

AN ORDINANCE ESTABLISHING THE VISTA LAKES COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (1999); NAMING THE DISTRICT; DESCRIBING THE EXTERNAL BOUNDARIES OF THE DISTRICT; DESCRIBING THE FUNCTIONS AND POWERS OF THE DISTRICT; DESIGNATING FIVE PERSONS TO SERVE AS THE INITIAL MEMBERS OF THE DISTRICT'S BOARD OF SUPERVISORS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Terrabrook Vista Lakes, L.P. ("Petitioner"), having obtained written consent to the establishment of the District by the owners of 100 percent of the real property to be included in the District, petitioned the City Council of the City of Orlando (the "City") to enact an ordinance establishing the Vista Lakes Community Development District (the "District") pursuant to Chapter 190, Florida Statutes (1999); and

WHEREAS, Petitioner is authorized to conduct business in the State of Florida and whose address is 130 South Orange Avenue, Suite 200, Orlando, Florida 32801; and

WHEREAS, all interested persons and affected units of general purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the City on February 7, 2000; and

WHEREAS, upon consideration of the record established at that hearing, the City determined the statements within the Petition were true and correct, that the establishment of the District is not inconsistent with any applicable element or portion of the state comprehensive plan or the local government comprehensive plan, that the land within the District is of sufficient size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally interrelated community, that the District is the best alternative available for delivering community development services and facilities to the area served

by the District, that the services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities, and that the area to be served by the District is amenable to separate special district governance; and

WHEREAS, establishment of the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ORLANDO CITY COMMISSIONER, ORLANDO, FLORIDA:

SECTION 1. AUTHORITY. This Ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (1999).

SECTION 2. DISTRICT NAME. There is hereby created a community development district situated entirely within incorporated Orlando, Florida, which District shall be known as the "Vista Lakes Community Development District."

SECTION 3. EXTERNAL BOUNDARIES OF THE DISTRICT. The external boundaries of the District are described on Exhibit 1 attached hereto. The District, overall, contains 876.011 acres, more or less.

SECTION 4. FUNCTIONS AND POWERS. The general powers and functions of the District are described in Chapter 190, Florida Statutes. Consent is hereby given to the District's Board of Supervisors to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities described and authorized by Sections 190.012(1) and 190.012(2), Florida Statutes.

SECTION 5. BOARD OF SUPERVISORS. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows:

Charles Palant
Chuck Cavaretta
Rick Mildner
Roger Gatlin
Brenda Kunkel

All of the above-listed persons are residents of the State of Florida and citizens of the United States of America.

SECTION 6. SEVERABILITY. If any provision of this Ordinance is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 7. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its final passage.

PASSED and ENACTED this 17 day of February, 2000.

CITY OF ORLANDO, FLORIDA

Bill Bagley
Mayor **Pro-tem**

ATTEST:

Grace A. Channing
City Clerk

EXHIBIT 1

LEGAL DESCRIPTION PARCEL A, VISTA LAKES (SCHARLIN)

