

**THE METKA LAW FIRM, P.A.**

HIGH STANDARDS. REAL SOLUTIONS.

Chelsea L. Metka, Esq.  
Chelsea@MetkaLawFirm.com

1135 East Avenue  
Clermont, FL 34711

Telephone: (407) 826-1952  
Facsimile: (888) 357-0255

November 9, 2018

Office of Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399

RE: Docket No. 20170174-SU; Application for Transfer of Assets of Exempt Utility and for Amendment of Certificate 465-S in Lake County by Utilities Inc. of Florida

Dear Sir or Madam,

The following are the responses of Barrington Estates Property Holdings Homeowners Association, Inc. ("Barrington") to Staff's First Data Request dated November 2, 2018.

1. The following items relate to the sale of Barrington Estates wastewater system between Barrington Estates Property Holdings Homeowners' Association, Inc. and Centennial Bank, as referenced in the transfer application.
  - a. Please provide the sales agreement between Barrington Estates Property Holdings Homeowners' Association, Inc. and Centennial Bank.  
BARRINGTON'S RESPONSE: The attached Bill of Sale and Utility and Water Treatment Facilities Easement, are the only documentation in Barrington's possession which relate to the sales agreement for the wastewater system between Barrington Estates Property Holdings Homeowners' Association, Inc. and Centennial Bank.
  - b. If not reflected in the sales agreement, please identify the dollar amount in which the Barrington Estates wastewater system was acquired from Centennial Bank.  
BARRINGTON'S RESPONSE: It is Barrington's understanding and belief that there was no stated price for the wastewater system specifically, but rather that the sale of the wastewater system was included as a part of Barrington's overall purchase of the lots from Centennial Bank. The attached Assignment of Developer's Rights under Declaration of Covenants, Conditions, Easements and Restrictions for Barrington Estates, and Special Warranty deed are the only documentation in Barrington's possession which relate to Barrington's purchase of the property from Centennial Bank.

Should you have questions regarding this filing or require further clarification please feel free to contact me.

Sincerely,

  
Chelsea L. Metka



(407) 826-1952  
1135 East Avenue, Clermont, FL 34711

BRET JONES PA  
700 ALMOND STREET  
CLERMONT FL 34711



BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that CENTENNIAL BANK ("Seller"), whose address is 1515 E. Hwy 50, Clermont, Florida 34711, for and in consideration of the sum of Ten and No/100 DOLLARS (\$10.00) lawful money of the United States, and other good and valuable consideration, paid by BARRINGTON ESTATES PROPERTY HOLDINGS HOMEOWNERS' ASSOCIATION, INC. ("Buyer"), whose address is 6972 Lake Gloria Blvd., Orlando, FL 32809, the receipt and sufficiency thereof is hereby acknowledged, has granted, bargained, sold, transferred, and delivered, and by these presents does grant, bargain, sell, transfer and deliver unto Buyer, Buyer's executors, administrators, and assigns, the following goods and chattels:

The fixtures, improvements, facilities, componentry, equipment, utilities, and all tangible personal property used or usable in connection with the operation of the Water Treatment Facility specifically located on, under, or in the real property described in attached Exhibit A.

Said item(s) are hereby sold to Buyer in an "AS IS" condition. ALL WARRANTIES, EXPRESSED AND IMPLIED, ARE EXPRESSLY DISCLAIMED, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF MERCHANTABILITY, HABITABILITY, AND FOR FITNESS FOR A PARTICULAR PURPOSE.

TO HAVE AND TO HOLD the same unto Buyer, Buyer's executors, administrators and assigns forever.

AND Seller does, for Seller and Seller's heirs, executors and administrators, covenant to and with Buyer, Buyer's executors, administrators and assigns, that Seller is the lawful owner of the said goods and chattels; that they are free from all encumbrances; that Seller has good right to sell the same aforesaid, and that Seller will warrant and defend the sale of the said property, goods and chattels hereby made, unto Buyer, Buyer's executors, administrators and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, Seller has executed this Bill of Sale this 16<sup>th</sup> day of October 2012.

Signed in the presence of:

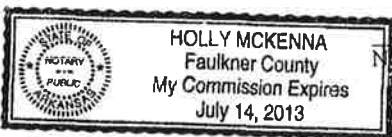
Mollie Franks  
Witness  
Printed Name: MOLLIE FRANKS

Meresa Lankford  
Meresa Lankford

Andrea Foster  
Witness  
Printed Name: 10/16/12, Andrea Foster

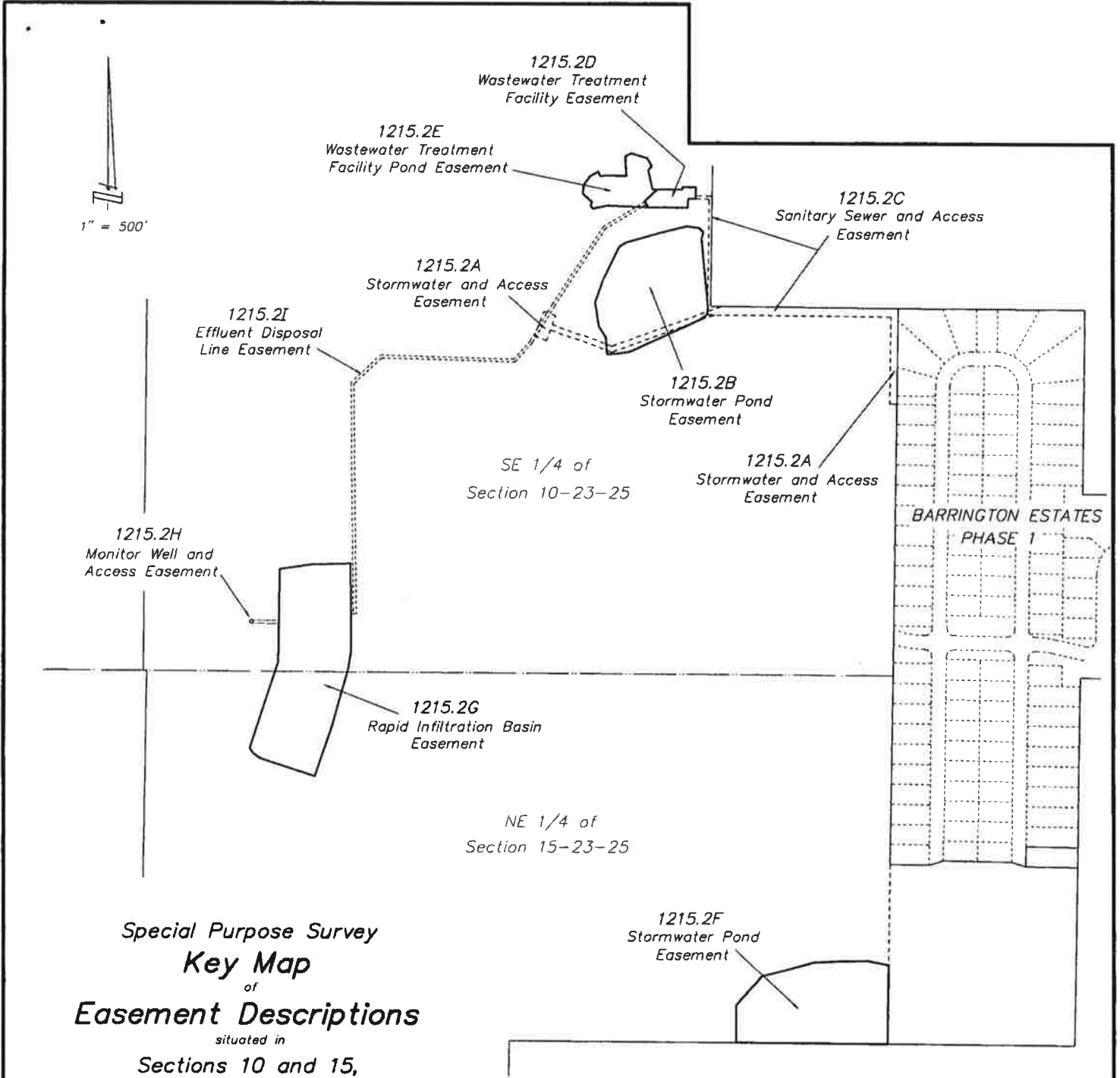
STATE OF FLORIDA AK  
COUNTY OF ~~LAKE~~ Faulkner

The execution of the foregoing Bill of Sale was acknowledged before me this 16 day of October 2012, by Meresa Lankford, who is  personally known to me, or produced \_\_\_\_\_ as identification.



Holly McKenna  
Notary Public

(Seal)



**Special Purpose Survey  
Key Map  
of  
Easement Descriptions**  
situated in

**Sections 10 and 15,  
Township 23 South, Range 25 East  
Lake County, Florida**

Not a Boundary Survey.  
See GBA Job No. 1215.2 "A" through "I" for individual easement descriptions.

**SKETCH OF DESCRIPTION ONLY - NOT A SURVEY**

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR: <b>Centennial Bank</b>		JOB NO. 1215.2	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. GBA Job No. 7194  R. CLAYTON GANUNG REG. P.L.S. NO. 4236
		SHEET 1 of 1	
professional surveyors and mappers		DATE 6/25/12 Rev. 7/20/12	
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656		SCALE As Noted	

*Legal Description*

A portion of Lots 55 and 56, GROVELAND FARMS, according to the plat thereof, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida and situated in Section 10, Township 23 South, Range 25 East, Lake County, Florida, being described as follows:

BEGIN at the northwest corner of BARRINGTON ESTATES PHASE 1, according to the plat thereof, as recorded in Plat Book 62, Pages 46 through 49, Public Records of Lake County, Florida; thence run S 00°48'18" W, along the west line of said BARRINGTON ESTATES PHASE 1, a distance of 340.52 feet; thence, departing said west line, run N 89°11'42" W, a distance of 25.00 feet; thence run N 00°48'18" E, a distance of 310.38 feet; thence run N 89°31'02" W, a distance of 623.71 feet; thence run S 69°35'31" W, a distance of 384.81 feet; thence run N 69°58'54" W, a distance of 229.80 feet; thence run S 20°01'06" W, a distance of 40.00 feet; thence run N 69°58'54" W, a distance of 45.00 feet; thence run N 20°01'06" E, a distance of 95.00 feet; thence run S 69°58'54" E, a distance of 45.00 feet; thence run S 20°01'06" W, a distance of 35.00 feet; thence run S 69°58'54" E, a distance of 222.44 feet; thence run N 69°35'31" E, a distance of 409.18 feet to a point on the north line of the Southeast 1/4 of the Southeast 1/4 of said Section 10; thence run S 89°31'02" E, along the north line thereof, a distance of 626.36 feet to the POINT OF BEGINNING.

Containing 1.00 acre, more or less.

Not a Boundary Survey.

Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for Sketch.

**SKETCH OF DESCRIPTION ONLY – NOT A SURVEY**

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

**Sketch of Description**

of a

**Stormwater and Access Easement**

situated in

**Section 10, Township 23 South, Range 25 East  
Lake County, Florida**

PREPARED FOR:

**Centennial Bank**

JOB NO.

1215.2A

SHEET

1 of 2

DATE

6/25/12

SCALE

1" = 100'

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GBA/LB No. 7194



R. CLAYTON GANUNG

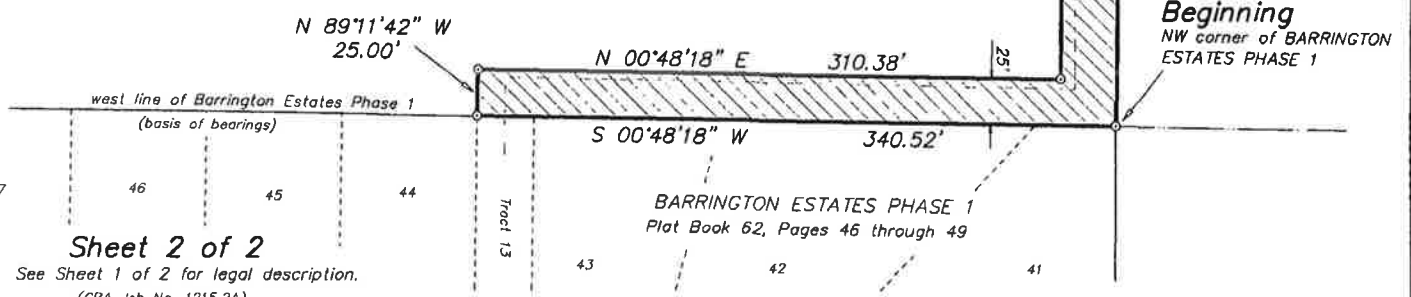
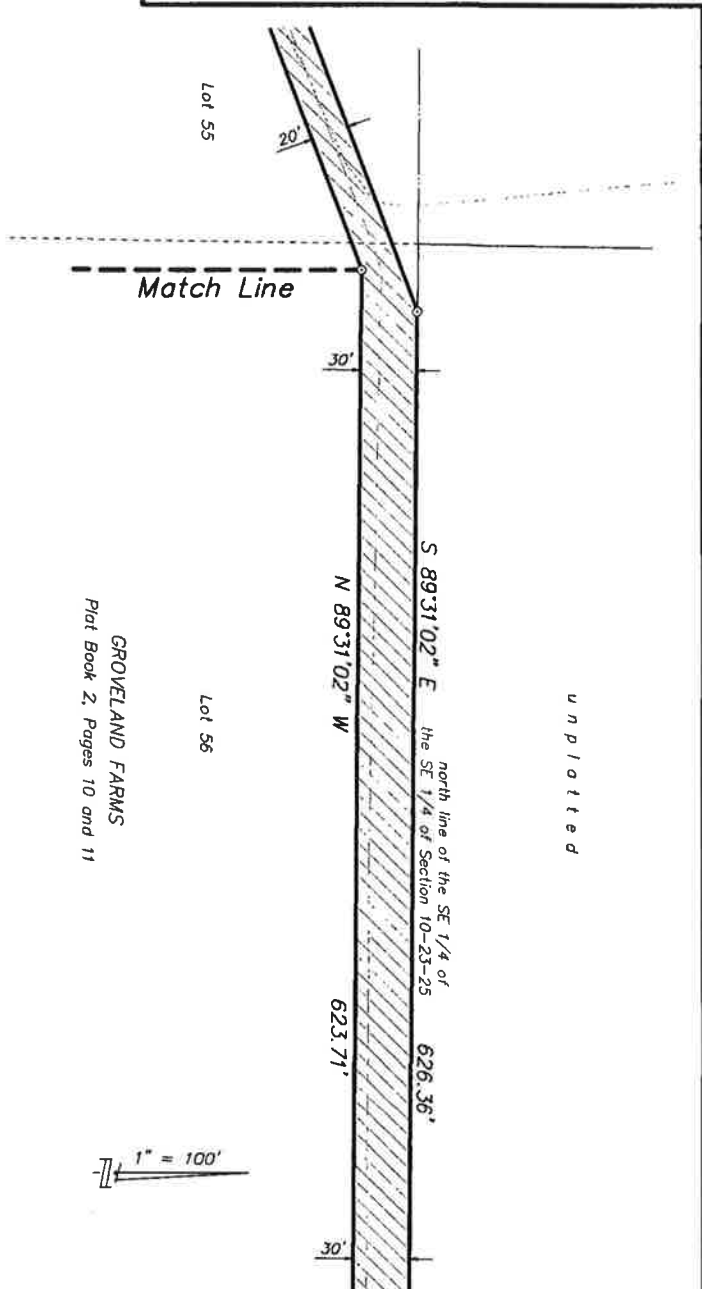
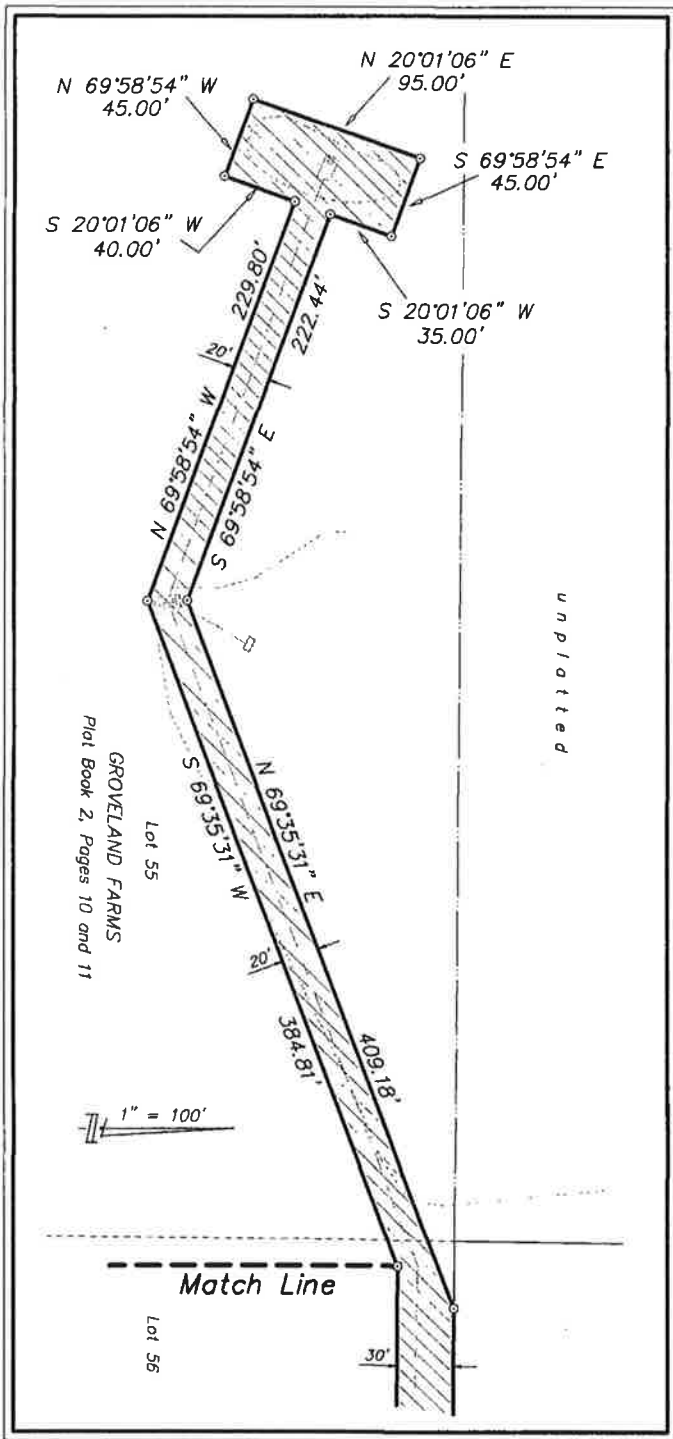
REG. P.L.S. NO. 4236



**GANUNG - BELTON ASSOCIATES, INC.**

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656



**Sheet 2 of 2**

See Sheet 1 of 2 for legal description.  
(GBA Job No 1215.2A)

47 46 45 44 43 42 41

*Legal Description*

A portion of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 23 South, Range 25 East, Lake County, Florida together with a portion of Lot 55, GROVELAND FARMS, according to the plat thereof, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, all being described as follows:

Commence at the southeast corner of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10; thence run N 89°31'02" W, along the south line of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10, a distance of 10.28 feet for the POINT OF BEGINNING; thence run S 05°07'36" E, a distance of 5.45 feet; thence run S 08°45'18" W, a distance of 23.55 feet; thence run S 53°38'00" W, a distance of 32.32 feet; thence run S 64°58'14" W, a distance of 269.63 feet; thence run S 80°09'48" W, a distance of 48.86 feet; thence run S 88°16'42" W, a distance of 32.40 feet; thence run N 03°57'42" W, a distance of 60.25 feet; thence run N 33°25'26" W, a distance of 46.66 feet; thence run N 07°55'54" W, a distance of 87.60 feet; thence run N 18°38'11" E, a distance of 83.13 feet; thence run N 25°35'22" E, a distance of 135.57 feet; thence run N 58°45'36" E, a distance of 26.33 feet; thence run N 73°28'24" E, a distance of 123.15 feet; thence run N 75°52'15" E, a distance of 98.29 feet; thence run S 82°57'55" E, a distance of 44.10 feet; thence run S 44°35'21" E, a distance of 21.81 feet; thence run S 15°14'19" W, a distance of 23.36 feet; thence run S 05°07'36" E, a distance of 245.79 feet to the POINT OF BEGINNING.

