

(R) Town of Lady Lake
409 Fennell Blvd.
Lady Lake, FL 32159

Book 1796 Page 919

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JAMES C. WATKINS

CLERK OF CIRCUIT COURT

LAKE COUNTY

RECORDING \$ 121.00

TRUST FUND \$ 15.50

ORDINANCE NO. 2000-01

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF LADY LAKE, FLORIDA, AMENDING ORDINANCE NUMBER 92-06 BY AMENDING THE BOUNDARIES OF THE VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT, PURSUANT TO FLORIDA STATUTES 190.046 AND 190.005, BY DELETING CERTAIN LANDS THEREFROM IN LADY LAKE, LAKE COUNTY, FLORIDA; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Legislature has passed the Uniform Community Development District Act of 1980 (otherwise known as Chapter 190, Florida Statutes) to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, the Town Commission of the Town of Lady Lake, Florida (the "Commission"), passed Ordinance No. 92-06 creating the Village Center Community Development District (the "District"); and

WHEREAS, the Commission, passed Ordinance No. 96-10 amending the boundaries of the Village Center Community Development District; and

WHEREAS, the District, with the joinder and consent of The Villages of Lake-Sumter, Inc., the owner of the lands to be deleted, has petitioned the Town Commission of the Town of Lady Lake, Florida, to amend Ordinance No. 92-06, as amended, to change the boundaries of the District by deleting certain lands therefrom; and

WHEREAS, a public hearing has been conducted by the Commission pursuant to the requirements and procedures of Chapter 190, Florida Statutes; and

WHEREAS, the Commission has considered the record of the public hearing and has decided that amendment of the boundaries as requested is in the public interest and is the best alternative means to provide certain basic services to the properties within the District; and

NOW, THEREFORE, BE IT ORDAINED by the Town Commission of the Town of Lady Lake, Florida, as follows:

Section 1. That the foregoing Preamble is hereby ratified and confirmed as true and correct by the Town Commission of the Town of Lady Lake, Florida.

Section 2. That the petition to amend Ordinance No. 92-06, as amended, by amending the boundaries of the Village Center Community Development District as requested is hereby granted.

Section 3. That the external boundaries of the District as amended hereby and the property within the external boundaries of the District which are to be excluded are described on Exhibit "A" attached.

Section 4. That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict.

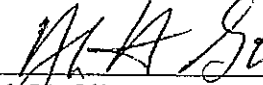
Section 5. That if any section, sentence, clause, or phrase of this ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance.

Section 6. Ordinance No. 92-06, as amended by Ordinance No. 96-10, shall remain in full force and effect except to the extent that they are amended hereby.

Section 7. That this ordinance shall become effective in accordance with law.

PASSED THIS 18 day of JANUARY, 2000.

TOWN COMMISSION OF THE
TOWN OF LADY LAKE, FLORIDA

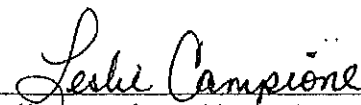


Hugh H. Gibson, Mayor

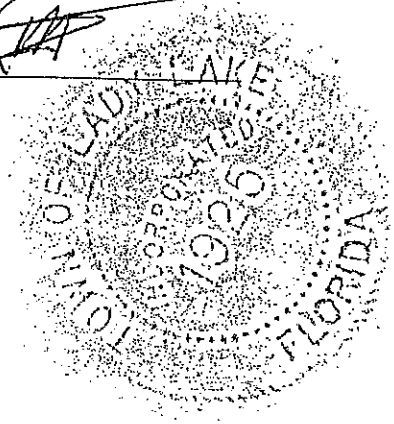
ATTEST:



Sue Gay, Town Clerk



Leslie Campione, Town Attorney
Approved as to form



**PETITION TO CONTRACT THE BOUNDARIES OF
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
BY DELETING CERTAIN LANDS
PURSUANT TO FLORIDA STATUTE 190.046**

Petitioner, Village Center Community Development District, a Community Development District duly established by an ordinance of the Town of Lady Lake, Florida, pursuant to the powers set forth in Chapter 190, Florida Statutes, petitions the Town Commission of the Town of Lady Lake, Florida (hereinafter referred to as "Town"), pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, to adopt an ordinance amending the ordinance heretofore adopted establishing the Village Center Community Development District (hereinafter referred to as the "District") by eliminating certain lands from the District:

1. Petitioner is a Community Development District duly established by an ordinance of the Town, pursuant to the powers set forth in Chapter 190, Florida Statutes, with its principal place of business at 1133 Main Street, The Villages, Florida.
2. The land area within the District after contracting the District boundaries as requested would comprise approximately 136.73 acres. A legal description and map showing the location of the land area to remain in the District and its location is attached as Exhibit "1", and lies within the Town of Lady Lake, Lake County, Florida. A legal description of the external boundaries of the District as it exists today is shown as Exhibit "2" attached hereto. Exhibit "3" is a map and legal description of the area which Petitioner proposes to delete from the District. Exhibit "4" lists the names and addresses of real property owners within the external boundaries of the District which are to be excluded from the District. There should be no impact of the proposed District on the real property to be excluded from the District, since the areas will continue to be served by water and sewer services provided by the District. Attached as Exhibit "5" is documentation constituting written consent to the deletion of the parcels requested hereby to be excluded by the owner thereof.
3. The five persons currently serving as the members of the Board of Supervisors of the District who shall serve in that office until replaced are named in Exhibit "6" attached hereto.
4. It is proposed to continue with the name "Village Center Community Development District".
5. A map of the District as proposed to be contracted showing current major trunk water mains and sewer interceptors and outfalls is attached as Exhibit "7".
6. All District services proposed to be furnished are in place.
7. All the property proposed to be excluded and all of that proposed to remain in the District is designated CPC, pursuant to the approved development plan of the Tri-County Villages Development of Regional Impact Development Order, and under the Lady Lake Land Use Element and Future Land Use Map attached as Exhibit "8".

8. A statement of estimated economic impact of the granting of this Petition is attached as Exhibit "9".

WHEREFORE, Petitioner respectfully requests the Town of Lady Lake to:

- A. Schedule a public hearing to consider this Petition in accordance with law.
- B. Grant the Petition and adopt an ordinance amending the original ordinance establishing the District, deleting from the District the lands described on Exhibit "3".

Respectfully submitted this 3 day of December, 1999.

