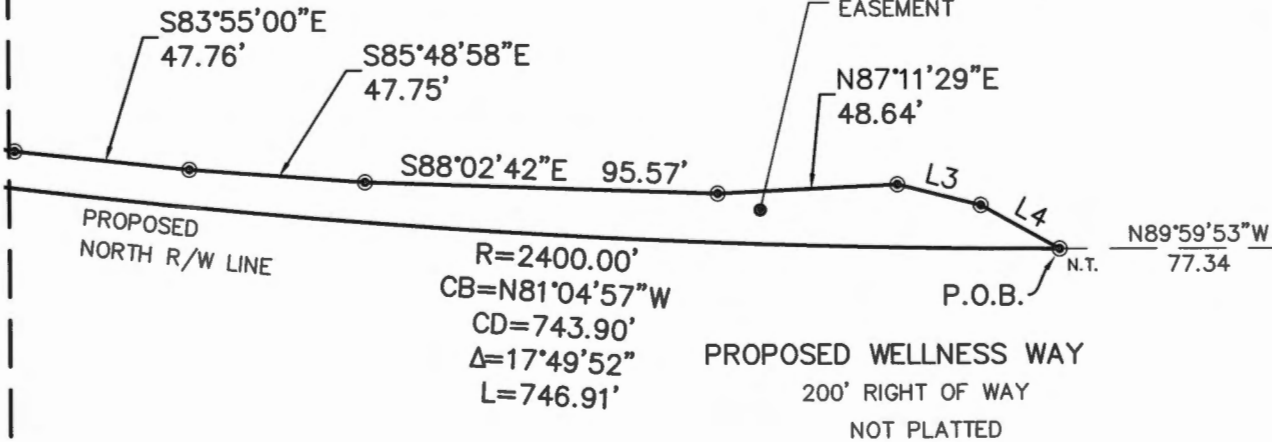
MATCHLINE 1

PARCEL I.D.
 24-23-26-0001-000-00700

NOT PLATTED

PARCEL 101.18
 TEMPORARY CONSTRUCTION
 EASEMENT

(BASIS OF BEARINGS)
 S00°13'50"W 250.47'
 E. LINE, S.E. 1/4
 SECTION 24-23-26



PROPOSED
 NORTH R/W LINE

R=2400.00'
 CB=N81°04'57"W
 CD=743.90'
 Δ=17°49'52"
 L=746.91'

PROPOSED WELLNESS WAY
 200' RIGHT OF WAY
 NOT PLATTED

LINE TABLE		
LINE	BEARING	LENGTH
L3	S76°03'49"E	23.17'
L4	S61°06'22"E	24.27'

SHEET 2 OF 3
 SEE SHEET 1 FOR LEGAL DESCRIPTION



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 LB#6723

SYMBOL AND ABBREVIATION LEGEND:

⊙	CHANGE IN DIRECTION	R	RADIUS	LB	LICENSED BUSINESS
P.O.C.	POINT OF COMMENCEMENT	CB	CHORD BEARING	ID	IDENTIFICATION
P.O.B.	POINT OF BEGINNING	CD	CHORD DIATNCE		
R/W	RIGHT OF WAY	Δ	CENTRAL ANGLE		
⊕	CENTERLINE	L	ARC LENGTH		

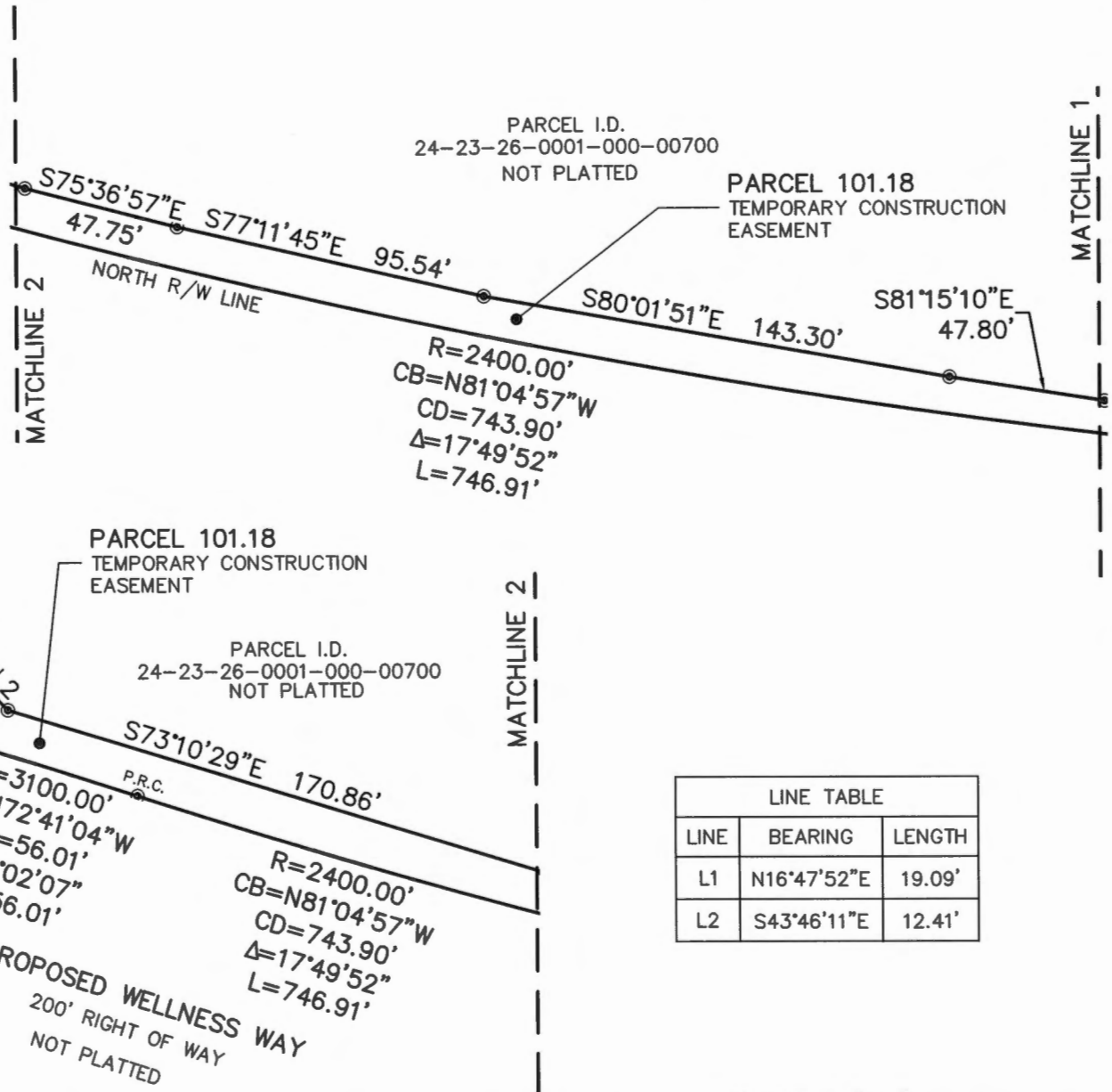
JOB #: 20200605
 DATE: 4/6/2023
 SCALE: 1" = 60'

CALC BY: DY
 DRAWN BY: RT
 CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 101.18 – TEMPORARY CONSTRUCTION EASEMENT



LINE TABLE		
LINE	BEARING	LENGTH
L1	N16°47'52"E	19.09'
L2	S43°46'11"E	12.41'

SHEET 3 OF 3
 SEE SHEET 1 FOR LEGAL DESCRIPTION

SYMBOL AND ABBREVIATION LEGEND:

⊙	CHANGE IN DIRECTION	R	RADIUS	P.C.C.	POINT OF COMPOUND CURVATURE
P.O.C.	POINT OF COMMENCEMENT	CB	CHORD BEARING	P.R.C.	POINT OF REVERSE CURVATURE
P.O.B.	POINT OF BEGINNING	CD	CHORD DIATNCE	N.T.	NON TANGENT
R/W	RIGHT OF WAY	Δ	CENTRAL ANGLE	LB	LICENSED BUSINESS
⊕	CENTERLINE	L	ARC LENGTH	ID	IDENTIFICATION

JOB #: 20200605
 DATE: 4/6/2023
 SCALE: 1" = 50'

CALC BY: DY
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Instrument: _____
Project: Wellness Way Road Project

EXHIBIT "E"

Legal Description of Perpetual Easement Area

(see attached sixteen (16) sketches of description totaling thirty-three (33) pages)

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.20 – DRAINAGE EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 23; THENCE RUN SOUTH 00°02'48" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 918.31 FEET TO A POINT ON THE PROPOSED NORTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE RUN SOUTH 74°59'44" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 818.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2400.00 FEET, A CHORD BEARING OF SOUTH 75°06'22" WEST AND A CHORD DISTANCE OF 9.25 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°13'15" FOR A DISTANCE OF 9.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2400.00 FEET, WITH A CHORD BEARING OF SOUTH 75°38'39" WEST, AND A CHORD DISTANCE OF 35.83 FEET; THROUGH A CENTRAL ANGLE OF 00°51'19" FOR A DISTANCE OF 35.82 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 13°55'42" WEST, RADIAL TO THE LAST DESCRIBED CURVE, FOR A DISTANCE OF 55.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, AND CONCENTRIC WITH THE AFORESAID PROPOSED NORTH RIGHT OF WAY LINE OF WELLNESS WAY HAVING A RADIUS OF 2345.00 FEET, WITH A CHORD BEARING OF NORTH 75°38'39" EAST, AND A CHORD DISTANCE OF 35.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°51'19" FOR A DISTANCE OF 35.00 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 14°47'01" EAST, RADIAL TO THE LAST DESCRIBED CUVE, FOR A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,948 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THE ELECTRONIC SIGNATURE THAT AND SEAL APPEARING ON THIS DOCUMENT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.602(3).
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE S.W. 1/4 SECTION 23-23-26, BEING S 00°02'48" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST

JOB #: 20200605
DATE: 1/11/23
SCALE: N/A
REV: 9/6/23

CALC BY: DY
DRAWN BY: RT
CHECKED BY: HF

FOR THE L



Digitally
signed by:
James L

Rickman
#6723 BY:
Date: 2023.
09.08 08:11:
44 -04'00'
JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 100.20 - DRAINAGE EASEMENT



