

This instrument was prepared by:

Ryan J. Dugan, Esq.
Kutak Rock, LLP
107 West College Avenue
Tallahassee, Florida 32301

**NOTICE OF ESTABLISHMENT OF THE
LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on July 1, 2025, and pursuant to a petition filed by Pulte Home Company, LLC, the Board of County Commissioners of Lake County, Florida, enacted Ordinance No. 25-27, which became effective August 13, 2025, establishing the Lakehaven Community Development District (“**District**”). The legal description of the lands encompassed within the District is attached hereto as **Exhibit A**. The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District’s registered agent as designated to the Department of Economic Opportunity under Section 189.014, *Florida Statutes*.

THE LAKEHAVEN COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

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IN WITNESS WHEREOF, this Notice has been executed on this 29th day of August, 2025, and recorded in the Official Records of Lake County, Florida.

Skylar Watkins
Name: Skylar Watkins
Address: 107 W College Ave.
Tallahassee, FL 32301

Ryan J. Dugan
Ryan J. Dugan, District Counsel
Kutak Rock, LLP

Alexxis Weiland-Sorenson
Name: Alexxis Weiland-Sorenson
Address: 107 W College Ave
Tallahassee, FL 32301

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of August, 2025, by Ryan Dugan, as **District Counsel** of **Lakehaven Community Development District**, who appeared before me this day in person, and who is either personally known to me, or produced _____ as identification.

Skylar Watkins
NOTARY PUBLIC, STATE OF FLORIDA

(NOTARY SEAL)

Name: _____
(Name of Notary Public, Printed, Stamped or
Typed as Commissioned)

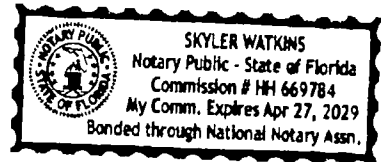


Exhibit A
Property Description

\\vhb.com\gb\proj\Orlando\6403600 pulte-schofield-ww\cad\ld\Planmisc\CDD\6403600-CDD-EX2-Legal.dwg