A PORTION OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 31 EAST AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN $N00^{\circ}02'21''E$, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 2127.02 FEET; THENCE, DEPARTING SAID WEST LINE, RUN $S89^{\circ}57'39''E$, A DISTANCE OF 115.00 FEET; THENCE $S31^{\circ}14'51''E$, A DISTANCE OF 200.45 FEET; THENCE $S08^{\circ}30'13''W$, A DISTANCE OF 50.98 FEET; THENCE $S89^{\circ}57'39''E$, A DISTANCE OF 88.94 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE, FROM A TANGENT BEARING OF $N00^{\circ}02'21''E$, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.40 FEET THROUGH A CENTRAL ANGLE OF $89^{\circ}50'32''$ TO THE POINT OF TANGENCY; THENCE $N89^{\circ}52'53''E$, A DISTANCE OF 276.19 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 108.53 FEET THROUGH A CENTRAL ANGLE OF $124^{\circ}21'54''$; THENCE, DEPARTING SAID CURVE, RUN $S87^{\circ}18'14''E$, A DISTANCE OF 59.23 FEET; THENCE $N02^{\circ}41'47''E$, A DISTANCE OF 41.90 FEET; THENCE $N37^{\circ}56'42''E$, A DISTANCE OF 88.12 FEET; THENCE $N08^{\circ}48'38''E$, A DISTANCE OF 73.42 FEET; THENCE $N10^{\circ}46'01''W$, A DISTANCE OF 111.20 FEET; THENCE $N19^{\circ}27'13''E$, A DISTANCE OF 181.75 FEET; THENCE $N24^{\circ}11'18''W$, A DISTANCE OF 126.94 FEET; THENCE $N29^{\circ}12'21''W$, A DISTANCE OF 100.09 FEET; THENCE $N20^{\circ}03'36''E$, A DISTANCE OF 30.75 FEET; THENCE $N11^{\circ}25'08''W$, A DISTANCE OF 41.47 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE $N89^{\circ}52'53''E$, ALONG SAID NORTH LINE, A DISTANCE OF 1452.51 FEET; THENCE, DEPARTING SAID NORTH LINE, RUN $S00^{\circ}02'21''W$, PARALLEL TO AND 2205.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 2992.56 FEET; THENCE $S35^{\circ}54'49''W$, A DISTANCE OF 553.07 FEET TO A POINT ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF LEEVISTA BOULEVARD, SAID POINT BEING ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A CENTRAL ANGLE OF $48^{\circ}56'55''$ AND A RADIUS OF 1080.00 FEET; THENCE FROM A TANGENT BEARING OF $S84^{\circ}46'36''W$, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 922.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A CENTRAL ANGLE OF $12^{\circ}43'22''$ AND A RADIUS OF 1420.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1647.65 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 31 EAST; THENCE DEPARTING SAID CURVE, RUN $N00^{\circ}01'43''E$, ALONG SAID WEST LINE, A DISTANCE OF 2440.23 FEET TO THE POINT OF BEGINNING.

EXHIBIT 1 CONT'D

LEGAL DESCRIPTION PARCEL D, VISTA LAKES (SMITH)

A PORTION OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE S89°49'33"E, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1575.94 FEET TO A POINT ON THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF CHICKASAW TRAIL; THENCE, DEPARTING SAID NORTH LINE, RUN S00°18'24"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 125.02 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 465.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 185.18 FEET THROUGH A CENTRAL ANGLE OF 22°49'02" TO THE POINT OF TANGENCY; THENCE S23°07'26"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.27 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 485.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 341.24 FEET THROUGH A CENTRAL ANGLE OF 40°18'47" TO THE POINT OF TANGENCY; THENCE S17°11'21"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 91.16 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 465.00 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 224.06 FEET THROUGH A CENTRAL ANGLE OF 27°36'29" TO THE POINT OF TANGENCY; THENCE S10°25'08"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1208.40 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 465.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 741.32 FEET THROUGH A CENTRAL ANGLE OF 91°20'34" TO THE POINT OF TANGENCY; THENCE N78°14'18"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 274.49 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 550.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1020.71 FEET THROUGH A CENTRAL ANGLE OF 106°19'53" TO THE POINT OF TANGENCY; THENCE S04°34'11"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 597.33 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 900.00 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 554.47 FEET THROUGH A CENTRAL ANGLE OF 35°17'56" TO THE POINT OF TANGENCY; THENCE S39°52'07"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 293.51 FEET TO A POINT ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF LEEVISTA BOULEVARD; THENCE, DEPARTING SAID PROPOSED WESTERLY RIGHT-OF-WAY LINE OF CHICKASAW TRAIL, RUN S50°07'53"W, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF LEEVISTA BOULEVARD, A DISTANCE OF 897.38 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1425.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 983.64 FEET THROUGH A CENTRAL ANGLE OF 39°32'59" TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE N00°10'01"W, ALONG SAID WEST LINE, A DISTANCE OF 2656.95 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE N00°05'05"W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 24, A DISTANCE OF 2659.61 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE NORTHWEST 1/4; THENCE N89°58'58"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 24, A DISTANCE OF 1322.66 FEET TO THE POINT OF BEGINNING.

