



TOWN OF LADY LAKE
409 FENNEL BOULEVARD
LADY LAKE FL 32159

ORDINANCE 2023-03
TOWN OF LADY LAKE, FLORIDA

AN ORDINANCE OF THE TOWN OF LADY LAKE, FLORIDA, AMENDING THE HAMMOCK OAKS COMMUNITY DEVELOPMENT DISTRICT (CDD) PURSUANT TO FLORIDA STATUTES 190.046 AND 190 005, ENCOMPASSING PORTIONS OF LAND IN SECTIONS 19 AND 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, INCORPORATING AN ADDITIONAL 271.847 ACRES, TOTALING AN AMENDED CDD BOUNDARY OF 649 655 ACRES; 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 Hammock Oaks Community Development District, has petitioned the Town Commission of the Town of Lady Lake, Florida, to amend the boundary of the Hammock Oaks Community Development District, and

WHEREAS, the Town Commission of the Town of Lady Lake, Florida, adopted Ordinance 2021-30 on April 4, 2022, granting the establishment of the Hammock Oaks Community Development District, and

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

WHEREAS, the Town Commission has considered the record of the public hearing and has decided that the boundary amendment of the Hammock Oaks Community Development District is the best alternative means to provide certain basic services to the additional properties of the community, and

WHEREAS, the proposed boundary amendment of the District will prevent the general body of taxpayers in the Town of Lady Lake from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development, and

WHEREAS, the Town Commission finds that the boundary amendment of the Hammock Oaks Community Development District is in the best interests of all of the citizens of the Town of Lady Lake, Florida

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THEREFORE, BE IT ORDAINED, and enacted by the Town Commission of the Town of Lady Lake, in Lake County, Florida

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

Section 2 That the petition to amend the boundaries of Hammock Oaks Community Development District is hereby granted

Section 3 That the external boundaries of the District, as amended, and the real property within the external boundaries of the District, as amended, are described on **Exhibit A** attached hereto The general location map depicting the Expansion Parcel is identified in **Exhibit B** attached hereto

SECTION 4: The District may exercise the general powers provided in Section 190 011, Florida Statutes The District may also exercise the special powers set forth in Sections 190 012(1), (3) and (4) as well as the special powers for parks and recreation services and facilities and security services and facilities, pursuant to Sections 190 012(2)(a) and 190 012(2)(d), Florida Statutes

SECTION 5: That all ordinances or parts of ordinances in conflict herewith be and the same are hereby repealed to the extent of such conflict

SECTION 6. 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 7: That this ordinance shall become effective in accordance with law

SECTION 8: The administrative correction of typographical and/or scrivener's errors in this Ordinance which do not affect the intent may be authorized by the Town Manager or designee, without need of public hearing

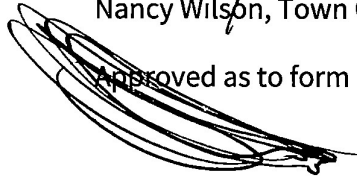
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PASSED AND ORDAINED by the Town Commission of the Town of Lady Lake, Florida,
this **1st** day of **May, 2023**



Nancy Wilson

 Nancy Wilson, Town Clerk

Approved as to form


 Derek Schroth, Town Attorney

TOWN OF LADY LAKE

Jim Reitz

 Jim Reitz, Mayor

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EXHIBIT A — Legal Description of Properties

