



**HEIDT
DESIGN**

P: (813) 253-5311 | F: (813) 464-7629
5806-B Breckenridge Pkwy.
Tampa, FL 33610
www.heidtdesign.com

October 11, 2016

Mr. Maik Agaard, District Manager
DPFG, Inc.
1060 Maitland Center Commons
Suite 340
Maitland, FL 32751

RE: Avalon Groves Community Development District Engineer's Report

To Whom It Concerns:

Pursuant to the Board of Supervisor's authorization, Heidt Design, Inc. is pleased to submit this Engineer's Report for the proposed improvements for the Avalon Groves Community Development District related to its Capital Improvement Revenue Bonds. This report has been prepared on behalf of the District in connection with the financing for these proposed improvements. A detailed description of the improvements and their corresponding estimates of costs are outlined in the following report.

Thank you for this opportunity to be of professional service.

Sincerely,

HEIDT DESIGN, LLC

Gary D. Miller, P.E.
District Engineer

cc: Jim Harvey, Kolter Land Partners
Roy Van Wyk, Hopping, Green & Sams, P.A.
Alyssa Willson, Hopping, Green & Sams, P.A.
File

**AVALON GROVES COMMUNITY DEVELOPMENT DISTRICT
PRELIMINARY ENGINEER'S REPORT**

Prepared for:

**Board of Supervisors
Avalon Groves Community Development District**

Prepared by:

**Heidt Design, LLC
5806-B Breckenridge Parkway
Tampa, Florida 33610
813-253-5311**

October 11, 2016

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INTRODUCTION

Avalon Groves is a residential development project located on property totaling approximately 985 acres in size, located East of U.S. 27 in eastern Lake County. The Vicinity Map is contained in Appendix B. The Avalon Groves community will consist of multiple residential neighborhoods and recreational amenities.

The Avalon Groves Community Development District (“District”) is located in Sections 13, 14, 23, & 24, Township 24 South, Range 26 East, Lake County, Florida. The District consists of approximately 972 acres situated in the South Lake County area to the West of the western limits of Orange County. The legal description of the property is attached in Appendix A. The portion of Avalon Groves, which is located in the District, is referred to as the “development”.

The District is being created to provide an efficient funding and long-term maintenance mechanism for the public infrastructure associated with the portion of the Avalon Groves community planned within the boundaries of the District. A series of exhibits are included in Appendix C of this report, including a Zoning Map, a Future Land Use Map, and an Aerial Map of the overall Avalon Groves project.

The current plan of development for the Avalon Groves community within the District contains approximately 1,352 housing units, various recreational facilities and an amenity site. The current Planned Unit Development (PUD) approval allows for these uses, with more detailed permit information being found in the “Permit Status” section of this report.

The purpose of this report is to provide a description of the improvements and land acquisition that may be financed by the District (“the Total Project”). Refer to Table 1 for a costs summary of the Total Project. Public infrastructure and land improvements needed to service the development within the District include the construction of the extension of Sawgrass Bay Boulevard to the northwest project boundary and through the planned development. Also included are wetland mitigation creation, listed species habitat mitigation creation and costs, stormwater management facilities and associated infrastructure grading, entry monumentation, common area landscaping and irrigation, dry utilities, and recreational facilities. Construction of the Total Project is scheduled to commence in Q4 of 2016, and is anticipated to be complete by December 2021.

The Engineer’s Report reflects the District’s present intentions. The implementation and completion of any land purchase and any improvement outlined in this report requires final approval by the District’s Board of Supervisors, including the award of contracts for the construction of the improvements. Cost estimates contained in this report have been prepared based on the best available information. Actual costs will vary based upon final plans, design, planning, approvals from regulatory authorities, inflation, etc. Nevertheless, all costs contained herein may be reasonably expected to adequately fund the improvements described, and contingency costs as included are reasonable.

INFRASTRUCTURE IMPROVEMENTS

The District presently intends to undertake certain public infrastructure improvements necessary for the development of the Avalon Groves community within the boundaries of the District. As mentioned, a portion of these improvements will be funded by District bond issuances and a portion will be funded by the Developer. There is a Planned Unit Development (PUD) zoning approval in place that mandates a portion of these improvements. The construction and maintenance of the proposed improvements are necessary and will benefit the property within the District. A more specific description of each of these items follows and the related costs are provided in Table 1.

LAND ACQUISITION

The District intends to acquire wetland and upland areas that are necessary for the lands that will comprise the proposed District. Each assessment area will realize a benefit from the land acquisition needed to meet regulatory requirements related to wetland systems, stormwater management systems, wetland setbacks, open space, and other infrastructure improvements. All assessment areas benefit from the land and will be allocated by the District as needed.

MASTER ROADS AND STREETS

The District presently intends to provide the master transportation facilities within and adjacent to the District boundaries. A description of each facility follows:

Sawgrass Bay Boulevard: Sawgrass Bay Boulevard is the central collector roadway through the development and will serve as the primary project entrance roadway. The proposed cross-section consists of 106-foot wide right-of-way with four lanes of pavement divided by a central median; however, only two lanes will be constructed. The District intends to construct the roadway, including utility transmission mains, landscape, irrigation, and lighting within this collector roadway. No improvements have been made at this time, but all plans and permitting are nearly complete and funded by the Developer. The improvements are planned to commence construction in the 4th quarter of 2016, pending receipt of all required regulatory approvals.

MASTER WATER AND WASTEWATER

Utilities, Inc., the private utility owner for the subject project area, has indicated that water, and wastewater capacity for this project is available. Utilities, Inc. has indicated that, until such time that residential development increases to support greater wastewater flows, reclaimed water supply will not be reliable to meet demands on a continuous basis. As development occurs in the surrounding areas, reclaimed water supply will grow proportionally, and their ability to meet the common area irrigation needs of the community will increase.

Water Distribution System: The Developer will fund and construct the water distribution system for the Avalon Groves project located within the District. The water distribution main lines will have multiple points of connection to the Utilities, Inc. system within the Sawgrass Bay Blvd. right-of-way. The water mains will loop through the Avalon groves project to provide water to all portions of the development.

Sanitary Sewer Collection System: The Developer will fund and construct the master sanitary sewer collection system. The Avalon Groves project will consist of a system of gravity sewer mains, several pump stations and the associated force main to provide sanitary sewer service to the project. The forcemain will run the length of Sawgrass Bay Blvd. through the project.

Reuse Water Distribution System: The Developer will fund and construct the master reuse water distribution system. The reuse water mains will loop through the Avalon Groves project to provide reuse water service to the project. At such time that Utilities, Inc. has sufficient capacity to serve the community, meters will be set and reclaimed water may be made available to the residents.

MASTER SURFACE WATER MANAGEMENT

The District will provide the master surface water management infrastructure for the Avalon Groves project within the District in accordance with St. Johns River Water Management District (SJRWMD) and U.S. Army Corps of Engineers (ACOE) permit approvals. Any surplus of excavated material is anticipated to be used within the development for road sub base, perimeter landscape berms, and/or site grading. Components of the surface water management infrastructure are described below:

Wetland Mitigation: A comprehensive wetland compensation plan is being proposed to mitigate for unavoidable wetland impacts within the Avalon Groves project. Components of the mitigation plan are summarized below:

Environmental Impact Compensation Plan: The proposed wetland impacts are being compensated for by creating wetlands in mitigation areas located within the District and mitigation credits from mitigation bank purchases.

Wetland Enhancement and Preservation: Numerous isolated wetlands are being preserved on the site. Enhancement for a portion of these wetland systems is to be achieved by removing nuisance species and restoring the historic hydroperiods.

Threatened and Endangered Species Mitigation: The District will also provide for the cost of relocation and/or mitigation credit purchases for the adversely affected gopher tortoise and sand skink population or other protected species within the District.

SUBDIVISION INFRASTRUCTURE

Residential: The District presently intends to provide supporting infrastructure for the residential

portion of the Avalon Groves project. Subdivision infrastructure improvements include roadway, utilities and stormwater management facilities and associated grading necessary for the stormwater system to function. The current land plan shows approximately 28,000 lineal feet (5.3 miles) of local roadway construction within the residential neighborhoods.

The CDD will ultimately consist of three assessment areas geographically positioned as depicted in the Site Map. Assessment Area 1 will be established as a residential active adult community with approximately 556 lots. The proposed product may be a mix of attached 45-foot and detached 50-foot and 60-foot wide single family residential lots. Assessment Area 1 is approximately 303 acres and lies in the northernmost portion of the District property.

Assessment Area 2 contains approximately 328 acres and is located in the central portion of the District property. The two residential tracts (Villages 1 and 2) are separated by the Sawgrass Bay Boulevard Right-of-Way. The two Villages contain 479 single family detached (SFD) residential units. The proposed product mix in Assessment Area 2 is: 83 SFD 40-foot lots, 294 SFD 50-foot lots, and 102 SFD 60-foot lots.

Assessment Area 3 is located in the southern portion of the District property. It is approximately 354 acres in total land area. The approximate lot yield in Assessment Area 3 is 317 SFD 50-foot wide lots but could increase based on current entitlements.

Each of the three assessment areas will contain retention ponds and floodplain compensation ponds as part of the overall stormwater management system for the project. Impacts to isolated wetlands are proposed in order to allow for the efficient implementation of the development footprint.

LANDSCAPING AND MONUMENT SIGNS

The District presently intends to provide certain landscape improvements and facilities within the Avalon Groves project. These improvements may include landscaping and irrigation, retaining walls, common signage, stormwater management and treatment areas with landscape enhancements. The collector roadway network (rights-of-way and medians) and stormwater management facilities will also be landscaped consistent with the theme of the Avalon Groves project.

Entrance Landscaping and Signage: The District collector roadway will be landscaped with special attention given to the primary entrance, which may include monument walls and signage.

