



OFFICE OF COMPTROLLER

INTEROFFICE MEMO

ORANGE
COUNTY
FLORIDA

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Date: August 14, 2017

To: Mayor Teresa Jacobs
and
The Board of County Commissioners

From: Margaret A. McGarrity, Chief Deputy Comptroller

Contact: Ann Dawkins, 407-836-5770

Subject: Public Hearing to amend the existing Municipal Service Taxing Unit (MSTU) for
General Lake Cleaning Maintenance and Aquatic Plant Control

MSTU District: **Lake Pickett**

Applicant: Josh Kalin
Pulte Homes, Inc.
Developer

District: Commissioner Bonilla, District 5

Report: The attached resolution will amend the Lake Pickett MSTU to include the lots in
the Estates at Lake Pickett – Phase 1 subdivision. Josh Kalin, the developer,
has requested the amendment of the Lake Pickett MSTU for general lake
cleaning maintenance and aquatic plant control management with a millage
assessment.

Effective Date: The MSTU millage for the Estates at Lake Pickett – Phase 1 subdivision would
be effective immediately. The November 2018 ad valorem assessment was
1.76 mills or \$1.76 cents per every one thousand (\$1,000) of the property's
value and this millage rate would not exceed 3 mills.

Action Requested: Approval of the attached resolution.

ESTATES AT LAKE PICKETT – PHASE 1



**RESOLUTION
OF THE
ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS
ADOPTING THE *SECOND AMENDMENT*
TO THE RESOLUTION OF THE
BOARD OF COUNTY COMMISSIONERS
(ORIGINALLY ADOPTED ON DECEMBER 5, 1995,
FIRST AMENDMENT ADOPTED ON JULY 12, 2005 AND
SECOND-AMENDMENT ADOPTED ON DECEMBER 1, 2015)
AMENDING A MUNICIPAL SERVICE TAXING UNIT
FOR GENERAL LAKE CLEANING MAINTENANCE AND
AQUATIC PLANT CONTROL FOR**

**LAKE PICKETT
11/2017**

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

WHEREAS, the Board of County Commissioners of Orange County (hereinafter known as the "Board") is the governing board of Orange County, Florida (hereinafter known as the "County") pursuant to its charter; and,

WHEREAS, the Board of County Commissioners of Orange County has received a request for the amendment of such MSTU in that portion of the unincorporated areas of Orange County; and,

WHEREAS, the Board established an MSTU on December 5, 1995 recorded in Official Record Book 4986, Pages 2158 through 2163, first amendment of such MSTU approved on July 12, 2005 and recorded in Official Record Book 08083, Pages 4491 through 4493, and second amendment of such MSTU approved on December 1, 2015 and recorded in Official Book 11025, Pages 2763 through 2769, Public Records of Orange County; and,

WHEREAS, the purpose of which was to provide general lake cleaning maintenance and aquatic plant control as requested by the residents, together with the other information pertaining to the operation of the proposed MSTU submitted therewith, to be feasible, necessary to facilitate the services desired, and in the public interest, and that the properties within Lake Pickett MSTU will be benefited, now and in the future, and that the proposed MSTU should be created; and,

WHEREAS, the Board of County Commissioners hereby finds that the boundaries of the Lake Pickett MSTU should be modified and that the MSTU should be amended; and,

WHEREAS, the Board wishes to amend the aforesaid MSTU Resolution to provide a revised legal description of properties in said MSTU, which properties are set forth in Exhibit "A", which indicates the boundaries of the district and as set forth in Exhibit "B", which describes certain properties by metes and bounds and Exhibit "C" for subdivisions,

WHEREAS, it is the expressed intent of this Board to not otherwise alter or amend the Lake Pickett MSTU/BU created by this Board on December 5, 1995, recorded at Official Records Book

RECORDING DEPARTMENT: RETURN TO FINANCE & ACCOUNTING SPECIAL ASSESSMENTS

4986, Pages 2158 through 2163, Public Records of Orange County, Florida, and said Resolution is hereby ratified and reaffirmed except as modified herein.