EXHIBIT 1 CONT'D

LEGAL DESCRIPTION
PARCEL B, VISTA LAKES
(SCHARLIN)

A PORTION OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE N89°51'08"E, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 98.20 FEET FOR A POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTH LINE, RUN N40°21'10"W, A DISTANCE OF 79.35 FEET TO A POINT ON THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF LEEVISTA BOULEVARD, SAID POINT BEING ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 7570.00 FEET; THENCE, FROM A TANGENT BEARING OF N49°04'47"E, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1750.83 FEET THROUGH A CENTRAL ANGLE OF 3°15'06" TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 930.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 653.65 FEET THROUGH A CENTRAL ANGLE OF 40°16'14"; THENCE, DEPARTING SAID CURVE AND SAID RIGHT-OF-WAY LINE, RUN S35°54'49"W, A DISTANCE OF 200.90 FEET; THENCE S43°53'48"E, A DISTANCE OF 1026.41 FEET TO A POINT 2350.00 FEET EAST OF THE WEST LINE OF THE AFOREMENTIONED NORTHWEST 1/4 OF SAID SECTION 19; THENCE RUN S00°01'43"W, PARALLEL TO AND 2350.00 FEET EAST OF SAID WEST LINE OF THE NORTHWEST 1/4 OF SECTION 19, A DISTANCE OF 799.64 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE RUN S89°51'08"W, ALONG SAID SOUTH LINE, A DISTANCE OF 2251.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.521 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

VISTA LAKES
TOWN CENTER A

A PORTION OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE S00°01'55"W, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 538.65 FEET; THENCE, DEPARTING SAID EAST LINE, RUN N89°58'05"W, A DISTANCE OF 901.93 FEET TO A POINT ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF LEEVISTA BOULEVARD FOR A POINT OF BEGINNING; THENCE S50°07'53"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1779.62 FEET TO THE POINT OF INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF LEEVISTA BOULEVARD AND THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF CHICKASAW TRAIL; THENCE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE OF LEEVISTA BOULEVARD, RUN THE FOLLOWING COURSES AND DISTANCES ALONG SAID PROPOSED RIGHT-OF-WAY LINE; THENCE N39°52'07"W, A DISTANCE OF 293.51 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 800.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 492.87 FEET THROUGH A CENTRAL ANGLE OF 35°17'56" TO THE POINT OF TANGENCY; THENCE N04°34'11"W, A DISTANCE OF 597.33 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 450.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 793.12 FEET THROUGH A CENTRAL ANGLE OF 100°59'01" TO THE POINT OF TANGENCY; THENCE S83°35'10"E, A DISTANCE OF 367.89 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 535.00 FEET; THENCE RUN EASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 386.05 FEET THROUGH A CENTRAL ANGLE OF 41°20'39"; THENCE, DEPARTING SAID CURVE AND SAID RIGHT-OF-WAY LINE, RUN S39°52'07"E, A DISTANCE OF 865.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 45.939 ACRES, MORE OR LESS.

LEGAL DESCRIPTION

VISTA LAKES
TOWN CENTER B

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE S00°01'55"W, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 784.19 FEET; THENCE, DEPARTING SAID EAST LINE, RUN N89°58'05"W, A DISTANCE OF 696.62 FEET FOR A POINT OF BEGINNING; THENCE S34°48'30"W, A DISTANCE OF 1184.63 FEET; THENCE N89°50'39"W, A DISTANCE OF 284.72 FEET; THENCE S50°07'53"W, A DISTANCE OF 419.07 FEET; THENCE N39°52'07"W, A DISTANCE OF 300.00 FEET TO A POINT ON THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF LEEVISTA BOULEVARD; THENCE N50°07'53"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1779.62 FEET; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, RUN S39°52'07"E, A DISTANCE OF 170.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.412 ACRES, MORE OR LESS.