Monument Walls: The individual neighborhoods will be identified with specific signage and monuments in combination with landscape tracts will be used to buffer the neighborhoods from the adjacent collector roadway.

Common Area Irrigation System: The extensive landscaping areas and the collector road right-of-way will be irrigated with a common system of irrigation distribution lines.

PARKS AND RECREATION FACILITIES

The District presently intends to provide numerous parks and recreation facilities within the project.

Neighborhood Park Facilities: The park facilities include the construction of neighborhood parks to be accessed by the public, some with play equipment. The District intends to provide hard surface pedestrian and bicycle trails throughout the project.

Recreation Facilities: The recreation facilities include an Amenity Center to be centrally located within the project. This may be funded by the Developer and if so, it would remain a private facility.

DRY UTILITIES FACILITIES

The dry utilities improvements include undergrounding of facilities needed to serve the residential development within the project.

PROFESSIONAL FEES

Professional Fees include civil engineering costs for site design, permitting, inspection, and master planning, survey costs for construction staking and as-builts as well as preparation of preliminary and final plats, geotechnical costs for pre-design soil borings, underdrain analysis and construction staking, and architectural costs for landscape and recreation design. Also included in this category are fees associated with environmental consultation and permitting. The professional fees are a proportionate amount of the overall costs to design, permit, and construct the project relating to the public infrastructure to be financed by the District. Design fees associated with the private utilities funded by the Developer are not included in these estimate fee projections.

The infrastructure, as outlined above, is necessary for the functional development of the District as required by the applicable independent unit of local government. The planning and design of the infrastructure is in accordance with current governmental regulatory requirements. The infrastructure will provide their intended function so long as the construction is in substantial compliance with the design and permits.

The Engineer recommends that in addition to the annual non-ad valorem assessments to be levied and collected by the District to pay debt service on its bonds, the District should levy and collect an annual "Maintenance Assessment" to be determined, assessed, and levied by the District's Board of Supervisors upon the assessable real property within the District for the purpose of defraying the cost and expenses of maintaining District-owned improvements.

OWNERSHIP AND MAINTENANCE

Ownership and maintenance of the improvements* is anticipated as set forth below:

IMPROVEMENT

OWNERSHIP/MAINTENANCE

| | |
|--|---|
| Stormwater Management System | Community Development District (with Drainage Easements to Lake County) |
| Public Roadway Systems (Collector Roads) | Lake County/Community Development District |
| Public Roadway Systems (Local Roads) | Lake County / HOA (Private Roads) |
| Master Sewer Facilities | Utilities, Inc. (Private) |
| Master Water Facilities | Utilities, Inc. (Private) |
| Master Reuse Water System | Utilities, Inc. (Private) |
| Master Dry Utilities | Community Development District / Utility Companies (with Utility Easements) |
| Parks and Recreational Facilities | Community Development District / HOA |
| Landscaping and Signs | Lake County / Community Development District |

*Only improvements that will be owned and maintained by the District or Lake County will be financed by the District.

PERMIT STATUS

The permit status for the Avalon Groves development plans is as follows:

| <u>PERMIT</u> | <u>STATUS</u> |
|--|----------------------|
| 1. Lake County Preliminary Plat – Villages 1 and 2 | Pending |
| 2. Lake County – Villages 1 and 2 Phase 1A Construction Plans | Pending |
| 3. SJRWMD Environmental Resource Permit Villages 1 and 2 Phase 1A | Pending |
| 4. Lake County - Sawgrass Bay Blvd. Construction Plans | Pending |
| 5. SJRWMD Environmental Resource Permit Sawgrass Bay Blvd. – Permit #135777-3 | Approved |
| 5. USACOE Individual Permit #SAJ-2015-01634 | Pending |
| 5. Lake County Zoning (PUD) Amendment Ord. 2016-20 | Approved |
| 6. Florida Fish and Wildlife Commission Conservation Permit | Pending |

The remainder of the construction plans for the required infrastructure within the Avalon Groves Community Development District is in the planning process and will be submitted for final permits in Phases as development progresses.

Pending Permit Issuance

We are of the opinion that all permits that are not heretofore issued, and which are necessary to effect the improvements described herein, will be obtained during the ordinary course of development.

Avalon Groves Community Development District

Table 1

| Item | Assessment Area 1 | Assessment Area 2 | Assessment Area 3 | Totals |
|--|--------------------------|--------------------------|--------------------------|---------------------|
| Master Infrastructure | | | | |
| Land Acquisition (1) | \$3,715,320 | \$5,217,120 | \$4,479,960 | \$13,412,400 |
| Clearing / Earthwork (2) | \$2,464,414 | \$2,123,120 | \$1,405,071 | \$5,992,605 |
| Master Stormwater Management | \$1,719,152 | \$1,481,068 | \$980,164 | \$4,180,384 |
| Master Collector Road (2 lanes, excl. utilities) | \$1,807,890 | \$1,807,890 | \$1,807,890 | \$5,423,671 |
| Parks and Recreational Facilities / Amenities | \$100,000 | \$1,862,500 | \$1,862,500 | \$3,825,000 |
| Professional Fees (3) | \$1,072,500 | \$936,000 | \$624,000 | \$2,632,500 |
| Master Utilities (Water, Wastewater, Reuse) | \$0 | \$0 | \$0 | \$0 |
| Sub-total | \$10,879,277 | \$13,427,698 | \$11,159,585 | \$35,466,560 |
| Residential Tract Costs | | | | |
| Roadway (Local Streets) | \$1,993,260 | \$881,910 | \$1,136,445 | \$4,011,615 |
| Landscaping, Entry Features and Signs | \$834,000 | \$720,000 | \$480,000 | \$2,034,000 |
| Sub-total | \$2,827,260 | \$1,601,910 | \$1,616,445 | \$6,045,615 |
| Contingency | \$1,370,654 | \$1,502,961 | \$1,277,603 | \$4,151,217 |
| Project Total | \$15,077,190 | \$16,532,569 | \$14,053,633 | \$45,663,392 |
| Anticipated Buildout Assessment Area 1 | December, 2019 | | | |
| Anticipated Buildout Assessment Area 2 | December, 2018 | | | |
| Anticipated Buildout Assessment Area 3 | December, 2021 | | | |
| (1) Land Acquisition values are subject to appraisal ordered by District | | | | |
| (2) Earthwork excludes filling and compaction to final grade on developable lots | | | | |
| (3) Professional fees for design of public infrastructure only | | | | |
| (4) All Costs are in 2016 Dollars | | | | |

ENGINEER'S OPINION

It is our professional opinion that the summary of costs listed above is sufficient to complete the construction of the items intended.

It is my professional opinion that the infrastructure costs associated herein for the district improvements are reasonable to complete the construction of the infrastructure described herein and that these infrastructure improvements will benefit and add value to the assessable lands within the District. The assessable property within the District will receive a special benefit from the herein described improvements, which benefit is at least equal to the cost of such improvements. Infrastructure costs are for public improvements or community facilities as set forth in section 190-012(1) and (2) of the Florida Statutes.

The estimate of infrastructure construction costs is only an estimate and not a guarantee maximum price. The estimated cost is based on unit prices currently being experienced for ongoing and similar items of work in Lake County and quantities as represented on construction plans.

The labor market future costs of equipment and materials, increased regulatory actions and the actual construction process are all beyond control. Due to this inherent opportunity for fluctuation of cost, the total final cost may be more or less than this estimate.

Assuming project construction continues in a timely manner, it is our opinion that the proposed improvements, if constructed and built in substantial accordance with the approved plans and specifications, can be completed and meets their intended functions. Where necessary, historical costs, information from other professional or utility consultants and contractors have been used in preparation of this report. Consultants and contractors who have contributed in providing the cost data included in this report are reputable entities in the Lake County area. It is therefore our opinion that the construction of the proposed project can be completed at the cost stated.



Gary D. Miller, P.E.

Florida Registered Engineer No. 52717

Appendix A



14.03 AC.
COMM.
AND
POND
NOT INCL. IN
ASSESSMENT AREA

ASSESSMENT AREA 1
302 ACRES

TOTAL ASSESSMENT
AREA = 971 ACRES

ASSESSMENT AREA 2
328 ACRES

ASSESSMENT AREA 3
341 ACRES

Avalon Groves
Assessment Area Plan

Kolter Land Partners, LLC
Lake County, Fl.

| | | | |
|--------------|--------------|--------------|--------------|
| DATE: | DATE: | DATE: | DATE: |
| DESCRIPTION: | DESCRIPTION: | DESCRIPTION: | DESCRIPTION: |
| BY: | BY: | BY: | BY: |

Scale: 1" = 400'
0 200 400 800
HALF SCALE 1" BY 1"

HEIDT DESIGN
2004 Spring Lake Parkway
Suite 100
Lake County, FL 32053
www.heidtdesign.com