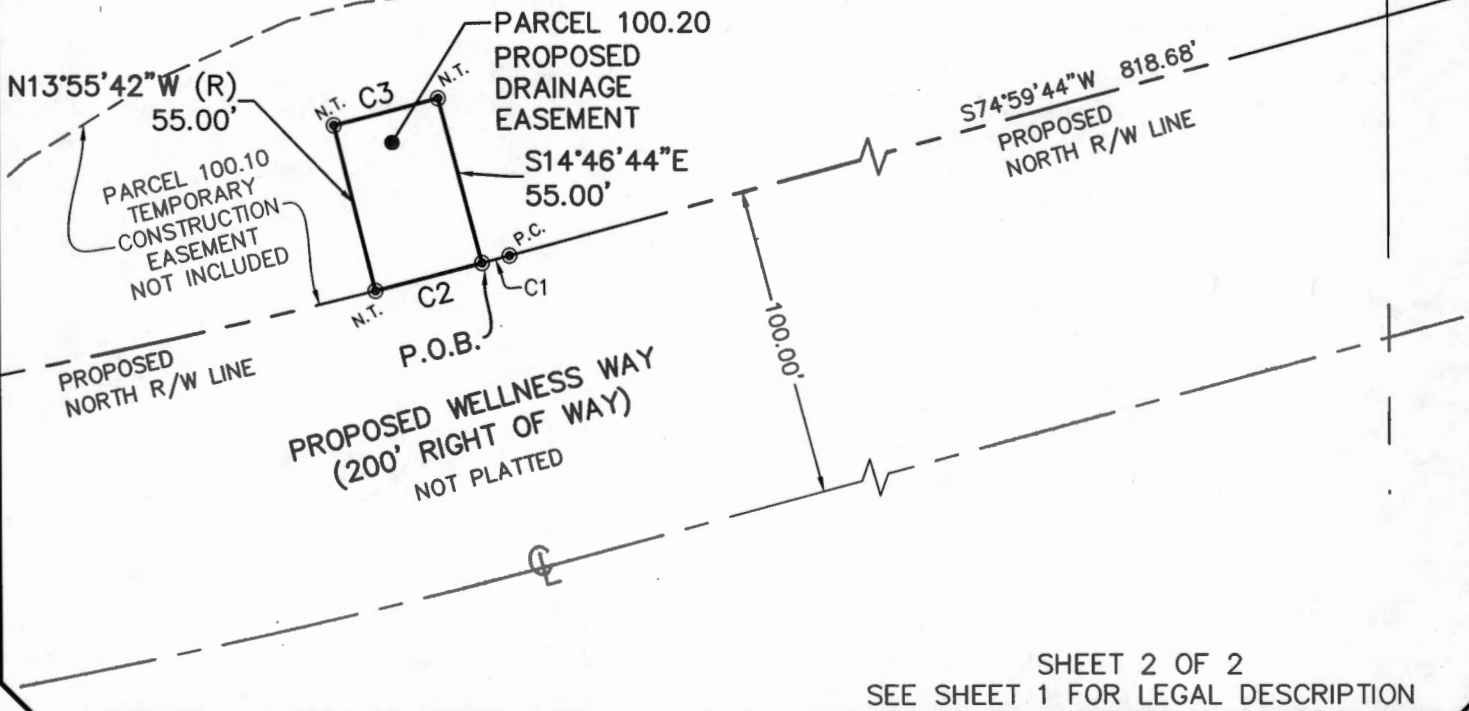
SCALE: 1" = 60'
 0 30' 60'

P.O.C.
 CENTER OF
 SECTION 23-23-26

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	2400.00'	S75°06'22"W	9.25'	000°13'15"	9.25'
C2	2400.00'	S75°38'39"W	35.82'	000°51'19"	35.83'
C3	2345.00'	N75°38'39"E	35.00'	000°51'19"	35.00'

E. LINE, S.W. 1/4
 SECTION 23-23-26
 S00°02'48"W 918.31'

PARCEL I.D.
 23-23-26-0002-000-00200
 NOT PLATTED



SHEET 2 OF 2
 SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

● CHANGE IN DIRECTION	I.D. IDENTIFICATION
P.O.C. POINT OF COMMENCEMENT	N.T. NON TANGENT
P.O.B. POINT OF BEGINNING	LB LICENSED BUSINESS
R/W RIGHT OF WAY	⊕ CENTERLINE
P.C. POINT OF CURVATURE	(R) RADIAL

JOB #: 20200605
 DATE: 1/11/23
 SCALE: 1" = 60'
 REV: 9/6/23

CALC BY: DY
 DRAWN BY: RT
 CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.21 – DRAINAGE EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST,
LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 23; THENCE RUN SOUTH 00°02'48" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 FOR A DISTANCE OF 918.31 FEET TO THE PROPOSED NORTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 74°59'44" WEST ALONG PROPOSED NORTH RIGHT OF WAY LINE OF WELLNESS WAY FOR A DISTANCE OF 79.48 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 74°59'44" WEST FOR A DISTANCE OF 35.00 FEET; THENCE DEPARTING SAID PROPOSED NORTH RIGHT OF WAY LINE, RUN NORTH 15°00'16" WEST FOR A DISTANCE OF 58.37 FEET; THENCE RUN NORTH 74°59'44" EAST FOR A DISTANCE OF 35.00 FEET; THENCE RUN SOUTH 15°00'16" EAST FOR A DISTANCE OF 58.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,043 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THE ELECTRONIC SIGNATURE AND SEAL APPEARING ON THIS DOCUMENT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.602(3).
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE S.W. 1/4 SECTION 23-23-26, BEING S 00°02'48" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB #: 20200605

CALC BY: DY

DATE: 1/18/23

DRAWN BY: RT

SCALE: N/A

CHECKED BY: HF

REV: 9/6/23

FOR THE LI



Digitally
signed by:

James L

Rickman

BY: LB#6723

Date: 2023.09.

08 08:08:41 -

04'00'

JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY

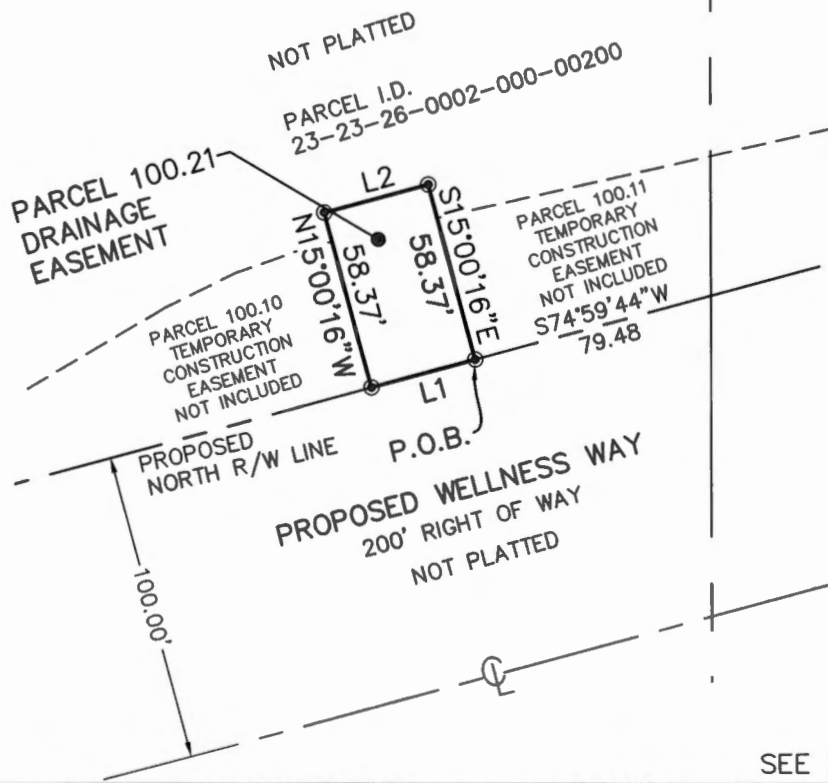
WELLNESS WAY
 PARCEL 100.21 – DRAINAGE EASEMENT
 P.O.C.
 CENTER OF
 SECTION 23-23-26



SCALE: 1" = 60'
 0 30' 60'

E. LINE, S.W. 1/4
 SECTION 23-23-26
 S00°02'48"W 918.31'
 (BASIS OF BEARINGS)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S74°59'44"W	35.00'
L2	N74°59'44"E	35.00'



SHEET 2 OF 2
 SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ⊕ CENTERLINE
- LB LICENSED BUSINESS
- I.D. IDENTIFICATION

JOB #: 20200605
 DATE: 1/11/23
 SCALE: 1" = 60'
 REV: 9/6/23

CALC BY: DY
 DRAWN BY: RT
 CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.22 – DRAINAGE EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 23; THENCE RUN SOUTH 00°02'48" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 918.31 FEET TO THE PROPOSED NORTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE RUN NORTH 74°59'44" EAST ALONG SAID NORTH RIGHT OF WAY LINE, FOR A DISTANCE OF 560.33 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID PROPOSED NORTH RIGHT OF WAY LINE RUN NORTH 43°40'26" WEST FOR A DISTANCE OF 39.75 FEET; THENCE RUN NORTH 46°19'34" EAST FOR A DISTANCE OF 35.00 FEET; THENCE RUN SOUTH 43°40'26" EAST FOR A DISTANCE OF 58.89 FEET TO SAID NORTH RIGHT OF WAY LINE; THENCE RUN SOUTH 74°59'44" WEST ALONG SAID PROPOSED NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 39.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,726 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH AND LEGEND



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR THE ELECTRONIC SIGNATURE AND SEAL APPEARING ON THIS DOCUMENT THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE S.E. 1/4 SECTION 23-23-26, BEING S 00°02'48" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

Digitally
signed by:

James L.
RICKMAN #6723 BY:

Date: 2023.

09.22 14:39:

32 -04'00'



JOB #: 20200605

CALC BY: DY

DATE: 1/18/23

DRAWN BY: RT

SCALE: N/A

CHECKED BY: HF

REV: 9/6/23

FOR THE L

JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY

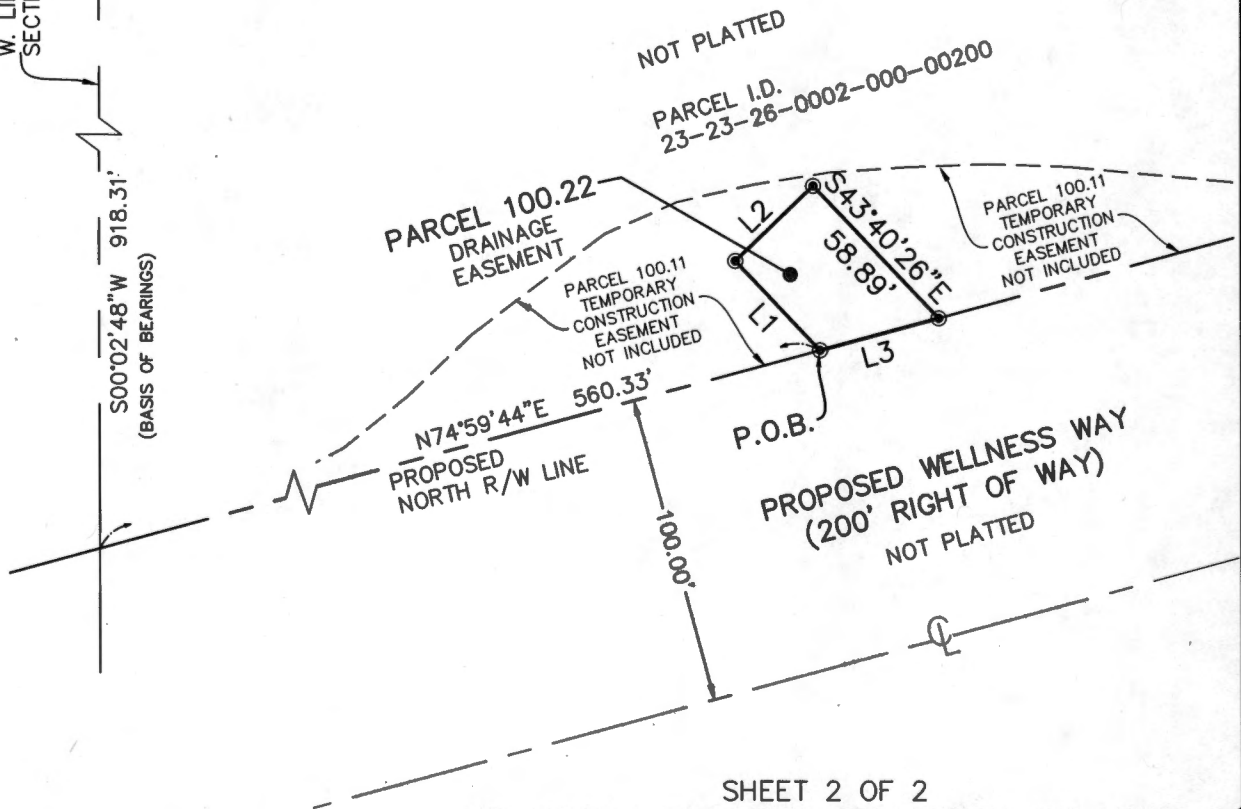
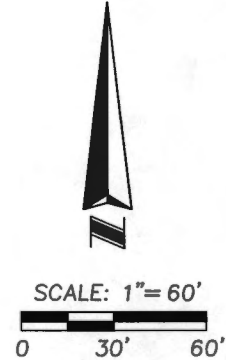
WELLNESS WAY
PARCEL 100.22 – DRAINAGE EASEMENT