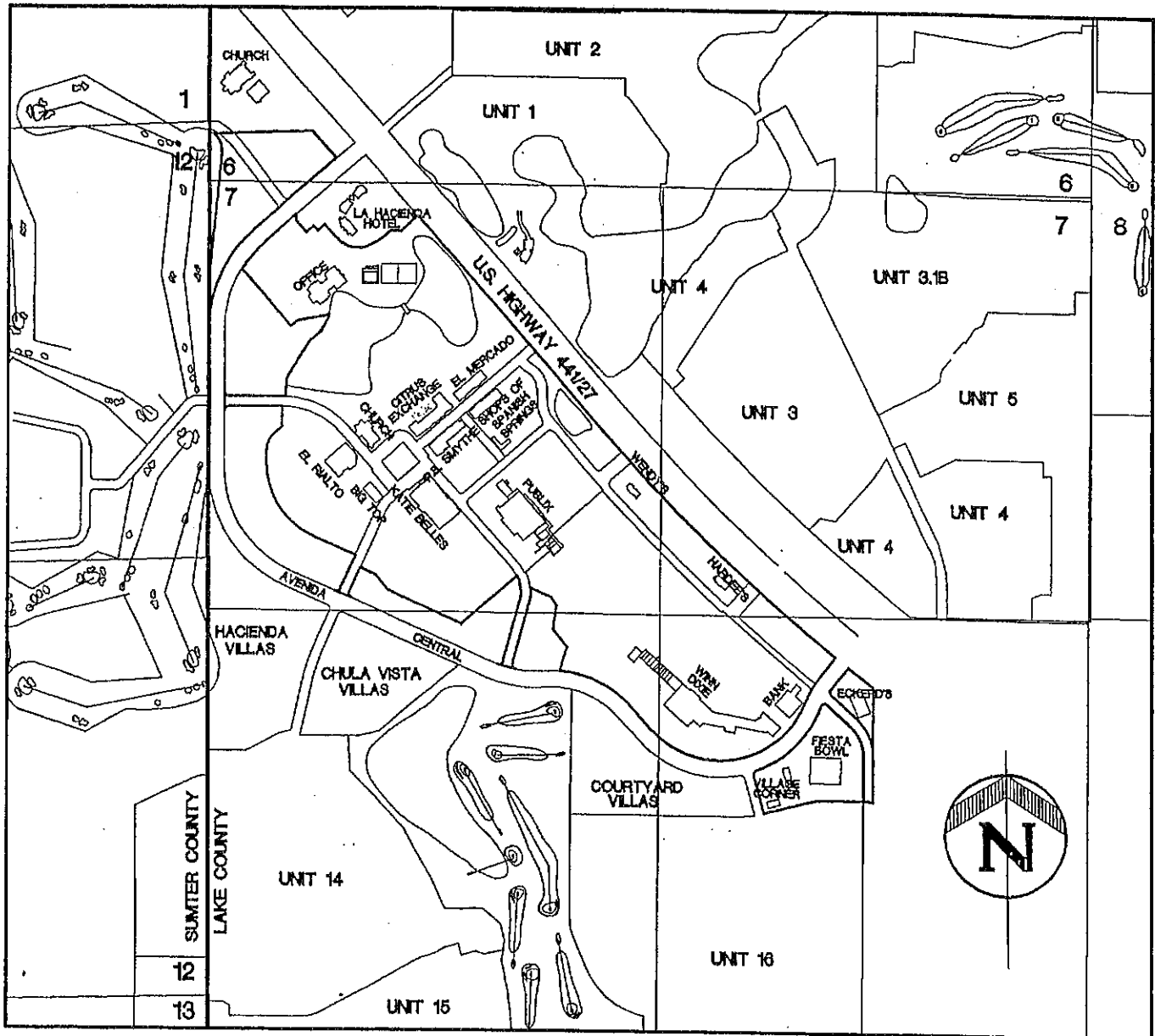
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

By:  _____

amr:oblh:vccdamen.pet.110899

AMENDED
VILLAGE CENTER COMMUNITY
DEVELOPMENT DISTRICT

LOCATION MAP



GRANT & DZURO Engineers
Surveyors
Planners

1100 Main Street The Villages, FL 32154
Tel No. (352)753-6260 Fax No. (352)753-6264

EXHIBIT 1

DESCRIPTION OF THE AMENDED VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT 136.73 ACRES

A TRACT OF LAND LYING IN PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO 441/27 (BEING 200.00 FEET WIDE) WITH THE EAST BOUNDARY OF GOVERNMENT LOT NO. 7 OF THE AFORESAID SECTION 7. SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,559.20 FEET AND A CENTRAL ANGLE OF $11^{\circ}18'29''$ TO WHICH A RADIAL LINE BEARS $S.37^{\circ}19'33''W.$; THENCE, PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 2,281.35 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT OF WAY, $N.41^{\circ}21'58''W.$, A DISTANCE OF 1,769.29 FEET; THENCE DEPARTING SAID RIGHT OF WAY, $S.48^{\circ}38'02''W.$, A DISTANCE OF 136.30 FEET; THENCE $N.89^{\circ}59'36''W.$, A DISTANCE OF 69.97 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT "Y", AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT "Y" THE FOLLOWING COURSES AND DISTANCES: SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 405.50 FEET AND A CENTRAL ANGLE OF $14^{\circ}14'54''$, TO WHICH A RADIAL LINE BEARS $S.44^{\circ}30'25''E.$; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.84 FEET TO A POINT OF TANGENCY; THENCE $S.59^{\circ}44'29''W.$, A DISTANCE OF 44.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 167.50 FEET AND A CENTRAL ANGLE OF $78^{\circ}53'33''$; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 230.64 FEET TO A POINT OF TANGENCY; THENCE $N.41^{\circ}21'58''W.$, A DISTANCE OF 115.03 FEET; THENCE $S.48^{\circ}38'02''W.$, A DISTANCE OF 57.50 FEET; THENCE $N.41^{\circ}21'58''W.$, A DISTANCE OF 36.18 FEET; THENCE DEPARTING THE SOUTHERLY LINE OF SAID LOT "Y", $S.48^{\circ}38'02''W.$, A DISTANCE OF 55.16 FEET; THENCE $N.41^{\circ}21'58''W.$, A DISTANCE OF 100.00 FEET; THENCE $N.03^{\circ}38'02''E.$, A DISTANCE OF 32.03 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY OF AVENIDA CENTRAL AS SHOWN ON THE PLAT OF ORANGE BLOSSOM GARDENS UNIT NO. 14, RECORDED IN PLAT BOOK 30, PAGES 45-50 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE $S.48^{\circ}38'02''W.$, ALONG SAID SOUTHEASTERLY RIGHT OF WAY, A DISTANCE OF 265.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF $08^{\circ}21'02''$; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 102.02 FEET TO THE MOST NORTHERLY CORNER OF LOT "D" AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA;

THENCE, CONTINUE ALONG SAID CURVE, A DISTANCE OF 128.80 FEET THROUGH A CENTRAL ANGLE OF $10^{\circ}32'33''$; THENCE, DEPARTING SAID CURVE AND SAID AVENIDA CENTRAL, $S.41^{\circ}21'58''E.$, A DISTANCE OF 455.38 FEET; THENCE $N.54^{\circ}42'02''E.$, A DISTANCE OF 54.83 FEET TO A POINT ON THE NORTHERLY LINE OF THE AFORESAID LOT "D"; THENCE $N.78^{\circ}08'55''E.$, ALONG SAID NORTHERLY LINE, A DISTANCE OF 188.62 FEET; THENCE, ALONG THE EASTERLY LINE OF SAID LOT "D" THE FOLLOWING COURSES AND DISTANCES: $S.24^{\circ}30'17''W.$, A DISTANCE OF 106.66 FEET; THENCE $S.50^{\circ}02'36''W.$, A DISTANCE OF 88.11 FEET; THENCE $S.31^{\circ}11'42''W.$, A DISTANCE OF 267.57 FEET; THENCE $S.01^{\circ}04'10''W.$, A DISTANCE OF 110.41 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT "D" SAID POINT ALSO BEING ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 530.50 FEET AND A CENTRAL ANGLE OF $01^{\circ}14'25''$; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 11.48 FEET TO A POINT OF TANGENCY; THENCE $S.89^{\circ}49'45''W.$, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 332.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $90^{\circ}00'00''$; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF CUSP AND AN INTERSECTION WITH THE AFORESAID SOUTHEASTERLY RIGHT OF WAY OF AVENIDA CENTRAL; THENCE $S.00^{\circ}10'15''E.$, ALONG SAID RIGHT OF WAY, A DISTANCE OF 111.00 FEET TO A POINT OF CUSP ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $90^{\circ}00'00''$; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY RIGHT OF WAY OF SAID ALONZO AVENUE AND THE NORTHERLY BOUNDARY OF SAID LOT "F", A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE, CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY AND NORTHERLY BOUNDARY, $N.89^{\circ}49'45''E.$, A DISTANCE OF 332.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 469.50 FEET AND A CENTRAL ANGLE OF $02^{\circ}37'25''$; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.50 FEET; THENCE $S.24^{\circ}10'27''W.$ ALONG A NON-TANGENT LINE, A DISTANCE OF 127.82 FEET; THENCE $S.48^{\circ}43'12''W.$, A DISTANCE OF 208.69 FEET THENCE $S.02^{\circ}19'00''W.$, A DISTANCE OF 33.54 FEET; THENCE $S.41^{\circ}16'48''E.$, A DISTANCE OF 50.15 FEET; THENCE $S.02^{\circ}13'29''W.$, A DISTANCE OF 8.44 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 58.17 FEET AND A CENTRAL ANGLE OF $40^{\circ}40'53''$; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.30 FEET TO A POINT OF TANGENCY; THENCE $S.02^{\circ}54'33''W.$, A DISTANCE OF 45.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 303.17 FEET AND A CENTRAL ANGLE OF $31^{\circ}12'23''$; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 165.12 FEET TO A POINT OF TANGENCY; THENCE $S.28^{\circ}17'51''E.$, A DISTANCE 23.47 FEET; THENCE $S.09^{\circ}05'44''W.$, A DISTANCE OF 8.88 FEET; THENCE $S.48^{\circ}43'12''W.$, A DISTANCE OF 16.61 FEET; THENCE $S.41^{\circ}08'31''E.$, A DISTANCE OF 118.50 FEET; THENCE $S.41^{\circ}16'48''E.$, A DISTANCE OF 107.29 FEET; THENCE $S.42^{\circ}11'41''E.$, A DISTANCE OF 47.24 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 155.50 AND A CENTRAL ANGLE OF $26^{\circ}25'26''$; THENCE

SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.71 FEET; THENCE S.65°49'07"E., ALONG A NON-TANGENT LINE, A DISTANCE OF 174.51 FEET; THENCE N.24°10'54"E., A DISTANCE OF 615.22 FEET; THENCE S.84°51'37"E., A DISTANCE OF 64.88 FEET; THENCE S.82°21'04"E., A DISTANCE OF 22.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 193.50 FEET AND A CENTRAL ANGLE OF 16°31'57"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.83 FEET TO A POINT OF TANGENCY; THENCE S.65°49'07"E., A DISTANCE OF 16.56 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.31 FEET AND A CENTRAL ANGLE OF 56°36'20"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.07 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF DEL MAR DRIVE OF SAID VILLAGE CENTER; THENCE S.24°10'53"W., ALONG A NON-TANGENT LINE AND ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 169.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF CUSP AND AN INTERSECTION WITH THE AFORESAID EASTERLY RIGHT OF WAY OF AVENIDA CENTRAL; THENCE S.65°49'07"E., ALONG SAID RIGHT OF WAY, A DISTANCE OF 111.00 FEET TO A POINT OF CUSP ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY, THENCE N.24°10'53"E., A DISTANCE OF 168.27 FEET, THENCE S.63°17'17"E., A DISTANCE OF 109.95 FEET, THENCE S.41°37'02"E. A DISTANCE OF 121.48 FEET; THENCE S.53°43'04"E A DISTANCE OF 2.93 FEET, THENCE S.65°49'07"E., A DISTANCE OF 486.39 FEET; THENCE N.81°24'28"E. A DISTANCE OF 2.52 FEET, THENCE N.48°38'02"E. A DISTANCE OF 446.95 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY OF ALVEREZ AVENUE OF SAID VILLAGE CENTER. SAID POINT ALSO BEING ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 219.50 FEET AND A CENTRAL ANGLE OF 42°09'11"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 161.49 FEET TO A POINT OF TANGENCY, THENCE S.15°06'29"W. ALONG SAID RIGHT OF WAY A DISTANCE OF 383.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 94°42'59"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY A DISTANCE OF 41.33 FEET TO A POINT OF CUSP ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 09°25'58"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG THE NORTHERLY RIGHT OF WAY OF AVENIDA CENTRAL AS RECORDED IN MINUTE BOOK XII, PAGE 116 OF THE TOWN OF LADY LAKE PUBLIC RECORDS, A DISTANCE OF 115.24 FEET TO A POINT OF CUSP ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 94°42'58" THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 41.33

FEET TO A POINT OF TANGENCY; THENCE N.15°06'29"E. ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 383.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 280.50 FEET AND A CENTRAL ANGLE OF 20°50'43"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 102.05 FEET, THENCE S.65°26'40"E. ALONG A NON-TANGENT LINE A DISTANCE OF 139.26 FEET, THENCE S.34°32'34"E. A DISTANCE OF 66.30 FEET, THENCE S.08°30'45"W. A DISTANCE OF 146.37 FEET, THENCE S.39°59'20"E. A DISTANCE OF 141.94 FEET, THENCE S.17°10'04"W. A DISTANCE OF 152.38 FEET TO AN INTERSECTION WITH THE AFORESAID NORTHERLY RIGHT OF WAY OF AVENIDA CENTRAL, SAID POINT ALSO BEING ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF 42°59'01"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY, A DISTANCE OF 487.63 FEET TO A POINT OF TANGENCY; THENCE S.42°58'53"E., A DISTANCE OF 210.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 65°41'06"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 653.46 FEET TO AN INTERSECTION WITH A NORTHERLY PROJECTION OF THE EAST RIGHT OF WAY OF RIO GRANDE AVENUE OF ORANGE BLOSSOM GARDENS UNIT NO. 16, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 15-19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S.15°38'55"E., ALONG SAID NORTHERLY PROJECTION AND SAID RIGHT OF WAY, A DISTANCE OF 364.98 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF SAID UNIT NO. 16; THENCE N.75°35'19"E., ALONG SAID NORTH BOUNDARY, A DISTANCE OF 327.11 FEET; THENCE, CONTINUE ALONG SAID NORTH BOUNDARY AND AN EASTERLY PROJECTION THEREOF, S.89°43'01"E., A DISTANCE OF 353.69 FEET TO AN INTERSECTION WITH THE AFORESAID EAST BOUNDARY OF GOVERNMENT LOT NO. 7; THENCE N.00°14'34"E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 696.72 FEET TO THE POINT OF BEGINNING.

AND

PAIGE PLACE AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 441/27 (BEING 200.00 FEET WIDE) WITH THE EAST BOUNDARY OF GOVERNMENT LOT NO. 7 OF THE AFORESAID SECTION 7. SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,559.20 FEET AND A CENTRAL ANGLE OF $01^{\circ}29'17''$; AND PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 200.19 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AS DESCRIBED HEREIN; THENCE CONTINUE ALONG SAID ARC AND ALONG SAID RIGHT OF WAY, A DISTANCE OF 100.00 FEET; THENCE $S.38^{\circ}33'58''W.$, A DISTANCE OF 146.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF $16^{\circ}41'20''$; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.15 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF $49^{\circ}27'29''$; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 492.03 FEET TO AN INTERSECTION WITH A NORTHERLY PROJECTION OF THE EAST RIGHT OF WAY OF RIO GRANDE AVENUE OF ORANGE BLOSSOM GARDENS UNIT NO. 16, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 15-19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE $S.15^{\circ}38'55''E.$, ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 123.61 FEET TO A POINT OF CUSP ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $85^{\circ}27'40''$; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 37.29 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF $47^{\circ}56'07''$; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 560.54 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF $00^{\circ}33'12''$; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $108^{\circ}44'14''$; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.45 FEET TO A POINT OF TANGENCY; THENCE $S.47^{\circ}06'33''E.$, A DISTANCE OF 184.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF $47^{\circ}21'07''$; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 223.14 FEET TO A POINT OF TANGENCY; THENCE $S.00^{\circ}14'34''W.$, A DISTANCE OF 266.56 FEET TO AN INTERSECTION WITH AN EASTERLY PROJECTION OF THE NORTH BOUNDARY OF THE AFORESAID UNIT NO. 16; THENCE $S.89^{\circ}43'01''E.$, ALONG SAID EASTERLY

PROJECTION, A DISTANCE OF 61.00 FEET TO AN INTERSECTION WITH THE AFORESAID EAST BOUNDARY OF GOVERNMENT LOT NO. 7; THENCE N.00°14'34"E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 266.60 FEET; THENCE N.89°45'25"W., DEPARTING SAID EAST BOUNDARY, A DISTANCE OF 1.00 FOOT TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 47°21'07"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 272.73 FEET TO A POINT OF TANGENCY; THENCE N.47°06'33"W., A DISTANCE OF 209.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 83°08'35"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.28 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 02°31'56"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.19 FEET TO A POINT OF TANGENCY; THENCE N.38°33'58"E., A DISTANCE OF 146.25 FEET TO THE POINT OF BEGINNING.