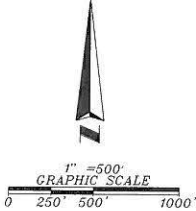
PRELIMINARY

JAMES W. BOLEMAN, PSM #6485 DATE

LEGAL DESCRIPTION

A PORTION OF SECTIONS 13, 14, 23 AND 24, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG THE NORTH LINE OF SAID SECTION 13 SOUTH 89°52'45" WEST, A DISTANCE OF 1,324.37 FEET; THENCE CONTINUE ALONG SAID NORTH SECTION LINE SOUTH 89°54'03" WEST, A DISTANCE OF 1,312.89 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°16'10" WEST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 1,327.17 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 89°53'50" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 1,313.39 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 00°17'28" WEST ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 1,327.26 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE DEPARTING SAID WEST SECTION LINE, NORTH 89°53'37" EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 656.95 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°17'48" WEST, A DISTANCE OF 1,326.10 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 89°54'57" WEST ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 657.32 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/2 OF THE SOUTHWEST 1/4; THENCE SOUTH 00°18'46" WEST ALONG THE WEST LINE OF SAID SECTION 13, A DISTANCE OF 331.46 FEET; THENCE DEPARTING SAID WEST SECTION LINE, SOUTH 89°54'36" WEST, A DISTANCE OF 662.10 FEET; THENCE SOUTH 56°20'32" WEST, A DISTANCE OF 1,199.50 FEET; THENCE SOUTH 00°27'18" WEST, A DISTANCE OF 331.63 FEET; THENCE SOUTH 44°59'28" EAST, A DISTANCE OF 487.77 FEET; THENCE NORTH 89°53'36" EAST, A DISTANCE OF 1,326.15 FEET TO A POINT ON THE WEST LINE OF THE AFOREMENTIONED SECTION 24; THENCE SOUTH 00°08'53" WEST ALONG SAID WEST LINE OF SECTION 24, A DISTANCE 2,320.13 FEET; TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE CONTINUE ALONG SAID WEST LINE SOUTH 00°12'02" WEST, A DISTANCE OF 1,326.04 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SAID SECTION 24; THENCE NORTH 89°58'40" EAST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SAID SECTION 24, A DISTANCE OF 3,588.07 FEET TO THE SE CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SAID SECTION 24; THENCE NORTH 00°12'49" EAST ALONG THE EAST LINE OF SAID SECTION 24, A DISTANCE OF 1,324.98 FEET TO THE NORTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SAID SECTION 24; THENCE CONTINUE ALONG SAID EAST LINE NORTH 00°07'27" EAST, A DISTANCE OF 2,658.60 FEET TO THE NORTH EAST CORNER OF SAID SECTION 24, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF AFOREMENTIONED SECTION 13; THENCE NORTH 00°07'04" EAST ALONG THE EAST LINE OF SAID SECTION 13, A DISTANCE OF 664.09 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 89°56'13" WEST ALONG THE NORTH LINE OF THE SOUTH 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 2,648.79 FEET TO THE NORTHWEST CORNER OF SAID SOUTH 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 00°14'52" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF SECTION 13, A DISTANCE OF 1,326.86 FEET TO THE SOUTHWEST CORNER OF THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE SOUTH 89°54'29" EAST ALONG THE SOUTH LINE OF SAID NORTH 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, A DISTANCE OF 2,643.79 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 13; THENCE NORTH 00°07'04" EAST ALONG SAID EAST LINE, A DISTANCE OF 664.09 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 13; THENCE CONTINUE ALONG SAID EAST LINE NORTH 00°23'14" EAST, A DISTANCE OF 1,327.44 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4; THENCE SOUTH 89°53'11" WEST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, A DISTANCE OF 1,327.75 FEET TO THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13; THENCE SOUTH 89°53'11" WEST ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, A DISTANCE OF 1,327.75 FEET TO THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 13; THENCE NORTH 00°19'03" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 1,327.26 FEET TO THE POINT OF BEGINNING.



Line Table with columns: Line #, Direction, Length. Contains 63 line items (L10-L63) with bearings and distances.

AND LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL.

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 89°53'37" EAST ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 13, A DISTANCE OF 777.95 FEET; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 00°17'48" WEST, A DISTANCE OF 110.85 FEET FOR POINT OF BEGINNING; THENCE SOUTH 89°58'50" EAST, A DISTANCE OF 250.01 FEET; THENCE NORTH 65°06'51" EAST, A DISTANCE OF 95.33 FEET; THENCE SOUTH 78°01'53" EAST, A DISTANCE OF 56.01 FEET; THENCE NORTH 89°18'54" EAST, A DISTANCE OF 77.65 FEET; THENCE SOUTH 87°09'49" EAST, A DISTANCE OF 100.82 FEET; THENCE NORTH 46°37'36" EAST, A DISTANCE OF 114.82 FEET; THENCE NORTH 34°40'21" EAST, A DISTANCE OF 91.81 FEET; THENCE NORTH 67°21'15" EAST, A DISTANCE OF 60.77 FEET; THENCE SOUTH 81°13'17" EAST, A DISTANCE OF 50.28 FEET; THENCE SOUTH 88°00'55" EAST, A DISTANCE OF 54.43 FEET; THENCE SOUTH 64°02'06" EAST, A DISTANCE OF 45.70 FEET; THENCE SOUTH 24°06'31" EAST, A DISTANCE OF 35.19 FEET; THENCE SOUTH 06°59'09" WEST, A DISTANCE OF 65.52 FEET; THENCE NORTH 49°33'12" EAST, A DISTANCE OF 87.21 FEET; THENCE NORTH 41°14'49" EAST, A DISTANCE OF 85.95 FEET; THENCE NORTH 13°08'54" EAST, A DISTANCE OF 53.78 FEET; THENCE NORTH 05°29'09" WEST, A DISTANCE OF 58.02 FEET; THENCE NORTH 43°44'02" EAST, A DISTANCE OF 75.29 FEET; THENCE NORTH 70°43'41" EAST, A DISTANCE OF 47.64 FEET; THENCE SOUTH 48°10'15" EAST, A DISTANCE OF 45.62 FEET; THENCE SOUTH 09°01'01" EAST, A DISTANCE OF 54.75 FEET; THENCE SOUTH 00°34'10" WEST, A DISTANCE OF 37.88 FEET; THENCE SOUTH 04°40'19" EAST, A DISTANCE OF 54.75 FEET; THENCE SOUTH 07°47'15" WEST, A DISTANCE OF 52.65 FEET; THENCE SOUTH 05°03'54" EAST, A DISTANCE OF 58.32 FEET; THENCE SOUTH 00°20'40" WEST, A DISTANCE OF 57.90 FEET; THENCE SOUTH 23°16'19" WEST, A DISTANCE OF 64.98 FEET; THENCE SOUTH 28°37'17" WEST, A DISTANCE OF 107.79 FEET; THENCE SOUTH 59°17'35" WEST, A DISTANCE OF 63.78 FEET; THENCE SOUTH 64°21'03" WEST, A DISTANCE OF 67.33 FEET; THENCE NORTH 88°02'19" WEST, A DISTANCE OF 54.87 FEET; THENCE NORTH 85°21'17" WEST, A DISTANCE OF 35.91 FEET; THENCE NORTH 60°11'01" WEST, A DISTANCE OF 63.37 FEET; THENCE NORTH 30°11'30" WEST, A DISTANCE OF 64.34 FEET; THENCE NORTH 59°53'02" WEST, A DISTANCE OF 42.08 FEET; THENCE NORTH 22°41'12" WEST, A DISTANCE OF 55.08 FEET; THENCE SOUTH 70°31'53" WEST, A DISTANCE OF 85.77 FEET; THENCE SOUTH 00°27'18" WEST, A DISTANCE OF 60.02 FEET; THENCE SOUTH 07°47'15" WEST, A DISTANCE OF 52.65 FEET; THENCE SOUTH 31°49'58" WEST, A DISTANCE OF 58.32 FEET; THENCE SOUTH 00°20'40" WEST, A DISTANCE OF 57.90 FEET; THENCE SOUTH 34°42'49" WEST, A DISTANCE OF 53.19 FEET; THENCE SOUTH 26°17'01" WEST, A DISTANCE OF 64.58 FEET; THENCE SOUTH 31°22'56" WEST, A DISTANCE OF 53.95 FEET; THENCE SOUTH 14°27'02" EAST, A DISTANCE OF 53.70 FEET; THENCE SOUTH 13°30'14" EAST, A DISTANCE OF 33.14 FEET; THENCE SOUTH 45°17'48" WEST, A DISTANCE OF 186.44 FEET; THENCE NORTH 44°42'12" WEST, A DISTANCE OF 316.25 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 644.00 FEET, A CENTRAL ANGLE OF 45°00'00" AND A CHORD DISTANCE 492.90 FEET WHICH BEARS NORTH 22°12'12" WEST; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 505.80 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE RUN NORTH 00°17'48" EAST, A DISTANCE OF 158.94 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,308,303 SQUARE FEET OR 971.265 ACRES, MORE OR LESS.

POSSIBLE ENCROACHMENT SHOWN ON DRAWING (OWNERSHIP OF FENCES HAVE NOT BEEN DETERMINED)