P.O.C.
CENTER OF
SECTION 23-23-26

W. LINE, S.E. 1/4
SECTION 23-23-26

S00°02'48"W 918.31'
(BASIS OF BEARINGS)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N43°40'26"W	39.75'
L2	N46°19'34"E	35.00'
L3	S74°59'44"W	39.89'



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION AND NOTES



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SYMBOL AND ABBREVIATION LEGEND:

⊙	CHANGE IN DIRECTION	LB	LICENSED BUSINESS
P.O.C.	POINT OF COMMENCEMENT	I.D.	IDENTIFICATION
P.O.B.	POINT OF BEGINNING		
R/W	RIGHT OF WAY		
⊕	CENTERLINE		

JOB #: 20200605
DATE: 1/18/23
SCALE: 1" = 60'
REV: 9/6/23

CALC BY: DY
DRAWN BY: RT
CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.23 – DRAINAGE EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST,
LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 23; THENCE RUN SOUTH 00°02'48"
WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF
918.31 FEET TO THE PROPOSED NORTH RIGHT OF WAY LINE OF WELLNESS WAY;
THENCE DEPARTING SAID WEST LINE, RUN NORTH 74°59'44" EAST ALONG SAID NORTH
RIGHT OF WAY LINE FOR A DISTANCE OF 1400.56 FEET TO THE POINT OF BEGINNING;
THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 46°24'05" WEST
FOR A DISTANCE OF 43.08 FEET; THENCE RUN NORTH 43°35'55" EAST FOR A
DISTANCE OF 35.00 FEET; THENCE RUN SOUTH 46°24'05" EAST FOR A DISTANCE OF
64.44 FEET TO A POINT ON SAID NORTH RIGHT OF WAY LINE; THENCE RUN SOUTH
74°59'44" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 41.00
FEET TO THE POINT OF BEGINNING.

CONTAINING 1,882 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.602(3).
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE S.E. 1/4 SECTION 23-23-26, BEING S 00°02'48" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB #: 20200605
DATE: 1/18/23
SCALE: N/A
REV: 9/6/23

CALC BY: DY
DRAWN BY: RT
CHECKED BY: HF

FOR THE LICENSED



JAMES L. RICKMAN, P.S.M. #5633

Digitally
signed by:
James L.
Rickman
Date: 2023.
09.08.08:07:
09 -04'00'

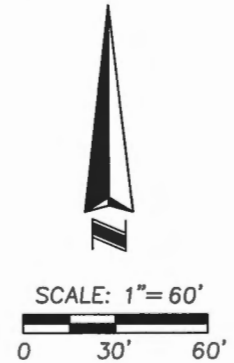
SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.23 - DRAINAGE EASEMENT

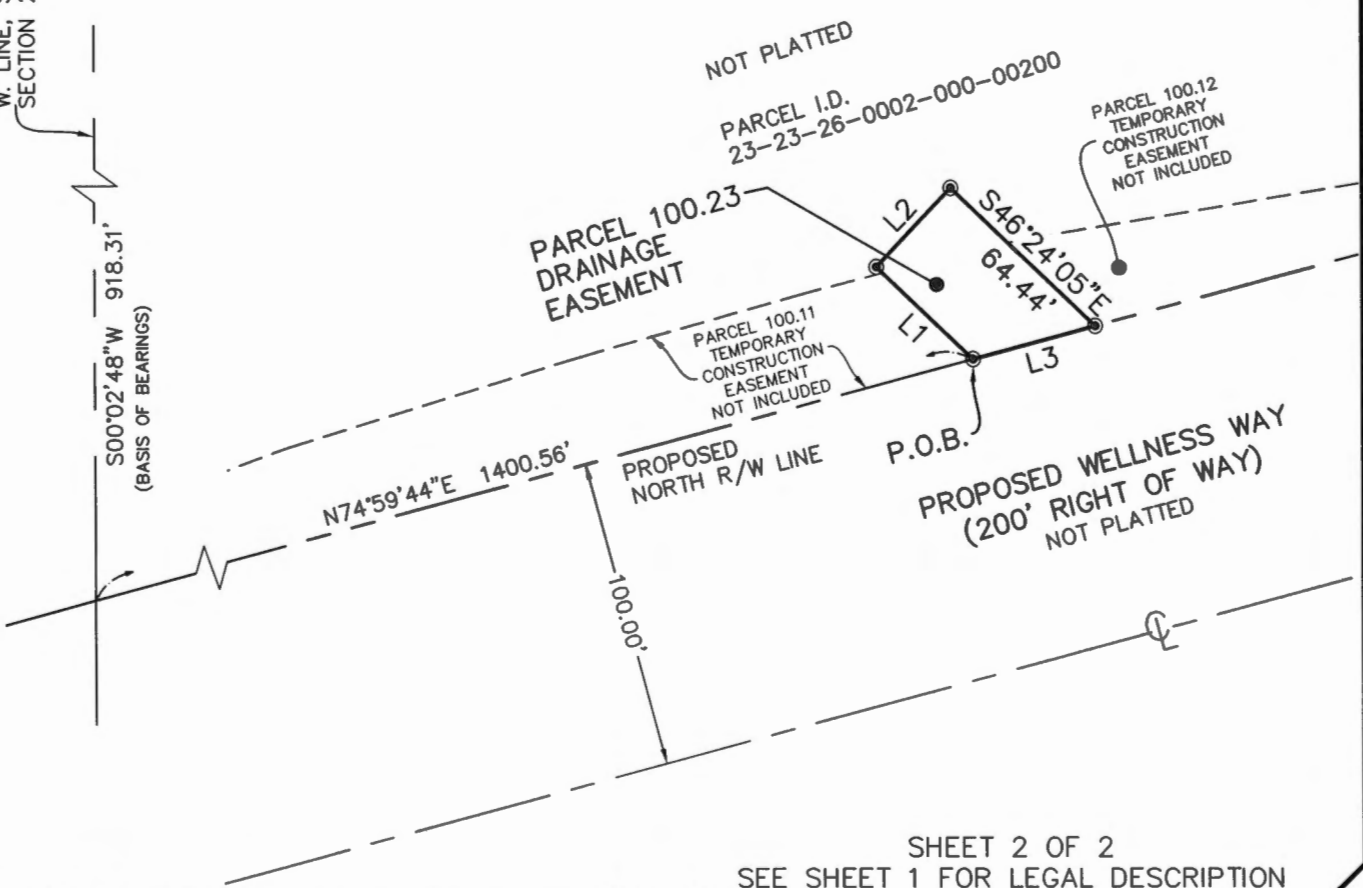
P.O.C.
CENTER OF
SECTION 23-23-26

LINE TABLE		
LINE	BEARING	LENGTH
L1	N46°24'05"W	43.08'
L2	N43°35'55"E	35.00'
L3	S74°59'44"W	41.00'



W. LINE, S.E. 1/4
SECTION 23-23-26

S00°02'48"W 918.31'
(BASIS OF BEARINGS)



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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LB#6723

SYMBOL AND ABBREVIATION LEGEND:

- ⊙ CHANGE IN DIRECTION LB LICENSED BUSINESS
- P.O.C. POINT OF COMMENCEMENT I.D. IDENTIFICATION
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ⊕ CENTERLINE

JOB #: 20200605
DATE: 1/11/23
SCALE: 1" = 60'
REV: 9/6/23

CALC BY: DY
DRAWN BY: RT
CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.24 – DRAINAGE EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST,
LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 23; THENCE RUN SOUTH 00°15'02" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23 FOR A DISTANCE OF 188.78 FEET TO THE PROPOSED NORTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 74°59'44" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 474.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, RUN SOUTH 74°59'44" WEST FOR A DISTANCE OF 35.00 FEET; THENCE DEPARTING SAID NORTH LINE, RUN NORTH 15°00'16" WEST FOR A DISTANCE OF 50.90 FEET; THENCE RUN NORTH 74°59'44" EAST FOR A DISTANCE OF 35.00 FEET; THENCE RUN SOUTH 15°00'16" EAST A DISTANCE OF 50.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,782 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.602(3).
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE S.E. 1/4 SECTION 23-23-26, BEING S 00°15'02" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB #: 20200605
DATE: 1/18/23
SCALE: N/A
REV: 9/6/23

CALC BY: DY
DRAWN BY: RT
CHECKED BY: HF

FOR THE LICENSED



Digitally
signed by:
**James L
Rickman**
8723 BY:
Date: 2023.
09.08 08:13:
44 -04'00'

JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

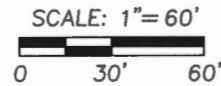
NOT A SURVEY

WELLNESS WAY
 PARCEL 100.24 – DRAINAGE EASEMENT

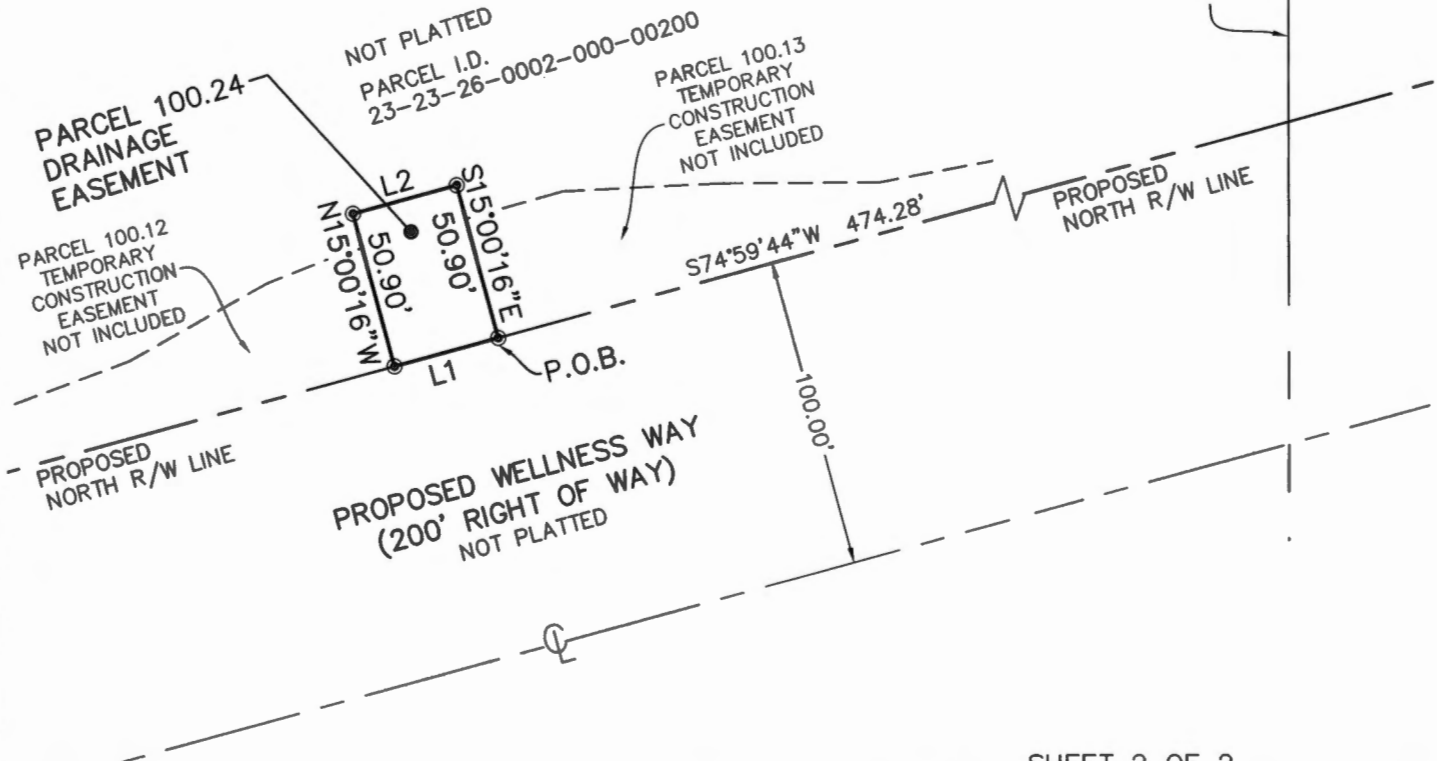


P.O.C.
 E. 1/4 CORNER OF
 SECTION 23-23-26

LINE TABLE		
LINE	BEARING	LENGTH
L1	S74°59'44"W	35.00'
L2	N74°59'44"E	35.00'