PARCEL OF LAND LYING IN SECTIONS 19 AND 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE NORTHWEST CORNER OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, THENCE RUN S 00°24'16" E ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 61 00 FEET, THENCE DEPARTING SAID WEST SECTION LINE, RUN S 89°51'07" E, A DISTANCE 25 00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466 (A 80' PUBLIC RIGHT-OF-WAY), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION MAP, SECTION 11560-2601, SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE CONTINUE S 89°51'07" E ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1348 74 FEET, THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466, RUN S 00°04'50" E, A DISTANCE OF 597 41 FEET, THENCE RUN S 89°51'37" E, A DISTANCE OF 1370 60 FEET, THENCE RUN S 00°18'10" W, A DISTANCE OF 657 22 FEET, THENCE RUN S 89°51'00" E, A DISTANCE OF 1328 12 FEET, THENCE RUN S 00°17'33" W, A DISTANCE OF 656 60 FEET, THENCE RUN S 89°54'16" E, A DISTANCE OF 1303 24 FEET TO THE WEST RIGHT-OF-WAY LINE OF ROLLING ACRES ROAD, THENCE RUN S 00°18'07" W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 657 70 FEET, THENCE RUN N 89°54'16" W, A DISTANCE OF 1302 26 FEET, THENCE RUN S 00°17'05" W, A DISTANCE OF 661 95 FEET, THENCE RUN S 00°17'22" W, A DISTANCE OF 266 62 FEET, THENCE RUN N 89°50'06" W, A DISTANCE OF 445 00 FEET, THENCE S 00°17'22" W, A DISTANCE OF 396 00 FEET, THENCE RUN S 89°50'06" E, A DISTANCE OF 445 00 FEET, THENCE RUN S 00°17'14" W, A DISTANCE OF 1323 58 FEET TO THE NORTH LINE OF SECTION 30, THENCE RUN N 89°49'34" W, ALONG SAID NORTH LINE, A DISTANCE OF 663 56 FEET, THENCE DEPARTING SAID NORTH LINE, RUN S 00°19'10" W, A DISTANCE OF 331 32 FEET, THENCE RUN N 89°47'41" W, A DISTANCE OF 664 30 FEET, THENCE RUN S 00°23'04" W, A DISTANCE OF 331 12 FEET, THENCE RUN N 89°44'35" W, A DISTANCE OF 1353 09 FEET, THENCE RUN N 89°45'03" W, A DISTANCE OF 676 58 FEET, THENCE RUN N 00°08'11" E, A DISTANCE OF 662 13 FEET TO THE AFOREMENTIONED NORTH LINE OF SAID SECTION 30, THENCE RUN S 89°44'39" E ALONG SAID NORTH LINE, A DISTANCE OF 677 68 FEET, THENCE DEPARTING SAID NORTH LINE, RUN N 00°10'38" E, A DISTANCE OF 659 94 FEET, THENCE RUN N 89°46'50" W, A DISTANCE OF 1330 92 FEET TO THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD (COUNTY ROAD NO 100), THENCE RUN N 00°06'22" E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 493 04 FEET, THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, RUN S 89°52'07" E, A DISTANCE OF 1331 53 FEET, THENCE RUN N 00°10'38" E, A DISTANCE OF

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164 85 FEET, THENCE RUN N 89°50'56" W, A DISTANCE OF 678 32 FEET , THENCE RUN N 00°09'07" E, A DISTANCE OF 1319 62 FEET, THENCE RUN N 89°57'13" W, A DISTANCE OF 654 47 FEET TO THE AFORESAID EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD (COUNTY ROAD NO 100), THENCE RUN N 00°24'16" W ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 2575 50 FEET TO THE POINT OF BEGINNING

LESS & EXCEPT PARCEL #1

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19, THENCE SOUTH 00°24'16" EAST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 61 00 FEET, THENCE DEPARTING SAID WEST LINE, SOUTH 89°51'07" EAST, A DISTANCE OF 25 00 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO 466 AND THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°51'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1238 69 FEET, THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, SOUTH 00°43'42" EAST, 549 47 FEET, THENCE SOUTH 04°40'04" EAST, A DISTANCE OF 30 40 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 178 75 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 03°02'41" WEST, 72 20 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°18'15", AN ARC DISTANCE OF 72 70 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 58 75 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 36°44'33" WEST, 44 10 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°05'30", AN ARC DISTANCE OF 45 21 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 387 50 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 71°07'36" WEST, 165 61 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°40'36", AN ARC DISTANCE OF 166 89 FEET TO THE END OF SAID CURVE, THENCE SOUTH 83°27'54" WEST, A DISTANCE OF 69 89 FEET, THENCE SOUTH 85°25'14" WEST, A