Containing 3.04 acres, more or less.

*Sketch of Description*  
of a  
**Stormwater Pond Easement**

situated in  
**Section 10, Township 23 South, Range 25 East  
Lake County, Florida**


Not a Boundary Survey.

Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for Sketch.

**SKETCH OF DESCRIPTION ONLY - NOT A SURVEY**


NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR:	<b>Centennial Bank</b>
	<b>GANUNG - BELTON ASSOCIATES, INC.</b> professional surveyors and mappers
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656	

JOB NO.	1215.2B
SHEET	1 of 2
DATE	6/25/12
SCALE	As Noted

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

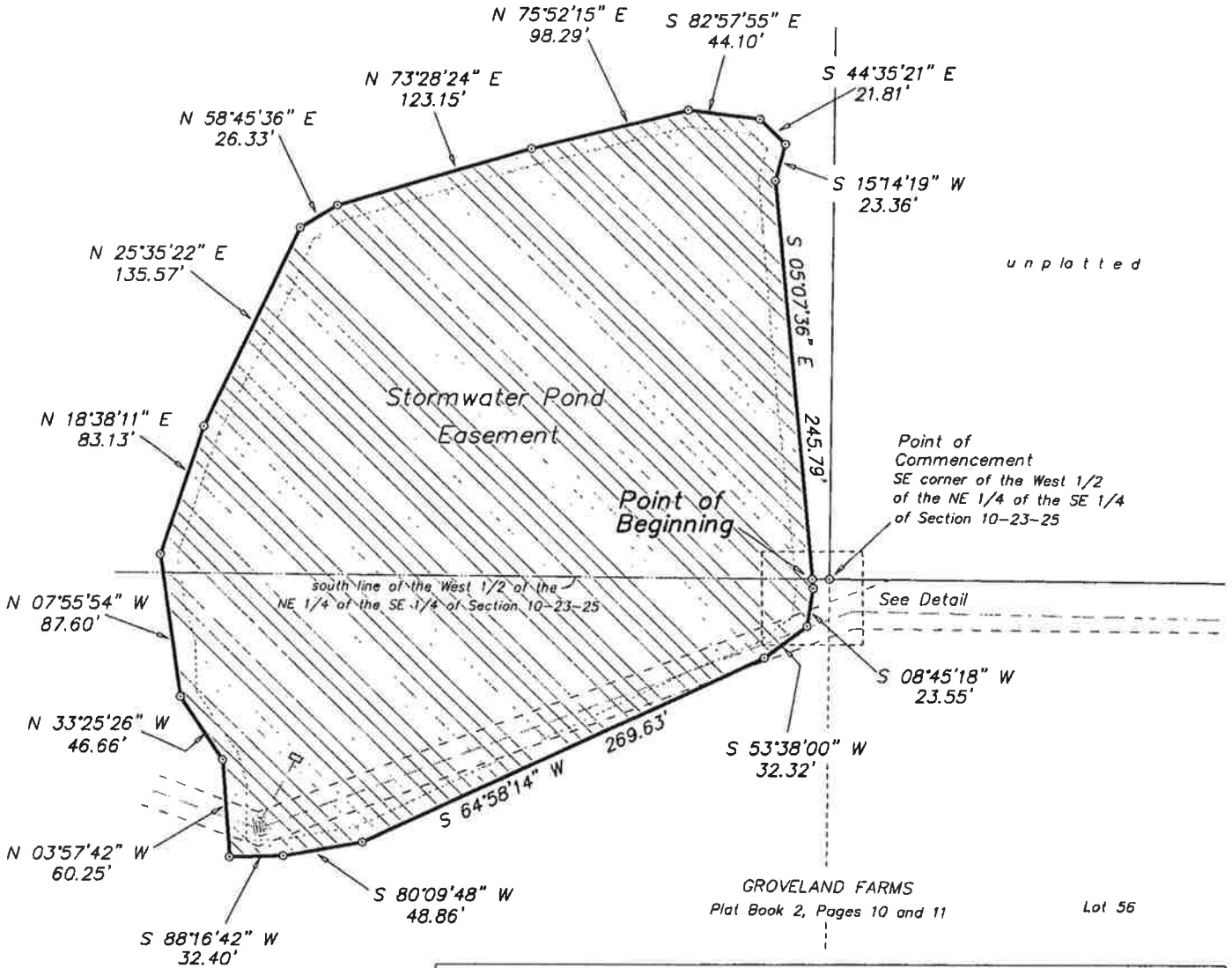
GBA CB No. 7194



R. CLAYTON GANUNG  
REG. P.L.S. NO. 4236

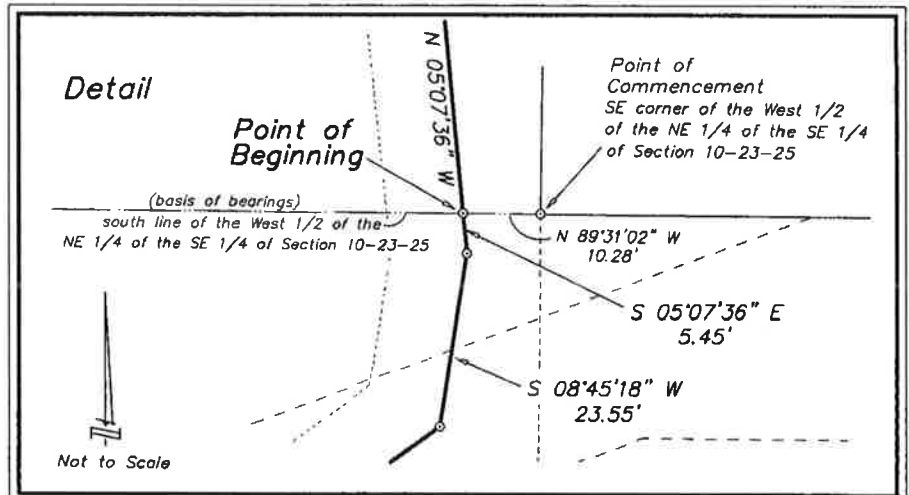
unplotted

West 1/2 of the NE 1/4  
of the SE 1/4 of Section 10-23-25



### Sheet 2 of 2

See Sheet 1 of 2 for legal description.  
(G&A Job No. 1215.28)



*Legal Description*

A portion of Lots 55 and 56, GROVELAND FARMS, according to the plat thereof, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida and situated in Section 10, Township 23 South, Range 25 East, Lake County, Florida, being described as follows:

BEGIN at the northwest corner of BARRINGTON ESTATES PHASE 1, according to the plat thereof, as recorded in Plat Book 62, Pages 46 through 49, Public Records of Lake County, Florida; thence run S 00°48'18" W, along the west line of said BARRINGTON ESTATES PHASE 1, a distance of 340.52 feet; thence, departing said west line, run N 89°11'42" W, a distance of 25.00 feet; thence run N 00°48'18" E, a distance of 310.38 feet; thence run N 89°31'02" W, a distance of 647.73 feet; thence run N 00°42'44" E, a distance of 416.57 feet; thence run N 89°41'21" W, a distance of 47.58 feet; thence run N 00°38'23" E, a distance of 10.00 feet; thence run S 89°41'21" E, a distance of 57.59 feet to a point on the east line of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10; thence run S 00°42'44" W, along the east line thereof, a distance of 396.60 feet to a point on the north line of the Southeast 1/4 of the Southeast 1/4 of said Section 10; thence run S 89°31'02" E, along the north line thereof, a distance of 662.78 feet to the POINT OF BEGINNING.

Containing 0.74 acres, more or less.

Not a Boundary Survey.

Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for Sketch.

**SKETCH OF DESCRIPTION ONLY – NOT A SURVEY**

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

*Sketch of Description  
of a  
Sanitary Sewer  
of a  
Access Easement  
situated in*

**Section 10, Township 23 South, Range 25 East  
Lake County, Florida**

PREPARED FOR:

**Centennial Bank**

JOB NO.

1215.2C

SHEET

1 of 2

DATE

6/25/12

SCALE

1" = 100'

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GBA/LB No. 7194

*[Handwritten Signature]*  
R. OLAYTON GANUNG  
REG. P.L.S. No. 4236



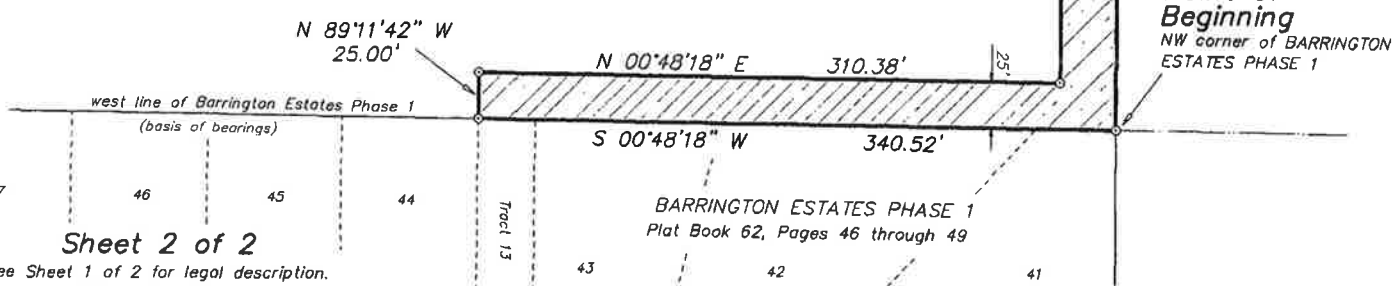
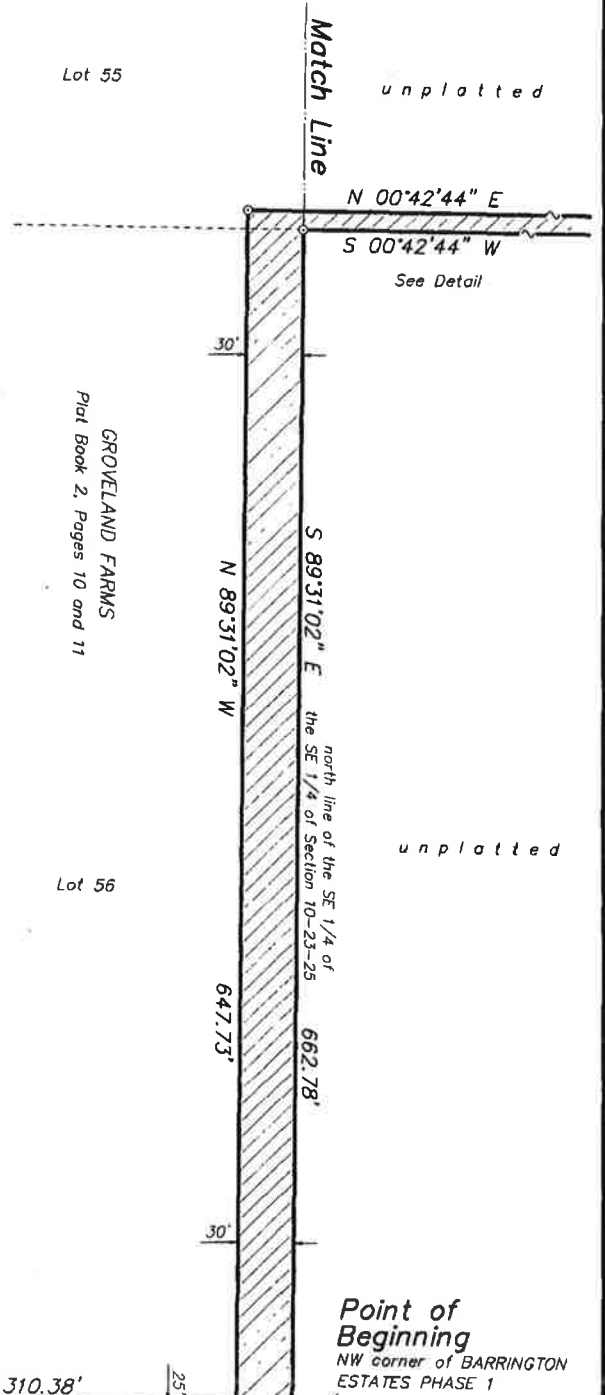
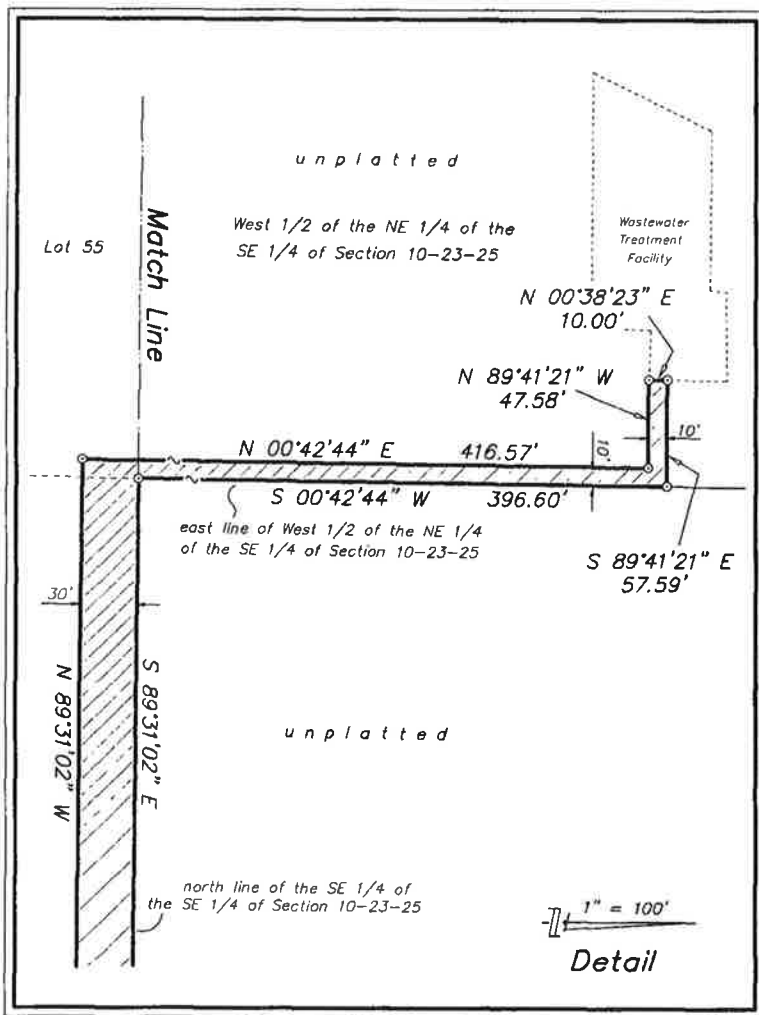
**GANUNG - BELTON ASSOCIATES, INC.**

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656



1" = 100'



Sheet 2 of 2

See Sheet 1 of 2 for legal description.  
(GBA Job No. 1215.2C)

*Legal Description*

A portion of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 23 South, Range 25 East, Lake County, Florida, being described as follows:

Commence at the southeast corner of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10; thence run N 00°42'44" E, along the east line of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10, a distance of 386.60 feet; thence, departing said east line, run N 89°41'21" W, a distance of 57.58 feet for the POINT OF BEGINNING; thence run N 87°33'02" W, a distance of 26.82 feet; thence run S 02°00'55" W, a distance of 32.28 feet; thence run N 89°41'21" W, a distance of 138.57 feet; thence run N 32°57'38" W, a distance of 25.27 feet; thence run N 46°27'26" E, a distance of 62.12 feet; thence run S 89°29'16" E, a distance of 86.79 feet; thence run N 05°21'02" E, a distance of 8.75 feet; thence run N 89°39'06" E, a distance of 48.08 feet; thence run S 00°38'23" W, a distance of 41.87 feet to the POINT OF BEGINNING.

Containing 0.23 acres, more or less.

*Sketch of Description*  
of a  
**Wastewater Treatment  
Facility Easement**

situated in  
**Section 10, Township 23 South, Range 25 East  
Lake County, Florida**

Not a Boundary Survey.

Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for Sketch.

**SKETCH OF DESCRIPTION ONLY – NOT A SURVEY**

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR:

**Centennial Bank**



**GANUNG - BELTON ASSOCIATES, INC.**

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO.  
1215.2D

SHEET  
1 of 2

DATE  
6/25/12  
Rev. 7/18/12

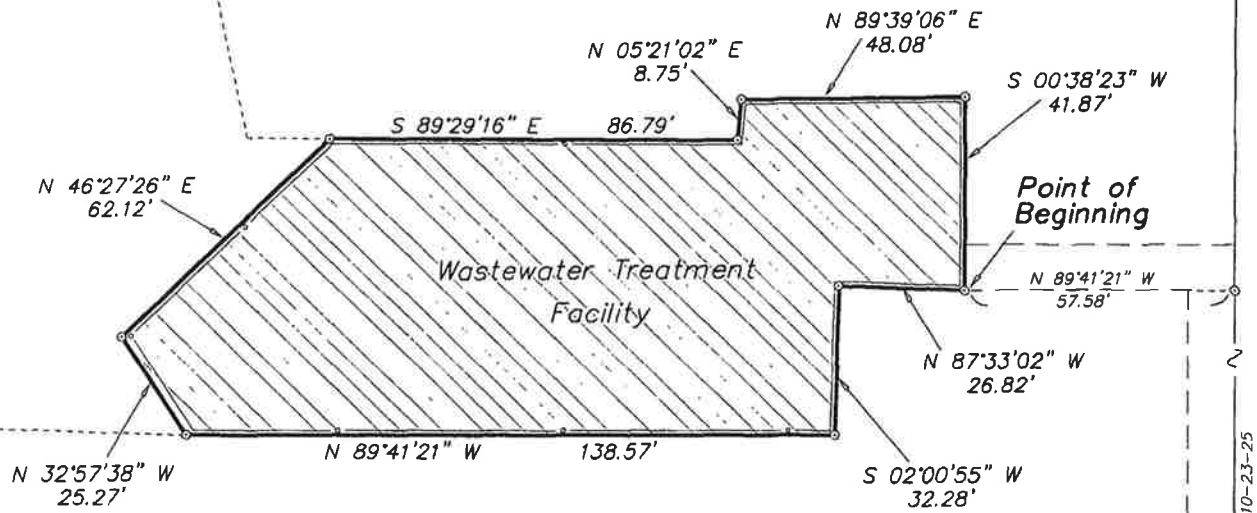
SCALE  
1" = 40'

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GBA LB No. 7194

R. CLAYTON GANUNG  
REG. P.L.S. NO. 4236

unplatted



unplatted

West 1/2 of the NE 1/4  
of the SE 1/4 of Section 10-23-25

unplatted



Point of Commencement  
SE corner of the West 1/2  
of the NE 1/4 of the SE 1/4  
of Section 10-23-25

east line of West 1/2 of the NE 1/4 of the SE 1/4 of Section 10-23-25

386.60'

(basis of bearings)  
N 00°42'44\" E

south line of the West 1/2 of the NE 1/4 of the SE 1/4 of Section 10-23-25

Lot 55

GROVELAND FARMS  
Plot Book 2, Pages 10 and 11

Sheet 2 of 2

See Sheet 1 of 2 for legal description.  
(GBA Job No. 1215.20)

*Legal Description*

A portion of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 23 South, Range 25 East, Lake County, Florida, being described as follows:

Commence at the southeast corner of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10; thence run N 00°42'44" E, along the east line of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10, a distance of 501.48 feet; thence, departing said east line, run N 89°17'16" W, a distance of 213.90 feet for the POINT OF BEGINNING; thence run S 36°06'49" W, a distance of 20.40 feet; thence run S 11°54'12" E, a distance of 68.42 feet; thence run S 89°29'16" E, a distance of 17.57 feet; thence run S 46°27'26" W, a distance of 62.12 feet; thence run S 32°57'38" E, a distance of 25.27 feet; thence run N 87°50'37" W, a distance of 45.29 feet; thence run N 88°13'47" W, a distance of 101.20 feet; thence run S 78°37'16" W, a distance of 50.09 feet; thence run N 40°03'40" W, a distance of 12.17 feet; thence run N 22°30'11" E, a distance of 14.46 feet; thence run N 47°12'30" W, a distance of 43.99 feet; thence run N 05°25'34" E, a distance of 32.39 feet; thence run N 35°55'57" E, a distance of 38.01 feet; thence run N 59°57'28" E, a distance of 31.70 feet; thence run S 25°46'11" E, a distance of 17.88 feet; thence run N 79°23'42" E, a distance of 16.63 feet; thence run S 88°18'50" E, a distance of 76.30 feet; thence run N 03°18'04" W, a distance of 70.25 feet; thence run N 62°17'31" E, a distance of 23.16 feet; thence run S 72°34'53" E, a distance of 58.38 feet; thence run S 31°14'25" E, a distance of 31.54 feet to the POINT OF BEGINNING.

