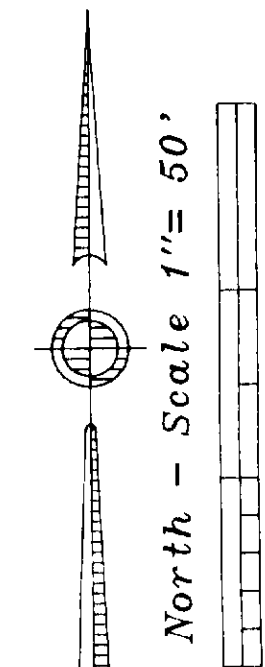


90 62577

COUNTRY MEADOWS

A Replat of a portion of Division B of the Town of Montverde
Section 1, Township 22 South, Range 26 East
Town of Montverde, Lake County, Florida



Plat Book: 32 Page: 7

Country Meadows

Page 1 of 1
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the Undersigned named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes herein expressed and dedicates the

Tract "A" and rights of way shown hereon to the perpetual use of the public. IN WITNESS WHEREOF, The undersigned have hereunto set their hands and seal on MAY 21, 1990.

Witness 1
Mark Hagan
Witness 2
Robert K. Hagan

G. Richard Dickerson
G. RICHARD DICKERSON
TRUSTEE

ADAMS STREET TRUST

Witness 1

Witness 2

STATE OF FLORIDA COUNTY OF LAKE

THIS IS TO CERTIFY, That on MAY 21, 1990 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared G. Richard Dickerson and Mark Hagan and

to me known to be the persons described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Nancy B. Ingusoll
NOTARY PUBLIC

My Commission Expires Sept. 10, 1993

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on September 22, 1989 he completed the survey of the lands as shown on the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon, as required by Chapter 177, Florida Statutes; and that said land is located in Town of Montverde, Lake County, Florida.

M. Bryan Short
M. Bryan Short, P.E.

DATE: January 5, 1990 Registration No. 4284

CERTIFICATE OF APPROVAL
BY MUNICIPALITY

THIS IS TO CERTIFY, that this plat was presented to the TOWN OF MONTERDE, Lake County, Florida, and approved by said TOWN OF MONTERDE for record, and the dedication of Streets and Easements is accepted for municipal purposes of said city on the 21 day of MAY, 1990 provided that this plat is recorded in the Office of the Clerk of the Circuit Court of Lake County, Florida within 20 days from the date of approval by said Town of Montverde, Florida.

Councilman Joseph R. Mott

Mayor Clayton H. Hagan

APPROVAL OF MUNICIPAL
PLANNING AND ZONING AUTHORITY

THIS IS TO CERTIFY, that on 21 day of MAY, 1990 the foregoing plat was officially approved by the

COMMISSION BOARD of the Town of Montverde, Florida

Chairman, Planning & Zoning Andrea W. Reed

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for the record on

DECEMBER 19, 1990
at 10:27 AM File No. 80 62577
Julinda Adler, P.C.
Clerk of the Circuit Court
in and for Lake County, Florida.

DESCRIPTION:

Blocks 8, 11 and 12, Division "B" town of Montverde, Lake County, Florida; also, the vacated alleys lying between said blocks, the North 1/2 of vacated Harden Avenue lying between Third Street and Second Street, the South 1/2 of vacated Harden Avenue lying between Third Street and First Street, the North 1/2 of vacated Combs Avenue lying between Third Street and First Street and vacated Second Street lying between Harden Avenue and Combs Avenue, all according to the Official Map of the town of Montverde; less any portion of Combs Avenue lying within 25 feet of the centerline of Bay Avenue as shown on plat of Montverde Mobile Home Subdivision, Plat Book 23, Page 25, Public Records of Lake County, Florida.