CERTIFIED TO

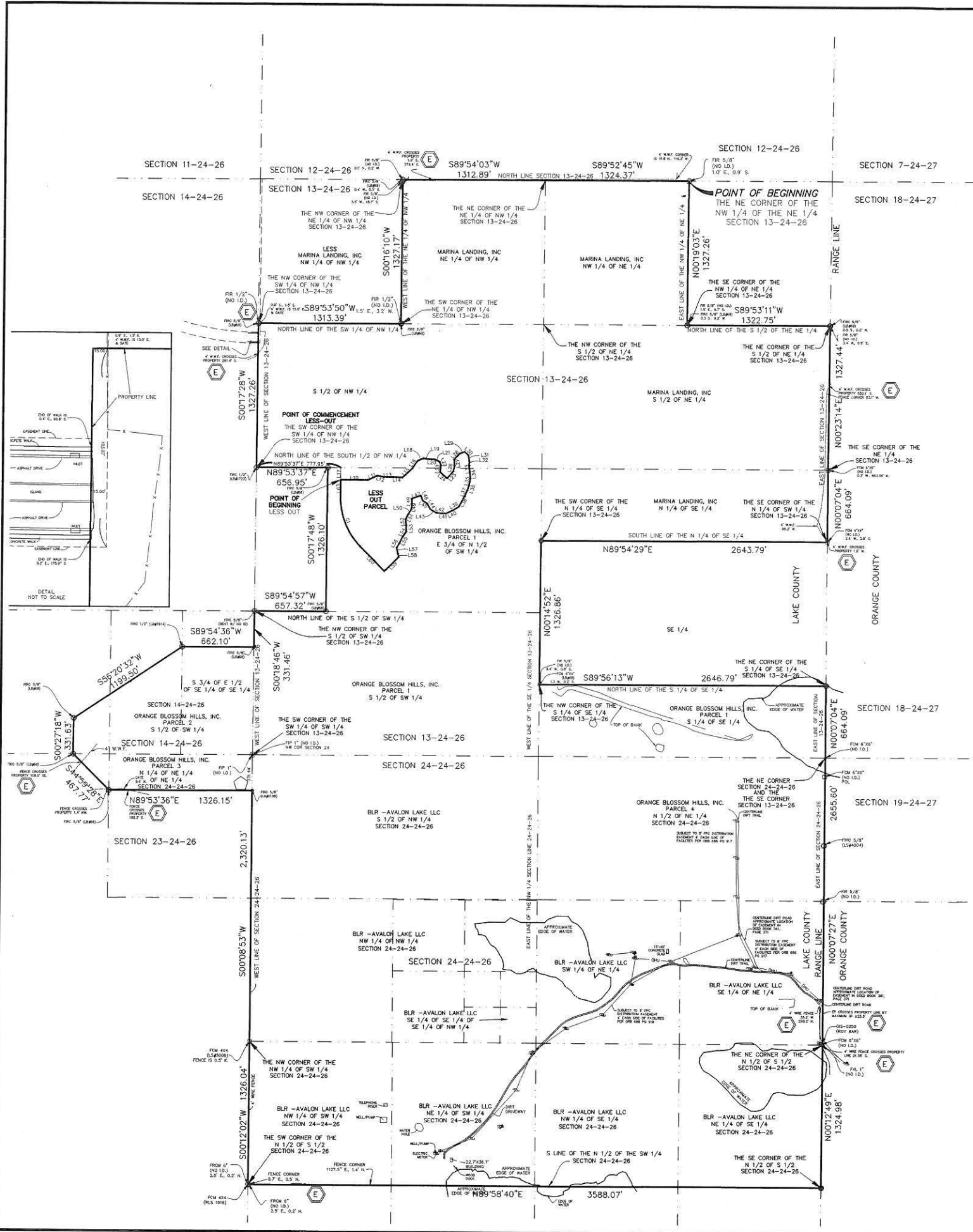
Avalon Groves, LLC, Stonehill Capital Management, LLC, Katter Acquisitions LLC, H. Title Company LLC, Old Republic National Title Insurance Company, Shuttles & Bowen LLP, Sheffield, Lowman & Wilson, P.A.

SURVEYOR'S NOTES

- 1. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 24 SOUTH, RANGE 26 EAST HAVING A BEARING N00°08'53"E, PER DESCRIPTION.
2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT-OF-WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF LAND.
4. I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12069C 0675 E, DATED 12/18/2012, AND FOUND THE SUBJECT PROPERTY LIES IN THREE ZONES, ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, ZONE "A" SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH NO BASE FLOOD DETERMINED AND ZONE "AE" SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE FLOOD DETERMINED TO BE 106.4'.
5. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER.
6. ALL RECORDING INFORMATION SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LEGEND

- DENOTES SET 1/2" IRON ROD LB 6393
○ DENOTES RECOVERED CONCRETE MONUMENT
○ DENOTES RECOVERED SURVEY MONUMENT (AS NOTED)
R DENOTES RADIUS
A DENOTES CENTRAL ANGLE
L DENOTES ARC LENGTH
C DENOTES CHORD LENGTH
CB DENOTES CHORD BEARING
U UTILITY POLE
G GUYWIRE
S SANITARY MANHOLE
P LIGHT POLE
M STORM MANHOLE
FIRE HYDRANT
W WATER VALVE
V GAS VALVE
PSM PROFESSIONAL SURVEYOR AND MAPPER
LB LICENSED BUSINESS
LS LICENSED SURVEYOR
PRM PERMANENT REFERENCE MONUMENT
PCP PERMANENT CONTROL POINT
PI POINT OF INTERSECTION
PT POINT OF TANGENCY
PC POINT OF CURVATURE
RP RADIUS POINT
D.U.E. DRAINAGE & UTILITY EASEMENT
SIGN SIGN
OHU OVERHEAD UTILITY LINE
SEC XX-XX-XX SECTION XX- TOWNSHIP XX SOUTH- RANGE XX EAST



SKETCH OF DESCRIPTION OF AVALON GROVES PHASE SECTIONS 13, 14, 23 & 24 TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA

ASAM AMERICAN SURVEYING & MAPPING INC.

JOB NO.: 5120904
FIELD DATE: N/A
SCALE: 1" = 500'
DRAWN BY: TKC
APPROVED BY: JB
DRAWING FILE: 5120904_AVALON GROVE PHASE
OVERALL SOD.DWG

LEGAL DESCRIPTION
(PROPOSED ASSESSMENT AREA 1)

A PORTION OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 89°53'50" EAST, A DISTANCE OF 1,313.39 FEET; THENCE NORTH 00°16'10" EAST, A DISTANCE OF 1,327.17 FEET; THENCE NORTH 89°54'03" EAST, A DISTANCE OF 1,312.89 FEET; THENCE NORTH 89°52'45" EAST, A DISTANCE OF 1,324.37 FEET; THENCE SOUTH 00°19'03" WEST, A DISTANCE OF 1,327.26 FEET; THENCE NORTH 89°53'11" EAST, A DISTANCE OF 1,322.75 FEET; THENCE SOUTH 00°23'14" WEST, A DISTANCE OF 1,327.44 FEET; THENCE SOUTH 00°07'04" WEST, A DISTANCE OF 664.09 FEET; THENCE SOUTH 89°54'29" WEST, A DISTANCE OF 3,790.53 FEET; THENCE SOUTH 45°17'48" WEST, A DISTANCE OF 228.70 FEET; THENCE NORTH 08°56'58" WEST, A DISTANCE OF 35.59 FEET; THENCE NORTH 14°27'02" WEST, A DISTANCE OF 53.70 FEET; THENCE NORTH 70°31'53" EAST, A DISTANCE OF 85.77 FEET; THENCE SOUTH 22°41'12" EAST, A DISTANCE OF 55.08 FEET; THENCE SOUTH 59°53'02" EAST, A DISTANCE OF 42.08 FEET; THENCE SOUTH 30°11'30" EAST, A DISTANCE OF 64.34 FEET; THENCE SOUTH 88°02'19" EAST, A DISTANCE OF 63.37 FEET; THENCE SOUTH 85°21'17" EAST, A DISTANCE OF 35.91 FEET; THENCE SOUTH 88°02'19" EAST, A DISTANCE OF 54.87 FEET; THENCE NORTH 64°21'03" EAST, A DISTANCE OF 67.33 FEET; THENCE NORTH 59°17'35" EAST, A DISTANCE OF 63.78 FEET; THENCE NORTH 28°37'11" EAST, A DISTANCE OF 107.79 FEET; THENCE NORTH 23°16'19" EAST, A DISTANCE OF 64.98 FEET; THENCE NORTH 20°28'58" EAST, A DISTANCE OF 44.49 FEET; THENCE NORTH 10°11'12" EAST, A DISTANCE OF 69.14 FEET; THENCE NORTH 06°45'16" WEST, A DISTANCE OF 62.02 FEET; THENCE NORTH 04°40'19" WEST, A DISTANCE OF 58.91 FEET; THENCE NORTH 00°34'10" EAST, A DISTANCE OF 37.88 FEET; THENCE NORTH 09°01'01" WEST, A DISTANCE OF 54.75 FEET; THENCE NORTH 48°10'15" WEST, A DISTANCE OF 45.82 FEET; THENCE SOUTH 70°43'41" WEST, A DISTANCE OF 47.64 FEET; THENCE SOUTH 43°44'02" WEST, A DISTANCE OF 75.29 FEET; THENCE SOUTH 05°29'09" EAST, A DISTANCE OF 58.52 FEET; THENCE SOUTH 13°08'54" WEST, A DISTANCE OF 53.78 FEET; THENCE SOUTH 41°14'49" WEST, A DISTANCE OF 85.95 FEET; THENCE NORTH 49°33'12" WEST, A DISTANCE OF 87.21 FEET; THENCE NORTH 06°59'09" EAST, A DISTANCE OF 65.52 FEET; THENCE NORTH 24°06'31" WEST, A DISTANCE OF 35.19 FEET; THENCE NORTH 84°02'06" WEST, A DISTANCE OF 45.70 FEET; THENCE NORTH 88°00'55" WEST, A DISTANCE OF 54.43 FEET; THENCE NORTH 81°13'17" WEST, A DISTANCE OF 50.28 FEET; THENCE SOUTH 67°21'15" WEST, A DISTANCE OF 60.77 FEET; THENCE SOUTH 34°40'21" WEST, A DISTANCE OF 91.81 FEET; THENCE SOUTH 46°37'36" WEST, A DISTANCE OF 114.82 FEET; THENCE NORTH 87°09'49" WEST, A DISTANCE OF 100.82 FEET; THENCE SOUTH 89°18'54" WEST, A DISTANCE OF 77.65 FEET; THENCE NORTH 78°01'53" WEST, A DISTANCE OF 56.01 FEET; THENCE SOUTH 65°06'51" WEST, A DISTANCE OF 95.33 FEET; THENCE NORTH 89°58'50" WEST, A DISTANCE OF 250.01 FEET; THENCE SOUTH 00°17'48" WEST, A DISTANCE OF 158.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 644.00 FEET, A CENTRAL ANGLE OF 45°00'00" AND A CHORD DISTANCE 492.90 FEET WHICH BEARS SOUTH 22°12'12" EAST; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 505.80 FEET TO A POINT OF TANGENCY; THENCE SOUTH 44°42'12" EAST, A DISTANCE OF 316.79 FEET; THENCE SOUTH 45°17'48" WEST, A DISTANCE OF 106.00 FEET; THENCE NORTH 89°42'12" WEST, A DISTANCE OF 458.67 FEET; THENCE NORTH 00°17'48" EAST, A DISTANCE OF 1,023.28 FEET; THENCE SOUTH 89°53'37" WEST, A DISTANCE OF 656.95 FEET; THENCE NORTH 00°17'28" EAST, A DISTANCE OF 1,327.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,165,430 SQUARE FEET OR 302.24 ACRES, MORE OR LESS.