Containing 0.70 acres, more or less.

*Sketch of Description*  
of a  
**Wastewater Treatment  
Facility Pond Easement**

*situated in*  
**Section 10, Township 23 South, Range 25 East  
Lake County, Florida**


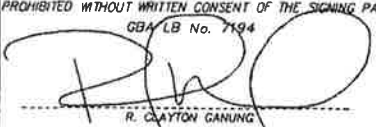
Not a Boundary Survey.

Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for Sketch.

**SKETCH OF DESCRIPTION ONLY – NOT A SURVEY**

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

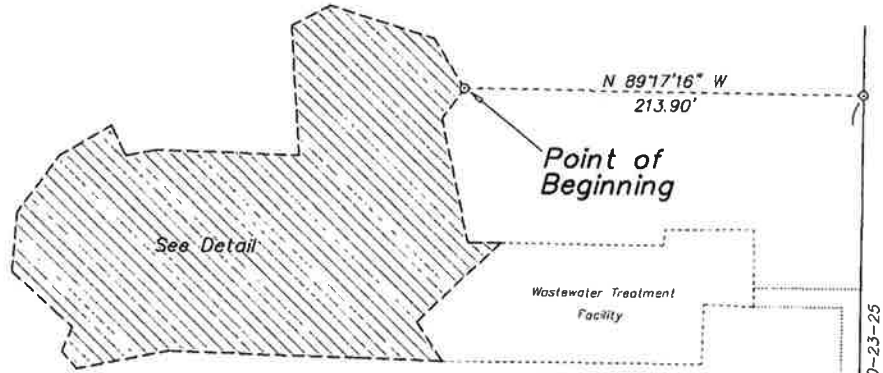
 <p><b>GANUNG - BELTON ASSOCIATES, INC.</b> professional surveyors and mappers 1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656</p>	<p>PREPARED FOR:</p> <p style="font-size: 1.2em;"><b>Centennial Bank</b></p>	<p>JOB NO. 1215.2E</p>	<p>SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.</p> <p style="text-align: center;">GBA LB No. 7194</p> <div style="text-align: center;">               R. CLAYTON GANUNG              REG. P.L.S. NO. 4236         </div>
	<p>SHEET</p> <p>1 of 2</p>	<p>DATE 6/25/12</p> <p>Rev. 7/18/12</p>	
	<p>SCALE</p> <p>As Noted</p>		

unplotted



### Sheet 2 of 2

See Sheet 1 of 2 for legal description.  
(GBA Job No. 1215.2E)

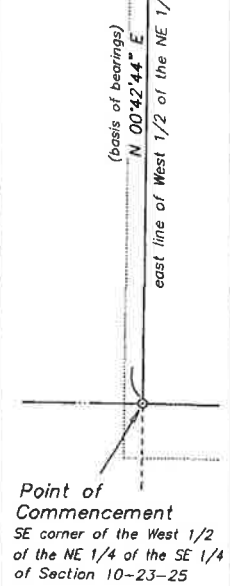
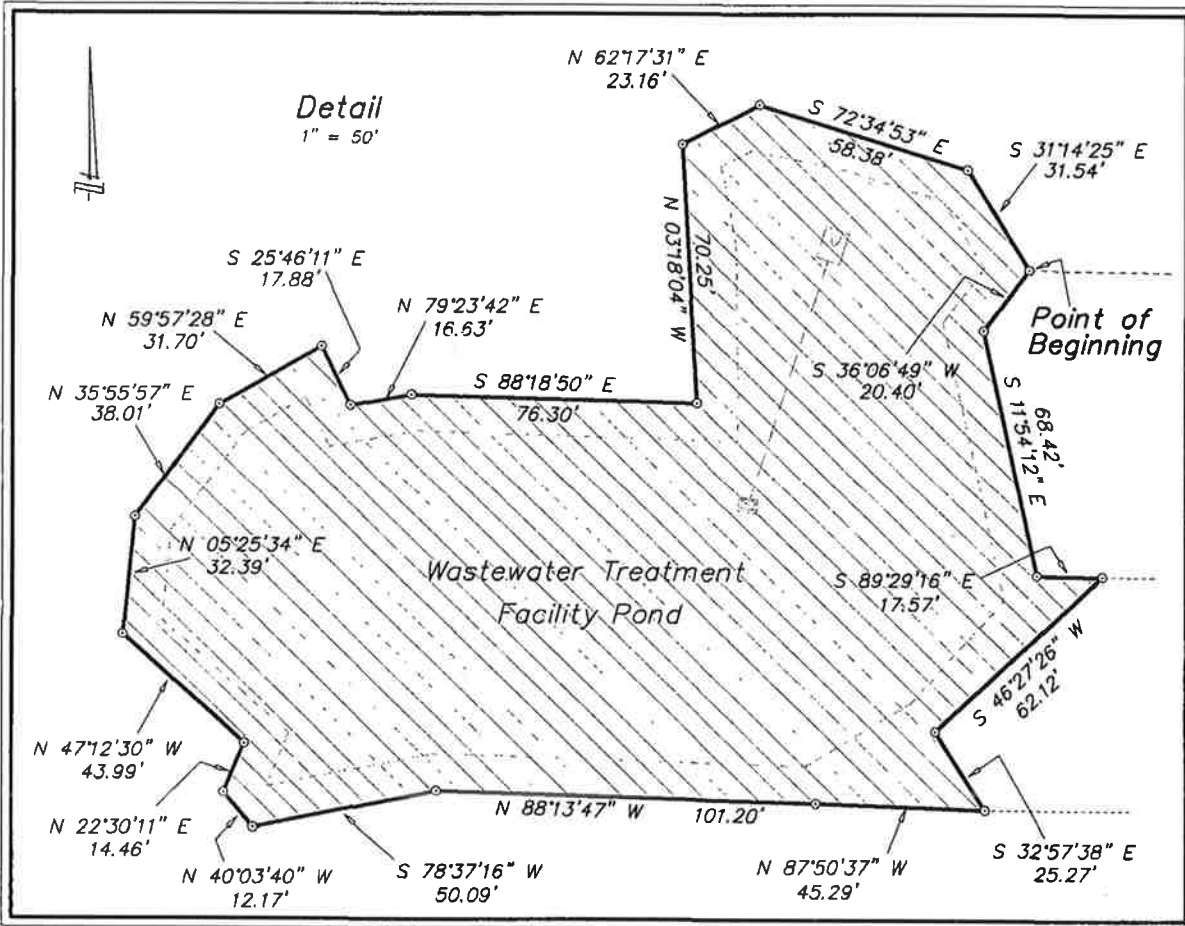


West 1/2 of the NE 1/4  
of the SE 1/4 of Section 10-23-25

unplotted

### Detail

1" = 50'



*Legal Description*

A portion of Lot 9, GROVELAND FARMS, according to the plat thereof, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, situated in the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 23 South, Range 25 East, Lake County, Florida, described as follows:

BEGIN at the southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 15; thence run N 89°40'20" W, along the south line thereof, a distance of 536.12 feet; thence, departing the south line of the Northeast 1/4 of the Northeast 1/4 of said Section 15, run N 00°19'40" E, a distance of 135.96 feet; thence run N 41°05'09" E, a distance of 138.91 feet; thence run N 74°37'32" E, a distance of 187.94 feet; thence run N 86°46'44" E, a distance of 98.89 feet; thence run N 89°46'39" E, a distance of 97.02 feet; thence run S 79°39'13" E, a distance of 72.82 feet to a point on the east line of the Northeast 1/4 of the Northeast 1/4 of said Section 15; thence run S 00°54'43" W, along the east line thereof, a distance of 286.44 feet to the POINT OF BEGINNING.

Containing 3.31 acres, more or less.

*Sketch of Description*  
of a  
**Stormwater Pond Easement**

situated in  
**Section 15, Township 23 South, Range 25 East  
Lake County, Florida**

Not a Boundary Survey.


Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for Sketch.

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR: **Centennial Bank**




**GANUNG - BELTON ASSOCIATES, INC.**  
professional surveyors and mappers  
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO.	1215.2F
SHEET	1 of 2
DATE	6/25/12
SCALE	As Noted

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

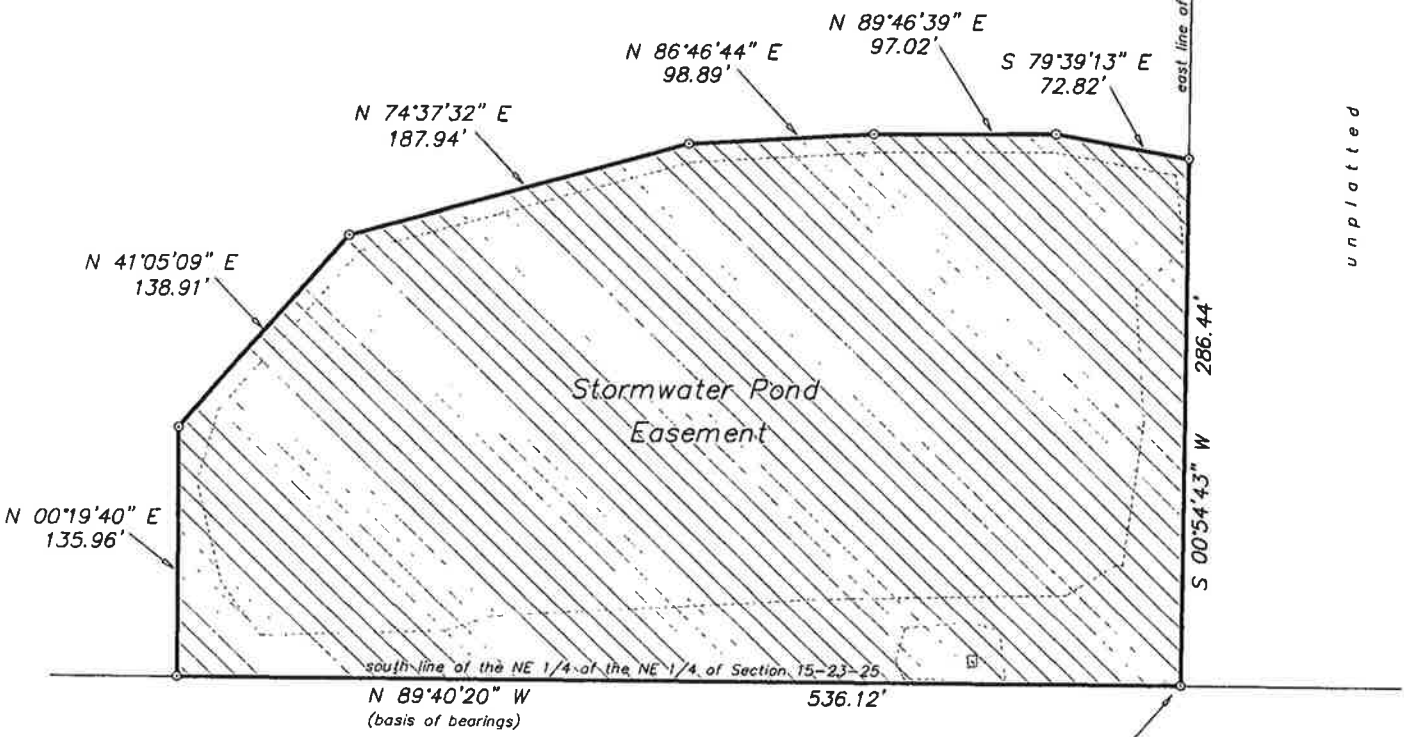
GBA LB No. 7194



R. CLAYTON GANUNG  
REG. P.L.S. NO. 1236



Lot 9  
 GROVELAND FARMS  
 Plat Book 2, Pages 10 and 11



unplatted

unplatted

*Legal Description*

A portion of the Southeast 1/4 of Section 10, Township 23 South, Range 25 East, Lake County, Florida together with a portion of Lots 5 and 6, GROVELAND FARMS, according to the plat thereof, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, situated in Section 15, Township 23 South, Range 25 East, all being described as follows:

Commence at the southwest corner of the Southeast 1/4 of said Section 10; thence run S 89°43'37" E, along the south line thereof, a distance of 463.82 feet for the POINT OF BEGINNING; thence, departing the south line of the Southeast 1/4 of said Section 10, run N 17°55'32" E, a distance of 36.31 feet; thence run N 01°03'26" E, a distance of 331.32 feet; thence run N 81°42'40" E, a distance of 116.86 feet; thence run N 88°40'29" E, a distance of 132.78 feet; thence run S 00°17'57" E, a distance of 314.87 feet; thence run S 08°39'35" W, a distance of 58.65 feet; thence run S 15°49'38" W, a distance of 219.30 feet; thence run S 18°34'42" W, a distance of 185.79 feet; thence run N 71°39'53" W, a distance of 205.45 feet; thence run N 50°58'15" W, a distance of 28.57 feet; thence run N 30°03'17" W, a distance of 21.25 feet; thence run N 17°55'32" E, a distance of 287.14 feet to the POINT OF BEGINNING.

Containing 4.19 acres, more or less.

*Sketch of Description*  
of a  
**Rapid Infiltration Basin Easement**

situated in

Sections 10 and 15,  
Township 23 South, Range 25 East  
Lake County, Florida

*Not a Boundary Survey.*

*Legal description was prepared by the Surveyor.*

*See Sheet 2 of 2 for Sketch.*

**SKETCH OF DESCRIPTION ONLY – NOT A SURVEY**

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR:	<b>Centennial Bank</b>
<b>GANUNG - BELTON ASSOCIATES, INC.</b>	professional surveyors and mappers
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656	

JOB NO.	1215.2G
SHEET	1 of 2
DATE	6/25/12
SCALE	1" = 100'

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GBA/CB No. 7494

R. CLAYTON GANUNG  
REG. P.L.S. NO. 4236





unplatted

SE 1/4 of Section 10-23-25

monitoring wells

Point of Commencement SW corner of the SE 1/4 of Section 10-23-25

N 17°55'32" E  
36.31'

S 89°43'37" E  
(basis of bearings)

463.82'

south line of the SE 1/4 of Section 10-23-25  
north line of the NE 1/4 of Section 15-23-25

12' Right-of-Way per plot

Point of Beginning

Rapid Infiltration Basin Easement

Effluent Disposal Line Easement

Lot 5

GROVELAND FARMS  
Plat Book 2, Pages 10 and 11

Lot 6

GROVELAND FARMS  
Plat Book 2, Pages 10 and 11

N 30°03'17" W  
21.25'

N 50°58'15" W  
28.57'

N 71°39'53" W  
205.45'

S 18°34'42" W  
185.79'

S 15°49'38" W  
219.30'

S 08°39'35" W  
58.65'

S 00°17'57" E  
314.87'

N 81°42'40" E  
116.86'

N 88°40'29" E  
132.78'

N 01°03'26" E  
331.32'

Legal Description

Monitor Well Easement

A portion of the Southeast 1/4 of Section 10, Township 23 South, Range 25 East, Lake County, Florida, described as follows:

Commence at the southwest corner of the Southeast 1/4 of said Section 10; thence run S 89°43'37" E, along the south line thereof, a distance of 385.53 feet; thence run N 00°16'23" E, a distance of 170.84 feet for the POINT OF BEGINNING; thence run N 78°06'52" W, a distance of 11.00 feet; thence run N 11°53'08" E, a distance of 11.00 feet; thence run S 78°06'52" E, a distance of 11.00 feet; thence run S 11°53'08" W, a distance of 11.00 feet to the POINT OF BEGINNING.

Containing 121 square feet, more or less.

TOGETHER WITH

Access Easement

A portion of the Southeast 1/4 of Section 10, Township 23 South, Range 25 East, Lake County, Florida, described as follows:

Commence at the southwest corner of the Southeast 1/4 of said Section 10; thence run S 89°43'37" E, along the south line thereof, a distance of 385.53 feet; thence run N 00°16'23" E, a distance of 170.84 feet for the POINT OF BEGINNING; thence run N 11°53'08" E, a distance of 11.00 feet; thence run S 88°56'34" E, a distance of 89.09 feet; thence run S 01°03'26" W, a distance of 10.80 feet; thence run N 88°56'34" W, a distance of 91.16 feet to the POINT OF BEGINNING.

Containing 974 square feet, more or less.

Sketch of Description  
of a  
**Monitor Well Easement**  
and  
**Access Easement**  
situated in

**Section 10, Township 23 South, Range 25 East  
Lake County, Florida**


Not a Boundary Survey.


Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for Sketch.