PARCEL 1

A TRACT OF LAND BEING A PORTION OF SECTIONS 33, 34 AND 35, TOWNSHIP 23 SOUTH, RANGE 26 EAST AND A PORTION OF SECTIONS 3 AND 4, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SECTION 34; THENCE RUN NORTH 00°36'21" WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 660.30 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 57.54 FEET OF THE SOUTH 1980.00 FEET OF THE NORTH THREE QUARTERS OF THE WEST QUARTER OF SAID SECTION 35; THENCE RUN SOUTH 89°36'06" EAST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1284.71 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COOK ROAD AS RECORDED IN DEED BOOK 357, PAGE 10 AND OFFICIAL RECORDS BOOK 5947, PAGE 2309 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 00°23'56" EAST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 1438.11 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN SOUTH 89°36'06" WEST FOR A DISTANCE OF 22.65 FEET; THENCE RUN SOUTH 08°22'46" WEST FOR A DISTANCE OF 222.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 175.00 FEET, WITH A CHORD BEARING OF SOUTH 32°01'58" WEST, AND A CHORD DISTANCE OF 140.42 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°18'24" FOR A DISTANCE OF 144.49 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 55°41'10" WEST FOR A DISTANCE OF 145.47 FEET; THENCE RUN SOUTH 75°31'24" WEST FOR A DISTANCE OF 238.60 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH THREE QUARTERS OF AFORESAID SECTION 35; THENCE RUN NORTH 89°34'48" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 798.05 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 34; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 44°25'42" WEST FOR A DISTANCE OF 166.30 FEET; THENCE RUN SOUTH 00°00'00" EAST FOR A DISTANCE OF 165.69 FEET; THENCE RUN SOUTH 67°29'10" WEST FOR A DISTANCE OF 232.54 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15240.00 FEET, WITH A CHORD BEARING OF SOUTH 67°53'25" WEST, AND A CHORD DISTANCE OF 819.14 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°04'48" FOR A DISTANCE OF 819.23 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 69°00'22" WEST FOR A DISTANCE OF 100.74 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15245.00 FEET, WITH A CHORD BEARING OF SOUTH 65°51'45" WEST, AND A CHORD DISTANCE OF 58.31 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°13'09" FOR A DISTANCE OF 58.31 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 47°56'13" WEST FOR A DISTANCE OF 219.99 FEET; THENCE RUN NORTH 79°03'04" WEST FOR A DISTANCE OF 172.19 FEET; THENCE RUN SOUTH 62°11'39" WEST FOR A DISTANCE OF 666.98 FEET; THENCE RUN NORTH 89°53'51" WEST FOR A DISTANCE OF 584.83 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 34; THENCE RUN SOUTH 01°35'25" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 386.16 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE RUN SOUTH 89°53'54" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 108.43 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF AFORESAID SECTION 3; THENCE RUN SOUTH 00°15'21" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3 FOR A DISTANCE OF 303.02 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 61°26'40" WEST FOR A DISTANCE OF 1515.23 FEET; THENCE RUN SOUTH 61°38'27" WEST FOR A DISTANCE OF 278.09 FEET; THENCE RUN SOUTH 75°25'49" WEST FOR A DISTANCE OF 157.57 FEET; THENCE RUN NORTH 19°19'55" WEST FOR A DISTANCE OF 272.16 FEET; THENCE RUN SOUTH 69°43'24" WEST FOR A DISTANCE OF 738.84 FEET; THENCE RUN SOUTH 77°56'58" WEST FOR A DISTANCE OF 271.75 FEET; THENCE RUN SOUTH 38°42'41" WEST FOR A DISTANCE OF 252.61 FEET; THENCE RUN NORTH 11°06'30" WEST FOR A DISTANCE OF 1430.26 FEET; THENCE RUN NORTH 19°21'36" WEST FOR A DISTANCE OF 1765.41 FEET; THENCE RUN SOUTH 85°39'29" WEST FOR A DISTANCE OF 82.51 FEET; THENCE RUN NORTH 88°27'29" WEST FOR A DISTANCE OF 77.06 FEET; THENCE RUN NORTH 72°54'13" WEST FOR A DISTANCE OF 85.04 FEET; THENCE RUN NORTH 59°25'37" WEST FOR A DISTANCE OF 53.26 FEET; THENCE RUN NORTH 24°46'53" WEST FOR A DISTANCE OF 58.92 FEET; THENCE RUN NORTH 17°05'15" WEST FOR A DISTANCE OF 114.80 FEET; THENCE RUN NORTH 04°38'30" WEST FOR A DISTANCE OF 76.69 FEET; THENCE RUN NORTH 26°34'16" WEST FOR A DISTANCE OF 50.97 FEET; THENCE RUN NORTH 13°31'17" WEST FOR A DISTANCE OF 223.47 FEET; THENCE RUN NORTH 02°11'47" EAST FOR A DISTANCE OF 54.35 FEET; THENCE RUN NORTH 26°15'31" EAST FOR A DISTANCE OF 159.61 FEET; THENCE RUN NORTH 37°28'12" EAST FOR A DISTANCE OF 79.13 FEET; THENCE RUN NORTH 48°54'08" EAST FOR A DISTANCE OF 118.91 FEET; THENCE RUN NORTH 67°36'49" EAST FOR A DISTANCE OF 76.63 FEET; THENCE RUN NORTH 72°12'36" EAST FOR A DISTANCE OF 116.00 FEET; THENCE RUN NORTH 82°52'07" EAST FOR A DISTANCE OF 50.68 FEET; THENCE RUN SOUTH 89°07'51" EAST FOR A DISTANCE OF 155.29 FEET; THENCE RUN NORTH 71°33'32" EAST FOR A DISTANCE OF 46.94 FEET; THENCE RUN SOUTH 82°24'42" EAST FOR A DISTANCE OF 63.08 FEET; THENCE RUN SOUTH 72°54'13" EAST FOR A DISTANCE OF 56.13 FEET; THENCE RUN SOUTH 58°25'07" EAST FOR A DISTANCE OF 125.29 FEET; THENCE RUN SOUTH 89°27'25" EAST FOR A DISTANCE OF 69.76 FEET; THENCE RUN NORTH 30°03'45" EAST FOR A DISTANCE OF 52.33 FEET; THENCE RUN NORTH 15°07'04" EAST FOR A DISTANCE OF 79.88 FEET; THENCE RUN NORTH 