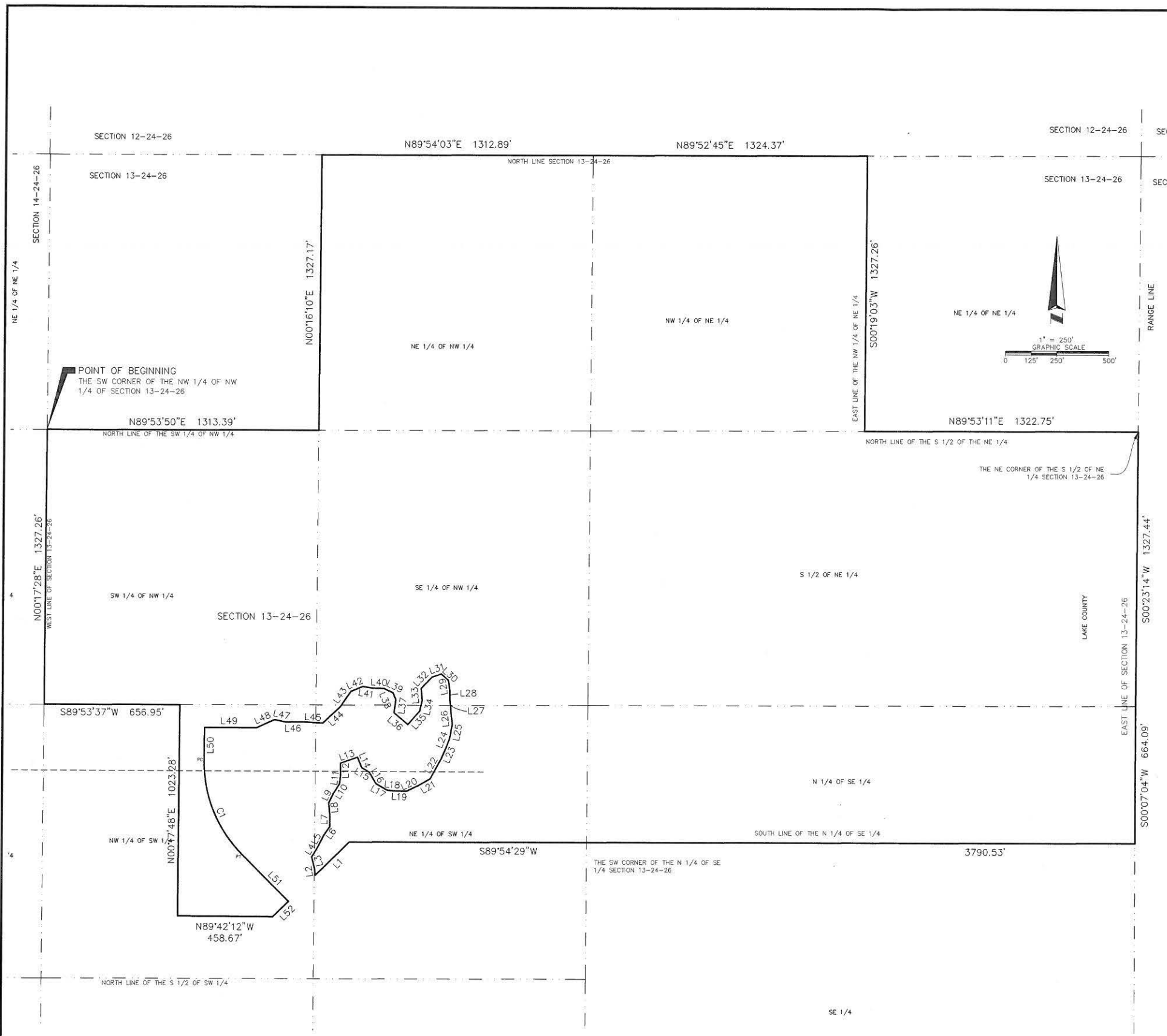
SURVEYOR'S NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST HAVING A BEARING S00°17'24"W, PER DESCRIPTION.
- NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
- THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT-OF-WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF LAND.
- I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120690 0675 E, DATED 12/18/2012, AND FOUND THE SUBJECT PROPERTY LIES IN THREE ZONES, ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, ZONE "A" SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH NO BASE FLOOD DETERMINED AND ZONE "AE" SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE FLOOD DETERMINED TO BE 106.4'.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER.
- ALL RECORDING INFORMATION SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

| Line # | Direction | Length |
|--------|-------------|---------|
| L1 | S45°17'48"W | 228.70' |
| L2 | N08°56'58"W | 35.59' |
| L3 | N14°27'02"W | 53.70' |
| L4 | N31°22'56"E | 53.95' |
| L5 | N26°17'01"E | 64.58' |
| L6 | N34°42'49"E | 53.19' |
| L7 | N00°20'40"W | 57.90' |
| L8 | N05°03'54"W | 58.32' |
| L9 | N26°00'27"E | 52.65' |
| L10 | N31°49'58"E | 52.27' |
| L11 | N07°47'15"E | 40.56' |
| L12 | N00°05'55"W | 60.02' |
| L13 | N70°31'53"E | 85.77' |
| L14 | S22°41'12"E | 55.08' |
| L15 | S59°53'02"E | 42.08' |
| L16 | S30°11'30"E | 64.34' |
| L17 | S60°11'01"E | 63.37' |
| L18 | S85°21'17"E | 35.91' |
| L19 | S88°02'19"E | 54.87' |
| L20 | N64°21'03"E | 67.33' |
| L21 | N59°17'35"E | 63.78' |
| L22 | N28°37'17"E | 107.79' |
| L23 | N23°16'19"E | 64.98' |
| L24 | N20°28'58"E | 44.59' |
| L25 | N10°11'12"E | 69.14' |
| L26 | N06°45'16"W | 62.02' |
| L27 | N04°40'19"W | 58.91' |
| L28 | N00°34'10"E | 37.88' |

| Line # | Direction | Length |
|--------|-------------|---------|
| L29 | N09°01'01"W | 54.75' |
| L30 | N48°10'15"W | 45.62' |
| L31 | S70°43'41"W | 47.64' |
| L32 | S43°44'02"W | 75.29' |
| L33 | S05°29'09"E | 58.52' |
| L34 | S13°08'54"W | 53.78' |
| L35 | S41°14'49"W | 85.95' |
| L36 | N49°33'12"W | 87.21' |
| L37 | N06°59'09"E | 65.52' |
| L38 | N24°06'31"W | 35.19' |
| L39 | N64°02'06"W | 45.70' |
| L40 | N88°00'55"W | 54.43' |
| L41 | N81°13'17"W | 50.28' |
| L42 | S67°21'15"W | 60.77' |
| L43 | S34°40'21"W | 91.81' |
| L44 | S46°37'36"W | 114.82' |
| L45 | N87°09'49"W | 100.82' |
| L46 | S89°18'54"W | 77.65' |
| L47 | N78°01'53"W | 56.01' |
| L48 | S65°06'51"W | 95.33' |
| L49 | N89°58'50"W | 250.01' |
| L50 | S00°17'48"W | 158.94' |
| L52 | S44°42'12"E | 316.79' |
| L53 | S45°17'48"W | 106.00' |

| Curve # | Length | Radius | Delta | Chord Bearing | Chord |
|---------|---------|---------|-----------|---------------|---------|
| C1 | 505.80' | 644.00' | 45°00'00" | S22°12'12"E | 492.90' |



THIS IS A SKETCH AND DESCRIPTION AND IS NOT A SURVEY. AS SUCH, IT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

JAMES W. BOLEMAN, P.S.M. #6185 DATE

| REVISIONS | DATE | BY |
|-----------|------|----|
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SKETCH OF DESCRIPTION
PROPOSED ASSESSMENT AREA 1
AVALON GROVES
 SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST
 LAKE COUNTY, FLORIDA