DISTANCE OF 73 00 FEET TO THE BEGINNING OF A CONCAVE NORTHERLY, HAVING A RADIUS OF 275 00 FEET AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF SOUTH 87°47'00" WEST, 22 67 FEET, THENCE WESTERLY ALONG THE ARC OF SAID CURVE

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THROUGH A CENTRAL ANGLE OF 04°43'32", AN ARC DISTANCE OF 22 68 FEET TO THE END OF SAID CURVE, THENCE NORTH 89°51'14" WEST, A DISTANCE OF 736 13 FEET, THENCE SOUTH 88°59'30" WEST, A DISTANCE OF 12 97 FEET, THENCE NORTH 01°00'30" WEST, A DISTANCE OF 68 15 FEET, THENCE NORTH 10°25'36" WEST, A DISTANCE OF 203 73 FEET, THENCE SOUTH 89°35'44" WEST, A DISTANCE OF 105 72 FEET TO THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD, THENCE NORTH 00°24'25" WEST, A DISTANCE OF 489 21 FEET TO THE POINT OF BEGINNING

LESS & EXCEPT PARCEL #2

A PARCEL OF LAND SITUATED IN THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19, THENCE SOUTH 00°24'16" EAST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 61 00 FEET, THENCE DEPARTING SAID WEST LINE, SOUTH 89°51'07" EAST, A DISTANCE OF 25 00 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD AND THE SOUTH RIGHT OF WAY LINE OF COUNTY ROAD NO 466, THENCE CONTINUE SOUTH 89°51'07" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1348 74 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19, THENCE SOUTH 00°04'50" EAST, ALONG SAID EAST LINE, A DISTANCE OF 597 41 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19, AND THE POINT OF BEGINNING, THENCE SOUTH 89°51'37" EAST, ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, A DISTANCE OF 1370 60 FEET TO THE NORTHEAST CORNER OF SAID LANDS, THENCE SOUTH 00°18'10" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 657 22 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19, THENCE SOUTH 00°26'29" WEST, A DISTANCE OF 79 83 FEET, THENCE NORTH 89°33'31" WEST, A DISTANCE OF 1036 47 FEET, THENCE SOUTH 00°26'29" WEST, A DISTANCE OF 132 77 FEET, THENCE NORTH 89°51'14" WEST, A DISTANCE OF 303 79 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25 00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 44°51'14" WEST, 35 36 FEET, THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39 27 FEET TO THE END OF SAID CURVE, THENCE NORTH 00°08'46" EAST, A DISTANCE OF 179 02 FEET, THENCE NORTH 00°59'38" EAST, A DISTANCE OF 176 77 FEET TO THE BEGINNING OF A CURVE

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CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 399 00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 16°33'39" EAST, 198 24 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°46'06", AN ARC DISTANCE OF 200 34 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 221 00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 29°47'06" EAST, 8 95 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°19'13", AN ARC DISTANCE OF 8 95 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 79 00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 48°58'10" EAST, 54 93 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°41'20", AN ARC DISTANCE OF 56 10 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 159 00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 83°22'35" EAST, 77 27 FEET, THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°07'30", AN ARC DISTANCE OF 78 05 FEET TO THE END OF SAUD CURVE, THENCE SOUTH 82°33'40" EAST, A DISTANCE OF 54 97 FEET, THENCE NORTH 13°44'41"

EAST, A DISTANCE OF 57 27 FEET, THENCE NORTH 69°38'50" WEST, A DISTANCE OF 64 97 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 117 50 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 49°08'25" WEST, 84 98 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°23'55", AN ARC DISTANCE OF 86 95 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 87 50 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 27°06'42" WEST, 15 48 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°09'05", AN ARC DISTANCE OF 15 50 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 125 00 FEET, AND BEING SUBTENDED BY A CHORD HAVING A BEARING AND DISTANCE OF NORTH 46°33'11" WEST, 103 74 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°02'02", AN ARC DISTANCE OF 106 98 FEET TO THE END OF SAID CURVE, THENCE NORTH 56°22'05" WEST, A DISTANCE OF 52 29 FEET TO THE POINT OF BEGINNING