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR:	<b>Centennial Bank</b>
	<b>GANUNG - BELTON ASSOCIATES, INC.</b> professional surveyors and mappers
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656	

JOB NO.	1215.2H	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. GBA LB No. 7194  H. CLAYTON GANUNG REG. P.L.S. NO. 4236
SHEET	1 of 2	
DATE	6/25/12	
SCALE	As Noted	

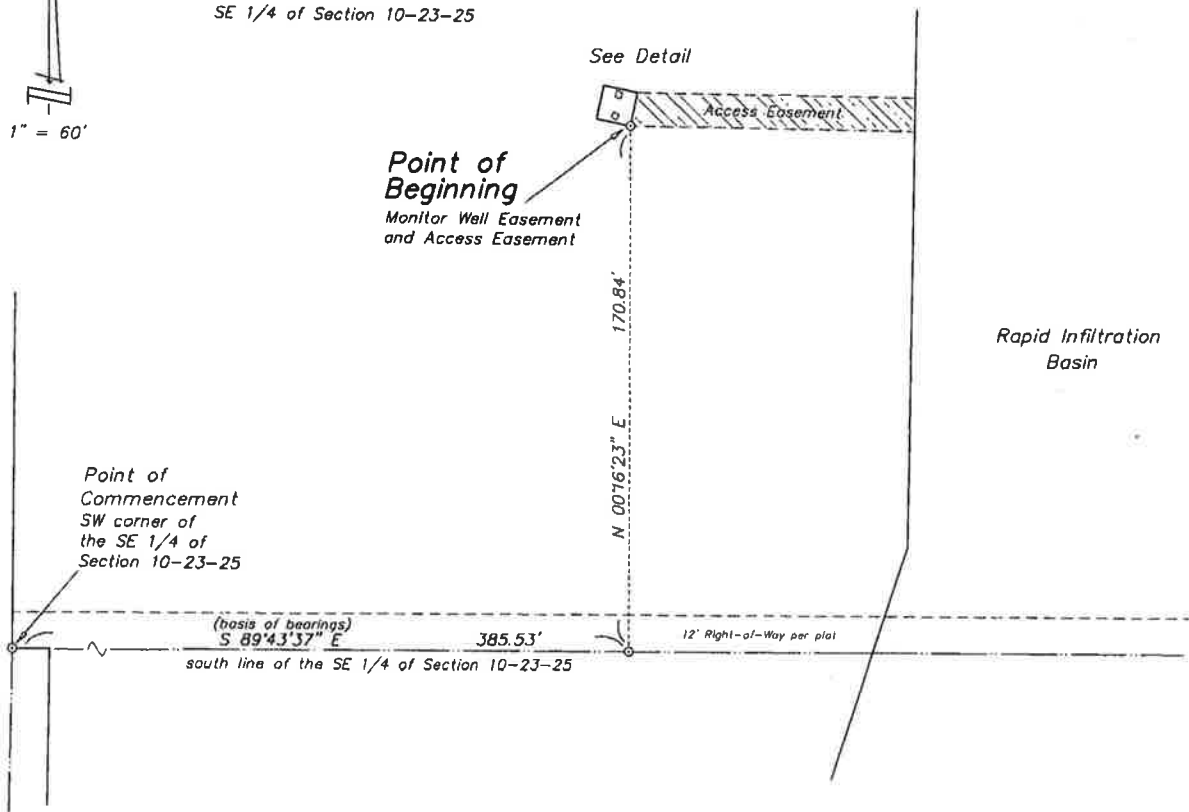


unplatted  
SE 1/4 of Section 10-23-25

See Detail

**Point of Beginning**  
Monitor Well Easement  
and Access Easement

Point of Commencement  
SW corner of  
the SE 1/4 of  
Section 10-23-25

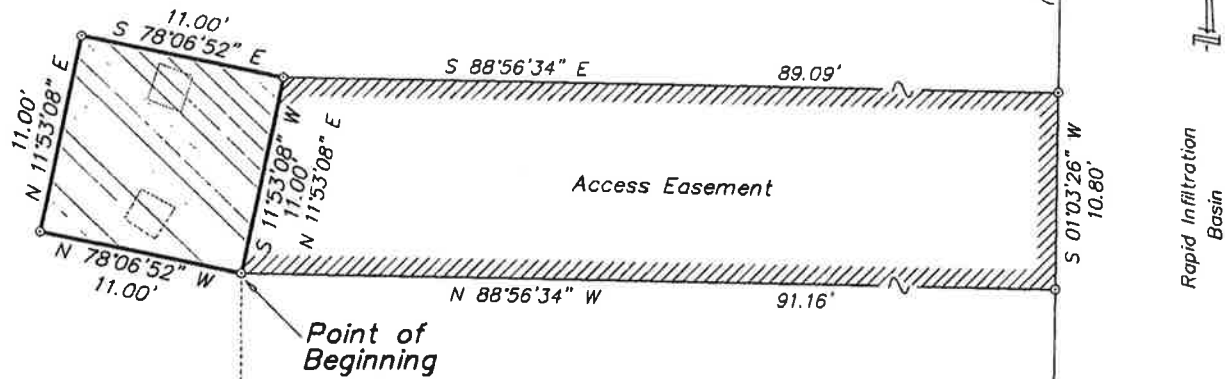


Rapid Infiltration  
Basin

**Detail**

Not to scale

west line of  
Rapid Infiltration Basin



**Point of Beginning**

Rapid Infiltration  
Basin

*Legal Description*

A portion of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 23 South, Range 25 East, Lake County, Florida, being described as follows:

Commence at the southeast corner of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10; thence run N 00°42'44" E, along the east line of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10, a distance of 368.42 feet; thence, departing said east line, run N 89°17'16" W, a distance of 233.45 feet to a point on the westerly line of an existing Wastewater Treatment Facility and the POINT OF BEGINNING of a 10.00 foot wide easement lying 5.00 feet left and 5.00 feet right of the following described centerline; thence run S 58°19'43" W, a distance of 172.23 feet; thence run S 32°19'47" W, a distance of 326.11 feet; thence run S 31°10'17" W, a distance of 158.05 feet; thence run S 41°40'29" W, a distance of 88.09 feet; thence run N 88°18'14" W, a distance of 471.38 feet; thence run S 46°30'28" W, a distance of 138.86 feet; thence run S 00°37'30" E, a distance of 818.63 feet; thence run S 89°15'51" W, a distance of 14.74 feet to a point on the east line of an existing Rapid Infiltration Basin and the POINT OF TERMINATION of this centerline description.

Containing 0.50 acres, more or less.

Not a Boundary Survey.

Legal description was prepared by the Surveyor.  
The exact location of the line may vary.

See Sheet 2 of 2 for Sketch.

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

Sketch of Description  
of an  
**Effluent Disposal Line  
Easement**

situated in

Section 10, Township 23 South, Range 25 East  
Lake County, Florida

PREPARED FOR:

**Centennial Bank**



**GANUNG - BELTON ASSOCIATES, INC.**

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO. 1215.2I

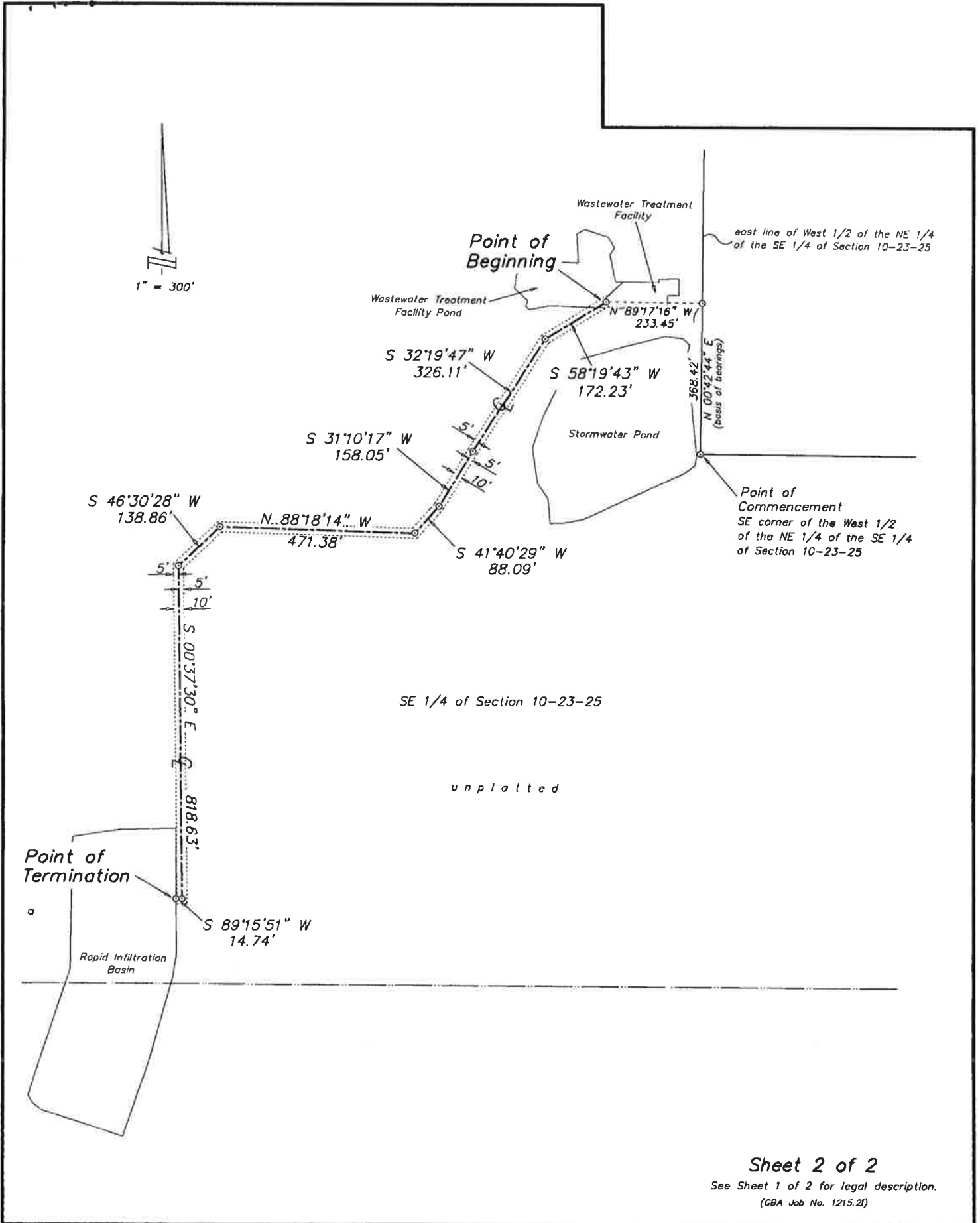
SHEET 1 of 2

DATE 7/20/12

SCALE As Noted

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GBA LB No. 7194  
  
R. CLAYTON GANUNG  
REG. P.L.S. NO. 4236



Sheet 2 of 2

See Sheet 1 of 2 for legal description.  
(GBA Job No. 1215.2)

Prepared by and Return to:  
Cara Singeltary, Esq.  
Bret Jones, P.A.  
700 Almond Street  
Clermont, FL 34711



### Utility and Water Treatment Facilities Easement

This Utility and Water Treatment Facilities Easement Agreement is executed this 16<sup>th</sup> day of ~~OCTOBER~~, 2012 ("Agreement"). Centennial Bank ("Grantor") whose address is 1515 E. Hwy 50, Clermont, FL 34711 swears that Grantor is the legal owner of the referenced property and conveys to Barrington Estates Property Holdings Homeowners' Association, Inc. individually, together with the owners of the Benefitted Property described herein ("Grantee"), whose address is 6972 Lake Gloria Blvd., Orlando, FL 32809, an Utility and Water Treatment Facilities Easement subject to the terms and conditions hereof.

Grantor warrants that Grantor is the fee owner of certain real estate situated in the Town of Clermont, County of Lake, State of Florida, which is legally described in Exhibit A attached hereto and incorporated herein by reference (referred to hereinafter as the "Burdened Property").

Grantor hereto has determined that it is in Grantor's best interest for the Grantor to grant the Grantee, as owner of certain real estate situated in the Town of Clermont, County of Lake, State of Florida, which is legally described in Exhibit B attached hereto and incorporated herein by reference (referred to hereinafter as the "Benefitted Property"), an easement in, along, and below the Burdened Property for utility and water treatment facilities purposes ("Easement Property");

THEREFORE, in consideration of the foregoing:

1. The Grantor hereby grants and conveys to Grantee a perpetual utility and water treatment facilities easement (which can be over, under, and/or across the Burdened Property), including the right to ingress and egress to the easement, for use, construction, reconstruction, alteration, improvement, maintenance, and repair (to the extent the Grantee considers desirable) of pipes, lift stations, water treatment facilities, and other necessary or desirable appurtenances to and/or for a utility system and/or water treatment facilities for the benefit of the Grantee. For purposes of this Agreement, the Easement shall be described as follows:

Exhibit C- Easement Property legal description

2. The Easement will be of equal allocation to all lots located in the Benefitted Properties of the Grantee.

3. Grantee, its heirs, successors, and assigns, shall maintain the easement and all improvements thereon, (including but not limited to the Water Treatment Facility, underground pipes, etc.), as required under applicable building codes, regulations, and in the condition of the Easement Property at the time the Easement is created or as improved by Grantor, its successors or assigns in the future.

4. Grantee, its heirs, successors, and assigns, shall maintain general liability insurance on all improvements on the Easement Property, including but not limited to the Water Treatment Facility, underground pipes, etc., with limits of not less than \$2,000,000.00 per occurrence for bodily injury and property damage liability combined. The policy shall include coverage for liabilities arising out of premises, operations, independent contractors, products, completed operations, personal & advertising injury, and liability assumed under an insured contract. This insurance shall apply separately to each insured against whom claim is made or suit is brought subject to the contractor's limit of liability.

5. Grantee and Grantor, together with their respective heirs, successors, and assigns shall each indemnify the other, for any acts and omissions arising out of such party's use of the Easement and the improvements thereon, and for the acts and omissions of any such party's customers, agents, guests, contractors, and employees, and other permitted users.

6. Grantor may, upon reasonable notice to Grantee (which, except for emergency situations, shall be not less than sixty (60) days), and for purposes of development of construction or improvements to Burdened Property, temporarily or permanently, relocate the subject Easement or any part thereof to such areas as may be reasonably approved by Grantee, provided that any such relocation shall not result in any diminution of capacity, quality, nor result in the loss of use or access, whether temporary or permanent, on the part of the Grantee. In the event Grantor chooses to relocate the Easement, Grantor will be responsible for the cost of physically relocating the Easement improvements and all items necessary for Grantee's continued use of the Easement and the Improvements thereon; for the preparation of a new survey and legal description of the Easement Property; for payment of all costs of amending documents of title (including all costs of obtaining the required consents); need for any other costs or expenses (whether direct, incidental, or direct) arising out of or related to Grantor's election to relocate the Easement. The relocated easement must have the same utility (i.e., serve and/or perform the same, substantially similar, or better functions and services) to the Benefited Property.

7. The Grantor and Grantee shall have no liability to each other for acts or omissions that occur before or after their individual periods of ownership of the respective Burdened and Benefited Properties (i.e., once the properties have been assigned or transferred).

8. Grantor reserves unto itself the following rights, to the extent they do not unreasonably interfere with Grantee's use thereof:

- a. The right to drain into the pipes of the Water Treatment Facility and/or to use the lift station and rapid infiltration basin for the benefit of the Burdened Property (or any part thereof). This right is limited to the capacity of the then-existing improvements as determined by the Department of Environmental Protection and the applicable Water Management District. Grantor covenants that its use of the foregoing shall be at no cost or expense to the Grantee, nor adversely impact the rights of Grantee, and Grantor shall promptly pay when due any fees or costs associated with its use of the Easement and the facilities contained therein. The parties expressly agree that first priority of use of the improvements, including but

not limited to the stormwater ponds, rapid infiltration basin, pipes, waste water treatment facility, and pond, will be given to the Grantee, its successors and assigns.

- b. The right to install additional improvements or capacity to the existing improvements to the extent reasonably possible to accomplish the drainage and/or use detailed in Paragraph 8(a). Any such installation(s) shall be at Grantor's sole cost and expense. In the event Grantor expands the improvements or capacity of the existing improvements as described in this Paragraph 8(b), Grantor and Grantee will agree to a cost sharing arrangement determined by the pro-rated use of the additional improvements or capacity.

9. Grantee, as the homeowner's association, has the right to assign the rights of this Agreement by a written recorded assignment.

10. This Agreement is subject to all Federal, State, County, City and Community Association Rules and Regulations.


11. All rights, title, and privileges to the Easement herein granted shall run with the land and shall be binding upon Grantors and all persons claiming by, through, or under Grantors and inure to the benefit of the Grantee, its successors and assigns. Grantor will defend the title to said Easement against all persons claiming by, through, and under Grantor.

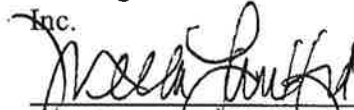
12. All references to "Grantor" and "Grantee" shall include its successors and/or assigns.

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals to this Utility and Water Facilities Easement this 16<sup>th</sup> day of OCTOBER, 2012.

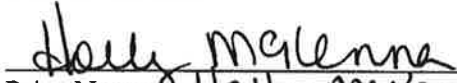
**Grantor:** Centennial Bank


**Grantee:** Barrington Estates Property Holdings Homeowners' Association, Inc.

  
Print Name: MERCEDES LARKFORD  
Its: Sr. VICE PRESIDENT

  
Print Name: MERCEDES LARKFORD  
Its: PRESIDENT

**WITNESSES:**

  
Print Name: Holly McKenna

  
Print Name: Holly McKenna



## EXHIBIT A

That part of the East  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and that part of the West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  lying South and West of State Road No. S-565-A, in Section 10, Township 23 South, Range 25 East, Lake County, Florida.

Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 14, Township 23 South, Range 25 East, and the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 11, Township 23 South, Range 25 East, Less right-of-way for Public Roads per Warranty Deed from Samuel Roen and Marcia S. Roen, his wife, to John P. Adams Properties, Inc., a Florida Corporation recorded in Deed Book 963, Page 2146, all of the Public Records of Lake County, Florida.

The West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 11, and the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 14, in Township 23 South, Range 25 East, Lake County, Florida.

Tracts 5 to 12, inclusive, and Tracts 21, 22, 27, and 28 in Section 15, Township 23 South, Range 25 East, in Groveland Farms, a Subdivision in Lake County, Florida, according to the Plat thereof recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida.

Tracts 55, 56, 57, and 58 in Section 10, Township 23 South, Range 25 East, in Groveland Farms, a Subdivision in Lake County, Florida, according to the Plat thereof recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida.

The West  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ , and the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ , Less the right-of-way of State Road No. 5-565-A, in Section 10, Township 23 South, Range 25 East, Lake County, Florida.

### LESS AND EXCEPT

Commencing at the East  $\frac{1}{4}$  corner of Section 10; thence N  $89^{\circ}18'38''$  W along the North line of the Southeast  $\frac{1}{4}$  of said Section 10 for 1363.80 feet; thence departing said North line S  $00^{\circ}41'30''$  W, for 24.90 feet to the POINT OF BEGINNING; thence S  $02^{\circ}31'43''$  W for 224.21 feet; thence N  $89^{\circ}59'39''$  W for 224.10 feet; thence N  $02^{\circ}21'29''$  E for 254.85 feet; thence S  $89^{\circ}49'43''$  E for 124.69 feet; thence S  $02^{\circ}35'07''$  W for 30.03 feet; thence S  $89^{\circ}49'43''$  E for 100.17 feet to the POINT OF BEGINNING.