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

1. The foregoing "WHEREAS" clauses are declared to be true and correct and are hereby incorporated into the text of the resolution.

2. The establishment of the Lake Pickett Municipal Service Taxing Unit for lake cleaning maintenance and aquatic plant control recorded in Official Records Book 4986, Pages 2158 through 2163, Public Records of Orange County, Florida, is hereby reaffirmed and ratified, except that the boundaries of the said Lake Pickett Municipal Service Taxing Unit is amended and modified to add and include, beginning with the November 2017 tax year and for subsequent tax years, specific parcels and subdivisions as set forth in Exhibit "B", which describes certain properties by metes and bounds and Exhibit "C" for subdivisions.

3. This Third Amending Resolution shall become effective upon its adoption by the Board, and this Resolution shall supplement the Resolution originally creating the MSTU adopted by the Board on December 5, 1995, and recorded in Official Record Book 4986, Pages 2158 through 2163, and Public Records of Orange County, Florida.

4. Except as herein specifically provided all remaining terms and conditions of the Resolution dated December 5, 1995 shall remain in full force and effect.

5. This amendment shall take effect upon adoption by the Board of County Commissioners, and the provisions of the Lake Pickett Resolution dated December 5, 1995 shall apply to all properties described on Exhibits "B" and "C" of this Amended Resolution.

ADOPTED THIS _____ DAY OF _____, 2017

ORANGE COUNTY, FLORIDA

BY: _____
ORANGE COUNTY MAYOR

DATE: _____

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

BY: _____
DEPUTY CLERK

Lake Pickett
Exhibit "A"