LESS the North 100.00 feet of the West 125.00 feet thereof.

curve #	delta	radius	length	chord bearing	chord
C1	06 01' 40"	125.00	13.15	S 02 35' 14" E	13.44
C2	32 40' 11"	125.00	71.27	S 21 56' 10" E	70.31
C3	32 40' 11"	125.00	71.27	S 54 36' 21" E	70.31
C4	19 07' 48"	125.00	41.73	S 80 30' 20" E	41.54
C5	48 11' 19"	25.00	21.03	S 65 58' 34" E	20.41
C6	32 01' 49"	50.00	27.95	S 57 53' 50" E	27.59
C7	63 55' 53"	50.00	55.79	S 74 07' 20" E	52.94
C8	72 03' 49"	50.00	62.89	N 06 07' 27" E	58.82
C9	72 03' 49"	50.00	62.89	N 65 56' 21" W	58.82
C10	38 17' 24"	50.00	31.67	S 59 53' 02" W	31.14
C11	48 11' 23"	25.00	21.03	S 65 50' 07" W	20.41
C12	29 29' 54"	75.00	118.46	N 44 49' 15" W	106.52
C13	90 29' 54"	100.00	157.95	N 44 49' 21" W	142.03

Block 7, Division B
Town of Montverde

Harden Avenue

331.93

S 89 55' 43" W

183.07

63.44

322.94

221.79

40.00

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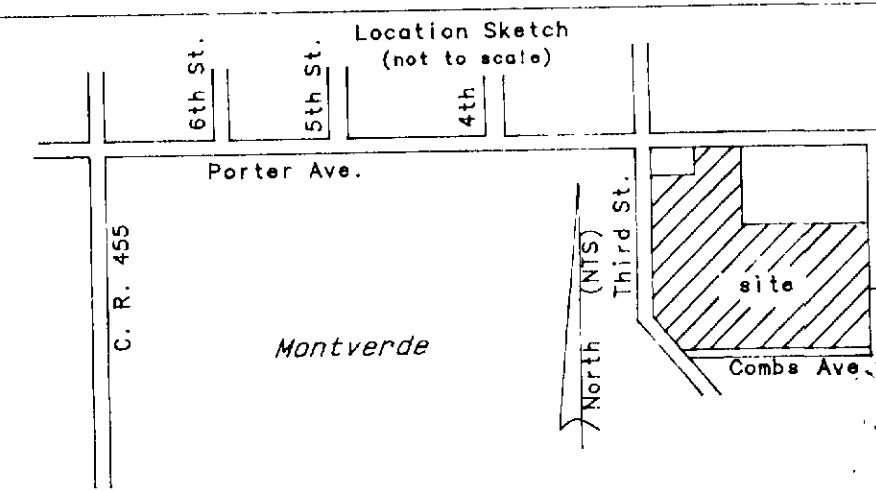
40.00

Notes:

- Vehicular access for Lots 6 and 13 through 16 restricted to Second Street.
- All lots are subject to a 10 foot Utility Easement along front lot lines and a 5 foot Utility Easement along all side lines.
- Lots 6-16 to be serviced by underground utilities.
- There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- Common driveway aprons shall be used for Lots 2 & 3, and 4 & 5.
- The apron shall be centered on the common property line of the above mentioned lots and shall extend from the street to the right of way.
- Common apron shall provide access for each pair of lots to Third St.
- Bearings based on plat of MONTERDE MOBILE HOME SUBDIVISION
- denotes set 4"x4" concrete monument marked "RLS 4284 PRM", being a PRM.
- denotes set iron rod & cap marked "RLS 4264", being a PCP.

prepared by:

Florida Geodetic Services
1153-G Tenth Street - P.O. Box 121442
Clermont, Florida 34712-1442
(904) 394-1061



JOINDER AND CONSENT TO DEDICATION

The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands described above by the owner, and agrees that its mortgage, lien or other encumbrance which is recorded in the Official Records Book 373, Page 423 of the Public Records of Lake County, Florida, shall be subordinated to the above dedication.

Signed, sealed and delivered

in the presence of:

Robert K. Hagan Mark Hagan
Julinda Adler, P.C.

STATE OF FLORIDA

THIS IS TO CERTIFY, that on MAY 21, 1990, on this day, I, Julinda Adler, P.C., a Notary Public in and for the State of Florida, and County aforesaid, took acknowledgements, personally appeared G. Richard Dickerson and Mark Hagan and to me known to be the persons described in and who executed the foregoing Joiner and Consent to Dedication, and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC

My Commission Expires

06 JUN 23 01 51 PM '90