E. LINE, S.E. 1/4
 SECTION 23-23-26
 S00°15'02"W 188.78'
 BASIS OF BEARINGS



SHEET 2 OF 2
 SEE SHEET 1 FOR LEGAL DESCRIPTION



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 LB#6723

SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ⊕ CENTERLINE
- LB LICENSED BUSINESS
- I.D. IDENTIFICATION

JOB #: 20200605
 DATE: 1/11/23
 SCALE: 1" = 60'
 REV: 9/6/23

CALC BY: DY
 DRAWN BY: RT
 CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.25 – DRAINAGE EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE RUN SOUTH 00°15'02" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 152.50 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°15'02" WEST FOR A DISTANCE OF 36.28 FEET TO A POINT ON THE PROPOSED NORTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE RUN SOUTH 74°59'44" WEST ALONG SAID PROPOSED NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 106.78 FEET; THENCE DEPARTING SAID PROPOSED NORTH RIGHT OF WAY LINE, RUN NORTH 15°00'16" WEST FOR A DISTANCE OF 35.00 FEET; THENCE RUN NORTH 74°59'44" EAST A DISTANCE OF 116.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,904 SQUARE FEET.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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(407) 654-5355
LB#6723

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.602(3).
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE S.E. 1/4 OF SECTION 23-23-26, BEING S 00°15'02" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB #: 20200605
DATE: 1/11/23
SCALE: N/A
REV: 9/6/23

CALC BY: DY
DRAWN BY: RT
CHECKED BY: HF

FOR THE LICENSED



JAMES L. RICKMAN, P.S.M. #5633

Digitally
signed by:
James L.
Rickman
6/23 By:
Date: 2023.
09.08 08:10
30 -04'00'

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.26 – DRAINAGE EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST QUARTER CORNER OF SAID SECTION 23; THENCE RUN SOUTH 00°27'12" WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 FOR A DISTANCE OF 1421.23 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°32'44" EAST ALONG THE PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY AND THE WESTERLY EXTENSION THEREOF, FOR A DISTANCE OF 1219.01 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY HAVING A RADIUS OF 2600.00 FEET, WITH A CHORD BEARING OF NORTH 83°14'18" EAST, AND A CHORD DISTANCE OF 653.19 FEET; THENCE RUN EASTERLY ALONG THE PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°25'56" FOR A DISTANCE OF 654.92 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2600.00 FEET, WITH A CHORD BEARING OF NORTH 75°38'39" EAST, AND A CHORD DISTANCE OF 34.30 FEET; THENCE RUN NORTHEASTERLY ALONG THE PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°45'21" FOR A DISTANCE OF 34.30 FEET TO A POINT ON A NON TANGENT LINE; THENCE DEPARTING SAID PROPOSED SOUTH RIGHT OF WAY LINE, RUN SOUTH 14°43'56" EAST FOR A DISTANCE OF 53.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2653.00 FEET, WITH A CHORD BEARING OF SOUTH 75°38'39" WEST, AND A CHORD DISTANCE OF 35.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°45'21" FOR A DISTANCE OF 35.00 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 13°58'46" WEST FOR A DISTANCE OF 53.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,836 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE S.W. 1/4 SECTION 23-23-26, BEING S 00°27'12" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.



JOB #: 20200605

CALC BY: DY

DATE: 1/12/23

DRAWN BY: CM

SCALE: N/A

CHECKED BY: HF

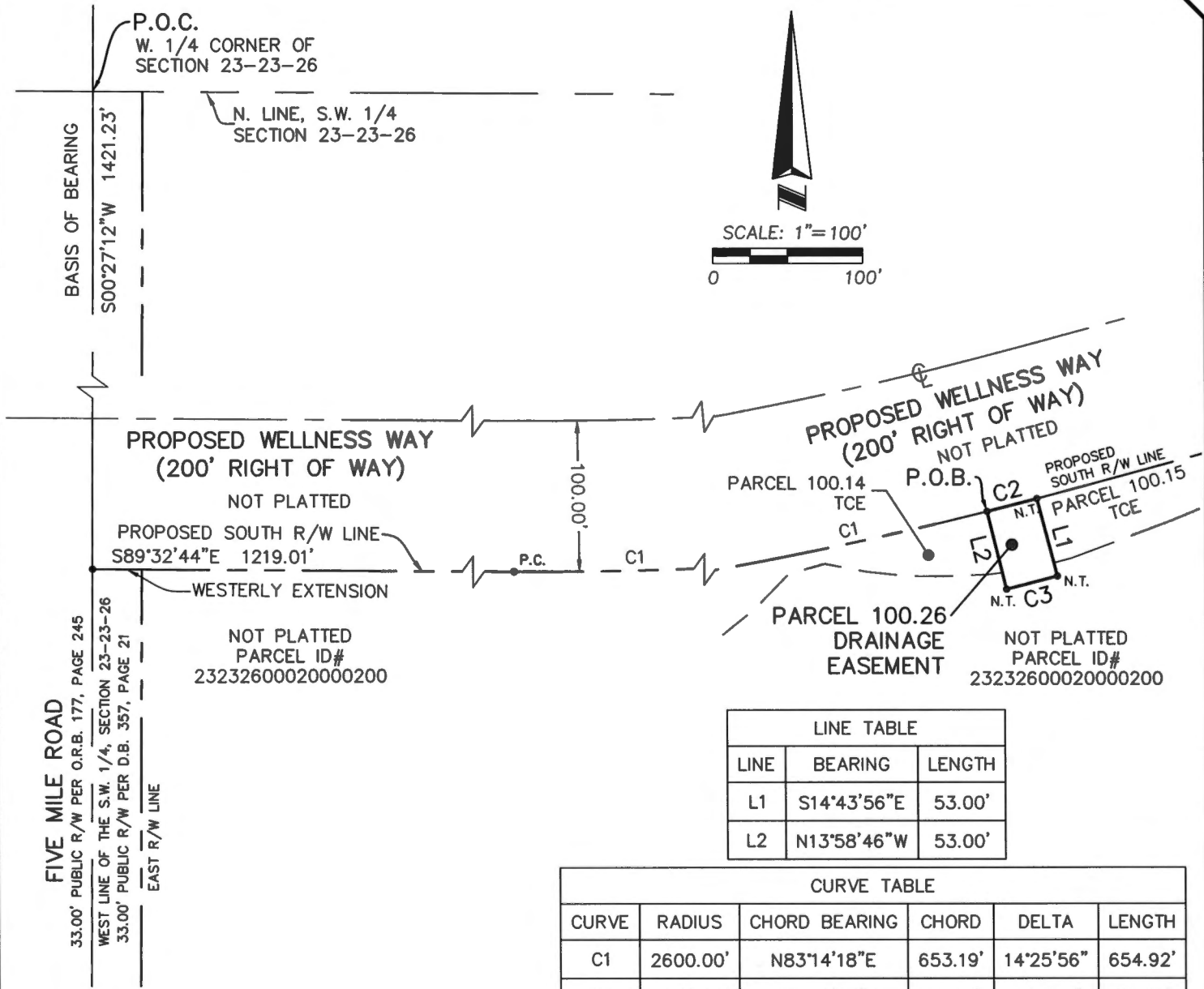
REV: 9/6/23

FOR THE LICENSED BUSINESS OFFICE BY:
Digitally signed by:
James L. Rickman
Date: 2023.09.08 08:00:
42 0400'
JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.26 – DRAINAGE EASEMENT



LINE TABLE		
LINE	BEARING	LENGTH
L1	$S14^{\circ}43'56''E$	53.00'
L2	$N13^{\circ}58'46''W$	53.00'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	2600.00'	$N83^{\circ}14'18''E$	653.19'	$14^{\circ}25'56''$	654.92'
C2	2600.00'	$N75^{\circ}38'39''E$	34.30'	$0^{\circ}45'21''$	34.30'
C3	2653.00'	$S75^{\circ}38'39''W$	35.00'	$0^{\circ}45'21''$	35.00'

SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION

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LB#6723

SYMBOL AND ABBREVIATION LEGEND:

● CHANGE IN DIRECTION	D.B. DEED BOOK	N.T. NON TANGENT
P.O.C. POINT OF COMMENCEMENT	⊕ CENTERLINE	I.D. IDENTIFICATION
P.O.B. POINT OF BEGINNING	P.C. POINT OF CURVATURE	
R/W RIGHT OF WAY	LB LICENSED BUSINESS	
O.R.B. OFFICIAL RECORDS BOOK	TCE TEMPORARY CONSTRUCTION EASEMENT	

JOB #: 20200605	CALC BY: DY
DATE: 1/12/23	DRAWN BY: CM
SCALE: 1" = 100'	CHECKED BY: HF
REV: 9/6/23	

LEGAL DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.27 – DRAINAGE EASEMENT

A TRACT OF LAND LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE RUN SOUTH 00°02'48" WEST ALONG THE WEST LINE THE SOUTHEAST QUARTER OF SAID SECTION 23 FOR A DISTANCE OF 1125.40 FEET TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN NORTH 74°59'44" EAST ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 768.32 FEET; THENCE DEPARTING SAID PROPOSED SOUTH RIGHT OF WAY LINE, RUN SOUTH 15°00'16" EAST FOR A DISTANCE OF 32.00 FEET; THENCE RUN SOUTH 74°59'44" WEST FOR A DISTANCE OF 106.52 FEET; THENCE RUN SOUTH 15°00'16" EAST FOR A DISTANCE OF 58.00 FEET; THENCE RUN SOUTH 74°59'44" WEST FOR A DISTANCE OF 497.23 FEET; THENCE RUN NORTH 15°00'16" WEST FOR A DISTANCE OF 45.00 FEET; THENCE RUN SOUTH 74°59'44" WEST FOR A DISTANCE OF 238.64 FEET; THENCE RUN SOUTH 15°00'16" EAST FOR A DISTANCE OF 30.00 FEET; THENCE RUN SOUTH 74°59'44" WEST FOR A DISTANCE OF 334.13 FEET; THENCE RUN NORTH 15°00'16" WEST FOR A DISTANCE OF 75.00 FEET TO A POINT ON THE AFORESAID PROPOSED SOUTH RIGHT OF WAY LINE; THENCE RUN NORTH 74°59'44" EAST ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 408.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.927 ACRES, MORE OR LESS.