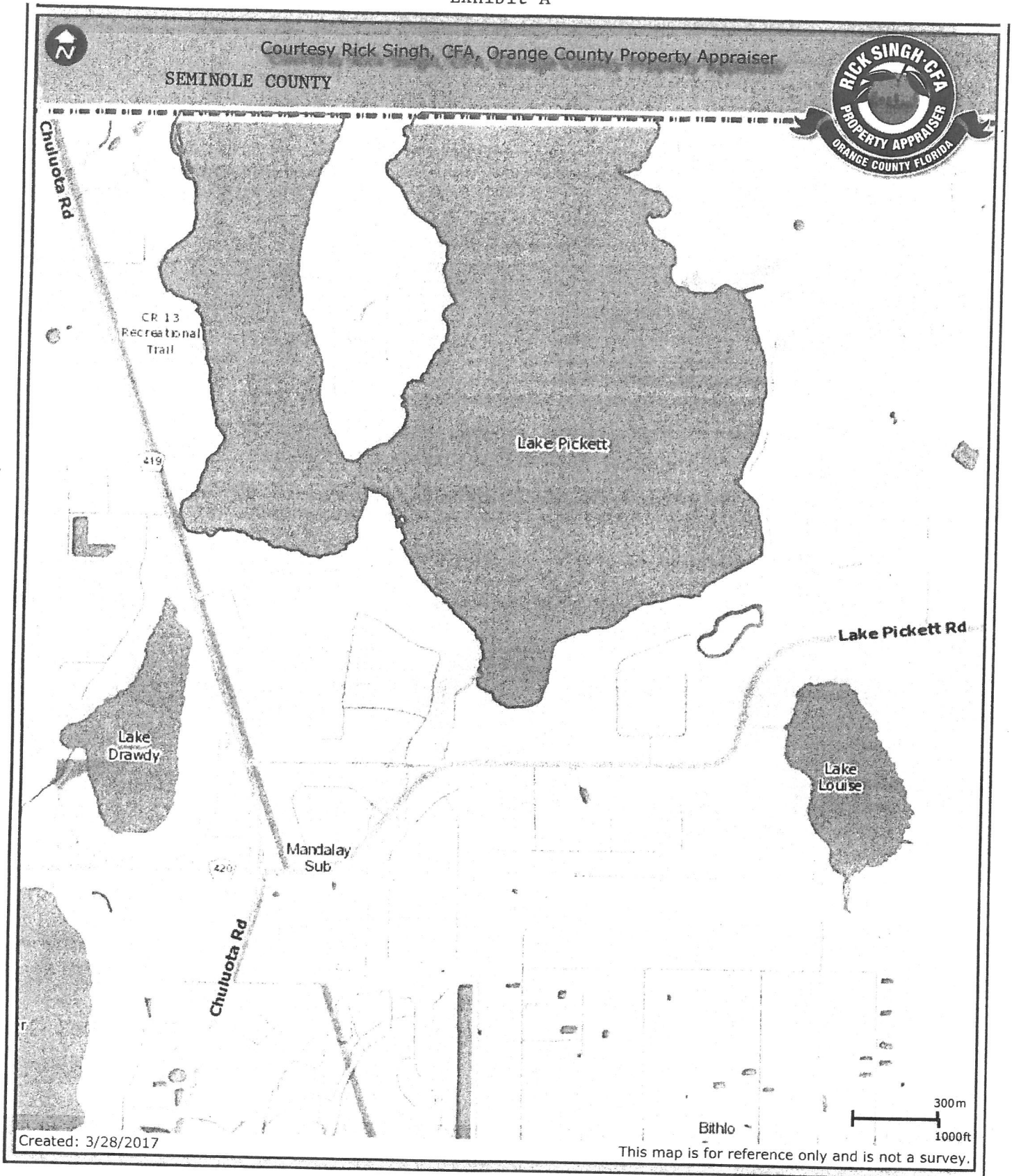


Exhibit "B" - Parcels
Lake Pickett MSTU

Parcel ID Number	Parcel Legal Description
03-22-32-0000-00-001	THAT PART OF N 1/2 OF GOV LOT 1 & NE 1/4 OF NE 1/4 OF SEC 03-22-32 LYING N OF FOLLOWING DESCRIBED LINE BEG 564 FT N OF SE COR OF NE 1/4 OF NE 1/4 RUN S 76 DEG W ALONG CENTERLINE OF CANAL TO LAKE (LESS THE SLY 400 FT THEREOF) & (LESS THAT PART OF NE1/4 OF NE1/4 LYING NELY OF N FORT CHRISTMAS RD)
03-22-32-0000-00-002	(NOTE: HOMESTEAD PORTION OF THE FOLLOWING DESCRIBED PROPERTY) COMM AT THE SE COR OF SEC 03-22-32 TH N01-18-12W 541.85 FT TO POB N68-17-55W 722.25 FT S01-33-18E 139.47 FT S89-43-18W 1992.95 FT N02-19-47W 325.48 FT N89-30-34E 2662.93 FT S01-18-12E 466.10 FT TO POB
03-22-32-0000-00-004	BEG SE COR OF NE1/4 OF NE1/4 RUN W 2426.55 FT TO CENTER LINE OF CANAL NELY ALONG CENTER LINE OF SAID CANAL EXTENDED 2450 FT TO E LINE OF SEC TH S 564 FT TO POB & NE1/4 OF SE1/4 & SE1/4 OF NE1/4 & N 300 FT OF GOV LOT 2 & S1/2 OF GOV LOT 1 (LESS BEG 1100 FT W OF SW COR OF NE1/4 OF NE1/4 AT INT OF C/L OF CANAL WITH N LINE OF S1/2 OF GOV LOT 1 RUN W 800 FT M/L TO LAKE SLY ALONG SHORE TO C/L OF CANAL NELY 700 FT M/L TO POB IN SEC 03-22-32 SEE 3410/2306
03-22-32-0000-00-005	THE SLY 400 FT OF THAT PART OF GOV LOT 1 & NE1/4 OF NE1/4 OF SEC LYING N OF A LINE DESCRIBED AS BEG 564 FT N OF SE COR OF NE1/4 OF NE1/4 RUN S 76 DEG W ALONG CENTER LINE OF CANAL TO LAKE IN SEC 3-22-32
03-22-32-0000-00-006	COMM AT THE SE COR OF SEC 03-22-32 TH RUN N01-18-12W 541.85 FT N68-17-55W 722.25 FT S01-33-18E 139.47 FT S89-43-18W 1992.95 FT N02-19-47W 325.48 FT TO POB TH CONT N02-19-47W 325.48 FT N89-17-54E 2668.64 FT S01-18-12E 335.19 FT S89-30-34W 2662.93 FT TO POB
03-22-32-0000-00-008	COMM SE COR OF SEC 03-22-32 RUN N87-57-18W 661.44 FT FOR POB TH RUN N89-57-18W 1984.33 FT TO SW COR SW1/4 OF SE1/4 TH RUN N02-19-47W 658.15 FT N89-43-18E 1992.95 FT S01-38-18E 669.09 TO POB