EXHIBIT 1 CONT'D

LEGAL DESCRIPTION
PARCEL C, VISTA LAKES
(SMITH)

A PORTION OF SECTIONS 24 AND 25, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE $500^{\circ}05'51''$ W, ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2657.20 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE $500^{\circ}07'53''$ W, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 905.85 FEET; THENCE, DEPARTING SAID EAST LINE, RUN $N89^{\circ}52'07''$ W, PERPENDICULAR TO SAID EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 25, A DISTANCE OF 300.62 FEET; THENCE $S45^{\circ}41'30''$ W, A DISTANCE OF 350.04 FEET; THENCE $S13^{\circ}14'14''$ W, A DISTANCE OF 723.18 FEET TO A POINT ON THE EAST LINE OF BLOCK 40 OF THE UNRECORDED PLAT OF GOLDEN ACRES, SAID POINT ALSO BEING ON THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN TAX IDENTIFICATION NUMBER 018, LYING IN SAID SECTION 25, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE $N30^{\circ}08'53''$ W, ALONG THE EAST LINE OF THE PARCELS OF LAND DESCRIBED IN TAX IDENTIFICATION NUMBERS 001, 009-018 INCLUSIVE, 024-031 INCLUSIVE, 033-036 INCLUSIVE, 065 AND 073, OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AND ALONG THE EAST LINE OF SAID BLOCK 40, A DISTANCE OF 5195.63 FEET TO A POINT ON THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF THE LEEVISTA BOULEVARD, SAID POINT BEING ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1575.00 FEET; THENCE, FROM A TANGENT BEARING OF $N67^{\circ}06'00''$ E, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 466.45 FEET THROUGH A CENTRAL ANGLE OF $16^{\circ}58'08''$ TO THE POINT OF TANGENCY; THENCE $N50^{\circ}07'53''$ E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 997.38 FEET; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE RUN $S39^{\circ}52'07''$ E, A DISTANCE OF 300.00 FEET; THENCE $N50^{\circ}07'53''$ E, A DISTANCE OF 419.07 FEET; THENCE $S89^{\circ}50'39''$ E, A DISTANCE OF 284.72 FEET; THENCE $N34^{\circ}48'30''$ E, A DISTANCE OF 1184.63 FEET; THENCE $N39^{\circ}52'07''$ W, A DISTANCE OF 170.06 FEET TO A POINT ON THE AFOREMENTIONED PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF LEEVISTA BOULEVARD; THENCE $N50^{\circ}07'53''$ E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 962.31 FEET; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, RUN $S40^{\circ}21'10''$ E, A DISTANCE OF 104.13 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE $500^{\circ}01'55''$ W, ALONG SAID EAST LINE, A DISTANCE OF 2541.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 282.602 ACRES, MORE OR LESS.