23°01'09" EAST FOR A DISTANCE OF 90.58 FEET; THENCE RUN NORTH 28°55'13" EAST FOR A DISTANCE OF 90.49 FEET; THENCE RUN NORTH 17°55'18" EAST FOR A DISTANCE OF 73.21 FEET; THENCE RUN NORTH 56°10'46" EAST FOR A DISTANCE OF 95.53 FEET; THENCE RUN NORTH 26°52'02" EAST FOR A DISTANCE OF 212.91 FEET; THENCE RUN NORTH 13°10'44" EAST FOR A DISTANCE OF 217.27 FEET; THENCE RUN NORTH 18°25'43" EAST FOR A DISTANCE OF 80.05 FEET; THENCE RUN NORTH 31°28'14" EAST FOR A DISTANCE OF 119.74 FEET; THENCE RUN NORTH 38°13'39" EAST FOR A DISTANCE OF 88.26 FEET; THENCE RUN NORTH 47°11'58" EAST FOR A DISTANCE OF 160.39 FEET; THENCE RUN NORTH 29°47'36" EAST FOR A DISTANCE OF 198.43 FEET; THENCE RUN NORTH 22°37'51" EAST FOR A DISTANCE OF 136.27 FEET; THENCE RUN NORTH 40°11'01" WEST FOR A DISTANCE OF 305.50 FEET; THENCE RUN NORTH 58°15'55" EAST FOR A DISTANCE OF 49.11 FEET; THENCE RUN NORTH 18°25'43" EAST FOR A DISTANCE OF 28.77 FEET; THENCE RUN NORTH 12°48'38" WEST FOR A DISTANCE OF 47.02 FEET; THENCE RUN NORTH 24°20'50" WEST FOR A DISTANCE OF 96.07 FEET; THENCE RUN NORTH 16°11'44" WEST FOR A DISTANCE OF 67.87 FEET; THENCE RUN NORTH 02°40'25" EAST FOR A DISTANCE OF 178.55 FEET; THENCE RUN NORTH 20°11'24" EAST FOR A DISTANCE OF 193.59 FEET; THENCE RUN NORTH 31°49'22" EAST FOR A DISTANCE OF 173.80 FEET; THENCE RUN NORTH 12°00'19" EAST FOR A DISTANCE OF 100.79 FEET; THENCE RUN NORTH 21°31'58" WEST FOR A DISTANCE OF 102.24 FEET; THENCE RUN NORTH 12°32'07" WEST FOR A DISTANCE OF 19.52 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF SHELL POINT ROAD ACCORDING TO DEED BOOK 225, PAGE 510 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89°38'48" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 67.48 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 490.00 FEET, WITH A CHORD BEARING OF SOUTH 07°58'08" EAST, AND A CHORD DISTANCE OF 146.83 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°14'00" FOR A DISTANCE OF 147.38 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 910.00 FEET, WITH A CHORD BEARING OF SOUTH 00°15'16" WEST, AND A CHORD DISTANCE OF 527.25 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°40'47" FOR A DISTANCE OF 534.92 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 90°00'00" EAST FOR A DISTANCE OF 582.35 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 855.00 FEET, WITH A CHORD BEARING OF NORTH 80°02'52" EAST, AND A CHORD DISTANCE OF 295.53 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°54'15" FOR A DISTANCE OF 297.02 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 972.50 FEET, WITH A CHORD BEARING OF SOUTH 90°00'00" EAST, AND A CHORD DISTANCE OF 662.17 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°48'30" FOR A DISTANCE OF 675.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 855.00 FEET, WITH A CHORD BEARING OF SOUTH 80°02'52" EAST, AND A CHORD DISTANCE OF 295.53 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°54'15" FOR A DISTANCE OF 297.02 FEET TO A POINT ON A TANGENT LINE; THENCE RUN NORTH 90°00'00" EAST FOR A DISTANCE OF 56.62 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 345.00 FEET, WITH A CHORD BEARING OF SOUTH 74°00'30" EAST, AND A CHORD DISTANCE OF 190.09 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°59'00" FOR A DISTANCE OF 192.58 FEET TO A POINT OF ON A TANGENT LINE; THENCE RUN SOUTH 58°01'00" EAST FOR A DISTANCE OF 39.07 FEET; TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF NORTH 61°10'05" EAST, AND A CHORD DISTANCE OF 87.31 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 121°37'51" FOR A DISTANCE OF 106.14 FEET TO A POINT ON A TANGENT LINE; THENCE RUN NORTH 00°21'09" EAST FOR A DISTANCE OF 550.56 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 168.00 FEET, WITH A CHORD BEARING OF NORTH 16°25'25" WEST, AND A CHORD DISTANCE OF 96.98 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 33°33'09" FOR A DISTANCE OF 98.38 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 18.00 FEET, WITH A CHORD BEARING OF NORTH 40°04'45" WEST, AND A CHORD DISTANCE OF 4.31 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°45'31" FOR A DISTANCE OF 4.32 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 68.00 FEET, WITH A CHORD BEARING OF NORTH 57°40'24" WEST, AND A CHORD DISTANCE OF 25.29 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°25'47" FOR A DISTANCE OF 25.43 FEET TO A POINT ON A NON TANGENT LINE, LYING ON THE SOUTH RIGHT OF WAY LINE OF THE AFORESAID SHELL POINT ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 5799 PAGE 352 OF THE AFORESAID PUBLIC RECORDS; THENCE RUN THE FOLLOWING BEARINGS AND DISTANCES ALONG SAID SOUTH RIGHT OF WAY LINE: SOUTH 89°38'51" EAST FOR A DISTANCE OF 330.01 FEET; THENCE RUN SOUTH 89°38'46" EAST FOR A DISTANCE OF 2640.85 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF THE AFORESAID SECTION 34; THENCE RUN SOUTH 00°33'40" EAST ALONG SAID EAST LINE FOR A DISTANCE OF 265.61 FEET; THENCE RUN SOUTH 57°18'11" WEST DEPARTING SAID EAST LINE FOR A DISTANCE OF 1148.47 FEET; THENCE RUN SOUTH 00°18'11" WEST FOR A DISTANCE OF 1701.79 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 34; THENCE RUN NORTH 89°51'38" EAST A DISTANCE OF 1000.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 700.19 ACRES MORE OR LESS.