SHEET 1 OF 3
SEE SHEETS 2-3 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE S.E. 1/4 SECTION 23-23-26, BEING S 00°02'48" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB #: 20200605
DATE: 01/13/2023
SCALE: N/A
REV: 9/6/23

CALC BY: DY
DRAWN BY: CM
CHECKED BY: HF

FOR THE LICENSED



JAMES L. RICKMAN, P.S.M. #5633

Digitally
signed by:
James L.
Rickman
Date: 2023
09.08.08:
02:10 -
04:00'

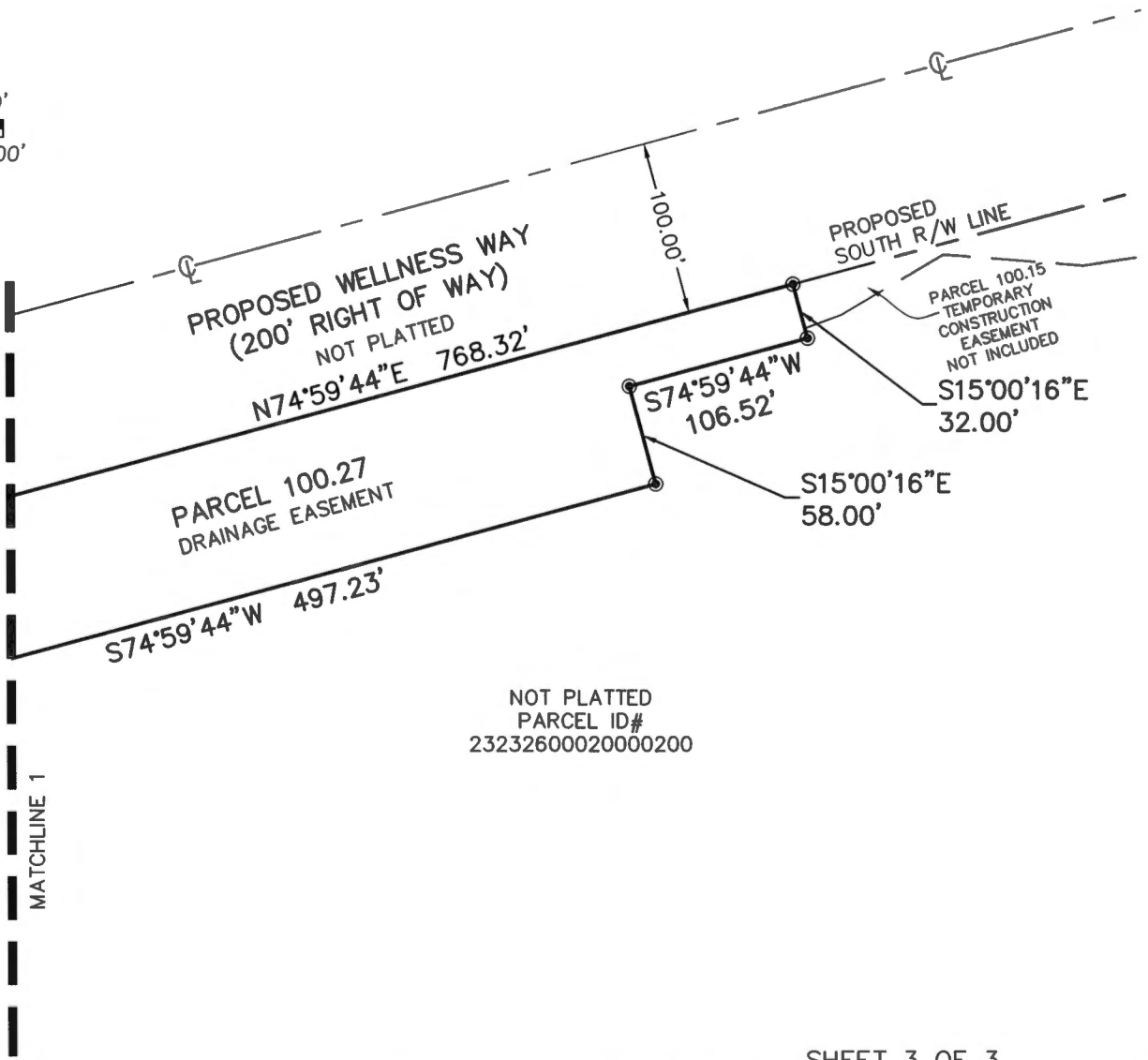
SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 100.27 – DRAINAGE EASEMENT



SCALE: 1"=100'



SHEET 3 OF 3
 SEE SHEET 1 FOR LEGAL DESCRIPTION



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 (407) 654-5355
 LB#6723

SYMBOL AND ABBREVIATION LEGEND:

⊙	CHANGE IN DIRECTION	D.B.	DEED BOOK
P.O.C.	POINT OF COMMENCEMENT	Ⓞ	CENTERLINE
P.O.B.	POINT OF BEGINNING	L1	LINE TABLE NUMBER
R/W	RIGHT OF WAY	LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK	ID	IDENTIFICATION

JOB #: 20200605
 DATE: 01/13/2023
 SCALE: 1" = 100'
 REV: 9/6/23

CALC BY: DY
 DRAWN BY: CM
 CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.28 – DRAINAGE EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE RUN SOUTH 00°02'48" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 1125.40 FEET TO THE PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE DEPARTING SAID WEST LINE AND CONTINUING ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE, RUN NORTH 74°59'44" EAST FOR A DISTANCE OF 1576.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 74°59'44" EAST FOR A DISTANCE OF 41.00 FEET; THENCE DEPARTING SAID PROPOSED SOUTH RIGHT OF WAY, RUN SOUTH 46°24'05" EAST FOR A DISTANCE OF 30.78 FEET; THENCE RUN SOUTH 43°35'55" WEST FOR A DISTANCE OF 35.00 FEET; THENCE RUN NORTH 46°24'05" WEST A DISTANCE OF 52.14 FEET TO THE PROPOSED SOUTH RIGHT OF WAY LINE AND TO THE POINT OF BEGINNING.

CONTAINING 1,451 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB #: 20200605
DATE: 01/13/2023
SCALE: N/A
REV: 9/6/23

CALC BY: DY
DRAWN BY: CM
CHECKED BY: HF

FOR THE LICENSE



JAMES L. RICKMAN, P.S.M. #5633

Digitally
signed by:

James L.

Rickman

6723 By

Date: 2023.

09.08 07:59

23 -04'00'

SKETCH OF DESCRIPTION

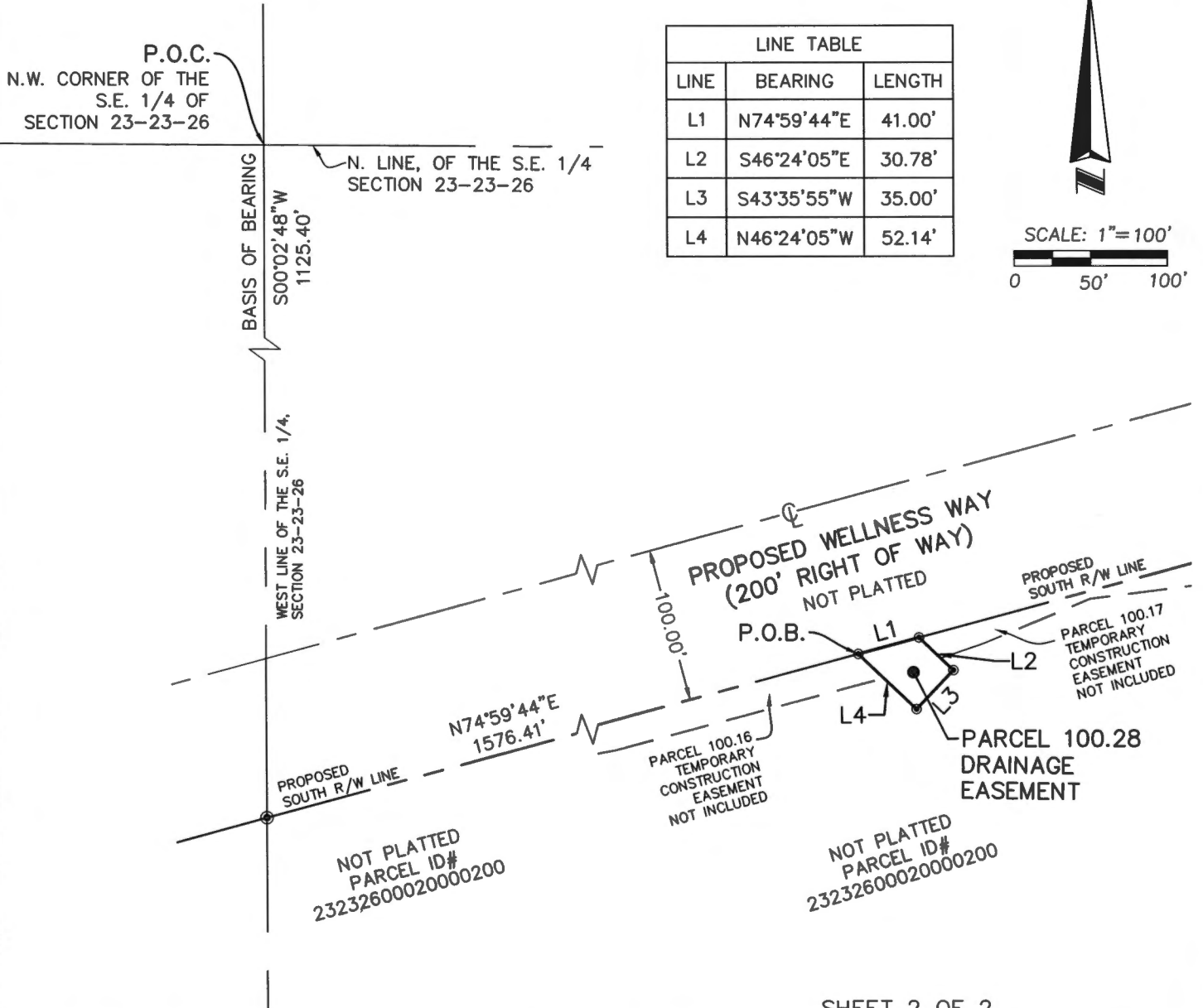
NOT A SURVEY

WELLNESS WAY
PARCEL 100.28 – DRAINAGE EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N74°59'44"E	41.00'
L2	S46°24'05"E	30.78'
L3	S43°35'55"W	35.00'
L4	N46°24'05"W	52.14'



SCALE: 1" = 100'
0 50' 100'



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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LB#6723

SYMBOL AND ABBREVIATION LEGEND:

⊙	CHANGE IN DIRECTION	D.B.	DEED BOOK
P.O.C.	POINT OF COMMENCEMENT	Ⓢ	CENTERLINE
P.O.B.	POINT OF BEGINNING	L1	LINE TABLE NUMBER
R/W	RIGHT OF WAY	LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK	ID	IDENTIFICATION

JOB #: 20200605
DATE: 01/13/2023
SCALE: 1" = 100'
REV: 9/6/23

CALC BY: DY
DRAWN BY: CM
CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 100.29 – DRAINAGE EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE RUN SOUTH 00°15'02" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 396.08 FEET TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY AND TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, RUN SOUTH 00°15'02" WEST FOR A DISTANCE OF 23.84 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 74°59'44" WEST FOR A DISTANCE OF 205.71 FEET; THENCE RUN SOUTH 15°00'16" EAST FOR A DISTANCE OF 5.00 FEET; THENCE RUN SOUTH 74°59'44" WEST FOR A DISTANCE OF 340.25 FEET; THENCE RUN NORTH 15°00'16" WEST FOR A DISTANCE OF 28.00 FEET TO SAID PROPOSED SOUTH RIGHT OF WAY LINE; THENCE RUN NORTH 74°59'44" EAST ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE, A DISTANCE OF 552.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,331 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE S.E. 1/4 SECTION 23-23-26, BEING S 00°15'02" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB #: 20200605
DATE: 01/13/2023
SCALE: N/A
REV: 9/6/23

CALC BY: DY
DRAWN BY: CM
CHECKED BY: HF

FOR THE LICENSEE



JAMES L. RICKMAN, P.S.M. #5633

Digitally signed by:
James L. Rickman
Date: 2023.
09.08 07:48:
44 -04'00'

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 100.29 – DRAINAGE EASEMENT



SCALE: 1" = 100'
 0 50' 100'

P.O.C.
 N.E. CORNER OF THE
 S.E. 1/4 CORNER OF
 SECTION 23-23-26

N. LINE, OF THE S.E. 1/4
 SECTION 23-23-26

EAST LINE OF THE S.E. 1/4,
 SECTION 23-23-26
 396.08'
 500'15'02"W
 (BASIS OF
 BEARING)

PARCEL 101.10
 DRAINAGE
 EASEMENT
 NOT INCLUDED

500'15'02"W
 23.84'

P.O.B.