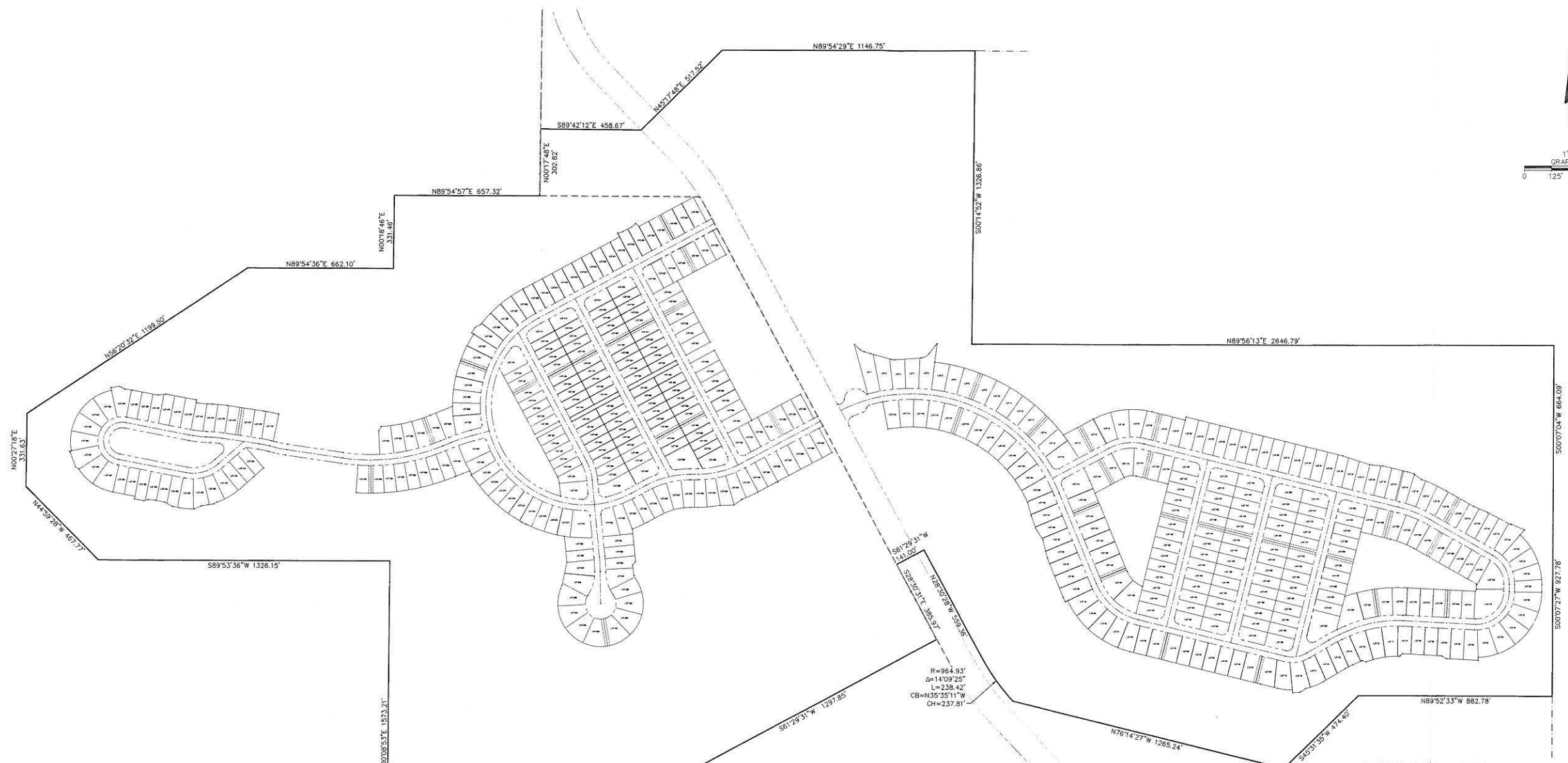
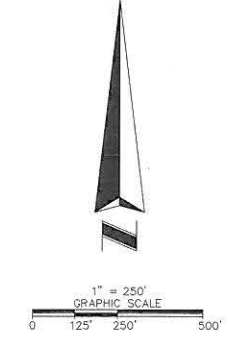


JOB NO.: 5120904
 FIELD DATE: N/A
 SCALE: 1" = 250'
 DRAWN BY: GHF
 APPROVED BY: JB
 C:\2015\B\5120904
 AVA LON GROVES
 SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST
 COUNTY: LAKE COUNTY, FLORIDA
 SHEET 1 OF 1

THIS IS A SKETCH AND DESCRIPTION AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE: _____
 THE FIRM: _____
 DATE: _____

JAMES W. BOLEMAN, PSM #6465



LEGAL DESCRIPTION

A portion of Sections 13, 14, 23 and 24, Township 24 South, Range 26 East, lying within Lake County, Florida, being more particularly described as follows:

Begin at the northwest corner of the south 1/2 of southwest 1/4 of said Section 13, Township 24, Range 26, thence North 89°54'57\"/>

Containing 14,569,693.18 square feet or 334.4741 acres, more or less.

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 24, TOWNSHIP 24 SOUTH, RANGE 26 EAST HAVING A BEARING S00°07'27\"/>

LEGEND

- I DENOTES RECOVERED SURVEY MONUMENT
- DENOTES RECOVERED SURVEY MONUMENT (UNLESS OTHERWISE NOTED)
- ⊕ UTILITY POLE
- ⊖ GUYWIRE
- ⊙ SANITARY MANHOLE
- ⊙ LIGHT POLE
- ⊙ STORM MANHOLE
- x — FENCE LINE
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ GAS VALVE
- PSM PROFESSIONAL SURVEYOR AND MAPPER LICENSED BUSINESS
- LE LICENSED SURVEYOR
- PRM PERMANENT REFERENCE MONUMENT
- PCP PERMANENT CONTROL POINT
- PI POINT OF INTERSECTION
- PT POINT OF TANGENCY
- PC POINT OF CURVATURE
- RP RADIUS POINT
- D.U.E. DRAINAGE & UTILITY EASEMENT
- SICH —
- OHU — OVERHEAD UTILITY LINE

SKETCH OF DESCRIPTION
PROPOSED ASSESSMENT AREA 2
AVALON GROVES
 SECTION 24, TOWNSHIP 24 SOUTH, RANGE 26 EAST
 LAKE COUNTY, FLORIDA



JOB NO.: 5120904
 FIELD DATE: XX/XX/00
 SCALE: 1" = 250'
 DRAWN BY: JJS
 APPROVED BY: XX
 DRAWING FILE #5120904
 AVALONGROVES
 GEOMETRY/PLANDWG

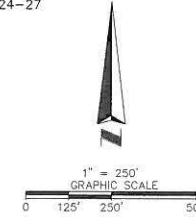
| NO. | DATE | REVISIONS |
|-----|------|-----------|
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LEGAL DESCRIPTION
(PROPOSED ASSESSMENT AREA 2)

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

BEGINNING AT THE THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SOUTHWEST 1/4 OF SAID SECTION 24; THENCE NORTH 0°12'02" EAST, A DISTANCE OF 1,326.04 FEET; THENCE NORTH 0°08'53" EAST, A DISTANCE OF 746.33 FEET; THENCE NORTH 89°51'14" EAST, A DISTANCE OF 1,346.23 FEET; THENCE NORTH, A DISTANCE OF 614.90 FEET; THENCE NORTH 61°29'31" EAST, A DISTANCE OF 1,297.85 FEET; THENCE NORTH 28°30'31" WEST, A DISTANCE OF 385.97 FEET; THENCE NORTH 61°29'31" EAST, A DISTANCE OF 140.99 FEET; THENCE SOUTH 28°30'28" EAST, A DISTANCE OF 559.34 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 964.93 FEET, A CENTRAL ANGLE OF 14°09'29" AND A CHORD DISTANCE OF 237.83 FEET WHICH BEARS SOUTH 35°35'09" EAST; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 238.44 FEET TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE, RUN SOUTH 76°14'27" EAST, A DISTANCE OF 1,265.24 FEET; THENCE NORTH 45°31'35" EAST, A DISTANCE OF 474.40 FEET; THENCE SOUTH 89°52'33" EAST, A DISTANCE OF 882.78 FEET; THENCE SOUTH 00°07'27" WEST, A DISTANCE OF 1,727.29 FEET; THENCE SOUTH 00°12'49" WEST, A DISTANCE OF 1,326.04 FEET; THENCE SOUTH 89°59'21" WEST, A DISTANCE OF 5,279.86 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 14,573,001 SQUARE FEET OR 334.55 ACRES, MORE OR LESS.



SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SECTION 13, TOWNSHIP 24 SOUTH, RANGE 26 EAST HAVING A BEARING S00°17'24"W, PER DESCRIPTION.
2. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT-OF-WAY OR RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF LAND.
4. I HAVE EXAMINED THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12069C 0675 E, DATED 12/18/2012, AND FOUND THE SUBJECT PROPERTY LIES IN THREE ZONES, ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN, ZONE "X" SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH NO BASE FLOOD DETERMINED AND ZONE "AE" SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD WITH BASE FLOOD DETERMINED TO BE 106.4'.
5. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER.
6. ALL RECORDING INFORMATION SHOWN HEREON REFERS TO THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

| Curve Table | | | | | |
|-------------|---------|---------|-----------|---------------|---------|
| Curve # | Length | Radius | Delta | Chord Bearing | Chord |
| C1 | 238.44' | 964.93' | 14°09'29" | S35°35'09"E | 237.83' |

LEGEND

- POC POINT ON A CURVE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- PC POINT OF CURVATURE
- PNT POINT OF NON-TANGENT CURVE