OUTPARCEL OWNERSHIP

PORTIONS OF AVENIDA CENTRAL AND OAK MEADOWS LANE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, ACCEPTED FOR MAINTENANCE BY:

TOWN OF LADY LAKE
409 FENNELL BOULEVARD
LADY LAKE, FLORIDA 32159

EXHIBIT 2

**DESCRIPTION OF THE EXISTING
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT
155.85 ACRES**

A TRACT OF LAND LYING IN PORTIONS OF SECTIONS 6 AND 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO 441/27 (BEING 200.00 FEET WIDE) WITH THE EAST BOUNDARY OF GOVERNMENT LOT NO. 7 OF THE AFORESAID SECTION 7. SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,559.20 FEET AND A CENTRAL ANGLE OF $11^{\circ}18'29''$; THENCE, PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 2,281.35 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT OF WAY, N. $41^{\circ}21'58''$ W., A DISTANCE 2,269.28 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY OF AVENIDA CENTRAL AS SHOWN ON THE PLAT OF ORANGE BLOSSOM GARDENS UNIT NO. 14, RECORDED IN PLAT BOOK 30, PAGES 45-50 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S. $48^{\circ}38'02''$ W., ALONG SAID SOUTHEASTERLY RIGHT OF WAY, A DISTANCE OF 823.84 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF $48^{\circ}48'17''$; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 102.02 FEET TO THE MOST NORTHERLY CORNER OF LOT "D" AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID CURVE, A DISTANCE OF 128.80 FEET; THENCE, DEPARTING SAID CURVE AND SAID AVENIDA CENTRAL, S. $41^{\circ}21'58''$ E., A DISTANCE OF 455.38 FEET; THENCE N. $54^{\circ}42'02''$ E., A DISTANCE OF 54.83 FEET TO A POINT ON THE NORTHERLY LINE OF THE AFORESAID LOT "D"; THENCE N. $78^{\circ}08'55''$ E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 188.62 FEET; THENCE, ALONG THE EASTERLY LINE OF SAID LOT "D" THE FOLLOWING COURSES AND DISTANCES: S. $24^{\circ}30'17''$ W., 106.66 FEET; THENCE S. $50^{\circ}02'36''$ W., 88.11 FEET; THENCE S. $31^{\circ}11'42''$ W., 267.57 FEET; THENCE S. $01^{\circ}04'10''$ W., 110.41 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT D; THENCE S. $89^{\circ}49'45''$ W., ALONG SAID SOUTHERLY LINE 332.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90° ; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF CUSP AND AN INTERSECTION WITH THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY OF AVENIDA CENTRAL; THENCE ALONG SAID RIGHT OF WAY OF AVENIDA CENTRAL, AS SHOWN ON THE PLAT OF SAID UNIT NO. 14 AND AS RECORDED IN MINUTE BOOK XII, PAGE 116 OF THE TOWN OF LADY LAKE PUBLIC RECORDS AND ALONG THE BOUNDARY

LINE OF SAID VILLAGE CENTER THE FOLLOWING COURSES AND DISTANCES: S. $00^{\circ}10'15''$ E., A DISTANCE OF 462.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF $65^{\circ}38'51''$; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 802.04 FEET TO A POINT OF TANGENCY; THENCE S. $65^{\circ}49'07''$ E., A DISTANCE OF 1,341.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF $28^{\circ}39'46''$; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 350.18 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF $51^{\circ}30'00''$; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 584.25 FEET TO A POINT OF TANGENCY; THENCE S. $42^{\circ}58'53''$ E., A DISTANCE OF 210.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF $65^{\circ}41'00''$; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 653.44 FEET TO AN INTERSECTION WITH A NORTHERLY PROJECTION OF THE EAST RIGHT OF WAY OF RIO GRANDE AVENUE OF ORANGE BLOSSOM GARDENS UNIT NO. 16, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 15-19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S. $15^{\circ}38'55''$ E., ALONG SAID NORTHERLY PROJECTION AND SAID RIGHT OF WAY, A DISTANCE OF 365.03 FEET TO AN INTERSECTION WITH THE NORTH BOUNDARY OF SAID UNIT NO. 16; THENCE N. $75^{\circ}35'19''$ E., ALONG SAID NORTH BOUNDARY, A DISTANCE OF 327.11 FEET; THENCE CONTINUE ALONG SAID NORTH BOUNDARY AND AN EASTERLY PROJECTION THEREOF, S. $89^{\circ}43'01''$ E., 353.69 FEET TO AN INTERSECTION WITH THE AFORESAID EAST BOUNDARY OF GOVERNMENT LOT NO. 7; THENCE N. $00^{\circ}14'34''$ E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 696.76 FEET TO THE POINT OF BEGINNING.

AND

PAIGE PLACE AS SHOWN ON THE PLAT OF THE VILLAGE CENTER, RECORDED IN PLAT BOOK 33, PAGES 92-97 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

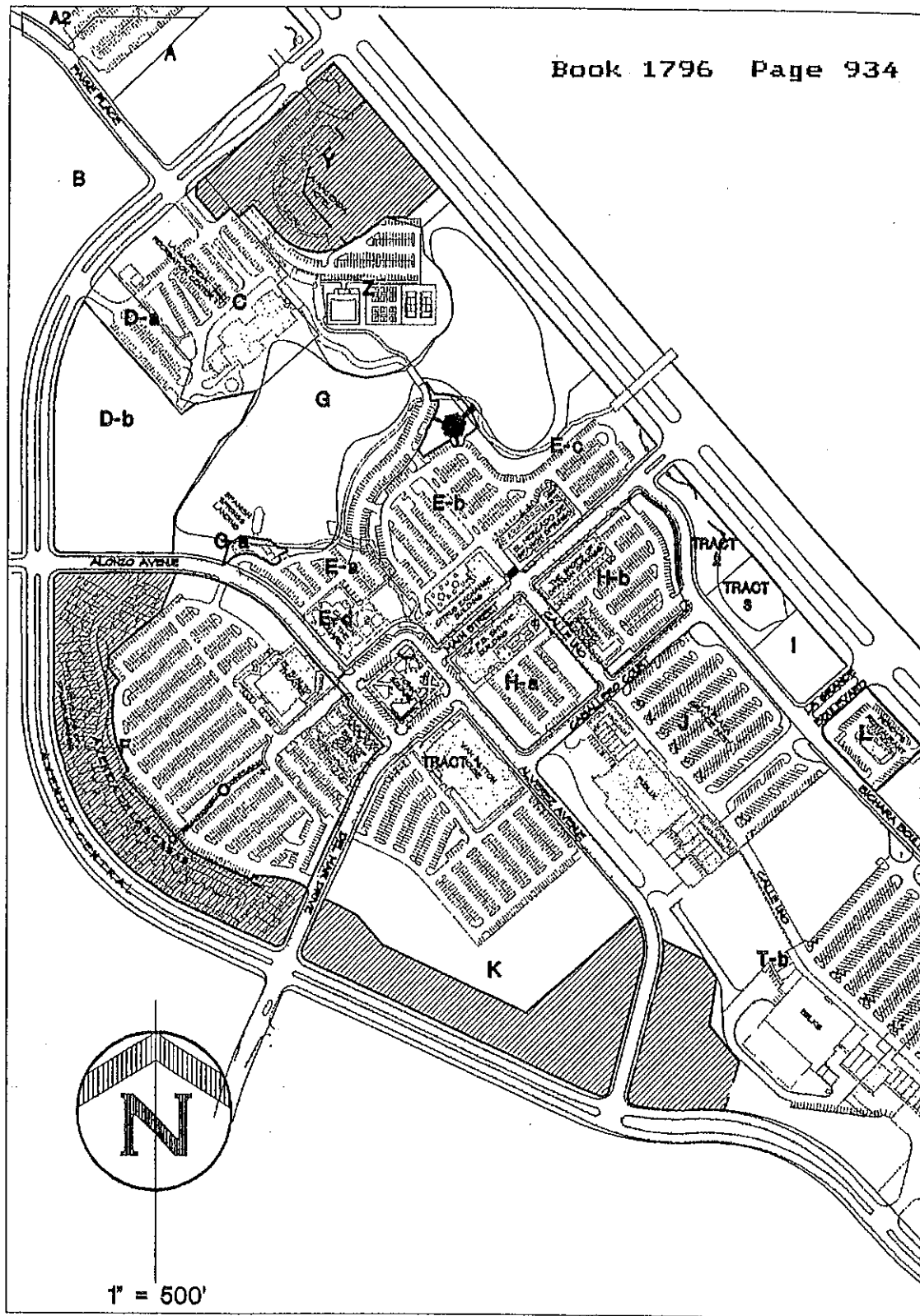
COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF U.S. HIGHWAY NO. 441/27 (BEING 200.00 FEET WIDE) WITH THE EAST BOUNDARY OF GOVERNMENT LOT NO. 7 OF THE AFORESAID SECTION 7. SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 11,559.20 FEET AND A CENTRAL ANGLE OF $01^{\circ}29'17''$; AND PROCEED NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY, A DISTANCE OF 200.19 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND AS DESCRIBED HEREIN; THENCE CONTINUE ALONG SAID ARC AND ALONG SAID RIGHT OF WAY, A DISTANCE OF 100.00 FEET; THENCE S. $38^{\circ}33'58''$ W., A DISTANCE OF 146.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF $16^{\circ}41'20''$; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.15 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF $49^{\circ}27'29''$; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 492.03 FEET TO AN INTERSECTION WITH A NORTHERLY PROJECTION OF THE EAST RIGHT OF WAY OF RIO GRANDE AVENUE OF ORANGE BLOSSOM GARDENS UNIT NO. 16, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 15-19 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S. $15^{\circ}38'55''$ E., ALONG SAID NORTHERLY PROJECTION, A DISTANCE OF 100.12 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 670.00 FEET AND A CENTRAL ANGLE OF $49^{\circ}54'31''$; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 583.62 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF $00^{\circ}33'12''$; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 5.50 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $105^{\circ}12'07''$; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.90 FEET TO A POINT OF TANGENCY; THENCE S. $52^{\circ}22'04''$ E., A DISTANCE OF 156.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF $52^{\circ}36'38''$; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 247.92 FEET TO A POINT OF TANGENCY; THENCE S. $00^{\circ}14'34''$ W., A DISTANCE OF 266.55 FEET TO AN INTERSECTION WITH AN EASTERLY PROJECTION OF THE NORTH BOUNDARY OF THE AFORESAID UNIT NO. 16; THENCE S. $89^{\circ}43'01''$ E., ALONG SAID EASTERLY PROJECTION, A DISTANCE OF 61.00 FEET TO AN INTERSECTION WITH THE AFORESAID EAST BOUNDARY OF GOVERNMENT LOT NO. 7; THENCE N.