Legal Description
Lakehaven CDD
Lake County, Florida

June 5, 2024

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PARCEL 2

A TRACT OF LAND BEING A PORTION SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE RUN NORTH 89°53'54" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 2656.39 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN SOUTH 00°15'21" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 609.74 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°15'21" WEST CONTINUING ALONG SAID EAST LINE FOR A DISTANCE OF 818.16 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN NORTH 89°58'09" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 979.18 FEET; THENCE RUN NORTH 11°06'42" WEST DEPARTING SAID SOUTH LINE FOR A DISTANCE OF 260.99 FEET; THENCE RUN NORTH 61°28'30" EAST A DISTANCE OF 1175.88 FEET TO THE POINT OF BEGINNING.

CONTAINING 12.56 ACRES MORE OR LESS.

PARCEL 3

A TRACT OF LAND BEING A PORTION SECTION 3, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 26 EAST; THENCE RUN NORTH 89°53'54" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 34 FOR A DISTANCE OF 2656.39 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN SOUTH 00°15'21" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 1427.91 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN NORTH 89°58'09" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 1327.19 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3; THENCE RUN SOUTH 00°13'33" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 402.78 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 00°13'33" WEST CONTINUING ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 FOR A DISTANCE OF 1689.86 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE RUN NORTH 89°59'24" WEST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3 FOR A DISTANCE OF 731.63 FEET; THENCE RUN NORTH 26°41'19" EAST DEPARTING SAID SOUTH LINE FOR A DISTANCE OF 56.76 FEET; THENCE RUN NORTH 00°00'05" EAST FOR A DISTANCE OF 46.66 FEET; THENCE RUN NORTH 28°39'07" WEST FOR A DISTANCE OF 81.92 FEET; THENCE RUN SOUTH 83°40'00" WEST FOR A DISTANCE OF 100.73 FEET; THENCE RUN NORTH 21°48'45" WEST FOR A DISTANCE OF 1254.54 FEET; THENCE RUN NORTH 79°41'43" EAST FOR A DISTANCE OF 203.84 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1517.00 FEET, WITH A CHORD BEARING OF NORTH 61°40'34" EAST, AND A CHORD DISTANCE OF 535.41 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°19'42" FOR A DISTANCE OF 538.23 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 51°30'17" EAST FOR A DISTANCE OF 141.28 FEET; THENCE RUN SOUTH 88°45'44" EAST A DISTANCE OF 536.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 38.59 ACRES MORE OR LESS.



Legal Description
Lakehaven CDD
Lake County, Florida

June 5, 2024