

## CHAPTER 4200-1 PINE ISLAND COMMUNITY DEVELOPMENT DISTRICT

4200-1.001 Establishment  
4200-1.002 Boundary.  
4200-1.003 Supervisors.

### 4200-1.001 Establishment.

The Pine Island Community Development District is hereby established.

*Specific Authority 190.005 FS. Law Implemented 190.004 and 190.005 FS. History-New 6-14-04.*

### 4200-1.002 Boundary.

The boundaries of the district are as follows:

PINE ISLAND I

OVERALL DESCRIPTION:

THOSE PORTIONS OF SECTIONS 1, 11, 12, 13, 14 AND 24. TOWNSHIP 22 SOUTH, RANGE 26 EAST AND SECTIONS 7 AND 18, TOWNSHIP 22 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 455 AND THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE RUN N41°15'24"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 1543.26 FEET; THENCE RUN N41°46'07"E, 231.35 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE RUN N89°51'49"E ALONG SAID NORTH LINE, 903.20 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE RUN N01°20'39"E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 11, 656.30 FEET TO THE SOUTHEAST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11; THENCE RUN S89°56'32"W ALONG THE SOUTH LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, 519.25 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 455; THENCE RUN N13°40'04"E ALONG SAID EASTERLY RIGHT OF WAY LINE, 187.08 FEET; THENCE RUN N12°44'49"E, 891.78 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF THE ABANDONED TAVARES AND GULF RAILROAD BEING A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 02°57'22". A RADIUS OF 979.00 FEET, AN ARC LENGTH OF 50.51 FEET, A CHORD BEARING OF N58°16'28"E AND A CHORD DISTANCE OF 50.51 FEET; THENCE RUN N56°47'47"E, 100.00 FEET TO A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 20°18'00", A RADIUS OF 918.50 FEET, AN ARC LENGTH OF 325.43 FEET, A CHORD BEARING OF N66°56'47"E AND A CHORD DISTANCE OF 323.73 FEET; THENCE RUN N77°05'47"E, 249.70 FEET TO THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12; THENCE RUN N89°34'25"E ALONG SAID NORTH LINE, 963.82 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12; THENCE RUN N00°50'16"E ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, 1246.67 FEET TO THE SOUTH RIGHT OF WAY LINE OF DISTRICT ROAD NO. 3-1865, ALSO KNOWN AS RIDGEWOOD AVENUE; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE SOUTH RIGHT OF WAY LINE OF RIDGEWOOD AVENUE; S89°38'56"E, 1340.99 FEET; N01°14'28"E, 5.55 FEET TO A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 22°45'09", A RADIUS OF 314.34 FEET, AN ARC LENGTH OF 124.83 FEET, A CHORD BEARING OF N77°38'40"E AND A CHORD DISTANCE OF 124.01 FEET; N23°43'54"W, 10.00 FEET; N66°16'06"E, 42.77 FEET; N67°05'43"E, 1.31 FEET TO A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 03°18'05", A RADIUS OF 1204.47 FEET, AN ARC LENGTH OF 69.40 FEET, A CHORD BEARING OF N68°44'46"E AND A CHORD DISTANCE OF 69.40 FEET; N70°23'49"E, 6.53 FEET TO A CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 10°10'38", A RADIUS OF 271.31 FEET, AN ARC LENGTH OF 48.19 FEET, A CHORD BEARING OF N75°29'08"E AND A CHORD DISTANCE OF 48.13 FEET TO A COMPOUND CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 12°33'44", A RADIUS OF 217.59 FEET, AN ARC LENGTH OF 47.71 FEET, A CHORD BEARING OF N86°51'19"E AND A CHORD DISTANCE OF 47.61 FEET; N03°08'11"E, 5.00 FEET; S86°51'49"E, 48.00 FEET; S86°56'51"E, 1.58 FEET; N01°29'23"E, 5.01 FEET; S87°04'56"E, 535.48 FEET; S76°46'51"E, 50.05 FEET; S65°10'08"E, 56.55 FEET; S57°59'33"E, 50.83 FEET; S55°08'02"E, 37.17 FEET TO THE END OF MAINTAINED DISTRICT ROAD NO. 3-1865, ALSO BEING THE SOUTHEAST CORNER OF MONTVERDE MOBILE HOME SUBDIVISION SECOND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 26, PAGE 24, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN THE FOLLOWING COURSES AND DISTANCES ALONG THE EASTERLY LINE OF SAID MONTVERDE MOBILE HOME SUBDIVISION SECOND ADDITION, N05°51'46"E, 254.96

FEET; N32°48'36"E, 126.37 FEET; N43°29'37"E, 572.75 FEET; N02°54'58"E, 678.09 FEET TO A POINT ON THE NORMAL HIGH WATER LINE OF LAKE APOPKA HEREIN AFTER REFERRED TO AS POINT "A"; THENCE RUN ALONG SAID NORMAL HIGH WATER LINE SOUTHERLY, THENCE WESTERLY, THENCE NORTHERLY TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, BEING S44°28'34"W, 8403.55 FEET FROM AFORESAID POINT "A"; THENCE RUN S89°27'21"W ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, 519.41 FEET TO THE POINT OF BEGINNING.