00°14'34" E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 266.65 FEET; THENCE N. 89°45'26" W., DEPARTING SAID EAST BOUNDARY, A DISTANCE OF 1.00 FOOT TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 52°36'02"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 302.96 FEET TO A POINT OF TANGENCY; THENCE N. 52°22'04" W., A DISTANCE OF 174.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°32'17"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.76 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 570.00 FEET AND A CENTRAL ANGLE OF 04°23'44"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.73 FEET TO A POINT OF TANGENCY; THENCE N. 38°33'58" E., A DISTANCE OF 146.25 FEET TO THE POINT OF BEGINNING.

OUTPARCEL OWNERSHIP

PORTIONS OF AVENIDA CENTRAL AND OAK MEADOWS LANE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC,

Book 1796 Page 934



GRANT & DZURO

Engineers
Surveyors
Planners

1100 Main Street The Villages, FL 32159
Tel No. (352)753-6260 Fax No. (352)753-6264

EXHIBIT 3

VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT PARCELS TO BE DELETED 19.12 ACRES

PORTIONS OF THE VILLAGE CENTER ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 33, PAGES 92-97 INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT "F" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT "F". SAID POINT BEING AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF ALONZO AVENUE OF SAID VILLAGE CENTER AND THE EASTERLY RIGHT OF WAY OF AVENIDA CENTRAL OF ORANGE BLOSSOM GARDENS UNIT NO. 14, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 45-50, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. SAID POINT ALSO BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY RIGHT OF WAY OF SAID ALONZO AVENUE AND THE NORTHERLY BOUNDARY OF SAID LOT "F", A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE, CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY AND NORTHERLY BOUNDARY, N.89°49'45"E., A DISTANCE OF 332.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 469.50 FEET AND A CENTRAL ANGLE OF 02°37'25"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.50 FEET; THENCE S.24°10'27"W. ALONG A NON-TANGENT LINE, A DISTANCE OF 127.82 FEET; THENCE S.48°43'12"W., A DISTANCE OF 208.69 FEET; THENCE S.02°19'00"W., A DISTANCE OF 33.54 FEET; THENCE S.41°16'48"E., A DISTANCE OF 50.15 FEET; THENCE S.02°13'29"W., A DISTANCE OF 8.44 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 58.17 FEET AND A CENTRAL ANGLE OF 40°40'53"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.30 FEET TO A POINT OF TANGENCY; THENCE S.02°54'33"W., A DISTANCE OF 45.54 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 303.17 FEET AND A CENTRAL ANGLE OF 31°12'23"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 165.12 FEET TO A POINT OF TANGENCY; THENCE S.28°17'51"E., A DISTANCE 23.47 FEET; THENCE S.09°05'44"W., A DISTANCE OF 8.88 FEET; THENCE S.48°43'12"W., A DISTANCE OF 16.61 FEET; THENCE S.41°08'31"E., A DISTANCE OF 118.50 FEET; THENCE S.41°16'48"E., A DISTANCE OF 107.29 FEET; THENCE S.42°11'41"E., A DISTANCE OF 47.24 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 155.50 FEET AND A CENTRAL ANGLE OF 26°25'26"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.71 FEET; THENCE S.65°49'06"E., ALONG A NON-TANGENT LINE, A DISTANCE OF 174.51 FEET; THENCE N.24°10'54"E., A DISTANCE OF 15.22 FEET; THENCE S.84°51'37"E., A DISTANCE OF 64.88 FEET; THENCE S.82°21'04"E., A DISTANCE OF 22.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 193.50 FEET AND A CENTRAL ANGLE OF 16°31'57"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 55.83 FEET TO A POINT OF TANGENCY; THENCE S.65°49'07"E., A DISTANCE OF 16.56 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.31 FEET AND A CENTRAL ANGLE OF 56°36'20"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.07 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF DEL MAR DRIVE

OF SAID VILLAGE CENTER; THENCE S.24°10'53"W., ALONG A NON TANGENT LINE AND ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 169.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY AND AN INTERSECTION WITH THE AFORESAID EASTERLY RIGHT OF WAY OF AVENIDA CENTRAL; THENCE N.65°49'07"W., A DISTANCE 294.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 65°38'51"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 802.04 FEET TO A POINT OF TANGENCY; THENCE, CONTINUE ALONG SAID SOUTHEASTERLY RIGHT OF WAY, N.00°10'15"W., A DISTANCE OF 351.87 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF LOT "K" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT "K" OF SAID VILLAGE CENTER. SAID POINT BEING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY OF THE AFORESAID DEL MAR DRIVE AND NORTHERLY RIGHT OF WAY OF AVENIDA CENTRAL AS RECORDED IN MINUTE BOOK XII PAGE 116 OF THE TOWN OF LADY LAKE PUBLIC RECORDS. SAID POINT ALSO BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°00'00" THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY, THENCE N.24°10'53"E., A DISTANCE OF 168.27 FEET; THENCE S.63°17'17"E., A DISTANCE OF 109.95 FEET, THENCE S.41°37'02"E. A DISTANCE OF 121.48 FEET; THENCE S.53°43'04"E A DISTANCE OF 2.93 FEET, THENCE S.65°49'07"E., A DISTANCE OF 486.39 FEET; THENCE N.81°24'28"E. A DISTANCE OF 2.52 FEET, THENCE N.48°38'02"E. A DISTANCE OF 446.95 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY OF ALVEREZ AVENUE OF SAID VILLAGE CENTER. SAID POINT ALSO BEING ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 219.50 FEET AND A CENTRAL ANGLE OF 42°09'08" THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 161.49 FEET TO A POINT OF TANGENCY, THENCE S.15°06'29"W. ALONG SAID RIGHT OF WAY A DISTANCE OF 383.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 94°42'59" THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT OF WAY A DISTANCE OF 41.33 FEET TO AN INTERSECTION OF THE AFORESAID NORTHERLY RIGHT OF WAY OF AVENIDA CENTRAL SAID POINT ALSO BEING A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHEASTLY HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 04°21'25" THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 53.23 FEET TO A POINT OF TANGENCY, THENCE N.65°49'07"W. ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 935.85 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF LOT "T" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT "T". SAID POINT BEING AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF ALVEREZ AVENUE OF SAID VILLAGE CENTER WITH THE NORTHERLY RIGHT OF WAY OF AVENIDA CENTRAL AS RECORDED IN MINUTE BOOK XII, PAGE 116 OF THE TOWN ON LADY LAKE PUBLIC RECORDS. SAID POINT ALSO BEING ON A CURVE CONCAVE

NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF $94^{\circ}42'58''$; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 41.33 FEET TO A POINT OF TANGENCY; THENCE $N.15^{\circ}06'29''E.$ ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 383.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 280.50 FEET AND A CENTRAL ANGLE OF $20^{\circ}50'43''$; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 102.05 FEET, THENCE $S.65^{\circ}26'40''E.$ ALONG A NON TANGENT LINE A DISTANCE OF 139.26 FEET, THENCE $S.34^{\circ}32'34''E.$ A DISTANCE OF 66.30 FEET, THENCE $S.08^{\circ}30'45''W.$ A DISTANCE OF 146.37 FEET, THENCE $S.39^{\circ}59'20''E.$ A DISTANCE OF 141.94 FEET, THENCE $S.17^{\circ}10'04''W.$ A DISTANCE OF 152.37 FEET TO AN INTERSECTION WITH THE AFORESAID NORTHERLY RIGHT OF WAY OF AVENIDA CENTRAL, SAID POINT ALSO BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 650.00 FEET AND A CENTRAL ANGLE OF $08^{\circ}30'59''$; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY A DISTANCE OF 96.61 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF $14^{\circ}52'23''$; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 181.71 FEET TO THE POINT OF BEGINNING.

AND

THAT PORTION OF LOT "Y" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE MOST NORTHERLY CORNER OF SAID LOT "Y", AND PROCEED $S.41^{\circ}21'58''E.$, ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 441 / 27 (BEING 200.00 FEET WIDE), A DISTANCE OF 499.99 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE $S.48^{\circ}38'02''W.$, A DISTANCE OF 136.30 FEET; THENCE $N.89^{\circ}59'36''W.$, A DISTANCE OF 69.97 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 405.50 FEET AND A CENTRAL ANGLE OF $14^{\circ}14'54''$; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.84 FEET TO THE POINT OF TANGENCY; THENCE $S.59^{\circ}44'29''W.$, A DISTANCE OF 44.29 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 167.50 FEET AND A CENTRAL ANGLE OF $78^{\circ}53'33''$; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 230.64 FEET TO THE POINT OF TANGENCY; THENCE $N.41^{\circ}21'58''W.$, A DISTANCE OF 115.03 FEET; THENCE $S.48^{\circ}38'02''W.$, A DISTANCE OF 57.50 FEET; THENCE $N.41^{\circ}21'58''W.$, A DISTANCE OF 36.18 FEET; THENCE $S.48^{\circ}38'02''W.$, A DISTANCE OF 55.16 FEET; THENCE $N.41^{\circ}21'58''W.$, A DISTANCE OF 100.00 FEET; THENCE $N.03^{\circ}38'02''E.$, A DISTANCE OF 32.03 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE AFORESAID AVENIDA CENTRAL (BEING 100.00 FEET WIDE); THENCE $N.48^{\circ}38'02''E.$, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 557.85 FEET TO THE POINT OF BEGINNING.

EXHIBIT 4

**LANDOWNERS OF PROPERTY TO BE
DELETED FROM
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**

H. GARY MORSE, PRESIDENT
THE VILLAGES OF LAKE-SUMTER INC.
1100 MAIN STREET
THE VILLAGES, FLORIDA 32159

EXHIBIT 5

CONSENT TO AMEND BOUNDARIES OF
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

The Villages of Lake-Sumter, Inc., a Florida corporation, owner of part of the property more particularly described in Exhibit 3 of the Petition, herein joins in and consents to the granting of the Petition.

The Villages of Lake-Sumter, Inc.

By: [Signature]
H. Gary Morse
Its: President

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 30th day of November, 1999, by H. Gary Morse, the President of The Villages of Lake-Sumter, Inc., a Florida corporation.

Rebecca Billings
NOTARY PUBLIC - STATE OF FLORIDA
(Signature of Notary)

Rebecca Billings
(Print Name of Notary Public)
My Commission Expires: 12-10-2002
Serial/Commission Number: CC 766125
Personally Known ☒ or Produced Identification _____
Type of Identification Produced: _____



EXHIBIT 6

**BOARD OF SUPERVISORS
VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT**

JOSEPH STEWART, CHAIRMAN
903 AVENIDA CENTRAL
THE VILLAGES, FLORIDA 32159

GEORGE McCABE, VICE-CHAIRMAN
1100 MAIN STREET
THE VILLAGES, FLORIDA 32159

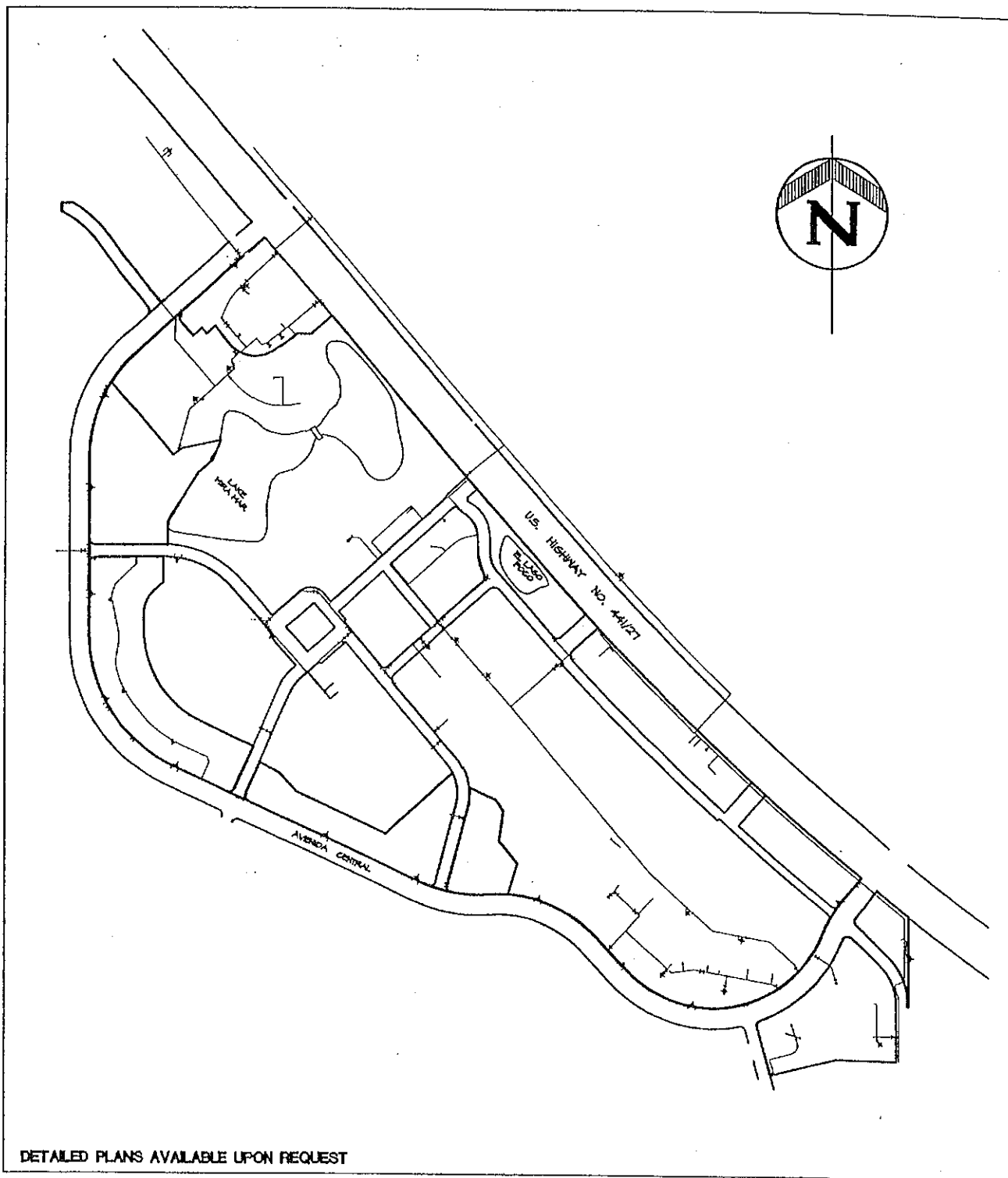
JOHN WISE, SUPERVISOR
1100 MAIN STREET
THE VILLAGES, FLORIDA 32159