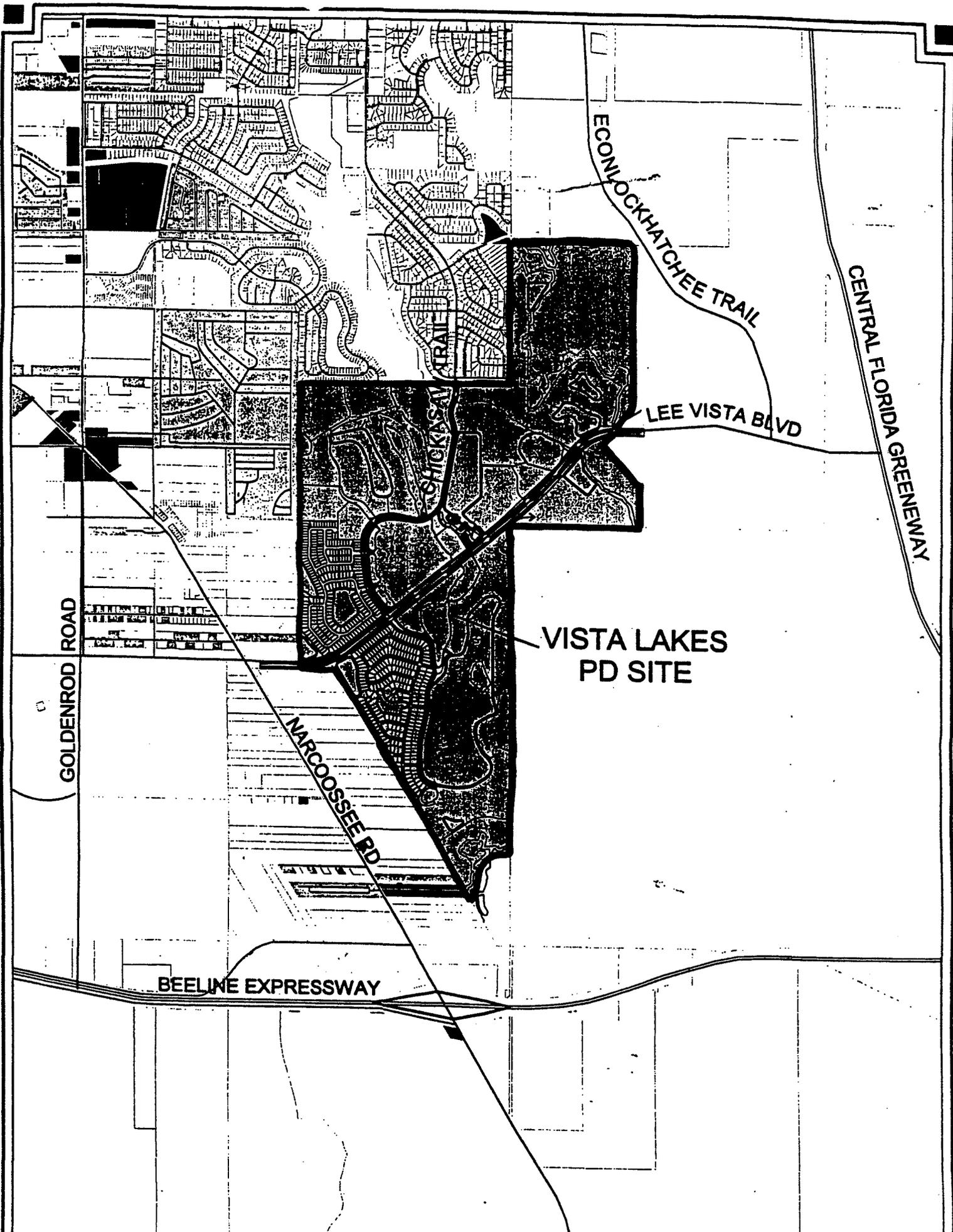
EXHIBIT 1 CONT'D

LEGAL DESCRIPTION
PARCEL E, VISTA LAKES
(SMITH)

A PORTION OF THE EAST 1/2 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE $500^{\circ}01'43''$ W, ALONG THE EAST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2440.23 FEET TO A POINT ON THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF LEEVISTA BOULEVARD, SAID POINT BEING ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 7420.00 FEET; THENCE, DEPARTING SAID EAST LINE, FROM A TANGENT BEARING OF $S48^{\circ}33'03''$ W, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 204.68 FEET THROUGH A CENTRAL ANGLE OF $01^{\circ}34'50''$ TO THE POINT OF TANGENCY; THENCE $S50^{\circ}07'53''$ W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 973.37 FEET; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, RUN $N39^{\circ}52'07''$ W, A DISTANCE OF 865.09 FEET TO A POINT ON THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF CHICKASAW TRAIL, SAID POINT BEING ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 535.00 FEET; THENCE, FROM A TANGENT BEARING OF $N55^{\circ}04'11''$ E, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 416.93 FEET THROUGH A CENTRAL ANGLE OF $44^{\circ}39'03''$ TO THE POINT OF TANGENCY; THENCE $N10^{\circ}25'08''$ E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1208.40 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 535.00 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 257.79 FEET THROUGH A CENTRAL ANGLE OF $27^{\circ}36'29''$ TO THE POINT OF TANGENCY; THENCE $N17^{\circ}11'21''$ W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 91.16 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 415.00 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 291.99 FEET THROUGH A CENTRAL ANGLE OF $40^{\circ}19'47''$ TO THE POINT OF TANGENCY; THENCE $N23^{\circ}07'26''$ E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.27 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 535.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 213.06 FEET THROUGH A CENTRAL ANGLE OF $22^{\circ}49'02''$ TO THE POINT OF TANGENCY; THENCE $N00^{\circ}18'24''$ E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 125.18 FEET TO A POINT ON THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 24; THENCE, DEPARTING SAID RIGHT-OF-WAY LINE, RUN $S89^{\circ}49'33''$ E, ALONG SAID NORTH LINE, A DISTANCE OF 983.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 74.982 ACRES, MORE OR LESS.