PINE ISLAND II

THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 26 EAST; LESS THAT PORTION OF TRACT 60-B OF LAKE HIGHLANDS PLAT, OF SAID SECTION 10, RECORDED IN PLAT BOOK 3, PAGE 51, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING EAST OF THE EASTERLY RIGHT-OF-WAY OF BLACK STILL ROAD;

AND

THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 11, LYING SOUTH OF THE CENTER LINE OF ABANDONED RAILROAD, AND WEST OF THE WESTERLY RIGHT-OF-WAY OF C-455;

AND

THE NORTH 643.45 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LYING WESTERLY OF THE WESTERLY RIGHT-OF-WAY OF C-455;

AND

THE NORTH 643.45 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST;

AND

THE WEST 3/4 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA;

AND

THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF C-455;

AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY FLORIDA; THENCE RUN NORTH 88°48'56" EAST ALONG THE SOUTH LINE OF SAID SECTION 11 FOR A DISTANCE OF 1317.66 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE RUN SOUTH 00°32'42" EAST ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14 FOR A DISTANCE OF 520.39 FEET; THENCE DEPARTING THE EAST LINE OF NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14 RUN SOUTH 45°57'07" EAST FOR A DISTANCE OF 200.92 FEET TO THE SOUTH LINE OF THE NORTH 643.45 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE RUN NORTH 88°50'31" EAST ALONG THE SOUTH LINE OF THE SAID NORTH 643.45 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°27'59" WEST FOR A DISTANCE OF 14.28 FEET; THENCE RUN NORTH 88°58'07" EAST FOR A DISTANCE OF 329.41 FEET; THENCE RUN NORTH 88°52'05" EAST FOR A DISTANCE OF 507.61 FEET TO THE WESTERLY RIGHT OF WAY OF COUNTY ROAD 455; THENCE RUN NORTH 39°56'49" EAST ALONG THE SAID WESTERLY RIGHT-OF-WAY OF COUNTY ROAD 455 FOR A DISTANCE OF 2203.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WEST HAVING A RADIUS OF 488.82 FEET; THENCE RUN NORTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°33'35" AND AN ARC LENGTH OF 243.66 FEET HAVING A CHORD BEARING OF NORTH 25°40'02" EAST AND A CHORD DISTANCE OF 241.14 FEET TO A POINT OF TANGENCY; THENCE CONTINUE NORTH 11°23'14" EAST ALONG THE WESTERLY RIGHT OF WAY OF COUNTY ROAD 455 FOR A DISTANCE OF 66.35 FEET; THENCE DEPARTING THE WESTERLY RIGHT OF WAY OF COUNTY ROAD 455 RUN SOUTH 89°56'07" WEST FOR A DISTANCE OF 725.59 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST; THENCE RUN NORTH 00°16'40" WEST ALONG THE SAID EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 11 FOR A DISTANCE OF 978.21 FEET TO THE CENTERLINE OF THE ABANDONED RAIL ROAD; THENCE RUN SOUTH 87°20'28" WEST ALONG THE CENTERLINE OF THE ABANDONED RAIL ROAD FOR A DISTANCE OF 892.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTH HAVING A RADIUS OF 1920.00 FEET; THENCE RUN WEST ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°09'42" AND AN ARC LENGTH OF 441.05 FEET HAVING A CHORD BEARING OF SOUTH 80°45'37" WEST AND A CHORD DISTANCE OF 440.08 FEET TO A POINT ON THE CURVE AND SAID CENTERLINE OF THE ABANDONED RAIL ROAD AND INTERSECTION

WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11; THENCE DEPARTING THE CENTERLINE OF THE ABANDONED RAIL ROAD RUN NORTH 00°34'01" WEST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 11 FOR A DISTANCE OF 461.82 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE RUN SOUTH 88°43'38" WEST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 11 FOR A DISTANCE OF 2637.92 TO THE WEST 1/4 CORNER OF SAID SECTION 11; THENCE RUN SOUTH 89°11'40" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 22 SOUTH. RANGE 26 EAST FOR A DISTANCE OF 2643.13 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN SOUTH 00°43'19" EAST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10 FOR DISTANCE OF 2325.68 FEET TO THE NORTH LINE OF TRACT 60-B LAKE HIGHLANDS COMPANY ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 51 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 89°30'27" EAST ALONG THE SAID NORTH LINE OF SAID TRACT 60-B FOR A DISTANCE OF 60.00 FEET TO A POINT ON A NONTANGENT CURVE CONCAVE WEST HAVING A RADIUS OF 525.56 FEET; THENCE RUN SOUTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°26'35" AND AN ARC LENGTH OF 343.46 FEET HAVING A CHORD BEARING OF SOUTH 09°31'20" WEST AND CHORD LENGTH OF 337.38 FEET TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE RUN NORTH 89°30'14" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 10 FOR A DISTANCE OF 2638.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 428.5555 ACRES MORE OR LESS TOGETHER WITH:

ALL RIGHTS, TITLE AND INTERESTS TO THAT CERTAIN PROPERTY DESCRIBED IN THOSE BOUNDARY LINE AGREEMENTS AS FOLLOWS,

BOUNDARY LINE AGREEMENT BETWEEN J.A. CARPENTER AND WIFE ETHEL M. CARPENTER AND ROY MIZEN AND WIFE ALICE MIZEN, DATED JANUARY 23, 1959, RECORDED IN OFFICIAL RECORDS BOOK 97, PAGE 575, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LINE AGREEMENT BETWEEN J.A. CARPENTER AND WIFE ETHEL M. CARPENTER AND ROY MIZEN AND WIFE ALICE MIZEN, DATED JANUARY 23, 1959, RECORDED IN OFFICIAL RECORDS BOOK 103, PAGE 22, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

*Specific Authority 190.005 FS. Law Implemented 190.004. 190.005 FS. History--New 6-14-04.*

#### **4200-1.003 Supervisors.**

The following five persons are designated as the initial members of the Board of Supervisors: Thomas McCarthy, Kyle Meyers, Wade Smith, Thomas Britt, and James Cooper.

*Specific Authority 190.005 FS. Law Implemented 190.004. 190.005 FS. History--New 6-14-04.*