03-22-32-0000-00-009	(NOTE: AGRICULTURAL PORTION OF THE FOLLOWING DESCRIBED PROPERTY) COMM AT THE SE COR OF SEC 03-2-32 TH N01-18-12W 541.85 FT TO POB N68-17-55W 722.25 FT S01-33-18E 139.47 FT S89-43-18W 1992.95 FT N02-19-47W 325.48 FT N89-30-34E 2662.93 FT S01-18-12E 466.10 FT TO POB
03-22-32-0000-00-010	COMM AT THE SE COR OF SEC 03-22-32 TH RUN N01-18-12W 541.85 FT N68-17-55W 722.25 FT S01-33-18E 139.47 FT S89-43-18W 1992.95 FT N02-19-47W 325.48 FT CONT N02-19-47W 325.48 FT N89-17-54E 817 FT TO POB N01-18-12W 1019.42 FT N88-33-52E 508.22 FT S01-48-36E 1026.07 FT S89-17-54W 517.32 FT TO POB
03-22-32-0000-00-011	LAKE PICKETT - SOVEREIGN LAKE
04-22-32-0000-00-010	BEG 310.8 FT N OF SW COR OF SE1/4 OF NW1/4 RUN W 421.51 FT S 17 DEG E 190.24 FT E 431.13 FT N 80 DEG E 149.24 FT N 66 DEG E 444.76 FT W 622.54 FT TO POB IN SEC 04-22-32
04-22-32-0000-00-011	N 138.18 FT OF S1/2 OF N1/2 OF SE1/4 OF NW1/4 OF SEC 04-22-32
04-22-32-0000-00-014	COMM AT THE NE COR OF THE NW1/4 OF SW1/4 OF SEC 04-22-32 TH S89-58-03W 332.95 FT S17-52-27E 105.05 FT TH N89-58-03E 658.86 FT TO POB TH CONT N89-58-03E 975.51 S02-06-34E 231.92 FT N89-58-59W 1568.94 FT N17-52-27W 52.54 FT S89-58-59E 600.79 FT N00-01-57W 180.91 FT TO POB
04-22-32-0000-00-015	FROM NW COR OF SW1/4 OF SEC 04-22-32 RUN S89-57-53E 1330.71 FT S01-39-03E 330.58 FT FOR POB RUN S89-57-51E 1331.30 FT S01-45-12E 330.56 FT N89-57-49W 1469.86 FT N17-49-10W 347.10 FT S89-57-51E 234.68 FT TO POB (FROM NW COR OF SW1/4 OF SEC 04-22-32 RUN S89-57-53E 1330.71 FT S01-39-03E 661.15 FT FOR POB TH N89-57-49W 137.97 FT N17-49-10W 31.54 FT TH S89-57-49E 408.94 FT TH N52-02-34E 162.45 FT TH S89-57-49E 938.56 FT TH S01-45-12E 130.06 FT TH N89-57-49W 1331.89 FT TO POB)
04-22-32-0000-00-016	N1/2 OF S1/2 OF N1/2 OF SW1/4 LYING E OF RD (LESS S 130 FT THEREOF) IN SEC 04-22-32