### ALSO LESS

That part of Tract 28 of GROVELAND FARMS, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, being described as follows:

Begin at the Southwest corner of said Tract 28; thence N  $00^{\circ}57'49''$  E along the Westerly line of said Tract 28 for 644.94 feet; thence departing said Westerly line S  $77^{\circ}49'20''$  E for 2.83 feet; thence S  $21^{\circ}16'03''$  E for 80.71 feet; thence S  $04^{\circ}32'56''$  W for 54.53 feet; thence S  $45^{\circ}39'29''$  E for 42.15 feet; thence S  $25^{\circ}43'09''$  E for 43.98 feet; thence S  $13^{\circ}50'50''$  E for 58.38 feet; thence

S 33°42'53" E for 26.57 feet; thence S 38°37'35" E for 46.59 feet; thence S 62°36'36" E for 35.08 feet; thence S 49°52'34" E for 48.43 feet; thence S 89°18'21" E for 36.22 feet; thence S 57°41'52" E for 44.93 feet; thence S 66°58'28" E for 53.99 feet; thence S 47°44'58" E for 52.41 feet; thence S 69°55'51" E for 52.90 feet; thence S 85°45'41" E for 68.85 feet; thence S 27°36'10" E for 61.97 feet; thence N 81°33'11" E for 56.75 feet; thence S 01°03'56" W for 54.00 feet; thence S 18°27'08" W for 34.44 feet; thence S 17°09'45" W for 44.31 feet; thence S 35°41'24" W for 8.76 feet to the Southerly line of said Tract 28; thence N 89°37'01" W along said Southerly line for 549.57 feet to the POINT OF BEGINNING.

ALSO LESS

A portion of Section 14, Township 23 South, Range 25 East, Lake County, Florida, being described as follows:

BEGIN at the southwest corner of the Northwest ¼ of the Northwest ¼ of said Section 14; thence run N 00°54'43" E, along the west line of the Northwest ¼ of the Northwest ¼ of said Section 14, a distance of 649.14 feet to a point on the south line of BARRINGTON ESTATES PHASE 1, according to the plat thereof, as recorded in Plat Book 62, Pages 46 through 49, Public Records of Lake County, Florida; thence run easterly along the southerly line of said BARRINGTON ESTATES PHASE 1 the following courses and distances; run S 89°11'42" E, a distance of 136.26 feet; thence run N 73°38'12" E, a distance of 52.33 feet; thence run S 89°11'42" E, a distance of 240.00 feet; thence run S 72°01'37" E, a distance of 52.33 feet; thence run S 89°11'42" E, a distance of 184.93 feet to a point on the east line of the Southwest ¼ of the Northwest ¼ of the Northwest ¼ of said Section 14; thence run S 00°55'45" W, along the east line of the Southwest ¼ of the Northwest ¼ of the Northwest ¼ of said Section 14, a distance of 644.55 feet to a point on the south line of the Northwest ¼ of the Northwest ¼ of said Section 14; thence run N 89°35'33" W, along the south line of the Northwest ¼ of the Northwest ¼ of said Section 14, a distance of 661.02 feet to the POINT OF BEGINNING.

Containing 9.92 acres, more or less.

ALSO LESS

The Plat of Barrington Estates Phase I, as recorded in Plat Book 62, Pages 46, 47, 48, and 49, Public Records of Lake County, Florida

## EXHIBIT B

### PARCEL 1:

A portion of Section 14, Township 23 South, Range 25 East, Lake County, Florida, being described as follows:

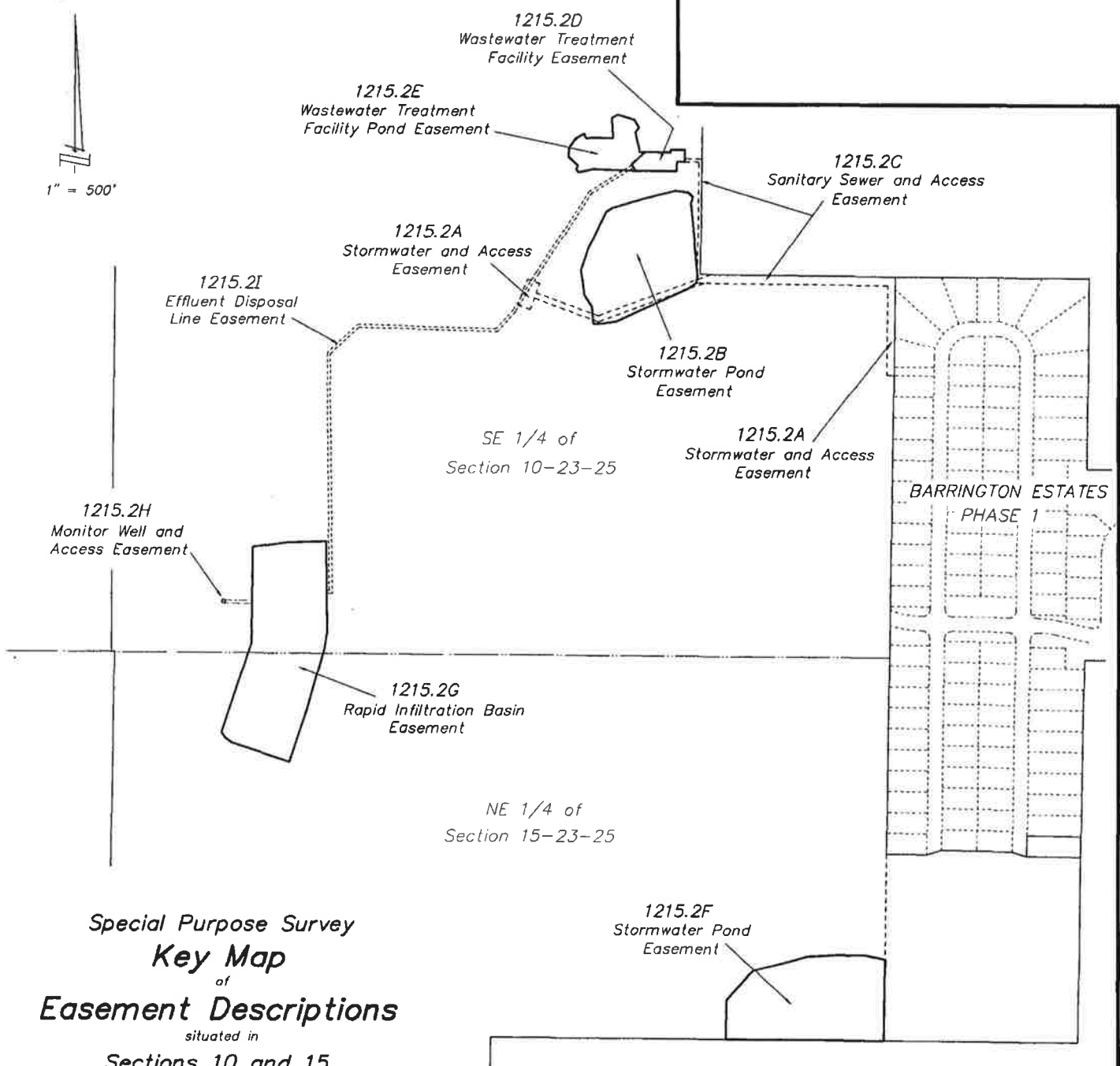
BEGIN at the southwest corner of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 14; thence run N  $00^{\circ}54'43''$  E, along the west line of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 14, a distance of 649.14 feet to a point on the south line of BARRINGTON ESTATES PHASE 1, according to the plat thereof, as recorded in Plat Book 62, Pages 46 through 49, Public Records of Lake County, Florida; thence run easterly along the southerly line of said BARRINGTON ESTATES PHASE 1 the following courses and distances; run S  $89^{\circ}11'42''$ E, a distance of 136.26 feet; thence run N  $73^{\circ}38'12''$  E, a distance of 52.33 feet; thence run S  $89^{\circ}11'42''$  E, a distance of 240.00 feet; thence run S  $72^{\circ}01'37''$  E, a distance of 52.33 feet; thence run S  $89^{\circ}11'42''$  E, a distance of 184.93 feet to a point on the east line of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 14; thence run S  $00^{\circ}55'45''$  W, along the east line of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 14, a distance of 644.55 feet to a point on the south line of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 14; thence run N  $89^{\circ}35'33''$  W, along the south line of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 14, a distance of 661.02 feet to the POINT OF BEGINNING.

Containing 9.92 acres, more or less.

AND

### PARCEL 2:

Lots 1 to 14 inclusive, 16, 17, 18, 19, 20, 21, 23 to 30 inclusive, 45, 46, 47, 51 to 79 inclusive, 83 to 86 inclusive, 89 to 97, inclusive, 99 to 108, inclusive, and 110 to 118 inclusive, and Tract 10, of Barrington Estates Phase I, according to the Plat thereof recorded in Plat Book 62, Pages 46, 47, 48, and 49, Public Records of Lake County, Florida



**Special Purpose Survey  
Key Map  
of  
Easement Descriptions**

situated in  
**Sections 10 and 15,  
Township 23 South, Range 25 East  
Lake County, Florida**

Not a Boundary Survey.  
See GBA Job No. 1215.2 "A" through "I" for individual easement descriptions.

**SKETCH OF DESCRIPTION ONLY – NOT A SURVEY**

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR: <b>Centennial Bank</b>	JOB NO. 1215.2	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. GBA Job No. 7194  R. CLAYTON GANUNG REG. P.L.S. NO. 4236
	SHEET 1 of 1	
DATE 6/25/12 Rev. 7/20/12		
SCALE As Noted		
<b>GANUNG - BELTON ASSOCIATES, INC.</b> professional surveyors and mappers 1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656		

*Legal Description*

A portion of Lots 55 and 56, GROVELAND FARMS, according to the plat thereof, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida and situated in Section 10, Township 23 South, Range 25 East, Lake County, Florida, being described as follows:

BEGIN at the northwest corner of BARRINGTON ESTATES PHASE 1, according to the plat thereof, as recorded in Plat Book 62, Pages 46 through 49, Public Records of Lake County, Florida; thence run S 00°48'18" W, along the west line of said BARRINGTON ESTATES PHASE 1, a distance of 340.52 feet; thence, departing said west line, run N 89°11'42" W, a distance of 25.00 feet; thence run N 00°48'18" E, a distance of 310.38 feet; thence run N 89°31'02" W, a distance of 623.71 feet; thence run S 69°35'31" W, a distance of 384.81 feet; thence run N 69°58'54" W, a distance of 229.80 feet; thence run S 20°01'06" W, a distance of 40.00 feet; thence run N 69°58'54" W, a distance of 45.00 feet; thence run N 20°01'06" E, a distance of 95.00 feet; thence run S 69°58'54" E, a distance of 45.00 feet; thence run S 20°01'06" W, a distance of 35.00 feet; thence run S 69°58'54" E, a distance of 222.44 feet; thence run N 69°35'31" E, a distance of 409.18 feet to a point on the north line of the Southeast 1/4 of the Southeast 1/4 of said Section 10; thence run S 89°31'02" E, along the north line thereof, a distance of 626.36 feet to the POINT OF BEGINNING.

Containing 1.00 acre, more or less.

Not a Boundary Survey.

Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for Sketch.

**SKETCH OF DESCRIPTION ONLY – NOT A SURVEY**

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

**Sketch of Description**

of a

**Stormwater and Access Easement**

situated in

**Section 10, Township 23 South, Range 25 East  
Lake County, Florida**

PREPARED FOR:

**Centennial Bank**

JOB NO.

1215.2A

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

SHEET

1 of 2

DATE

6/25/12

SCALE

1" = 100'

GBA (LB No. 7194

R. CLAYTON GANUNG

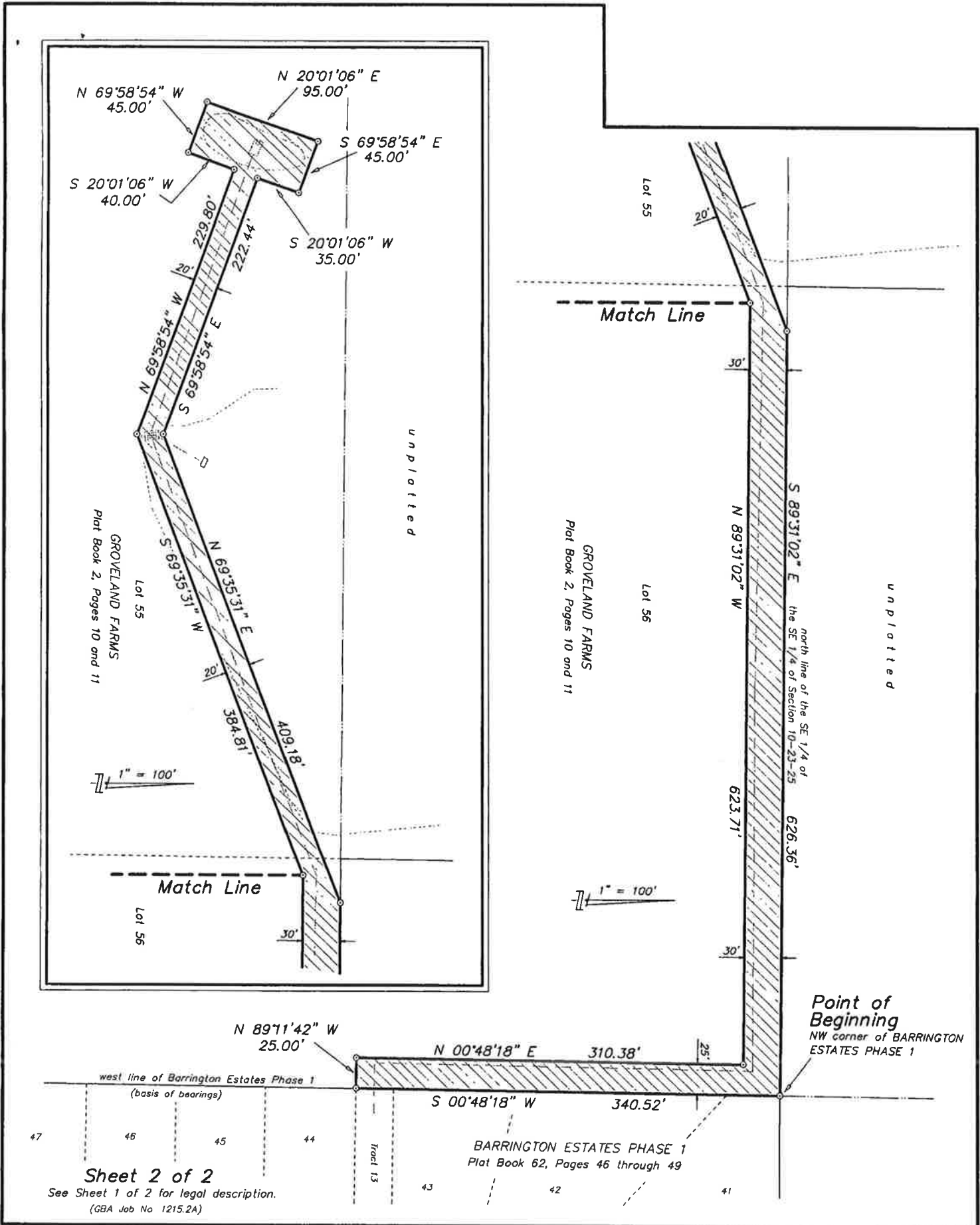
REG. FILE NO. 4236



**GANUNG - BELTON ASSOCIATES, INC.**

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656



N 69°58'54" W 45.00'  
 S 20°01'06" W 40.00'  
 N 20°01'06" E 95.00'  
 S 69°58'54" E 45.00'  
 S 20°01'06" W 35.00'  
 N 69°58'54" W 229.80'  
 S 69°58'54" E 222.44'

GROVELAND FARMS  
 Plat Book 2, Pages 10 and 11  
 Lot 55

1" = 100'

Match Line

Lot 56

Match Line

GROVELAND FARMS  
 Plat Book 2, Pages 10 and 11  
 Lot 56

1" = 100'

N 89°31'02" W 623.71'  
 S 89°31'02" E the SE 1/4 of the SE 1/4 of Section 10-23-25  
 626.36'

unplotted

N 89°11'42" W 25.00'  
 west line of Barrington Estates Phase 1 (basis of bearings)

N 00°48'18" E 310.38'  
 S 00°48'18" W 340.52'

**Point of Beginning**  
 NW corner of BARRINGTON ESTATES PHASE 1

BARRINGTON ESTATES PHASE 1  
 Plat Book 62, Pages 46 through 49

Sheet 2 of 2

See Sheet 1 of 2 for legal description.  
 (GBA Job No. 1215.2A)

47      46      45      44      Tract 13      43      42      41

*Legal Description*

A portion of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 23 South, Range 25 East, Lake County, Florida together with a portion of Lot 55, GROVELAND FARMS, according to the plat thereof, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, all being described as follows:

Commence at the southeast corner of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10; thence run N 89°31'02" W, along the south line of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10, a distance of 10.28 feet for the POINT OF BEGINNING; thence run S 05°07'36" E, a distance of 5.45 feet; thence run S 08°45'18" W, a distance of 23.55 feet; thence run S 53°38'00" W, a distance of 32.32 feet; thence run S 64°58'14" W, a distance of 269.63 feet; thence run S 80°09'48" W, a distance of 48.86 feet; thence run S 88°16'42" W, a distance of 32.40 feet; thence run N 03°57'42" W, a distance of 60.25 feet; thence run N 33°25'26" W, a distance of 46.66 feet; thence run N 07°55'54" W, a distance of 87.60 feet; thence run N 18°38'11" E, a distance of 83.13 feet; thence run N 25°35'22" E, a distance of 135.57 feet; thence run N 58°45'36" E, a distance of 26.33 feet; thence run N 73°28'24" E, a distance of 123.15 feet; thence run N 75°52'15" E, a distance of 98.29 feet; thence run S 82°57'55" E, a distance of 44.10 feet; thence run S 44°35'21" E, a distance of 21.81 feet; thence run S 15°14'19" W, a distance of 23.36 feet; thence run S 05°07'36" E, a distance of 245.79 feet to the POINT OF BEGINNING.

Containing 3.04 acres, more or less.

*Sketch of Description*

of a

**Stormwater Pond Easement**

situated in

**Section 10, Township 23 South, Range 25 East  
Lake County, Florida**

Not a Boundary Survey.

Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for Sketch.