PROPOSED WELLNESS WAY
 (200' RIGHT OF WAY)
 NOT PLATTED

100.00'

N74°59'44"E 552.24'

S74°59'44"W 205.71'

S15°00'16"E
 5.00'

NOT PLATTED
 PARCEL ID#
 23232600020000200

PROPOSED
 SOUTH R/W LINE

PARCEL 100.17
 TEMPORARY
 CONSTRUCTION
 EASEMENT
 NOT INCLUDED

N15°00'16"W
 28.00'

PARCEL 100.29
 DRAINAGE EASEMENT

SHEET 2 OF 2

SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

⊙	CHANGE IN DIRECTION	D.B.	DEED BOOK
P.O.C.	POINT OF COMMENCEMENT	⊕	CENTERLINE
P.O.B.	POINT OF BEGINNING	L1	LINE TABLE NUMBER
R/W	RIGHT OF WAY	LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK	ID	IDENTIFICATION

JOB #: 20200605
 DATE: 01/13/2023
 SCALE: 1" = 100'
 REV: 9/6/23

CALC BY: DY
 DRAWN BY: CM
 CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 101.10 – DRAINAGE EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE RUN SOUTH 00°15'02" WEST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 396.08 FEET TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST LINE, RUN NORTH 74°59'44" EAST ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 277.76 FEET; THENCE DEPARTING SAID PROPOSED SOUTH RIGHT OF WAY LINE, RUN SOUTH 15°00'16" EAST FOR A DISTANCE OF 23.00 FEET; THENCE RUN SOUTH 74°59'44" WEST FOR A DISTANCE OF 284.04 FEET TO A POINT ON THE AFORESAID WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 24; THENCE CONTINUE NORTH 00°15'02" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 23.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,461 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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16 EAST PLANT STREET
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LB#6723

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE S.W. 1/4 SECTION 24-23-26, BEING S 00°15'02" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST

JOB #: 20200605
DATE: 01/13/2023
SCALE: N/A
REV: 9/6/23

CALC BY: DY
DRAWN BY: CM
CHECKED BY: HF

FOR THE LICENSEE



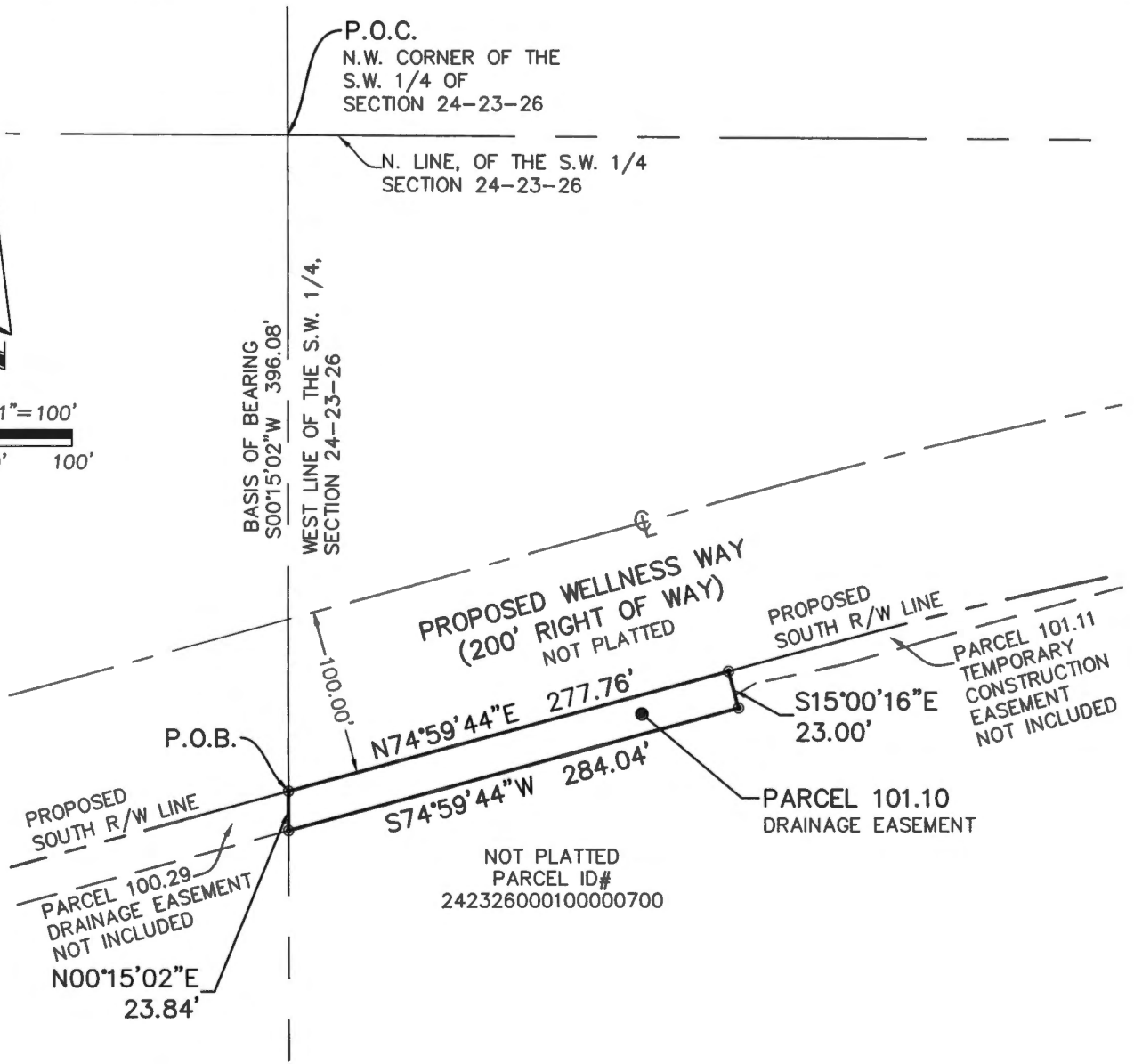
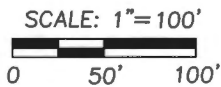
JAMES L. RICKMAN, P.S.M. #5633

Digitally
signed by:
James L.
Rickman
Date: 2023.
09.08 07:52:
25 -04'00'

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 101.10 – DRAINAGE EASEMENT



SHEET 2 OF 2
 SEE SHEET 1 FOR LEGAL DESCRIPTION



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 (407) 654-5355
 LB#6723

SYMBOL AND ABBREVIATION LEGEND:

⊙	CHANGE IN DIRECTION	⊕	CENTERLINE
P.O.C.	POINT OF COMMENCEMENT	LB	LICENSED BUSINESS
P.O.B.	POINT OF BEGINNING		
R/W	RIGHT OF WAY		
ID	IDENTIFICATION		

JOB #: 20200605
 DATE: 01/13/2023
 SCALE: 1" = 100'
 REV: 9/6/23

CALC BY: DY
 DRAWN BY: CM
 CHECKED BY: HF

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 101.12 – DRAINAGE EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE RUN SOUTH 00°08'44" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 200.00 FEET TO THE PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°32'55" WEST ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE, FOR A DISTANCE OF 1201.67 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID PROPOSED SOUTH RIGHT OF WAY LINE, RUN SOUTH 00°27'05" WEST FOR A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 89°32'55" WEST FOR A DISTANCE OF 70.00 FEET; THENCE RUN NORTH 00°27'05" EAST FOR A DISTANCE OF 50.00 FEET TO SAID PROPOSED SOUTH RIGHT OF WAY LINE; THENCE RUN SOUTH 89°32'55" EAST ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,500 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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LB#6723

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE S.W. 1/4 SECTION 24-23-26, BEING S 00°08'44" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB #: 20200605
DATE: 01/16/2023
SCALE: N/A
REV: 9/6/23

CALC BY: DY
DRAWN BY: CM
CHECKED BY: HF

FOR THE LICENSED



Digitally
signed by:
James L.

Rickman
Date: 09/08/2023
09.08 07:58
44 -04'00'

JAMES L. RICKMAN, P.S.M. #5633

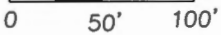
SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 101.12 – DRAINAGE EASEMENT



SCALE: 1"=100'



P.O.C.
 N.E. CORNER OF THE
 S.W. 1/4 OF
 SECTION 24-23-26

N. LINE, OF THE S.W. 1/4
 SECTION 24-23-26

NOT PLATTED

PROPOSED WELLNESS WAY
 (200' RIGHT OF WAY)

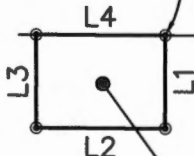
PROPOSED
 SOUTH R/W LINE

P.O.B.

PROPOSED
 SOUTH R/W LINE

N89°32'55"W 1201.67'

200.00'
 S00°08'44"W
 (BASIS OF
 BEARINGS)



PARCEL 101.12
 PROPOSED
 DRAINAGE
 EASEMENT

NOT PLATTED
 PARCEL ID#
 242326000100000700

EAST LINE OF THE
 S.W. 1/4,
 SECTION 24-23-26

NOT PLATTED
 PARCEL ID#
 242326000100000700

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°27'05"W	50.00'
L2	N89°32'55"W	70.00'
L3	N00°27'05"E	50.00'
L4	S89°32'55"E	70.00'

SHEET 2 OF 2
 SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

- ⊙ CHANGE IN DIRECTION LB LICENSED BUSINESS
- P.O.C. POINT OF COMMENCEMENT ID IDENTIFICATION
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ⊕ CENTERLINE

JOB #: 20200605

CALC BY: DY

DATE: 01/16/2023

DRAWN BY: CM

SCALE: 1" = 100'

CHECKED BY: HF

REV: 9/6/23

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 101.14 – DRAINAGE EASEMENT

LEGAL DESCRIPTION

A TRACT OF LAND LYING IN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE RUN SOUTH 00°08'44" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER FOR A DISTANCE OF 200.00 FEET TO THE PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE DEPARTING SAID EAST LINE, RUN NORTH 89°32'55" WEST ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 318.67 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID PROPOSED SOUTH RIGHT OF WAY LINE, RUN SOUTH 00°27'05" WEST FOR A DISTANCE OF 38.00 FEET; THENCE RUN NORTH 89°32'55" WEST FOR A DISTANCE OF 35.00 FEET; THENCE RUN NORTH 00°27'05" EAST FOR A DISTANCE OF 38.00 FEET TO THE AFORESAID PROPOSED SOUTH RIGHT OF WAY LINE; THENCE RUN SOUTH 89°32'55" EAST ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,330 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE S.W. 1/4 SECTION 24-23-26, BEING S 00°08'44" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST

JOB #: 20200605
DATE: 01/16/2023
SCALE: N/A
REV: 9/6/23

CALC BY: DY
DRAWN BY: CM
CHECKED BY: HF

FOR THE LICENSEE



JAMES L. RICKMAN, P.S.M. #5633

Digitally
signed by:

James L

Rickman

Date: 2023.