Exhibit "B" - Parcels
Lake Pickett MSTU

Parcel ID Number	Parcel Legal Description
04-22-32-0000-00-017	N1/2 OF S1/2 OF S1/2 OF N1/2 OF SW1/4 LYING E OF ROAD SEC 04-22-32
04-22-32-0000-00-018	1/2 OF S1/4 OF S1/2 OF N1/2 OF SW1/4 LYING E OF RD & THE N 50 FT OF THE N 20 ACRES OF THE S1/2 OF SW1/4 OF SEC 04-22-32
04-22-32-0000-00-022	S 6 ACRES OF SE1/4 OF SW1/4 OF SEC 04-22-32 (LESS CR 419 R/W PER SRB 1/6) & (LESS RR R/W AKA SR 13 PER DB839/683 & OR3501/1137)
04-22-32-0000-00-023	FROM NW COR OF SE1/4 OF SW1/4 RUN S 331 FT S 87 DEG E 145.4 FT FOR POB S 15 DEG E 100 FT S 87 DEG E 105.44 FT S 69 DEG E 1135 FT TO E LINE OF SE 1/4 OF SW 1/4 N 420 FT M/L N 87 DEG W 1195 FT M/L TO POB IN SEC 04-22-32
04-22-32-0000-00-024	FROM NW COR SE 1/4 OF SW 1/4 RUN S 331 FT S 87 DEG E 145.4 FT S 15 DEG E 150 FT FOR POB TH S 87 DEG E 105.44 FT S 69 DEG E 29.72 FT S 57 DEG E 1200 FT M/L TO A PT ON E LINE OF SE1/4 OF SW1/4 TH S 80 FT TO PT ON N LINE OF S 6 ACRES OF SE1/4 OF SW1/4 TH W 360 FT N 45 DEG W 875 FT M/L N 87 DEG W 105.44 FT N 15 DEG W 50 FT TO POB IN SEC 04-22-32
04-22-32-0000-00-025	GOV LOTS 3 THROUGH 10 SEC 04-22-32
04-22-32-0000-00-026	FROM NW COR OF SE1/4 OF SW1/4 RUN 331 FT S 87 DEG E 145.44 FT S 15 DEG E 377.42 FT FOR POB TH RUN S 72 DEG E 162.64 FT S 45 DEG E 567 FT M/L W 436 M/L N 15 DEG W 460.75 FT TO POB IN SEC 04-22-32 SEE 5083/3047
04-22-32-0000-00-027	S1/2 OF N2/3 OF N1/2 OF S1/2 OF SE 1/4 OF NW1/4 & S1/2 OF N2/3 OF N1/2 OF S1/2 OF SW1/4 OF NW1/4 LYING E OF RR IN SEC 04-22-32
04-22-32-0000-00-028	N1/3 OF N1/2 OF S1/2 OF S1/2 OF NW1/4 E OF RR RY & S 26 FT OF N1/2 OF SE1/4 OF NW1/4 OF SEC 04-22-32
04-22-32-0000-00-029	THE S1/3 OF N1/4 OF SE1/4 OF NW1/4 OF SEC 04-22-32
