



September 24, 2020

Rick Hartenstein
Wicks Engineering Services, Inc.
225 W Main St
Tavares, FL 32778

RE: **APPROVAL** - Minor Lot Split - LS 2020-29-5
McLachlan, Robert S., ET AL and Scott D. & Timothy M. Estey C/O Rick Hartenstein, As Agent
Alternate Key Nos./No. 1413061, Project No. 2019110011, Application No. 3926

Dear Mr. Haratenstein:

The above referenced minor lot split has been **Approved** and recorded in **Lake County**, Public Records Department, under **ORB 5544 Pages 1737-1740**.

The original final development order is enclosed, please keep in a safe place.

On behalf of the Office of Planning and Zoning, it has been a pleasure working with you. Should you have any questions, please do not hesitate to contact our office at 352-343-9738 or you can email me at Sshort@lakecountyfl.gov.

Sincerely,

Sheila M. Short
Senior Planner

cc: File
McLachlan, Robert S., ET AL - (rbtncl@gmail.com)
Scott D. & Timothy M. Estey - (Testey87@yahoo.com)

Enclosure: Receipt

PLANNING AND COMMUNITY DESIGN DIVISION | A division of the Department of Economic Growth
P.O. BOX 7800 • 315 W. MAIN ST., TAVARES, FL 32778 • P 352.343.9641 • F 352.343.9767
Board of County Commissioners • www.lakecountyfl.gov

TIMOTHY I. SULLIVAN
District 1

SEAN M. PARKS, AICP, QEP
District 2

WENDY R. BREEDEN
District 3

LESLIE CAMPIONE
District 4

JOSH BLAKE
District 5



LAKE COUNTY FLORIDA

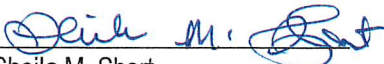
Please return original to: Lake County Planning & Zoning Division

NOTICE OF SUBDIVISION OF PROPERTY

Owner(s): McLachlan, Robert S., and Scott D. Estey and Timothy M. Estey C/O Rick Hartenstein/Wicks Engineering Services, Inc., As Agent

Lake County, a political subdivision of the State of Florida, hereby grants administrative subdivision approval for Minor Lot Split 2019-29-5 pursuant to Section 14.11.01, Lake County Land Development Regulations, Appendix E, Lake County Codification. The property described in Exhibit "A" attached hereto and incorporated herein by reference is hereby subdivided to be Parcel "1" and Parcel "2" also described in Exhibit "B".

FOR LAKE COUNTY, FLORIDA

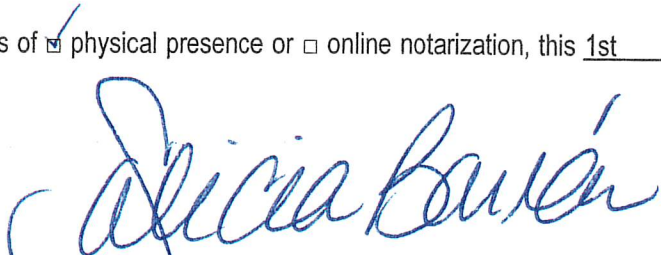

Sheila M. Short
Senior Planner

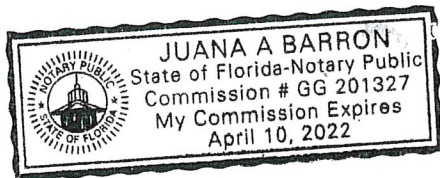
INSTRUMENT #2020102752
OR BK 5544 PG 1737 - 1740 (4 PGS)
DATE: 9/17/2020 10:21:22 AM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$35.50

State of Florida
County of Lake

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 1st day of September, 2020, by Sheila M. Short

Personally Known OR Produced Identification
Type of Identification Produced


Notary Signature
(SEAL)



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EXHIBIT "A"
(Parent Parcel Legal Description)

LEGAL DESCRIPTION: (PARENT TRACT)

THE EAST 594 FEET OF THE SOUTH 594 FEET OF THE NW 1/4 OF THE NE 1/4 AND THE SOUTH 900 FEET OF THE NE 1/4 OF THE NE 1/4 WEST OF SR 44A, ALL BEING IN SECTION 29 TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN N89°56'50"E ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 29, A DISTANCE OF 1329.98 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN S00°11'28"E, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 426.21 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT ON THE NORTH LINE OF THE SOUTH 900 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N89°48'52"E, ALONG SAID NORTH LINE OF THE SOUTH 900 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 143.98 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 44A; THENCE RUN S10°22'59"E, ALONG SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 44A, A DISTANCE OF 914.45 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN S89°48'52"W, ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 305.79 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE CONTINUE S89°48'52"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 594.00 FEET TO THE SOUTHWEST CORNER OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N00°11'28"W, ALONG THE WEST LINE OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 594.00 FEET TO THE NORTHWEST CORNER OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N89°48'52"E, ALONG THE NORTH LINE OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 594.00 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N00°11'28"W, ALONG SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 306.00 FEET TO THE POINT OF BEGINNING, CONTAINING THEREIN 555,235 SQUARE FEET OR 12.746 ACRES, MORE OR LESS.