GOLDENROD ROAD

BEELINE EXPRESSWAY

NARCOSSEE RD

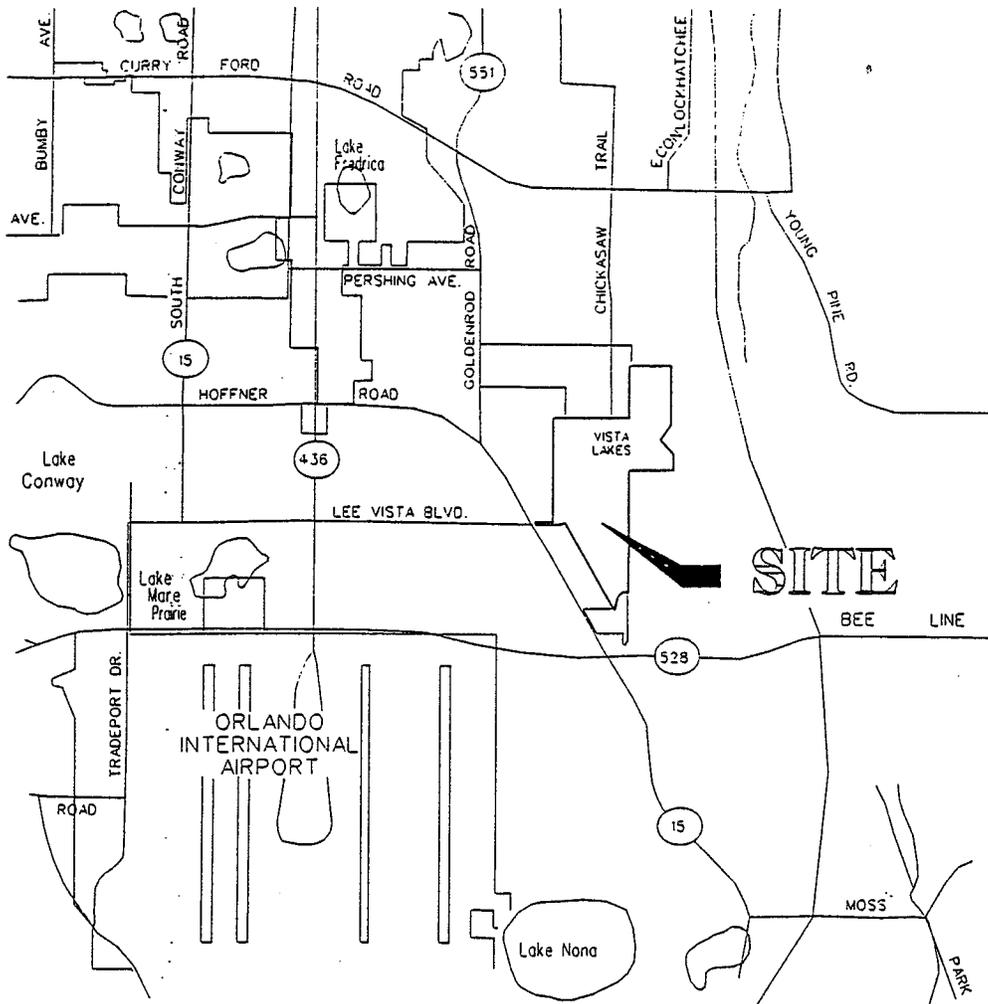
VISTA LAKES PD SITE

LEE VISTA BLVD

CENTRAL FLORIDA GREENWAY

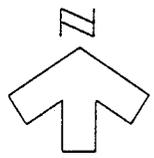
CONLOCKHATCHEE TRAIL

VISTA LAKES TRAIL



SITE

948 Gross Acres



VISTA LAKES

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EXHIBIT "A"
MASTER DEVELOPMENT PLAN

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 Nicole E. Step
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