04-22-32-0000-00-030	N1/3 OF N1/4 OF SE1/4 OF NW1/4 & S 3 FT OF NW1/4 OF NW1/4 E OF RD & N 30 FT OF N1/2 OF N1/2 OF SW1/4 OF NW1/4 E OF RD & S 142 FT OF N 172 FT OF N1/2 OF N1/2 OF THE SW1/4 OF NW1/4 LYING E OF SR RD 419 IN SEC 04-22-32
04-22-32-0000-00-031	S1/3 OF N1/2 OF S1/2 OF SE1/4 OF NW1/4 & S1/3 OF N1/2 OF S1/2 OF SW1/4 OF NW1/4 E OF RR RY IN SEC 04-22-32
04-22-32-0000-00-032	S1/2 OF N2/3 OF N1/4 OF SE1/4 OF NW1/4 OF SEC 04-22-32
04-22-32-0000-00-034	THAT PT OF SE1/4 OF SEC 04-22-32 & THAT PT OF NE1/4 SEC 09-22-32 DESC IN OR 662/428
04-22-32-0000-00-035	N1/2 OF S1/4 OF S1/2 OF N1/2 OF SW1/4 LYING E OF RD IN SEC 04-22-32
04-22-32-0000-00-036	S 142.21 FT OF N 146.43 FT OF S1/2 OF N1/2 OF SW1/4 OF NW1/4 LYING E OF SR 419 IN SEC 04-22-32
04-22-32-0000-00-038	FROM NW COR OF SE1/4 OF SW1/4 RUN S 331 FT S 87 DEG E 145.4 FT S 15 DEG E 100 FT FOR POB TH S 87 DEG E 105.44 FT S 69 DEG E 1135 FT M/L TO PT ON E LINE OF SE1/4 OF SW1/4 RUN S 285 FT TH N 57 DEG W 1200 FT M/L TH N 69 DEG W 29.72 FT N 87 DEG W 105.44 FT N 15 DEG W 50 FT TO POB IN SEC 04-22-32
04-22-32-0000-00-039	S1/2 OF N1/2 OF SE1/4 OF NW1/4 (LESS N 138.18 FT & LESS S 26 FT) OF SEC 04-22-32 SEE 5423/4043
04-22-32-0000-00-041	THAT PART OF THE S 140 FT OF N 190 FT OF N 20 ACRES OF S1/2 OF SW1/4 OF SEC 04-22-32 LYING ELY OF ABANDONED RR R/W DESC IN OR 3501/1137
04-22-32-0000-00-047	S 20 FT OF N 166.43 FT OF S1/2 OF N1/2 OF SW1/4 OF NW1/4 LYING E OF SR 419 & S1/2 OF N1/2 OF SW1/4 OF NW1/4 LYING E OF SR 419 SEC 04-22-32 (LESS N 166.43 FT)
04-22-32-0000-00-049	N1/2 OF N1/2 OF SW1/4 OF NW1/4 LYING E OF SR 419 (LESS N 172.7 FT) & N 4.22 FT OF S1/2 OF N1/2 OF SW1/4 OF NW1/4 LYING E OF SR 419 IN SEC 04-22-32
04-22-32-0000-00-051	BEG NE COR OF NW1/4 OF SW1/4 RUN W 332.96 FT S 17 DEG E 105.05 FT E 1634.39 FT N 100.06 FT W 1330 FT TO POB IN SEC 04-22-32