DODD McDOWELL, SUPERVISOR
1100 MAIN STREET
THE VILLAGES, FLORIDA 32159

RONALD HESS, SUPERVISOR
1100 MAIN STREET
THE VILLAGES, FLORIDA 32159

VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAJOR TRUNK WATER MAINS,
SEWER INTERCEPTORS AND OUTFALLS
CURRENTLY IN EXISTENCE IN THE DISTRICT

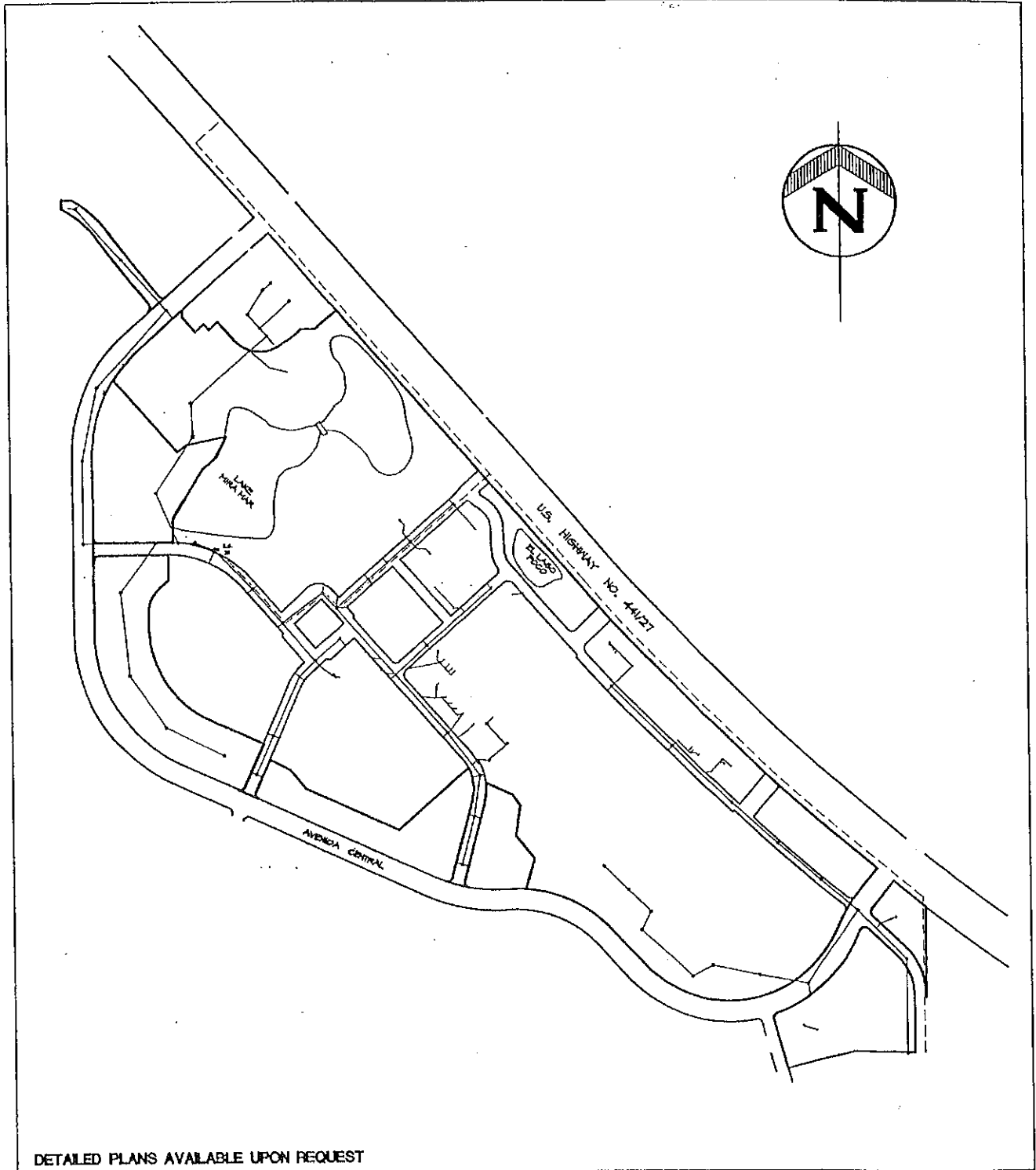
WATER



GRANT & DZURO Engineers
Surveyors
Planners
100 Main Street The Villages, FL 32151
Tel No. (352) 755-6260 Fax No. (352) 755-6264

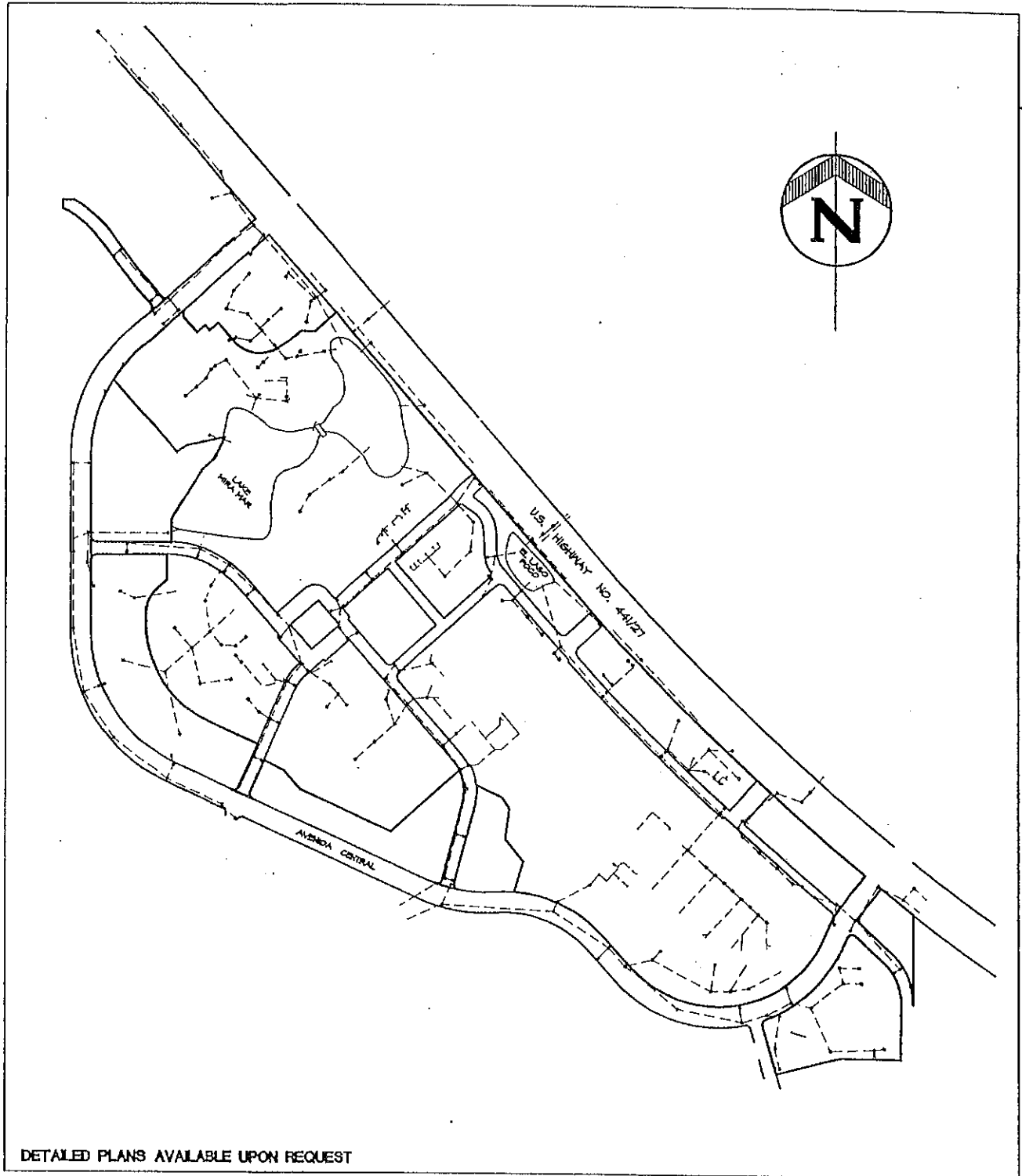
VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAJOR TRUNK WATER MAINS,
SEWER INTERCEPTORS AND OUTFALLS
CURRENTLY IN EXISTENCE IN THE DISTRICT