09.08 08:00

01 -04'00'

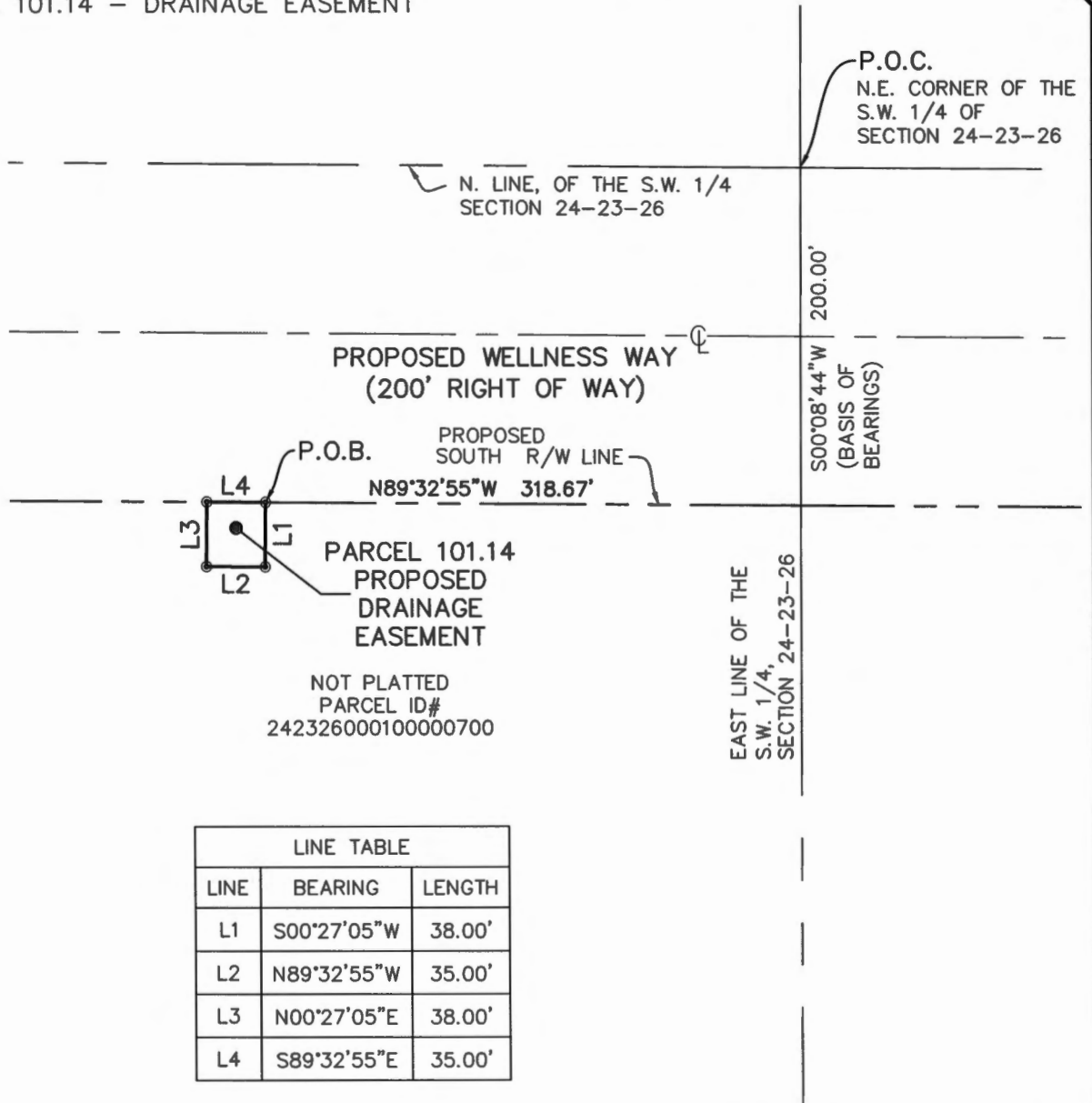
SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 101.14 – DRAINAGE EASEMENT



SCALE: 1" = 100'
0 50' 100'



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°27'05"W	38.00'
L2	N89°32'55"W	35.00'
L3	N00°27'05"E	38.00'
L4	S89°32'55"E	35.00'

SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

⊙	CHANGE IN DIRECTION	D.B.	DEED BOOK
P.O.C.	POINT OF COMMENCEMENT	⊕	CENTERLINE
P.O.B.	POINT OF BEGINNING	L1	LINE TABLE NUMBER
R/W	RIGHT OF WAY	LB	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK	ID	IDENTIFICATION

JOB #: 20200605
DATE: 01/16/2023
SCALE: 1" = 100'
REV: 9/6/23

CALC BY: DY
DRAWN BY: CM
CHECKED BY: HF

LEGAL DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 101.16 – DRAINAGE EASEMENT

A TRACT OF LAND LYING IN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE RUN SOUTH 00°08'44" WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24 FOR A DISTANCE OF 200.00 FEET TO A POINT ON THE PROPOSED SOUTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE DEPARTING SAID WEST LINE, RUN THE FOLLOWING COURSES ALONG SAID PROPOSED SOUTH RIGHT OF WAY LINE: SOUTH 89°32'55" EAST ALONG FOR A DISTANCE OF 922.46 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY HAVING A RADIUS OF 2900.00 FEET, WITH A CHORD BEARING OF SOUTH 83°36'06" EAST, AND A CHORD DISTANCE OF 600.92 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°53'38" FOR A DISTANCE OF 602.01 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2900.00 FEET, WITH A CHORD BEARING OF SOUTH 77°18'32" EAST, AND A CHORD DISTANCE OF 35.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°41'29" FOR A DISTANCE OF 35.00 FEET TO A POINT ON A NON TANGENT LINE; THENCE DEPARTING THE AFORESAID PROPOSED SOUTH RIGHT OF WAY LINE, RUN SOUTH 13°02'12" WEST FOR A DISTANCE OF 40.00 FEET; THENCE RUN NORTH 77°18'32" WEST FOR A DISTANCE OF 34.52 FEET; THENCE RUN NORTH 12°20'43" EAST FOR A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,390 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE S.E. 1/4 SECTION 24-23-26, BEING S 00°08'44" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB #: 20200605
DATE: 4/6/2023
SCALE: 1" = 100'

CALC BY: DY
DRAWN BY: CM
CHECKED BY: MF

FOR THE LICENSED



Digitally
signed by:
**James L
Rickman**
Date: 2023.
09.08 07:55:
54 -04'00'

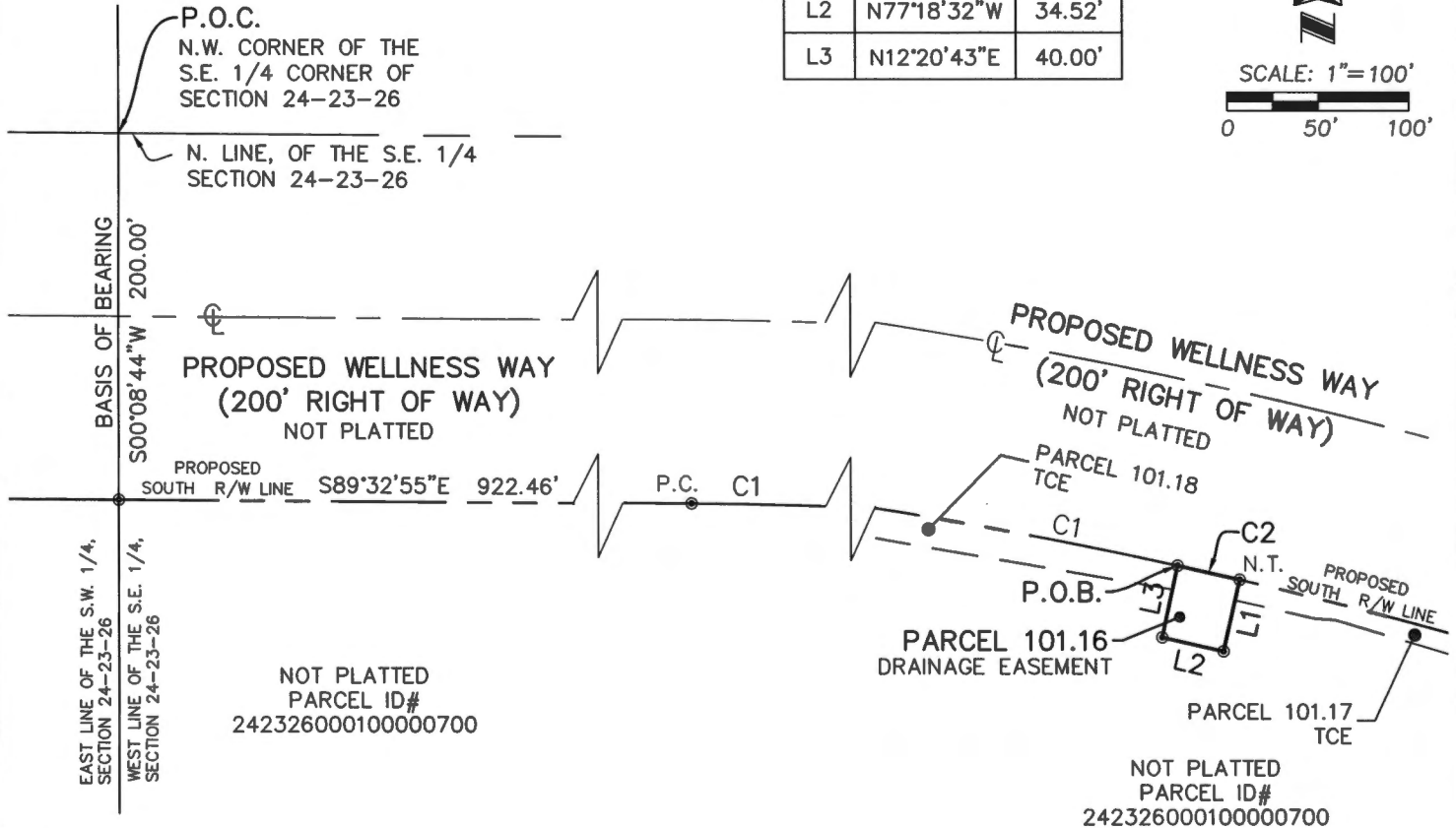
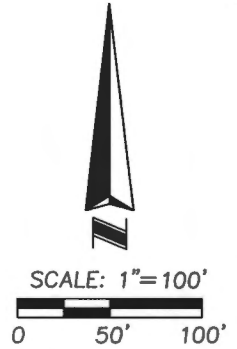
JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 101.16 – DRAINAGE EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	S13°02'12"W	40.00'
L2	N77°18'32"W	34.52'
L3	N12°20'43"E	40.00'



CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	2900.00'	S83°36'06"E	600.92'	11°53'38"	602.01'
C2	2900.00'	S77°18'32"E	35.00'	0°41'29"	35.00'