Exhibit "B" - Parcels
Lake Pickett MSTU

Parcel ID Number	Parcel Legal Description
04-22-32-0000-00-054	S 130 FT OF N1/2 OF S1/2 OF N1/2 OF SW1/4 E OF RD IN SEC 04-22-32
04-22-32-0000-00-055	S 1/8 OF NW1/4 LYING E OF SR #419 (LESS BEG 310.8 FT N OF SW COR OF SE1/4 OF NW1/4 RUN W 421.51 FT S 17 DEG E 190.24 FT E 431.13 FT N 80 DEG E 149.24 FT N 66 DEG E 444.76 FT W 622.54 FT TO POB) IN SEC 04-22-32 SEE 3975/433
04-22-32-0000-00-057	FROM NW COR OF SE1/4 OF SW1/4 RUN S 331 FT S 87 DEG E 145.44 FT S 15 DEG E 200 FT FOR POB S 87 DEG E 105.44 FT S 45 DEG E 875 FT W 122 FT N 45 DEG W 567 FT M/L N 72 DEG W 162.64 FT N 15 DEG W 177.42 FT TO POB IN SEC 04-22-32
04-22-32-0000-00-064	THAT PT OF N 20 ACRES OF S1/2 OF SW1/4 LYING E OF CO RD 419 (LESS THE N 50 FT OF THE DESC PARCEL) IN SEC 04-22-32 DESC AS COMM AT W1/4 COR OF SEC THENCE E 999.66 FT TO POINT ON ELY R/W OF ABANDONED RR R/W S 17 DEG E 1598.77 FT FOR POB E 782 FT M/L TO LAKE PICKETT SWLY 185 FT M/L TO POINT ON S LINE OF SAID S1/2 OF SW1/4 W 620 FT M/L TO SAID ELY R/W N 17 DEG W 148.63 FT TO POB & THAT PART LYING E TO E LINE OF SW1/4
04-22-32-0000-00-065	FROM NW COR OF SW1/4 OF SEC 04-22-32 RUN S89-57-53E 1330.71 FT S01-39-03E 661.15 FT FOR POB TH N89-57-49W 137.97 FT N17-49-10W 31.54 FT TH S89-57-49E 408.94 FT TH N52-02-34E 162.45 FT TH S89-57-49E 938.56 FT TH S01-45-12E 130.06 FT TH N89-57-49W 1331.89 FT TO POB
04-22-32-0000-00-066	COMM AT THE NE COR OF THE NW1/4 OF SW1/4 OF SEC 04-22-32 TH S89-58-03W 332.95 FT S17-52-27E 105.05 FT TO POB TH N89-58-03E 408.86 FT S00-01-57E 160.69 FT N89-58-59W 357.23 FT N17-52-27W 168.48 FT TO POB
04-22-32-0000-00-067	COMM AT THE NE COR OF THE NW1/4 OF SW1/4 OF SEC 04-22-32 TH S89-58-03W 332.95 FT S17-52-27E 105.05 FT TH N89-58-03E 408.86 FT TO POB TH CONT N89-58-03E 250 FT S00-01-57E 180.91 FT N89-58-59W 600.79 FT N17-52-27W 21.02 FT S89-58-59E 357.23 FT N00-01-57W 160.69 FT TO POB
09-22-32-0000-00-009	THE NE1/4 OF SEC 09-22-32 LYING ABOVE ORDINARY HIGH WATER MARK AS DESC IN OR 662/428 (LESS COMM AT E1/4 COR OF SEC TH RUN N00-17-17W 30 FT TO N LINE OF R/W OLD LAKE PICKETT RD AKA CR 420 AND POB TH CONT N00-17-17W 855.15 FT TH N50-49-53W 142.34 FT TH S54-21-30W 144.32 FT TH S66-08-39W 80.9 FT TH S19-30-23W 22.55 FT TH S16-59-14W 34.83 FT TH S01-08-25W 276.92 FT TH S11-59-42W 190.92 FT TH S19-40-39W 15.7 FT TH S15-28-04W 311.67 FT TO N LINE OF SAID R/W TH N89-21-27E 457.27 FT TO POB PER LS-15-08-040)
09-22-32-0000-00-023	FROM NE COR OF LAKE DRAWDY EST 5/34 RUN S 76 DEG W 402.29 FT FOR POB TH N 3 DEG E 32.14 FT N 72 DEG E 332.95 FT NELY 62.58 FT N 163.56 FT W 70 FT N 130 FT N 40 DEG E 107.95 FT NWLY ALONG LAKE 142 FT M/L W 186.5 FT S 07 DEG W 616.14 FT N 76 DEG E 50 FT TO POB IN SEC 09-22-32
09-22-32-0000-00-024	BEG NE COR LAKE DRAWDY ESTATES 5/34 RUN S 72 DEG W 402.29 FT N 3 DEG E 32.14 FT N 72 DEG E 332.95 FT NLY 62.58 FT N 163.56 FT W 70 FT N 130 FT N 40 DEG E 107.95 FT S 67 DEG E 32.38 FT S 421.37 FT TO POB IN SEC 09-22-32
09-22-32-0000-00-043	THAT PARCEL OF LAND LYING IN THE NE COR OF NE1/4 OF SEC 09-22-32 ALSO LYING N OF THE FOLLOWING DESC PARCEL BEG AT THE NE COR LAKE DRAWDY ESTATES 5/34 TH RUN S 72 DEG W 402.29 FT N 3 DEG E 32.14 FT N 72 DEG E 332.95 FT NLY 62.58 FT N 163.56 FT W 70 FT N 130 FT N 40 DEG E 107.95 FT S 67 DEG E 32.38 FT S 421.37 FT TO POB
09-22-32-0000-00-045	COMM AT E1/4 COR OF 09-22-32 TH N00-17-17W 30 FT TO PT ON N R/W LINE OF R/W OLD LAKE PICKETT RD AKA CR 420 ALSO BEING POB TH CONT N00-17-17W 855.15 FT TH N50-49-53W 70.70 FT TH S36-24-30W 109.45 FT TH S00-17-17E 813.06 FT TH N89-21-27E 120 FT TO POB
09-22-32-0000-00-046	COMM AT E1/4 COR OF 09-22-32 TH N00-17-17W 30 FT TO PT ON N R/W LINE OF R/W OLD LAKE PICKETT RD AKA CR 420 TH S89-21-27W 120 FT ALONG