THIS IS A SKETCH AND DESCRIPTION AND IS NOT A SURVEY AS SUCH AND IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

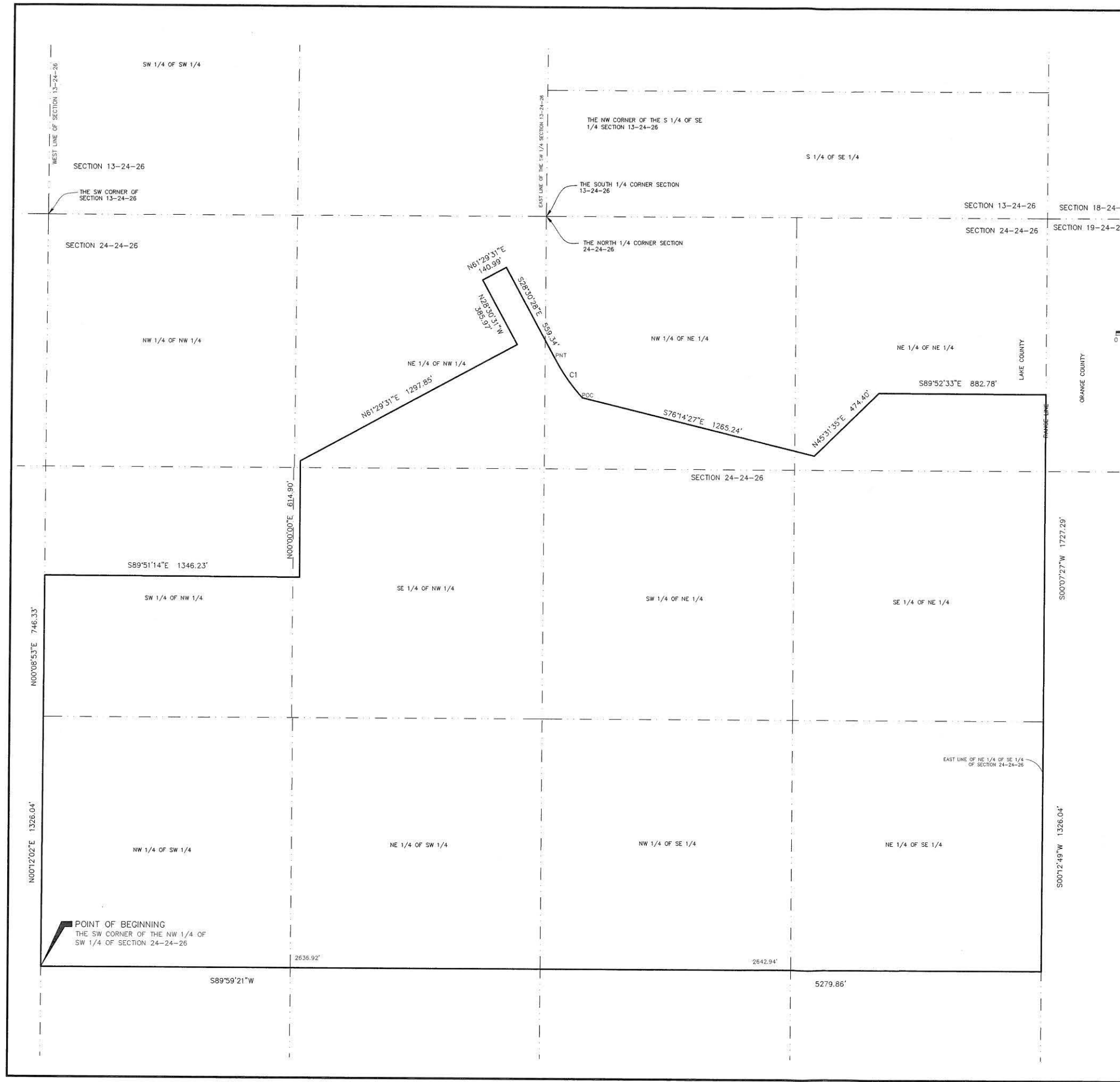
JAMES W. BOLEMAN, PSM #6485
DATE

| REVISIONS | DATE |
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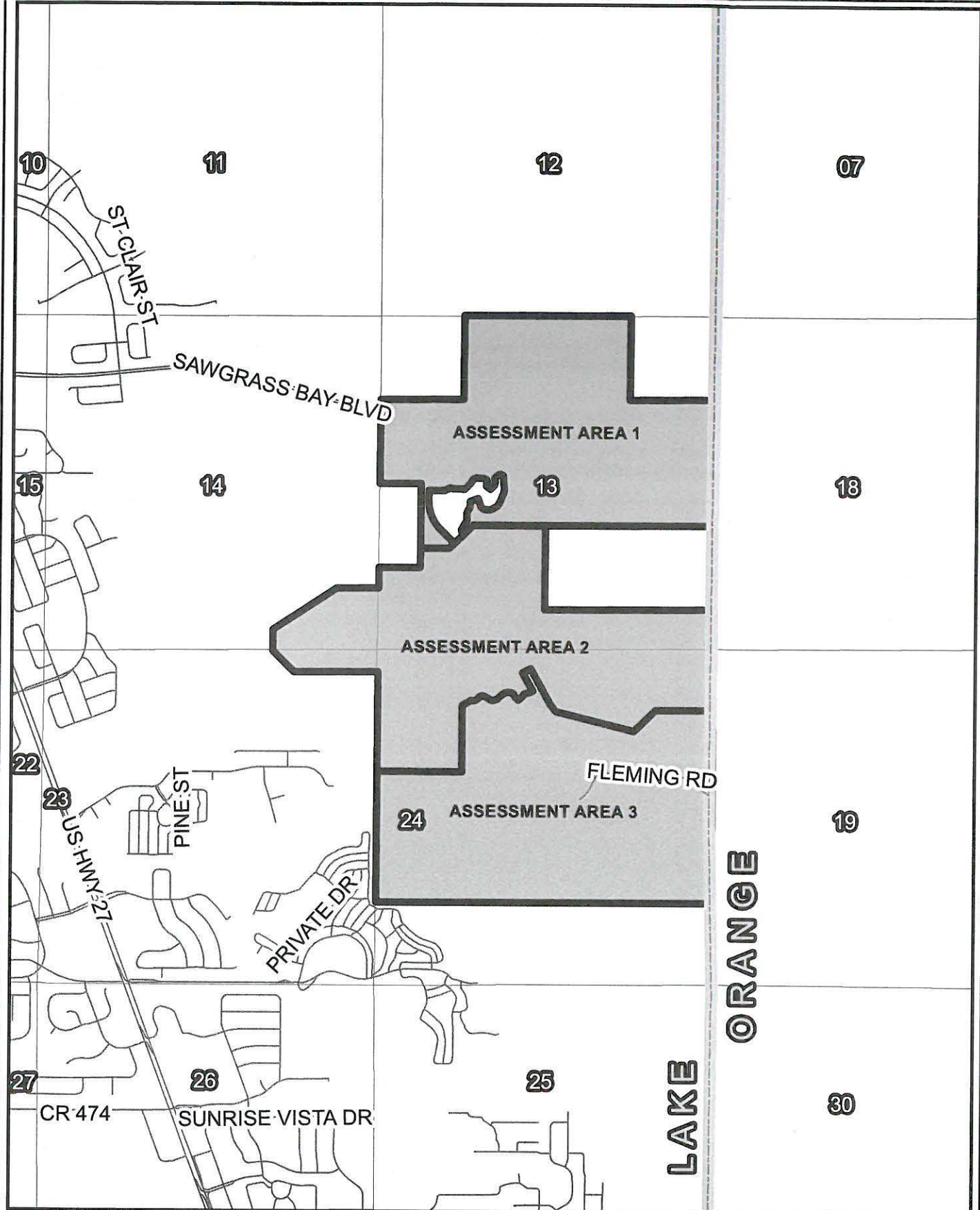
SKETCH OF DESCRIPTION
PROPOSED ASSESSMENT AREA 3
AVALON GROVES
SECTION 24, TOWNSHIP 24 SOUTH, RANGE 26 EAST
LAKE COUNTY, FLORIDA

ASAM
AMERICAN SURVEYING & MAPPING INC.
CERTIFICATE OF PROFESSIONAL SURVEYOR NUMBER 12069C
DATE 12/18/2012
www.asaminc.com

JOB NO.: 5120904
FIELD DATE: N/A
SCALE: 1" = 250'
DRAWN BY: GHF
APPROVED BY: JB
G:\2015\5120904\5120904
NEW DWG\5120904_AVALON
GROVE 2015 DRAINAGE
SJD.dwg



Appendix B

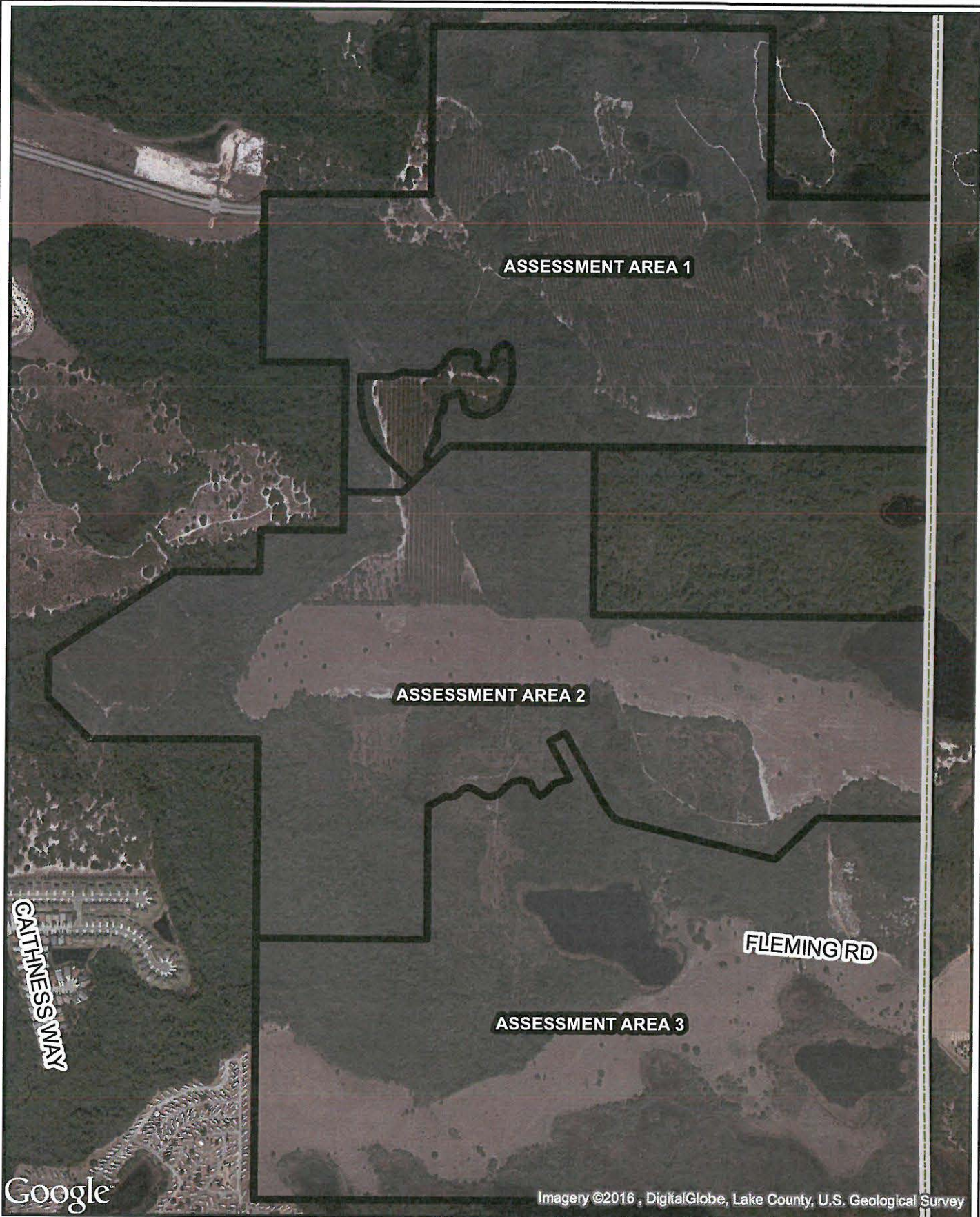


Avalon Groves Community Development District
 Vicinity Map
 Lake County

0 1,000 2,000 Feet
 Source: Heidt Design, Lake County, FL
 Data was acquired from various sources including but not limited to state, county, and local governments. Heidt Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, or survey.