SHEET 2 OF 2
 SEE SHEET 1 FOR LEGAL DESCRIPTION

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 LB#6723

SYMBOL AND ABBREVIATION LEGEND:	
⊙	CHANGE IN DIRECTION
⊕	CENTERLINE
P.O.C.	POINT OF COMMENCEMENT
P.C.	POINT OF CURVATURE
P.O.B.	POINT OF BEGINNING
LB	LICENSED BUSINESS
R/W	RIGHT OF WAY
N.T.	NON TANGENT
TCE	TEMPORARY CONSTRUCTION EASEMENT
ID	IDENTIFICATION

JOB #: <u>20200605</u>	CALC BY: <u>DY</u>
DATE: <u>4/6/2023</u>	DRAWN BY: <u>CM</u>
SCALE: <u>1" = 100'</u>	CHECKED BY: <u>MF</u>

LEGAL DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 101.19 – DRAINAGE EASEMENT

A TRACT OF LAND LYING IN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST,
LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 24; THENCE RUN NORTH 89°32'55" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 857.33 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 00°27'05" WEST FOR A DISTANCE OF 96.52 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 16°47'52" WEST FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH PROPOSED RIGHT OF WAY LINE OF WELLNESS WAY AND TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3100.00 FEET, WITH A CHORD BEARING OF NORTH 77°04'49" WEST, AND A CHORD DISTANCE OF 419.33 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 07°45'22" FOR A DISTANCE OF 419.65 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 78°28'27" WEST CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 40.16 FEET; THENCE RUN NORTH 81°51'01" WEST FOR A DISTANCE OF 16.33 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 00°15'03" EAST FOR A DISTANCE OF 46.42 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3148.68 FEET, WITH A CHORD BEARING OF SOUTH 79°20'07" EAST, AND A CHORD DISTANCE OF 305.34 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°33'30" FOR A DISTANCE OF 305.46 FEET TO A POINT OF NON TANGENT LINE; THENCE RUN SOUTH 13°26'41" WEST FOR A DISTANCE OF 18.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 3130.00 FEET, WITH A CHORD BEARING OF SOUTH 74°52'44" EAST, AND A CHORD DISTANCE OF 183.16 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°21'12" FOR A DISTANCE OF 183.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 19,794 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE N.W. 1/4 OF SECTION 24-23-26, BEING N 89°32'55" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST

JOB #: 20200605
DATE: 4/6/2023
SCALE: 1" = 30'

CALC BY: DY
DRAWN BY: RT
CHECKED BY: HF

FOR THE LICENSEE



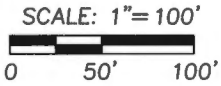
JAMES L. RICKMAN, P.S.M. #5633

Digitally
signed by:
James L.
Rickman
Date: 2023.
09.08 08:01:
28 -04'00'

SKETCH OF DESCRIPTION

NOT A SURVEY

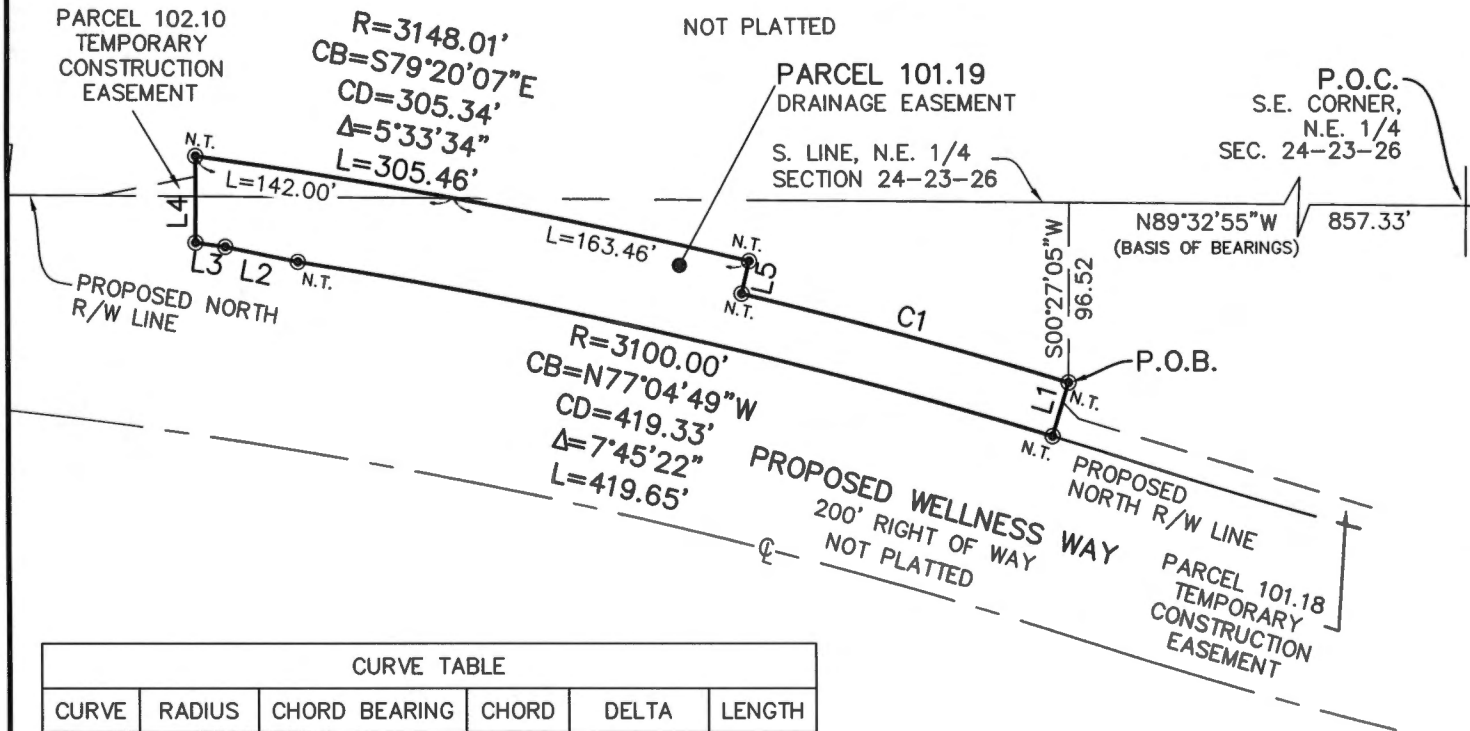
WELLNESS WAY
PARCEL 101.19 - DRAINAGE EASEMENT



LINE TABLE		
LINE	BEARING	LENGTH
L1	S16°47'52"W	30.00'
L2	N78°28'27"W	40.16'
L3	N81°51'01"W	16.33'
L4	N00°15'03"E	46.42'
L5	S13°26'41"W	18.00'

PARCEL I.D.
24-23-26-0001-000-00700

NOT PLATTED



CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	3130.00'	S74°52'44"E	183.16'	03°21'12"	183.18'

SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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LB#6723

SYMBOL AND ABBREVIATION LEGEND:

● CHANGE IN DIRECTION	R RADIUS	N.T. NON TANGENT
P.O.C. POINT OF COMMENCEMENT	CB CHORD BEARING	LB LICENSED BUSINESS
P.O.B. POINT OF BEGINNING	CD CHORD DIATNCE	ID IDENTIFICATION
R/W RIGHT OF WAY	Δ CENTRAL ANGLE	
⊕ CENTERLINE	L ARC LENGTH	

JOB #: 20200605
DATE: 4/6/2023
SCALE: 1" = 100'

CALC BY: DY
DRAWN BY: RT
CHECKED BY: HF

LEGAL DESCRIPTION

NOT A SURVEY

WELLNESS WAY
PARCEL 101.20 – DRAINAGE EASEMENT

A TRACT OF LAND LYING IN SECTION 24, TOWNSHIP 23 SOUTH, RANGE 26 EAST,
LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE RUN SOUTH 00°15'02" WEST ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 152.50 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 74°59'43" EAST FOR A DISTANCE OF 278.16 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3135.00 FEET, WITH A CHORD BEARING OF NORTH 75°35'47" EAST, AND A CHORD DISTANCE OF 65.72 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°12'04" FOR A DISTANCE OF 65.72 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 12°47'37" EAST FOR A DISTANCE OF 33.04 FEET TO A POINT ON THE PROPOSED NORTH RIGHT OF WAY LINE OF WELLNESS WAY; THENCE RUN SOUTH 75°53'42" WEST ALONG SAID RIGHT OF WAY LINE, FOR A DISTANCE OF 41.00 FEET; THENCE RUN SOUTH 72°12'53" WEST FOR A DISTANCE OF 40.06 FEET; THENCE RUN SOUTH 74°59'44" WEST FOR A DISTANCE OF 271.14 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH 00°15'02" EAST FOR A DISTANCE OF 36.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,061 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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SURVEYOR'S NOTES:

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2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE S.W. 1/4 OF SECTION 24-23-26, BEING S 00°15'02" W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB #: 20200605
DATE: 4/6/2023
SCALE: 1" = 100'

CALC BY: DY
DRAWN BY: RT
CHECKED BY: HF

FOR THE LICENSED



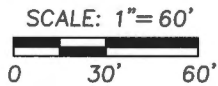
Digitally
signed by:
James L.
Rickman
Date: 07/23/2023
09.08 07:58
05-04'00'

JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

NOT A SURVEY

WELLNESS WAY
 PARCEL 101.20 – DRAINAGE EASEMENT



LINE TABLE		
LINE	BEARING	LENGTH
L1	S12°47'37"E	33.04'
L2	S75°53'42"W	41.00'
L3	S72°12'53"W	40.06'
L4	N00°15'02"E	36.28'

P.O.C.
 N.W. CORNER, S.W. 1/4
 OF SECTION 24-23-26

N. LINE, S.W. 1/4 OF
 SECTION 24-23-26

(BASIS OF BEARINGS)
 S00°15'02"W 152.50'
 W. LINE, S.W. 1/4
 SECTION 24-23-26

PARCEL I.D.
 24-23-26-0001-000-00700
PARCEL 101.20
 DRAINAGE
 EASEMENT
 NOT PLATTED

R=3135.00'
 CB=N75°35'47"E
 CD=65.72'
 $\Delta=1'12.04"$
 L=65.72'

N74°59'43"E 278.16'

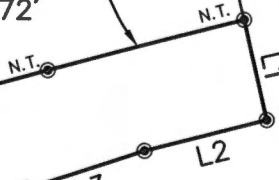
S74°59'44"W 271.14'
 PROPOSED
 NORTH R/W LINE

PROPOSED WELLNESS WAY
 200' RIGHT OF WAY

PARCEL 100.25
 DRAINAGE
 EASEMENT

PROPOSED
 NORTH R/W LINE

P.O.B.



SHEET 2 OF 2
 SEE SHEET 1 FOR LEGAL DESCRIPTION



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 GEOSPATIAL SERVICES
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 16 EAST PLANT STREET
 WINTER GARDEN, FLORIDA 34787
 (407) 654-5355
 LB#6723

SYMBOL AND ABBREVIATION LEGEND:

⊙	CHANGE IN DIRECTION	LB	LICENSED BUSINESS	CD	CHORD DISTANCE
P.O.C.	POINT OF COMMENCEMENT	ID	IDENTIFICATION	Δ	CENTRAL ANGLE
P.O.B.	POINT OF BEGINNING	N.T.	NON TANGENT	L	ARC LENGTH
R/W	RIGHT OF WAY	R	RADIUS		
Ⓢ	CENTERLINE	CB	CHORD BEARING		

JOB #: 20200605
 DATE: 4/6/2023
 SCALE: 1" = 100'

CALC BY: DY
 DRAWN BY: RT
 CHECKED BY: HF