**Exhibit "B" - Parcels
Lake Pickett MSTU**

Parcel ID Number	Parcel Legal Description
	SAID R/W TO POB TH N00-17-17W 813.06 FT TH N36-24-30E 109.45 FT TH N50-49-53W 71.64 FT TH S54-21-30W 144.32 FT TH S66-08-39W 80.9 FT S19-30-23W 22.55 FT TH S16-59-14W 34.83 FT TH S01-08-25W 276.92 FT TH S11-59-42W 190.92 FT TH S19-40-39W 15.7 FT TH S15-28-04W 311.67 FT TH N89-21-27E 337.27 FT TO POB
10-22-32-0000-00-001	W1/2 OF W1/2 OF SW1/4 OF NW1/4 OF SEC 10-22-32
10-22-32-0000-00-003	THAT PT OF NE1/4 OF SEC 10-22-32 LYING N OF RD & IN SEC 03-22-32 THE E1/2 OF SE1/4 OF SE1/4 (LESS BEG 541.85 FT N OF SE COR OF SEC TH N 801.36 FT W 666.99 FT S 518.73 FT S 68 DEG E 722.69 FT TO POB) SEE DB 808/387-391 DB 985/243 3586/1169
10-22-32-5342-00-010	M & H CITRUS, INC. 56/76 PT LOT 1 DESC AS BEG SWLY MOST COR LOT 1 TH RUN N00-42-48W 1303.22 FT S89-16-33W 332.26 FT N00-40-44W 1333.48 FT TO NW COR LOT 1 TH N89-19-16E 456.45 FT S00-42-48E 2636.24 FT S89-13-51W 125 FT TO POB
10-22-32-5342-00-011	M & H CITRUS, INC. 56/76 PT LOT 1 DESC AS BEG SWLY MOST COR LOT 1 TH RUN N89-13-51E 125 FT FOR POB TH N00-24-48W 2636.24 FT TH N89-19-16E 192.76 FT TH S00-00-00W 2204.41 FT TH S36-58-48E 95.59 FT S45-21-11E 97.02 FT S47-25-45E 335.26 FT S48-18-43E 82.06 FT TO S LINE LOT 1 TH S89-13-51W 594.68 FT TO POB
10-22-32-5342-00-012	M & H CITRUS, INC. 56/76 PT LOT 1 DESC AS COMM SWLY MOST COR LOT 1 TH N89-13-51E 1013.25 FT FOR POB TH RUN N00-38-14W 2634.84 FT TO N LINE LOT 1 TH S89-19-16W 698.99 FT S 2204.41 FT S36-58-48E 95.59 FT S45-21-11E 97.02 FT S47-25-45E 335.26 FT S48-18-43E 82.06 FT TO S LINE LOT 1 TH N89-13-51E 293.57 FT TO POB

**Exhibit "C" - Subdivisions
Lake Pickett MSTU**

Subdivision Name	Section Township Range Subcode	Plat Book / Page(s)	Lots / Parcels / Tracts / Units
Lake Drawdy Estates	09-22-32-4400	5/34	Lots 1 through 8
Lake Pickett Reserve	10-22-32-4400	86/130-135	Lots 1 through 52 Tracts 1 through 7
Picketts Cove	04-22-32-6889	25/10-11	Lots 1 through 23 Tracts 1 through 3