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LESS & EXCEPT PARCEL #3

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCE AT THE SOUTHEAST CORNER OF SECTION 19, THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 19, N 89°49'34" W, A DISTANCE OF 1327 70 FEET, THENCE DEPARTING SAID SOUTH LINE, RUN N 00°17'14" E, A DISTANCE OF 1323 58 FEET, THENCE N 89°50'06" W, A DISTANCE OF 445 00 FEET, THENCE N 89°50'06" WEST, A DISTANCE OF 218 62 FEET TO THE POINT OF BEGINNING, THENCE N 89°52'59" W, A DISTANCE OF 664 02 FEET, THENCE N 00°17'51" E, A DISTANCE OF 661 41 FEET, THENCE S 89°51'00" E, A DISTANCE OF 663 45 FEET, THENCE S 00°14'53" W, A DISTANCE OF 661 02 FEET TO THE POINT OF BEGINNING

TOGETHER WITH

(The Reserve at Hammock Oaks CDD Annex)

A PARCEL OF LAND SITUATED IN SECTION 30, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30, THENCE NORTH 89°49'34" WEST, ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 40 00 FEET TO THE WEST RIGHT OF WAY LINE OF ROLLING ACRES ROAD AND THE POINT OF BEGINNING, THENCE SOUTH 0°13'17" WEST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1325 95 FEET, THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, NORTH 89°47'00" WEST, A DISTANCE OF 1289 47 FEET, THENCE SOUTH 0°17'21" WEST, A DISTANCE OF 1326 23 FEET, THENCE SOUTH 0°25'13" WEST, A DISTANCE OF 1324 90 FEET, THENCE NORTH 89°41'22" WEST, A DISTANCE OF 1330 60 FEET, THENCE NORTH 0°22'50" EAST, A DISTANCE OF 264 01 FEET, THENCE NORTH 89°45'50" WEST, A DISTANCE OF 1347 92 FEET, THENCE SOUTH 0°15'33" WEST, A DISTANCE OF 105 23 FEET, THENCE NORTH 89°45'21" WEST, A DISTANCE OF 609 99 FEET, THENCE NORTH 0°14'10" EAST, A DISTANCE OF 36 00 FEET, THENCE NORTH 89°45'50" WEST, A DISTANCE OF 30 00 FEET, THENCE NORTH 0°13'41" EAST, A DISTANCE OF 442 10 FEET, THENCE SOUTH 89°44'51" EAST, A DISTANCE OF 640 24 FEET, THENCE NORTH 00°15'33" EAST, A DISTANCE OF 25 66 FEET, THENCE NORTH 89°44'32" WEST, A DISTANCE OF 1319 68 FEET TO THE EAST RIGHT OF WAY LINE OF CHERRY LAKE ROAD (C R NO 100), THENCE NORTH 0°12'50" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 662 23 FEET, THENCE NORTH 0°03'55" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 331 54 FEET, THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 89°43'08" EAST, A DISTANCE OF 1323 38 FEET, THENCE NORTH 0°13'54" EAST, A

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DISTANCE OF 1655 67 FEET, THENCE SOUTH 89°44'35" EAST, A DISTANCE OF 1353 09 FEET, THENCE SOUTH 0°23'04" WEST, A DISTANCE OF 74 77 FEET, THENCE NORTH 45°22'18" EAST, A DISTANCE OF 106 09 FEET, THENCE SOUTH 89°49'05" EAST, A DISTANCE OF 1253 48 FEET, THENCE NORTH 0°17'52" EAST, A DISTANCE OF 662 27 FEET TO THE AFOREMENTIONED NORTH LINE OF SECTION 30, THENCE SOUTH 89°49'34" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1287 71 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED LANDS CONTAINING A TOTAL NET ACREAGE OF 649 655 ACRES, MORE OR LESS

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Exhibit B – General Location Map