**SKETCH OF DESCRIPTION ONLY – NOT A SURVEY**

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR: **Centennial Bank**

**GANUNG - BELTON ASSOCIATES, INC.**  
professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO.	1215.2B
SHEET	1 of 2
DATE	6/25/12
SCALE	As Noted

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

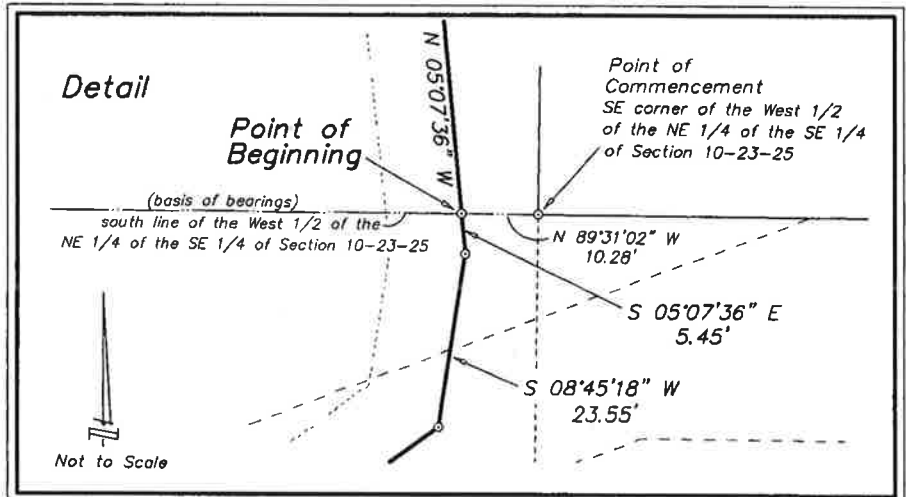
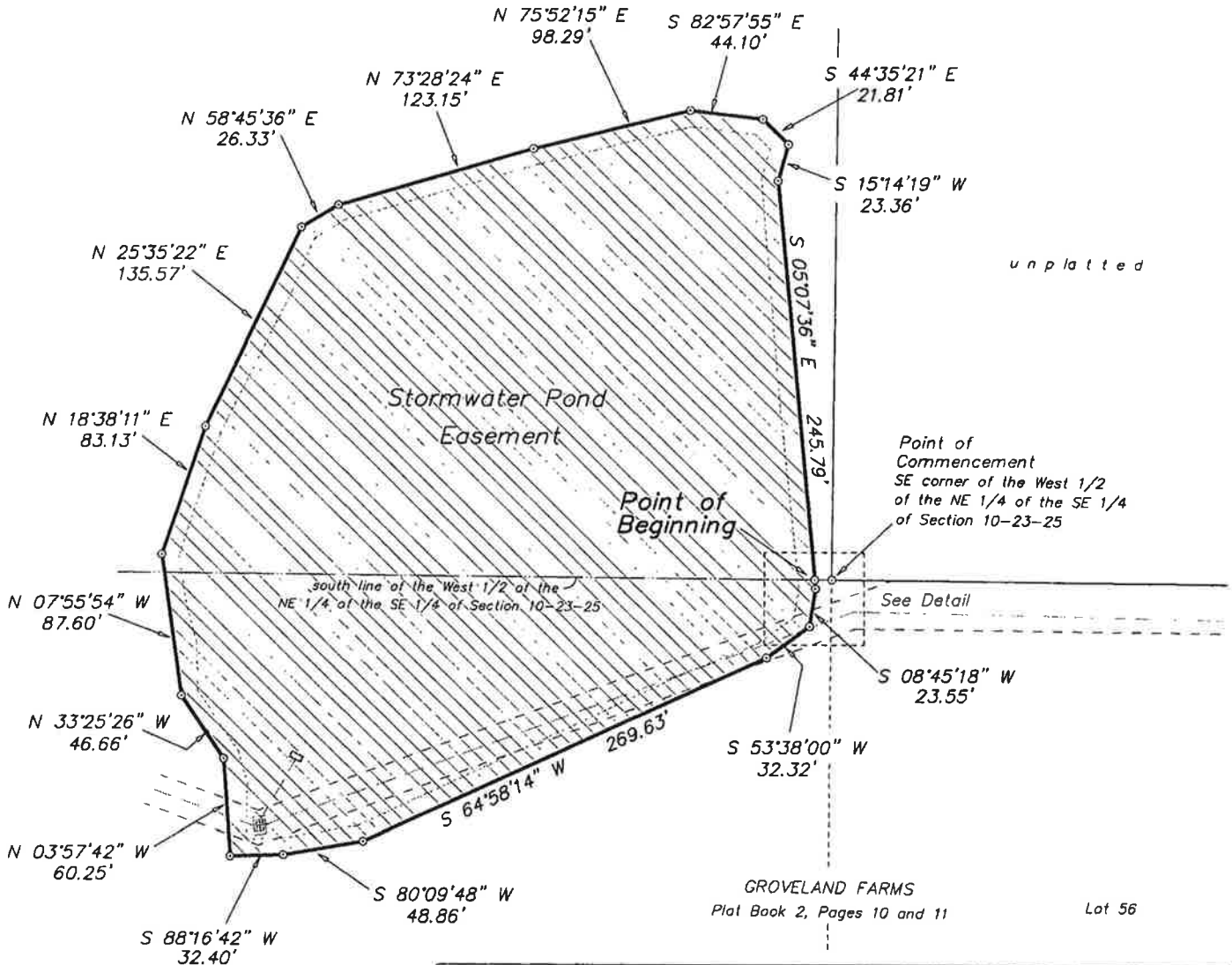
GBA #B No. 7194

*R. CLAYTON GANUNG*

R. CLAYTON GANUNG  
REG. P.L.E. NO. 4236

unplatted

West 1/2 of the NE 1/4  
of the SE 1/4 of Section 10-23-25



Sheet 2 of 2

See Sheet 1 of 2 for legal description.  
(GBA Job No. 1215.2B)



*Legal Description*

A portion of Lots 55 and 56, GROVELAND FARMS, according to the plat thereof, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida and situated in Section 10, Township 23 South, Range 25 East, Lake County, Florida, being described as follows:

BEGIN at the northwest corner of BARRINGTON ESTATES PHASE 1, according to the plat thereof, as recorded in Plat Book 62, Pages 46 through 49, Public Records of Lake County, Florida; thence run S 00°48'18" W, along the west line of said BARRINGTON ESTATES PHASE 1, a distance of 340.52 feet; thence, departing said west line, run N 89°11'42" W, a distance of 25.00 feet; thence run N 00°48'18" E, a distance of 310.38 feet; thence run N 89°31'02" W, a distance of 647.73 feet; thence run N 00°42'44" E, a distance of 416.57 feet; thence run N 89°41'21" W, a distance of 47.58 feet; thence run N 00°38'23" E, a distance of 10.00 feet; thence run S 89°41'21" E, a distance of 57.59 feet to a point on the east line of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10; thence run S 00°42'44" W, along the east line thereof, a distance of 396.60 feet to a point on the north line of the Southeast 1/4 of the Southeast 1/4 of said Section 10; thence run S 89°31'02" E, along the north line thereof, a distance of 662.78 feet to the POINT OF BEGINNING.

Containing 0.74 acres, more or less.

Not a Boundary Survey.

Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for Sketch.

**SKETCH OF DESCRIPTION ONLY – NOT A SURVEY**

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

*Sketch of Description  
of a  
Sanitary Sewer  
of a  
Access Easement  
situated in*

**Section 10, Township 23 South, Range 25 East  
Lake County, Florida**

PREPARED FOR:

*Centennial Bank*



**GANUNG - BELTON ASSOCIATES, INC.**

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO.

1215.2C

SHEET

1 of 2

DATE

6/25/12

SCALE

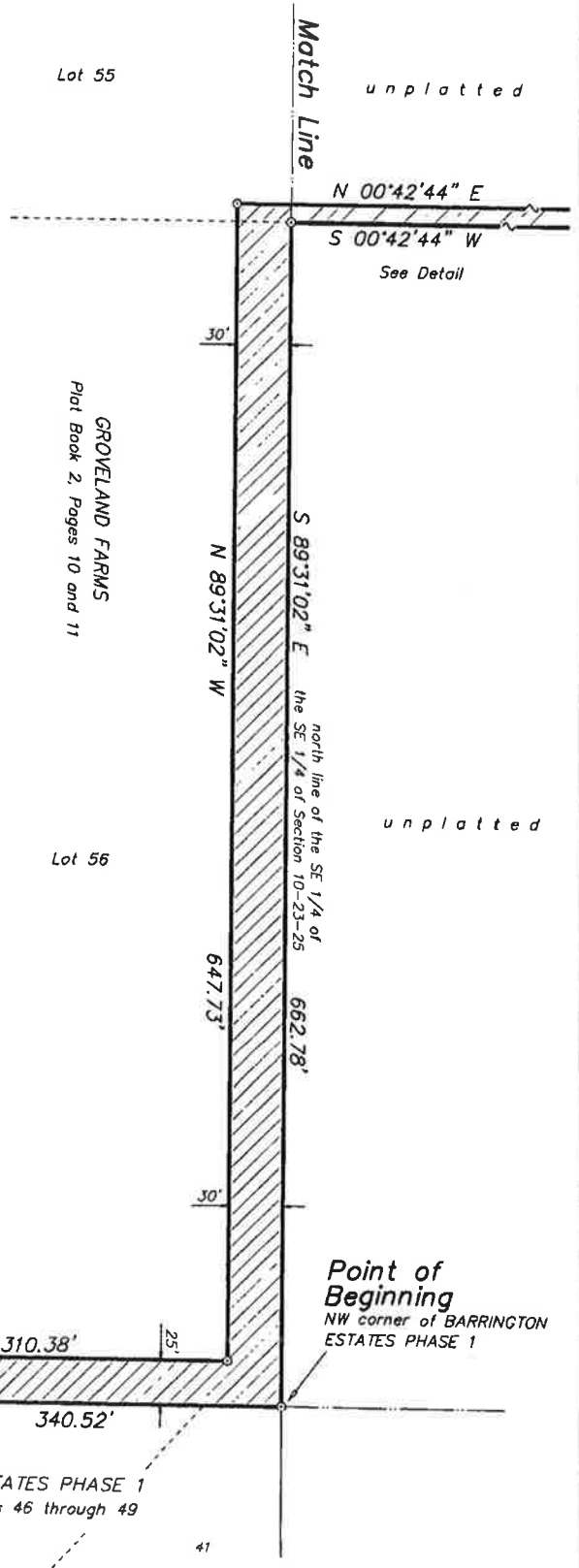
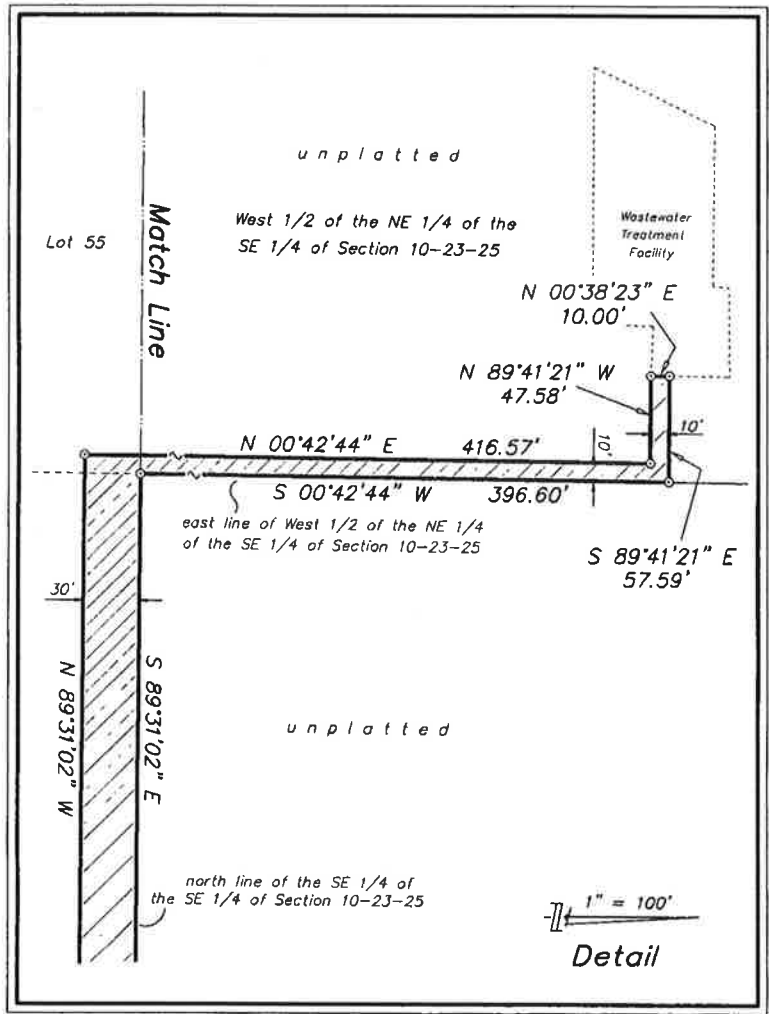
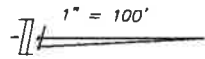
1" = 100'

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GBA LB No. 7194

R. CLAYTON GANUNG

REG. P.L.S. NO. 4236



Sheet 2 of 2

See Sheet 1 of 2 for legal description.  
(CBA Job No. 1215.2C)

*Legal Description*

A portion of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 23 South, Range 25 East, Lake County, Florida, being described as follows:

Commence at the southeast corner of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10; thence run N 00°42'44" E, along the east line of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10, a distance of 386.60 feet; thence, departing said east line, run N 89°41'21" W, a distance of 57.58 feet for the POINT OF BEGINNING; thence run N 87°33'02" W, a distance of 26.82 feet; thence run S 02°00'55" W, a distance of 32.28 feet; thence run N 89°41'21" W, a distance of 138.57 feet; thence run N 32°57'38" W, a distance of 25.27 feet; thence run N 46°27'26" E, a distance of 62.12 feet; thence run S 89°29'16" E, a distance of 86.79 feet; thence run N 05°21'02" E, a distance of 8.75 feet; thence run N 89°39'06" E, a distance of 48.08 feet; thence run S 00°38'23" W, a distance of 41.87 feet to the POINT OF BEGINNING.

Containing 0.23 acres, more or less.

Not a Boundary Survey.

Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for Sketch.

SKETCH OF DESCRIPTION ONLY – NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

*Sketch of Description*  
of a  
**Wastewater Treatment  
Facility Easement**

situated in  
**Section 10, Township 23 South, Range 25 East  
Lake County, Florida**

PREPARED FOR: **Centennial Bank**

**GANUNG - BELTON ASSOCIATES, INC.**  
professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO. 1215.2D

SHEET 1 of 2

DATE 6/25/12  
Rev. 7/18/12

SCALE 1" = 40'

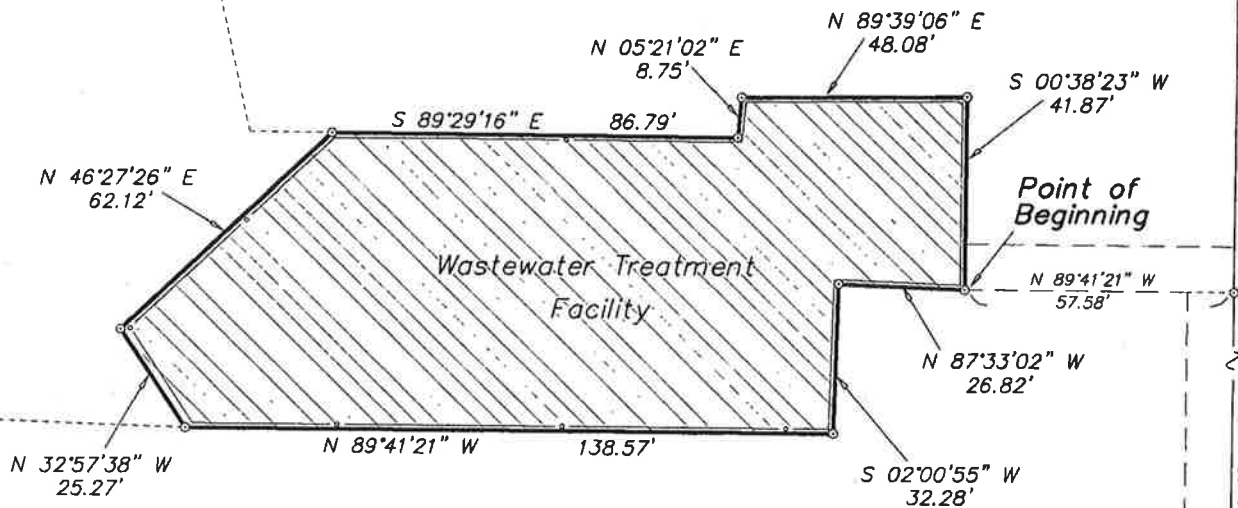
SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GBA No. 7194

*R. CLAYTON GANUNG*

R. CLAYTON GANUNG  
REG. PLS. NO. 4236

unplatted



West 1/2 of the NE 1/4  
of the SE 1/4 of Section 10-23-25

unplatted



Point of  
Commencement  
SE corner of the West 1/2  
of the NE 1/4 of the SE 1/4  
of Section 10-23-25

south line of the West 1/2 of the NE 1/4 of the SE 1/4 of Section 10-23-25

Lot 55

GROVELAND FARMS  
Plat Book 2, Pages 10 and 11

Sheet 2 of 2

See Sheet 1 of 2 for legal description.  
(GBA Job No. 1215.2D)

unplatted

(basis of bearings)  
N 00°42'44\"/>

east line of West 1/2 of the NE 1/4 of the SE 1/4 of Section 10-23-25  
386.60'

*Legal Description*

A portion of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 23 South, Range 25 East, Lake County, Florida, being described as follows:

Commence at the southeast corner of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10; thence run N 00°42'44" E, along the east line of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10, a distance of 501.48 feet; thence, departing said east line, run N 89°17'16" W, a distance of 213.90 feet for the POINT OF BEGINNING; thence run S 36°06'49" W, a distance of 20.40 feet; thence run S 11°54'12" E, a distance of 68.42 feet; thence run S 89°29'16" E, a distance of 17.57 feet; thence run S 46°27'26" W, a distance of 62.12 feet; thence run S 32°57'38" E, a distance of 25.27 feet; thence run N 87°50'37" W, a distance of 45.29 feet; thence run N 88°13'47" W, a distance of 101.20 feet; thence run S 78°37'16" W, a distance of 50.09 feet; thence run N 40°03'40" W, a distance of 12.17 feet; thence run N 22°30'11" E, a distance of 14.46 feet; thence run N 47°12'30" W, a distance of 43.99 feet; thence run N 05°25'34" E, a distance of 32.39 feet; thence run N 35°55'57" E, a distance of 38.01 feet; thence run N 59°57'28" E, a distance of 31.70 feet; thence run S 25°46'11" E, a distance of 17.88 feet; thence run N 79°23'42" E, a distance of 16.63 feet; thence run S 88°18'50" E, a distance of 76.30 feet; thence run N 03°18'04" W, a distance of 70.25 feet; thence run N 62°17'31" E, a distance of 23.16 feet; thence run S 72°34'53" E, a distance of 58.38 feet; thence run S 31°14'25" E, a distance of 31.54 feet to the POINT OF BEGINNING.

Containing 0.70 acres, more or less.

*Sketch of Description*  
of a  
**Wastewater Treatment  
Facility Pond Easement**

situated in  
**Section 10, Township 23 South, Range 25 East  
Lake County, Florida**

Not a Boundary Survey.

Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for Sketch.