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Appendix C



Avalon Groves Community Development District

Aerial

Lake County

Imagery ©2016, DigitalGlobe, Lake County, U.S. Geological Survey

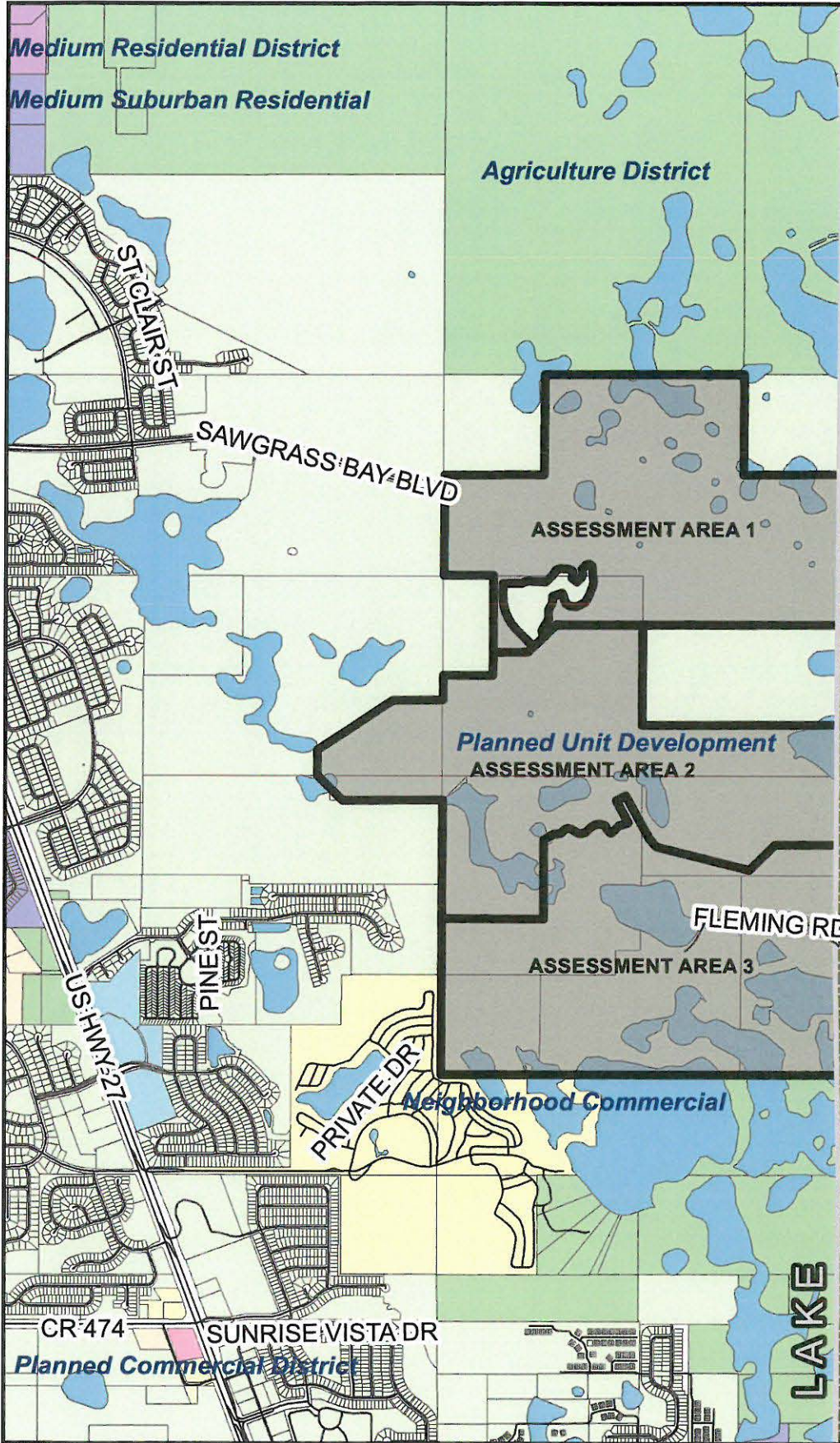
0 500 1,000 Feet

Source: Heidt Design, Lake County
 Image by: Google Earth 2016
 Data was acquired from various sources including but not limited to state, county, and local governments. Heidt Design does not warrant data provided by other sources for accuracy or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, or legal advice.

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ORANGE

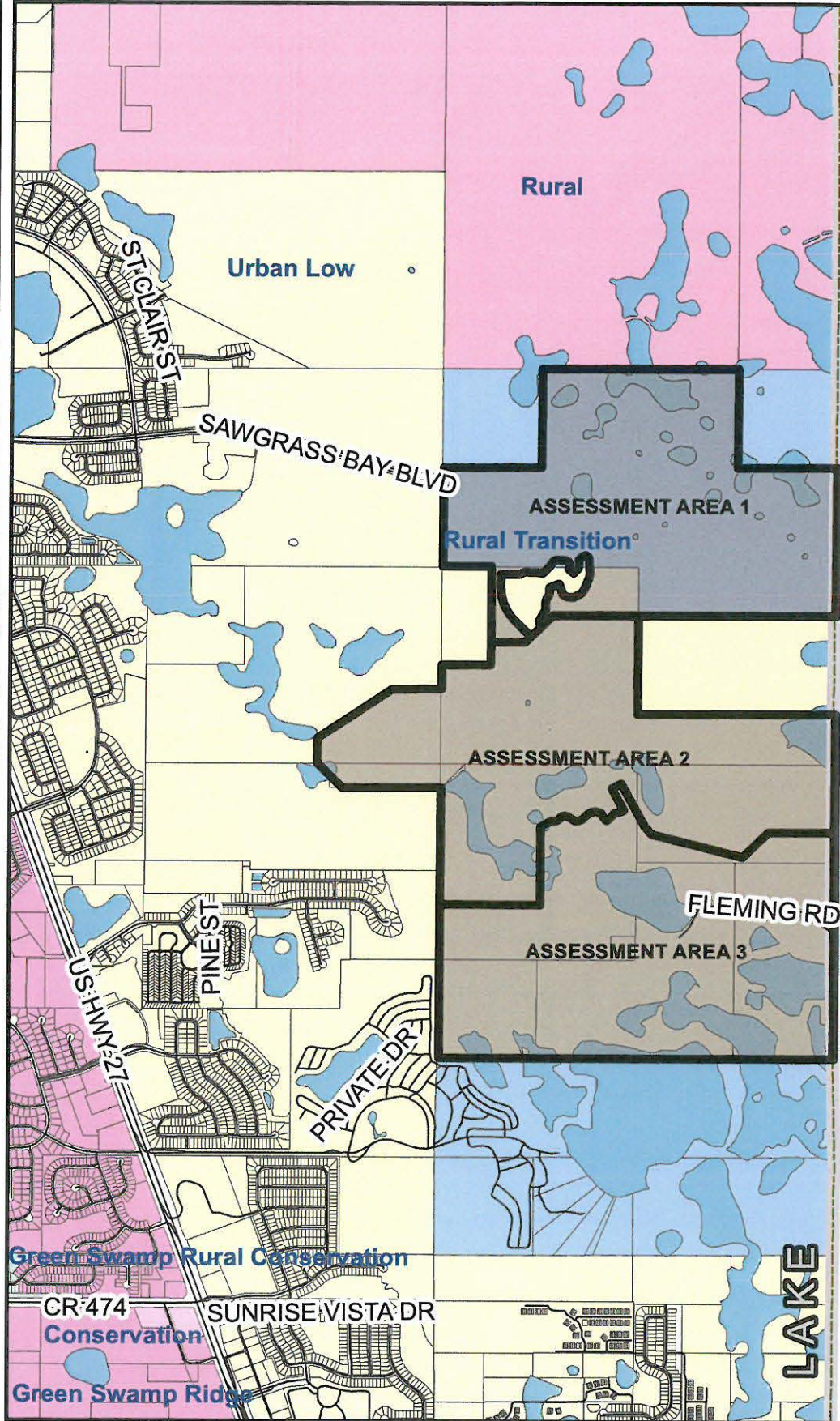
Legend

- CDD Boundary
- Waterbodies

Avalon Groves Community Development District
 Zoning Lake County

0 1,000 2,000 Feet
 Source: Heidt Design, Lake County, FGIS.
 Data was acquired from various sources including but not limited to state, county, and local governments. Heidt Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a title search, survey appraisal, or other legal document.

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Legend

- CDD Boundary
- Waterbodies

Avalon Groves Community Development District
 Future Land Use Lake County

0 1,000 2,000 Feet
 Source: Heidt Design, Lake County, FGDL
 Data was acquired from various sources including but not limited to state, county, and local governments. Heidt Design does not warrant data provided by other sources for accuracy, or for any particular use that may require accurate information. This map is for informational purposes only and should not be substituted for a true title search, property appraisal, or survey.

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