SEWER



VILLAGE COMMUNITY DEVELOPMENT DISTRICT
MAJOR TRUNK WATER MAINS,
SEWER INTERCEPTORS AND OUTFALLS
CURRENTLY IN EXISTENCE IN THE DISTRICT

STORM DRAINAGE



DETAILED PLANS AVAILABLE UPON REQUEST

EXHIBIT 8 VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT LAND USE MAP

The Village Center Community Development District (District) is contained within a Development of Regional Impact (DRI) known as the Tri-County Villages. A Development Order was issued by the Town Commission of Lady Lake, Florida on January 18, 1988. The Development Order was amended on May 7, 1990 and again on October 12, 1994. The October 12, 1994 amendment to the Development Order also required a Comprehensive Plan Amendment to the Lady Lake Comprehensive Plan. This Plan Amendment was found in compliance with Chapter 163 F.S. by the Florida Department of Community Affairs through a Notice of Intent issued on July 29, 1994. This Plan Amendment represents the most recent amendment to the Comprehensive Plan Future land Use Map and is shown below. The intended land use in the District is Commercial-Retail. The District is shown on the Lady Lake Future Land use map as Commercial Retail land, therefore the District is consistent with the Future Land Use Plan.

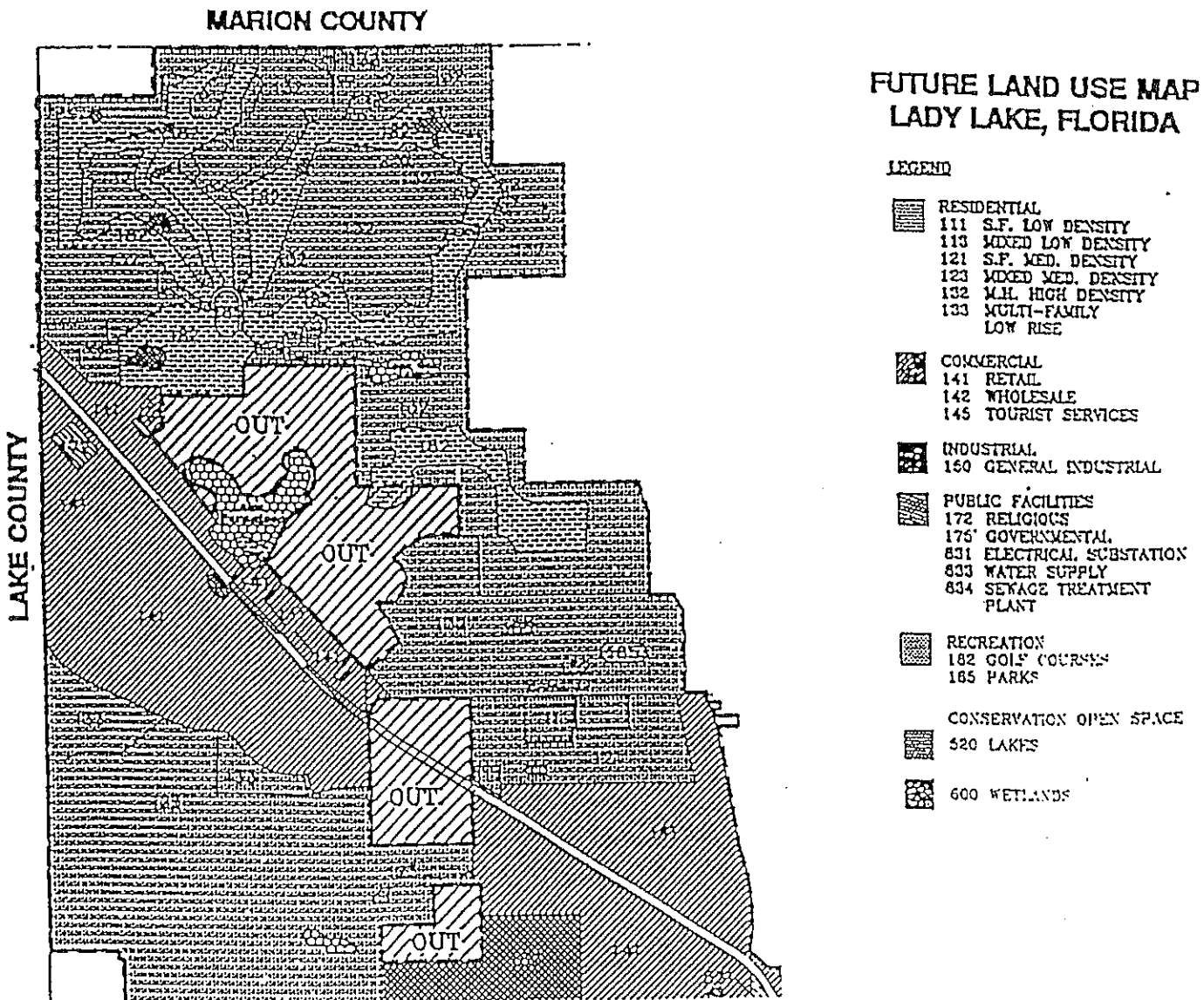


EXHIBIT 9

STATEMENT OF ESTIMATED REGULATORY COSTS BOUNDARY AMENDMENT FOR THE VILLAGE CENTER COMMUNITY DEVELOPMENT DISTRICT

1.0 Introduction

1.1 Purpose and Scope

This statement of estimated regulatory costs (SERC) supports the petition to alter the boundaries of The Village Center Community Development District (CDD, The Village or District). The CDD is an existing community development district in good standing under Florida law. As an existing CDD, the limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), F.S. as follows:

"That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

1.2 The Village Center Community Development District

The District is contained within the boundaries of The Tri-County Villages Development of Regional Impact (DRI), an approved DRI in Lady Lake, Lake County, and Sumter County, Florida. The primary landowner is The Villages of Lake-Sumter, Inc.

A Community Development District is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. CDD's provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a) F.S.

A CDD is not a substitute for the local, general purpose, government unit, i.e., the Town in which the CDD lies. A CDD does not have the permitting, zoning or police powers possessed by general purpose governments.

A community development district is an alternative means of financing, constructing, operating and maintaining community infrastructure for planning developments. The scope of this SERC is limited to evaluating the consequences of altering the boundaries of the District.

The District owns and operates the recreational facilities serving the Villages development. In that regard the CDD has issued its Series 1996 Recreational Revenue Bonds. These bonds are supported by recreational fees and other revenues derived solely

3.2 Impact on State and Local Revenues

Amendment of the CDD boundary is not anticipated to cause any impact on state and local revenues.

4.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the rule.

Transactional costs to the Town were discussed above. Beyond those administrative costs, there will be no cost incurred by either the State of Florida or the general citizenry because of the amendment of the CDD boundary.

5.0 An analysis of the impact on small businesses as defined by Section 288.03, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

Approval of the amendment of The Village CDD boundary will have no impact on small businesses or on small counties. The proposed land use of lands to be removed from the District is for a worship site.

The District must operate according to Florida's "sunshine" laws, and the District must take bids for many of the goods and services it will purchase. As a result, small businesses will be better able to compete for District business serving the lands to be included within the District.

The amendment of the District boundary is not expected to have any impact on small counties and cities as defined in Section 120.52, F.S.

6.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of costs and benefits. Inputs were received from the District's Engineer and other professionals associated with the District.