**SKETCH OF DESCRIPTION ONLY – NOT A SURVEY**

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR: <b>Centennial Bank</b>	JOB NO. 1215.2E	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
 <b>GANUNG - BELTON ASSOCIATES, INC.</b> professional surveyors and mappers 1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656	SHEET 1 of 2	GBA/LB No. 7194
	DATE 6/25/12 Rev. 7/18/12	 R. CLAYTON GANUNG
	SCALE As Noted	REG. P.L.S. NO. 4236

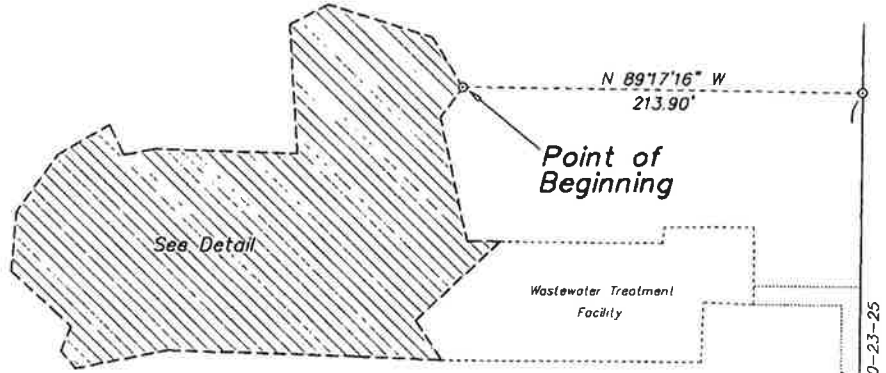
unplatted



1" = 100'

### Sheet 2 of 2

See Sheet 1 of 2 for legal description.  
(CBA Job No. 1215.2E)

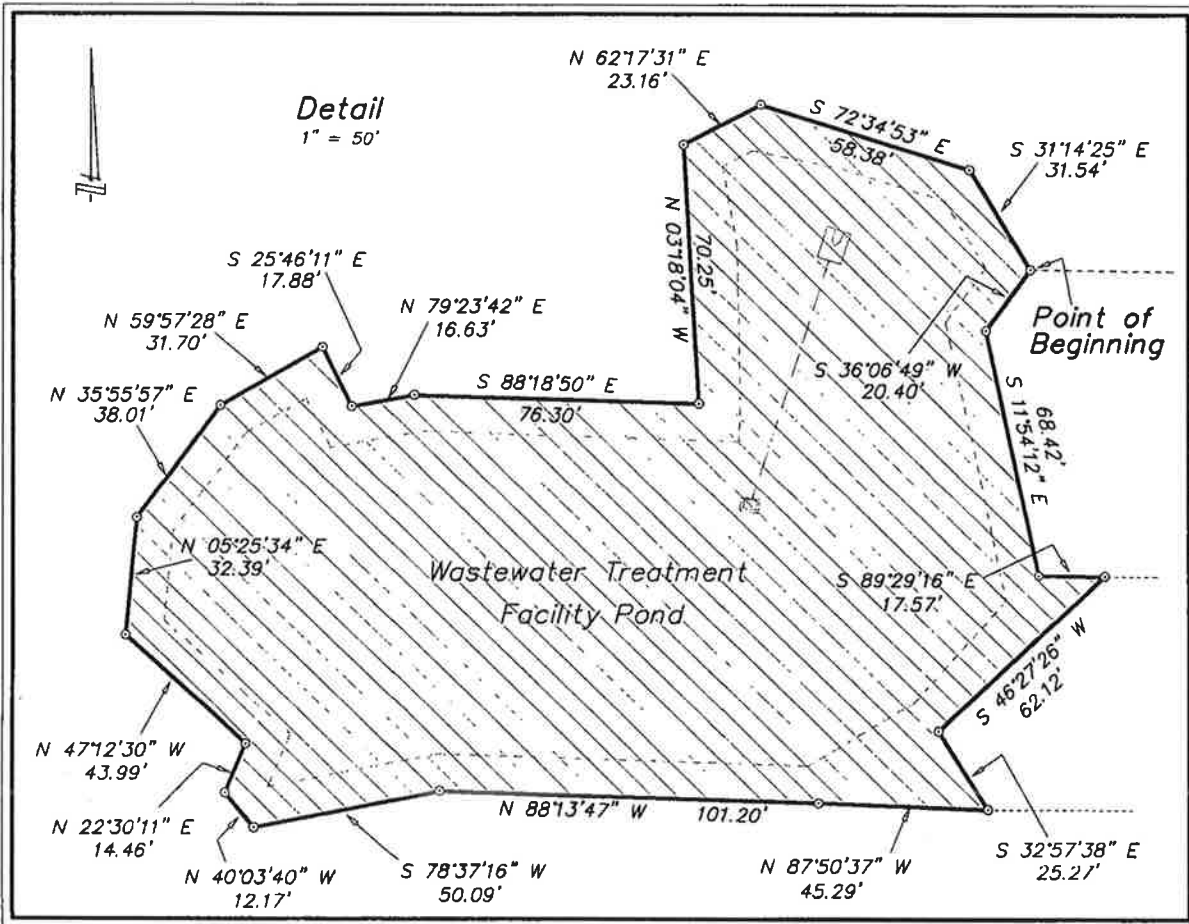


West 1/2 of the NE 1/4  
of the SE 1/4 of Section 10-23-25

unplatted

### Detail

1" = 50'



(basis of bearings)

501.48'  
east line of West 1/2 of the NE 1/4 of the SE 1/4 of Section 10-23-25

Point of Commencement  
SE corner of the West 1/2  
of the NE 1/4 of the SE 1/4  
of Section 10-23-25

*Legal Description*

A portion of Lot 9, GROVELAND FARMS, according to the plat thereof, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, situated in the Northeast 1/4 of the Northeast 1/4 of Section 15, Township 23 South, Range 25 East, Lake County, Florida, described as follows:

BEGIN at the southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 15; thence run N 89°40'20" W, along the south line thereof, a distance of 536.12 feet; thence, departing the south line of the Northeast 1/4 of the Northeast 1/4 of said Section 15, run N 00°19'40" E, a distance of 135.96 feet; thence run N 41°05'09" E, a distance of 138.91 feet; thence run N 74°37'32" E, a distance of 187.94 feet; thence run N 86°46'44" E, a distance of 98.89 feet; thence run N 89°46'39" E, a distance of 97.02 feet; thence run S 79°39'13" E, a distance of 72.82 feet to a point on the east line of the Northeast 1/4 of the Northeast 1/4 of said Section 15; thence run S 00°54'43" W, along the east line thereof, a distance of 286.44 feet to the POINT OF BEGINNING.

Containing 3.31 acres, more or less.

*Sketch of Description*  
of a  
**Stormwater Pond Easement**

situated in  
**Section 15, Township 23 South, Range 25 East  
Lake County, Florida**

Not a Boundary Survey.

Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for Sketch.

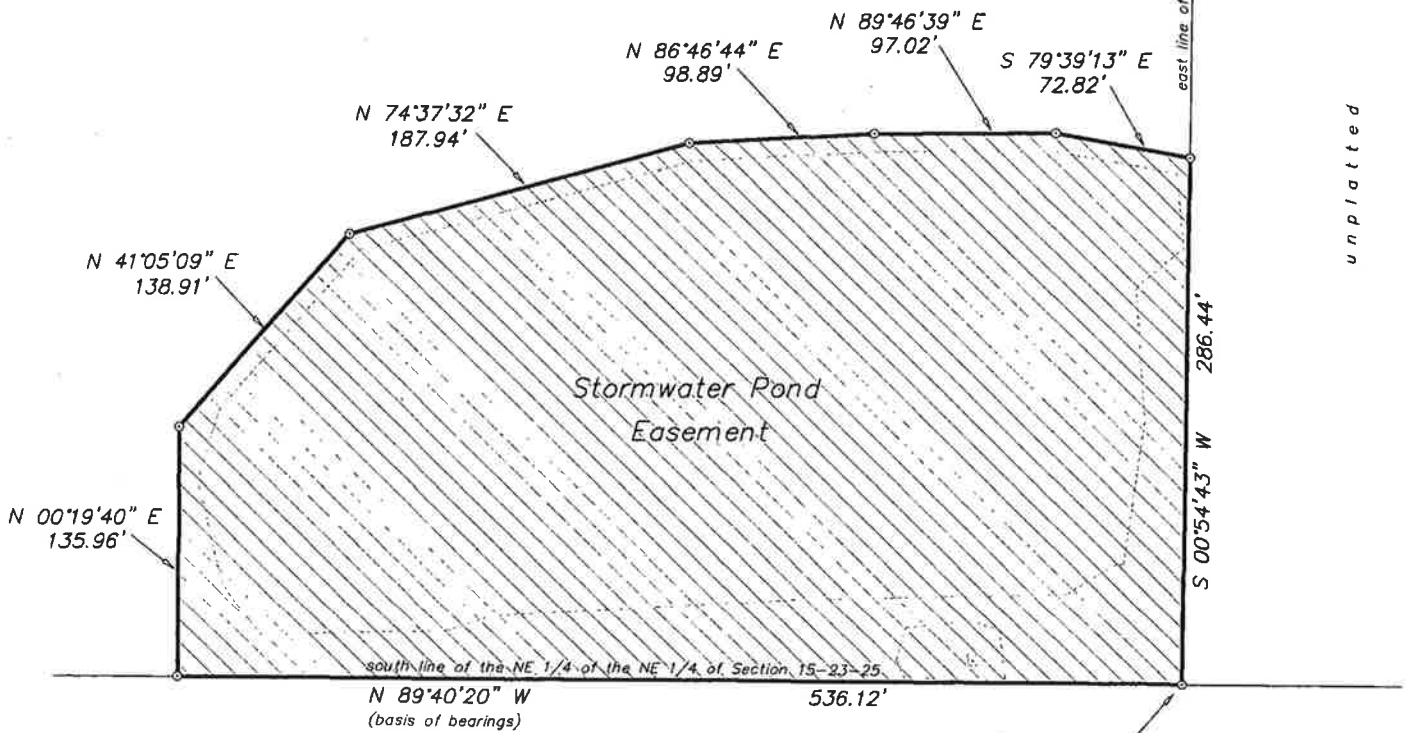
**SKETCH OF DESCRIPTION ONLY – NOT A SURVEY**

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR: <b>Centennial Bank</b>	JOB NO. 1215.2F	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
 <b>GANUNG - BELTON ASSOCIATES, INC.</b> professional surveyors and mappers 1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656	SHEET 1 of 2	GBA LB No. 7194  R. CLAYTON GANUNG REG. P.L.S. NO. 4236
	DATE 6/25/12	
	SCALE As Noted	



Lot 9  
 GROVELAND FARMS  
 Plat Book 2, Pages 10 and 11



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unplatted



*Legal Description*

A portion of the Southeast 1/4 of Section 10, Township 23 South, Range 25 East, Lake County, Florida together with a portion of Lots 5 and 6, GROVELAND FARMS, according to the plat thereof, as recorded in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida, situated in Section 15, Township 23 South, Range 25 East, all being described as follows:

Commence at the southwest corner of the Southeast 1/4 of said Section 10; thence run S 89°43'37" E, along the south line thereof, a distance of 463.82 feet for the POINT OF BEGINNING; thence, departing the south line of the Southeast 1/4 of said Section 10, run N 17°55'32" E, a distance of 36.31 feet; thence run N 01°03'26" E, a distance of 331.32 feet; thence run N 81°42'40" E, a distance of 116.86 feet; thence run N 88°40'29" E, a distance of 132.78 feet; thence run S 00°17'57" E, a distance of 314.87 feet; thence run S 08°39'35" W, a distance of 58.65 feet; thence run S 15°49'38" W, a distance of 219.30 feet; thence run S 18°34'42" W, a distance of 185.79 feet; thence run N 71°39'53" W, a distance of 205.45 feet; thence run N 50°58'15" W, a distance of 28.57 feet; thence run N 30°03'17" W, a distance of 21.25 feet; thence run N 17°55'32" E, a distance of 287.14 feet to the POINT OF BEGINNING.

Containing 4.19 acres, more or less.

*Sketch of Description*

of a

**Rapid Infiltration Basin Easement**

situated in

**Sections 10 and 15,  
Township 23 South, Range 25 East  
Lake County, Florida**



Not a Boundary Survey.

Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for Sketch.

**SKETCH OF DESCRIPTION ONLY – NOT A SURVEY**

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

 <p><b>GANUNG - BELTON ASSOCIATES, INC.</b> professional surveyors and mappers 1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656</p>	PREPARED FOR: <b>Centennial Bank</b>	JOB NO. 1215.2G	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.  GBA CB No. 7194  R. CLAYTON GANUNG REG. P.L.S. NO. 4236
		SHEET 1 of 2	
		DATE 6/25/12	
		SCALE 1" = 100'	



unplatted

SE 1/4 of Section 10-23-25

monitor wells

Point of Commencement  
SW corner of  
the SE 1/4 of  
Section 10-23-25

N 17°55'32" E  
36.31'

N 81°42'40" E  
116.86'

N 88°40'29" E  
132.78'

N 01°03'26" E  
331.32'

Effluent Disposal Line  
Easement

S 00°17'57" E  
314.87'

Rapid Infiltration Basin  
Easement

S 08°39'35" W  
58.65'

S 89°43'37" E  
(basis of bearings)

463.82'

south line of the SE 1/4 of Section 10-23-25  
north line of the NE 1/4 of Section 15-23-25

12' Right-of-Way per plat

Point of Beginning

N 17°55'32" E  
287.14'

219.30'

Lot 5

GROVELAND FARMS  
Plat Book 2, Pages 10 and 11

Lot 6

GROVELAND FARMS  
Plat Book 2, Pages 10 and 11

N 30°03'17" W  
21.25'

N 50°58'15" W  
28.57'

N 71°39'53" W  
205.45'

S 18°34'42" W  
185.79'

S 15°49'38" W  
219.30'

Legal Description

Monitor Well Easement

A portion of the Southeast 1/4 of Section 10, Township 23 South, Range 25 East, Lake County, Florida, described as follows:

Commence at the southwest corner of the Southeast 1/4 of said Section 10; thence run S 89°43'37" E, along the south line thereof, a distance of 385.53 feet; thence run N 00°16'23" E, a distance of 170.84 feet for the POINT OF BEGINNING; thence run N 78°06'52" W, a distance of 11.00 feet; thence run N 11°53'08" E, a distance of 11.00 feet; thence run S 78°06'52" E, a distance of 11.00 feet; thence run S 11°53'08" W, a distance of 11.00 feet to the POINT OF BEGINNING.

Containing 121 square feet, more or less.

TOGETHER WITH

Access Easement

A portion of the Southeast 1/4 of Section 10, Township 23 South, Range 25 East, Lake County, Florida, described as follows:

Commence at the southwest corner of the Southeast 1/4 of said Section 10; thence run S 89°43'37" E, along the south line thereof, a distance of 385.53 feet; thence run N 00°16'23" E, a distance of 170.84 feet for the POINT OF BEGINNING; thence run N 11°53'08" E, a distance of 11.00 feet; thence run S 88°56'34" E, a distance of 89.09 feet; thence run S 01°03'26" W, a distance of 10.80 feet; thence run N 88°56'34" W, a distance of 91.16 feet to the POINT OF BEGINNING.

Containing 974 square feet, more or less.

Sketch of Description  
of a  
Monitor Well Easement  
and  
Access Easement  
situated in

Section 10, Township 23 South, Range 25 East  
Lake County, Florida

Not a Boundary Survey.


Legal description was prepared by the Surveyor.

See Sheet 2 of 2 for Sketch.

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR: **Centennial Bank**



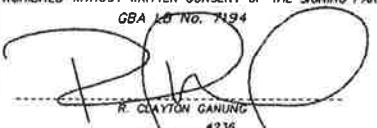
**GANUNG - BELTON ASSOCIATES, INC.**  
professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO.	1215.2H
SHEET	1 of 2
DATE	6/25/12
SCALE	As Noted

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GBA LD NO. 7194



R. CLAYTON GANUNG  
REG. P.L.S. NO. 4236

unplatted  
SE 1/4 of Section 10-23-25

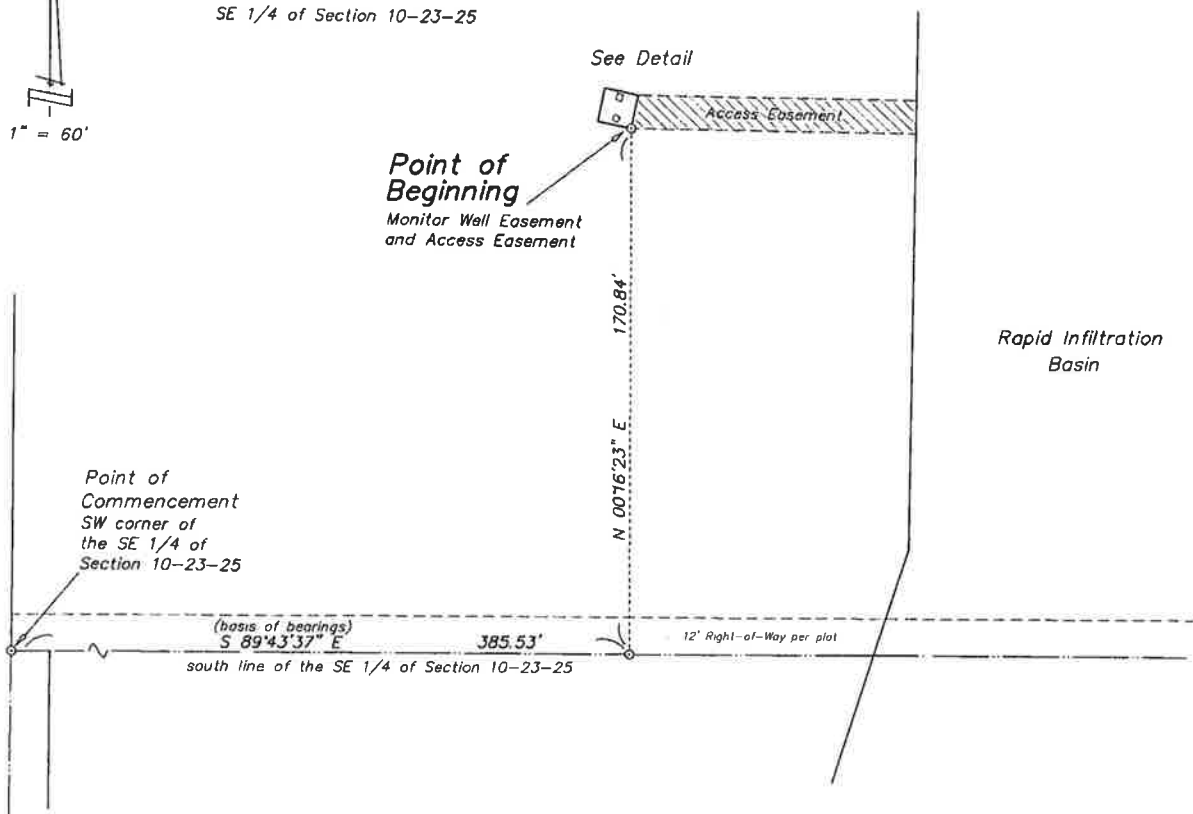


See Detail

Point of Beginning  
Monitor Well Easement  
and Access Easement

Point of Commencement  
SW corner of  
the SE 1/4 of  
Section 10-23-25

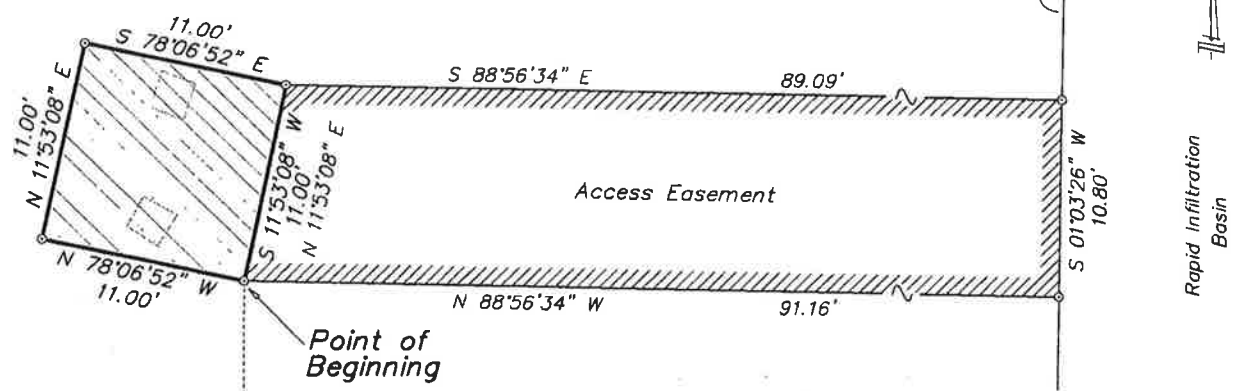
Rapid Infiltration Basin



Detail

Not to scale

west line of  
Rapid Infiltration Basin



*Legal Description*

A portion of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 23 South, Range 25 East, Lake County, Florida, being described as follows:

Commence at the southeast corner of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10; thence run N 00°42'44" E, along the east line of the West 1/2 of the Northeast 1/4 of the Southeast 1/4 of said Section 10, a distance of 368.42 feet; thence, departing said east line, run N 89°17'16" W, a distance of 233.45 feet to a point on the westerly line of an existing Wastewater Treatment Facility and the POINT OF BEGINNING of a 10.00 foot wide easement lying 5.00 feet left and 5.00 feet right of the following described centerline; thence run S 58°19'43" W, a distance of 172.23 feet; thence run S 32°19'47" W, a distance of 326.11 feet; thence run S 31°10'17" W, a distance of 158.05 feet; thence run S 41°40'29" W, a distance of 88.09 feet; thence run N 88°18'14" W, a distance of 471.38 feet; thence run S 46°30'28" W, a distance of 138.86 feet; thence run S 00°37'30" E, a distance of 818.63 feet; thence run S 89°15'51" W, a distance of 14.74 feet to a point on the east line of an existing Rapid Infiltration Basin and the POINT OF TERMINATION of this centerline description.