Exhibit "B"

PARCEL ONE

LEGAL DESCRIPTION: (SOUTH 5.000 ACRES)

A PARCEL OF LAND COMPRISING FIVE ACRES AND LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN N89°56'50"E, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 29, A DISTANCE OF 1329.96 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN S00°11'28"E, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 426.21 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 900 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N89°48'52"E, ALONG SAID NORTH LINE OF THE SOUTH 900 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 143.98 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 44A; THENCE RUN S10°22'59"E, ALONG SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 44A, A DISTANCE OF 662.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S10°22'59"E, ALONG SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 44A, A DISTANCE OF 252.19 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN S89°48'52"W, ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 305.79 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE CONTINUE S89°48'52"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 594.00 FEET TO THE SOUTHWEST CORNER OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N00°11'28"W, ALONG THE WEST LINE OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 248.21 FEET; THENCE RUN N89°48'52"E A DISTANCE OF 855.17 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 217,799 SQUARE FEET OR 5.000 ACRES, MORE OR LESS.

Exhibit "B" ("Continued")

PARCEL TWO

LEGAL DESCRIPTION: (NORTH 7.746 ACRE REMAINDER)

THE EAST 594 FEET OF THE SOUTH 594 FEET OF THE NW 1/4 OF THE NE 1/4 AND THE SOUTH 900 FEET OF THE NE 1/4 OF THE NE 1/4 WEST OF SR 44A, ALL BEING IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN N89°56'50"E, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 29, A DISTANCE OF 1329.96 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN S00°11'28"E, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 426.21 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT ON THE NORTH LINE OF THE SOUTH 900 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N89°48'52"E, ALONG SAID NORTH LINE OF THE SOUTH 900 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 143.98 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 44A; THENCE RUN S10°22'59"E, ALONG SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 44A, A DISTANCE OF 914.45 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN S89°48'52"W, ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 305.79 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE CONTINUE S89°48'52"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; A DISTANCE OF 594.00 FEET TO THE SOUTHWEST CORNER OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N00°11'28"W, ALONG THE WEST LINE OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 594.00 FEET TO THE NORTHWEST CORNER OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N89°48'52"E, ALONG THE NORTH LINE OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 594.00 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N00°11'28"W, ALONG SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 306.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING;

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN N89°56'50"E, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 29, A DISTANCE OF 1329.96 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN S00°11'28"E, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 426.21 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 900 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N89°48'52"E, ALONG SAID NORTH LINE OF THE SOUTH 900 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 143.98 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 44A; THENCE RUN S10°22'59"E, ALONG SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 44A, A DISTANCE OF 662.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S10°22'59"E, ALONG SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 44A, A DISTANCE OF 252.19 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN S89°48'52"W, ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 305.79 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE CONTINUE S89°48'52"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 594.00 FEET TO THE SOUTHWEST CORNER OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N00°11'28"W, ALONG THE WEST LINE OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 248.21 FEET; THENCE RUN N89°48'52"E A DISTANCE OF 855.17 FEET TO THE POINT OF BEGINNING.

RECEIPT



CLERK OF THE CIRCUIT COURT & COMPTROLLER
LAKE COUNTY, FLORIDA
GARY J. COONEY, CLERK

1051384

RECORDING DIVISION
PO BOX 7800
550 W. MAIN STREET
TAVARES, FL 32778
352-253-2600

Transaction #: 1051384
Receipt #: 2020079084
Cashier Date: 9/17/2020 10:21:22AM
Print Date: 9/17/2020 10:21:23AM

CUSTOMER INFORMATION	TRANSACTION INFORMATION	PAYMENT SUMMARY
PLANNING AND COMMUNITY DESIGN 315 WEST MAIN STREET TAVARES, FL 32778	Date Received: 9/17/2020 10:19:02AM Location: Recording Return Code: Inter-office Trans Type: Recording Reference: Cashier: COGDEN	Total Fees: \$35.50 Total Payments: \$35.50 Balance Due: \$0.00 Cash Tendered: Change: \$0.00

Payment		
<u>CHECK</u>	#5248	\$27.00
<u>CHECK</u>	#5258	\$8.50

Official Record		
<u>GOVERNMENT RELATED</u>		
BK/PG: 5544/1737 DOC #: 2020102752 Date: 9/17/2020 10:21:22AM		
Fees <i>RECORDING FEE</i>		\$35.50