Containing 0.50 acres, more or less.

Not a Boundary Survey.

Legal description was prepared by the Surveyor.  
The exact location of the line may vary.

See Sheet 2 of 2 for Sketch.

Sketch of Description  
of an  
**Effluent Disposal Line  
Easement**


situated in

**Section 10, Township 23 South, Range 25 East  
Lake County, Florida**

**SKETCH OF DESCRIPTION ONLY – NOT A SURVEY**

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR: **Centennial Bank**




**GANUNG - BELTON ASSOCIATES, INC.**  
professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

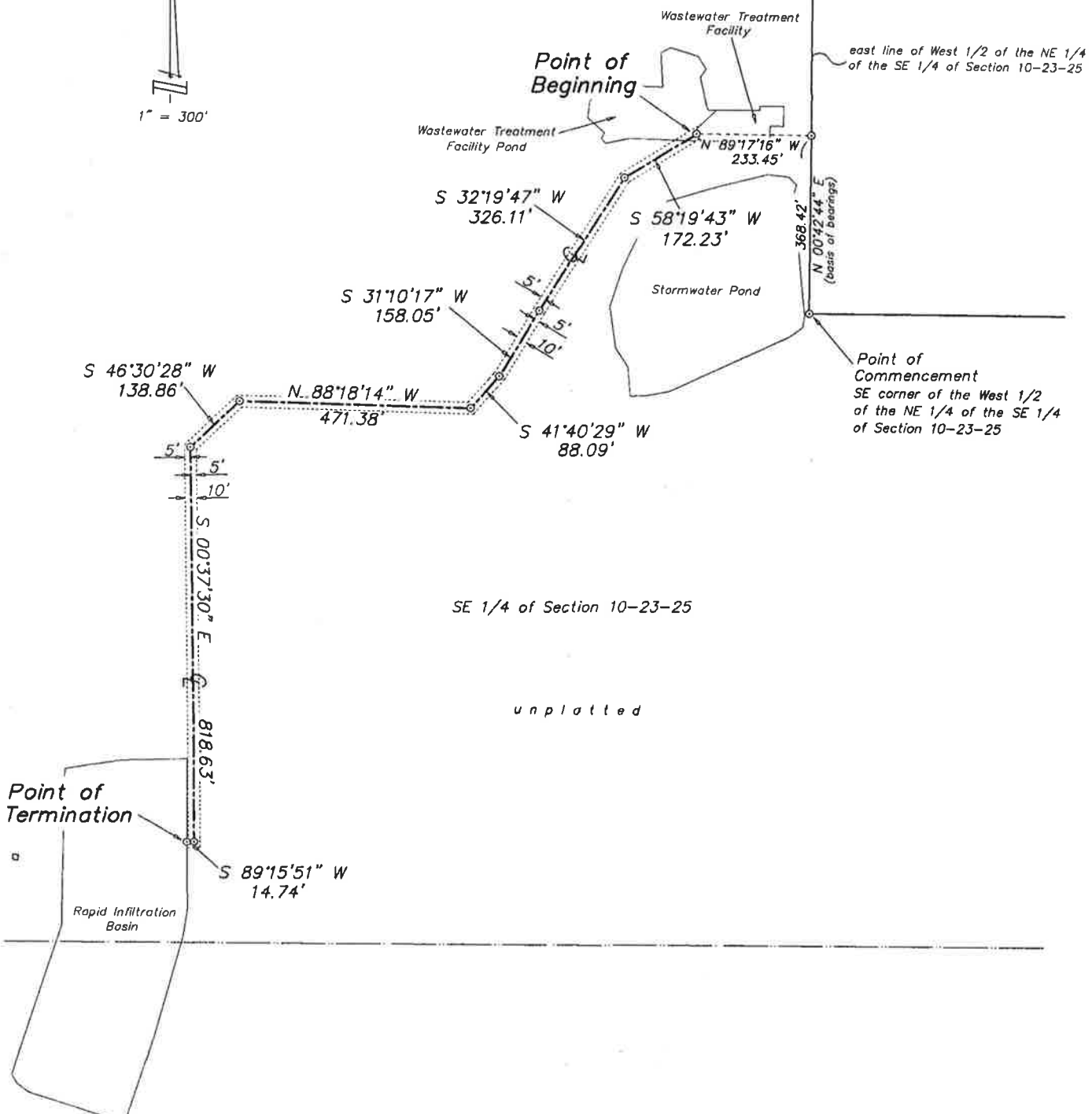
JOB NO.	1215.2I
SHEET	1 of 2
DATE	7/20/12
SCALE	As Noted

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GBA Job No. 7194



R. CLAYTON GANUNG  
REG. P.L.S. NO. 4236



**This instrument was prepared by:**  
Andrew J. Orosz, Esquire  
Lowndes, Drosdick, Doster,  
Kantor & Reed, P.A.  
Post Office Box 2809  
Orlando, Florida 32802-2809

**After recording return to:**  
Vinson Osman  
Bret Jones Title, LLC  
720 Almond Street  
Clermont, FL 34711  
File No. 2738-018



**ASSIGNMENT OF DEVELOPER'S RIGHTS**  
**UNDER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS**  
**AND RESTRICTIONS FOR BARRINGTON ESTATES**

**THIS ASSIGNMENT OF DEVELOPER'S RIGHTS UNDER DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR BARRINGTON ESTATES** (hereinafter referred to as this "Assignment") is made and entered into as of the 16<sup>th</sup> day of OCTOBER, 2012 by and between **CENTENNIAL BANK, N.A.**, an Arkansas corporation (hereinafter referred to as "Assignor") and **HANOVER BARRINGTON ESTATES, LLC**, a Florida limited liability company (hereinafter referred to as "Assignee").

**WITNESSETH:**

**WHEREAS**, Assignor is the "Developer" under that certain Declaration of Covenants, Conditions and Restrictions for Barrington Estates recorded on January 9, 2008, in Official Records Book 0253, Page 273, as amended by that certain First Amendment to Declaration of Covenants, Conditions and Restrictions for Barrington Estates recorded on January 1, 2010, in Official Records Book 1739, Page 1753, all of the Public Records of Lake County, Florida, as the same may be further amended from time to time (the "Declaration"), by virtue of that certain Assignment of Developers' Rights in Barrington Estates recorded April 11, 2012 in Book 4148, Page 506, of the Public Records of Lake County, Florida; and

**WHEREAS**, Assignee has, as of the date hereof, acquired the real property interests of Assignor relating to the Subdivision of Barrington Estates Phase 1, a subdivision according to the plat thereof recorded in Plat Book 2, Pages 11-12, of the Public Records of Lake County, Florida (the "Subdivision"), and, in connection therewith, Assignor has agreed to assign, transfer and convey to Assignee any and all rights and privileges of Assignor as the Developer under the Declaration, and Assignee is desirous of accepting such assignment, transfer and conveyance and exercising all such rights and privileges as Developer under the Declaration, subject to the terms and conditions set forth herein.

NOW, THEREFORE, for and in consideration of the payment of TEN AND NO/100 DOLLARS (\$10.00) in hand paid by Assignee to Assignor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Assignor and Assignee do hereby covenant and agree as follows:

1. **Incorporation of Recitals; Definitions.** The foregoing recitals are incorporated herein and made a part of this Assignment as if fully set forth herein. Unless otherwise defined herein, capitalized terms set forth in this Assignment shall have the meanings and definitions set forth in the Declaration.

2. **Assignment of Rights.** Assignor does hereby assign, transfer and convey to Assignee all of Assignor's right, title and interest in, to and under the Declaration, including, without limitation, all rights and privileges of Assignor as Developer under the Declaration and all right, title, interest and privilege incidental to the rights of Assignor as Developer under the Declaration, including, without limitation, all membership, voting, veto, approval or other rights, powers or privileges of Assignor in and with respect to the Barrington Estates Property Holdings Homeowners' Association, Inc., a Florida not for profit corporation (the "Association"), whether under the Declaration or otherwise (together the "Assigned Rights").

3. **Acceptance of Assignment.** Assignee hereby accepts the foregoing assignment of the Assigned Rights from Assignor and hereby agrees to assume and exercise all of the Assigned Rights from and after the effective date of this Assignment. Assignee also accepts and acknowledges its designation as Developer under Section 1.8 of the Declaration.

4. **Warranty of Title.** Assignor hereby warrants that it is the owner and holder of unencumbered title to the Assigned Rights, has full right and authority to assign, transfer and convey the Assigned Rights to Assignee, and that the Assigned Rights have not been previously transferred or assigned to any party other than Assignee or are subject to attachment, levy or claim by any third party.

5. **Indemnification.** Assignee hereby agrees to indemnify and hold the Assignor harmless for, from and against any losses, damages, liabilities, actions, proceedings, demands, claims, costs and expenses (including reasonable attorneys' and paralegals' fees) arising out of any failure of Assignee to perform any obligations under or arising out of the Declaration arising from and after the Effective Date. Assignor hereby agrees to indemnify and hold Assignee harmless for, from and against any losses, damages, liabilities, actions, proceedings, demands, claims, costs and expenses (including reasonable attorney's and paralegals' fees) arising out of any failure of Assignor to perform any obligations under or arising out of the Declaration before the Effective Date.

6. **Further Assurances.** Assignor and Assignee hereby covenant and agree to execute or provide such additional documents as are reasonably necessary to confirm, establish and evidence the assignment, transfer and conveyance of the Assigned Rights from Assignor to



Assignee and the designation of Assignee as Developer under the Declaration as contemplated hereunder.

7. **Governing Law, Jurisdiction and Venue.** The terms and provisions of this Assignment shall be governed by and enforced in accordance with the laws of the State of Florida. The parties hereto acknowledge and agree that the State of Florida has jurisdiction over this Assignment and that any actions brought in connection with the interpretation or enforcement of this Assignment shall be heard in the State Courts of Lake County, Florida.

8. **Successors and Assigns.** This Assignment shall be binding upon and inure to the benefit of Assignor and Assignee and their respective successors and assigns.

IN WITNESS WHEREOF, Assignor and Assignee have caused these presents to be executed in manner and form sufficient to bind them as of the day and year first above written.

ASSIGNOR:

Signed, sealed and delivered  
In the presence of:

CENTENNIAL BANK, N.A., an Arkansas  
corporation

Julie A. Carter  
Printed Name: Julie A. Carter  
Hebra Foster  
Printed Name: Hebra Foster

By: Meresa I. Lankford  
Name: Meresa I. Lankford  
Title: Senior Vice President

STATE OF AR  
COUNTY OF Faulkner

The foregoing instrument was acknowledged before me this 17 day of Oct., 2012 by Meresa I. Lankford, as Senior Vice President of CENTENNIAL BANK, N.A., an Arkansas corporation, on behalf of the corporation. She is personally known to me or has produced as identification.





Holly McKenna  
Notary Public Signature  
Typed or Printed Notary Name Holly McKenna  
Notary Public-State of AR  
Commission No.: \_\_\_\_\_  
My Commission Expires: 7.14.13

ASSIGNEE:

Signed, Sealed and Delivered  
in the Presence of:

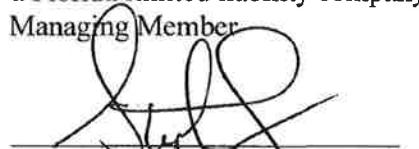
**HANOVER BARRINGTON ESTATES, LLC**, a  
Florida limited liability company

  
Name: LISA D WILLIFORD

  
Name: Laura Barkman

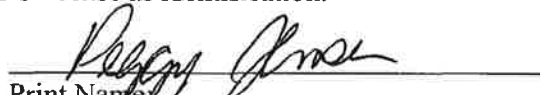
By: Hanover Land Company, LLC, a Florida  
limited liability company, its Manager

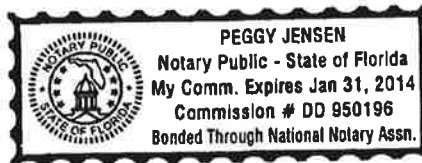
By: Hanover Capital Advisors, LLC,  
a Florida limited liability company, its  
Managing Member

  
\_\_\_\_\_  
Stephen W. Orosz, Vice President

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of October,  
2012, by Stephen W. Orosz, as Vice President of Hanover Capital Advisors, LLC, the Managing  
Member of Hanover Land Company, LLC, the Manager of **HANOVER BARRINGTON  
ESTATES, LLC**, a Florida limited liability company. Said officer [X] is personally known to me  
or [ ] produced a \_\_\_\_\_ driver's license as identification.

  
\_\_\_\_\_  
Print Name  
NOTARY PUBLIC  
My commission expires: \_\_\_\_\_



**This instrument was prepared by:**

Andrew J. Orosz, Esquire  
Lowndes, Drosdick, Doster,  
Kantor & Reed, P.A.  
Post Office Box 2809  
Orlando, Florida 32802-2809

**After recording return to:**

Vinson Osman  
Bret Jones Title, LLC  
720 Almond Street  
Clermont, FL 34711



**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made and executed this 17th day of October, 2012, by **CENTENNIAL BANK, N.A.**, an Arkansas corporation, whose address is 620 Chestnut Street, Conway, Arkansas 72033 (hereinafter referred to as the "Grantor"), to **HANOVER BARRINGTON ESTATES, LLC**, a Florida limited liability company, whose address is 911 Outer Road, Orlando, Florida 32814 (hereinafter referred to as the "Grantee");

**W I T N E S S E T H:**

**THAT** the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents, does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in Lake County, Florida more particularly described on the attached Exhibit "A" (hereinafter referred to as the "Subject Property");

**TOGETHER** with all buildings, structures, and improvements thereon and all of the rights, privileges, appurtenances, hereditaments, easements, reversions, and remainders pertaining to or used in connection therewith, including, without limitation, all (i) development and concurrency rights and credits, impact fee credits, prepaid fees, air rights, water, water rights, water stock, water capacity, sewer, wastewater and re-use water rights, sewage treatment capacity, other utility capacity and rights, concurrency certificates, approvals, and permits relating thereto, and (ii) strips and gores, streets, alleys, easements, rights-of-way, public ways, or other rights appurtenant, adjacent, or connected thereto.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND** the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

**THE** conveyance made herein, however, is expressly made **SUBJECT TO** (a) ad valorem real property taxes and assessments for the year in which this instrument is recorded and

thereafter, and (b) those various easements and restrictions of record more particularly described on the attached Exhibit "B".

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered  
In the presence of:

CENTENNIAL BANK, N.A., an Arkansas  
corporation

Julie A. Carter  
Printed Name: Julie A Carter

By: Meresa I. Lankford  
Name: Meresa I. Lankford  
Title: Senior Vice President

Audra Foster  
Printed Name: Audra Foster

STATE OF AR  
COUNTY OF Faulkner

The foregoing instrument was acknowledged before me this 17 day of Oct., 2012 by Meresa I. Lankford, as Senior Vice President of CENTENNIAL BANK, N.A., an Arkansas banking corporation, on behalf of the corporation. She is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

Holly McKenna  
Notary Public Signature



Typed or Printed Notary Name Holly McKenna  
Notary Public-State of AR  
Commission No.: \_\_\_\_\_  
My Commission Expires: 7.14.13

**EXHIBIT "A"****Legal Description of Subject Property****PARCEL 1:**

A portion of Section 14, Township 23 South, Range 25 East, Lake County, Florida, being described as follows:

BEGIN at the southwest corner of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 14; thence run N  $00^{\circ}54'43''$  E, along the west line of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 14, a distance of 649.14 feet to a point on the south line of BARRINGTON ESTATES PHASE 1, according to the plat thereof, as recorded in Plat Book 62, Pages 46 through 49, Public Records of Lake County, Florida; thence run easterly along the southerly line of said BARRINGTON ESTATES PHASE 1 the following courses and distances; run S  $89^{\circ}11'42''$ E, a distance of 136.26 feet; thence run N  $73^{\circ}38'12''$  E, a distance of 52.33 feet; thence run S  $89^{\circ}11'42''$  E, a distance of 240.00 feet; thence run S  $72^{\circ}01'37''$  E, a distance of 52.33 feet; thence run S  $89^{\circ}11'42''$  E, a distance of 184.93 feet to a point on the east line of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 14; thence run S  $00^{\circ}55'45''$  W, along the east line of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 14, a distance of 644.55 feet to a point on the south line of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 14; thence run N  $89^{\circ}35'33''$  W, along the south line of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 14, a distance of 661.02 feet to the POINT OF BEGINNING.

Containing 9.92 acres, more or less.

AND

**PARCEL 2:**

Lots 1 to 14 inclusive, 16, 17, 18, 19, 20, 21, 23 to 30 inclusive, 45, 46, 47, 51 to 79 inclusive, 83 to 86 inclusive, 89 to 97, inclusive, 99 to 108, inclusive, and 110 to 118 inclusive, and Tract 10, of Barrington Estates Phase I, according to the Plat thereof recorded in Plat Book 62, Pages 46, 47, 48, and 49, Public Records of Lake County, Florida

**EXHIBIT "B" (to Special Warranty Deed)****Permitted Exceptions**

1. Taxes and assessments for the year 2012 and subsequent years, which are not yet due and payable.
2. Easement for electricity granted to Sumter Electric Cooperative, Inc. by Easement recorded February 27, 1980 in Book 695, Page 644; as affected by Partial Release of Easement recorded July 15, 2008 in Book 3653, Page 1545.
3. Ordinance #2003-84 recorded October 22, 2003 in Book 2435, Page 1226; as amended by Ordinance No. #2005-91 recorded November 30, 2005 in Book 3020, Page 868.
4. Declaration of Covenants, Conditions and Restrictions for Barrington Estates Property Holdings recorded September 25, 2007 in Book 3513, Page 2353 and recorded January 9, 2008 in Book 3566, Page 253; First Amendment recorded January 14, 2010 in Book 3862, Page 1739; and Assignment of Developers' Rights to Centennial Bank recorded April 11, 2012 in Book 4148, Page 506; but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
5. Notes, restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Barrington Estates Phase 1, as recorded in Plat Book 62, Page(s) 46 through 49, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
6. Easement for electricity granted to Sumter Electric Cooperative, Inc. by Perpetual Utility Easement recorded July 15, 2008 in Book 3653, Page 1546.

NOTE: All references above are to the Public Records of Lake County, Florida.