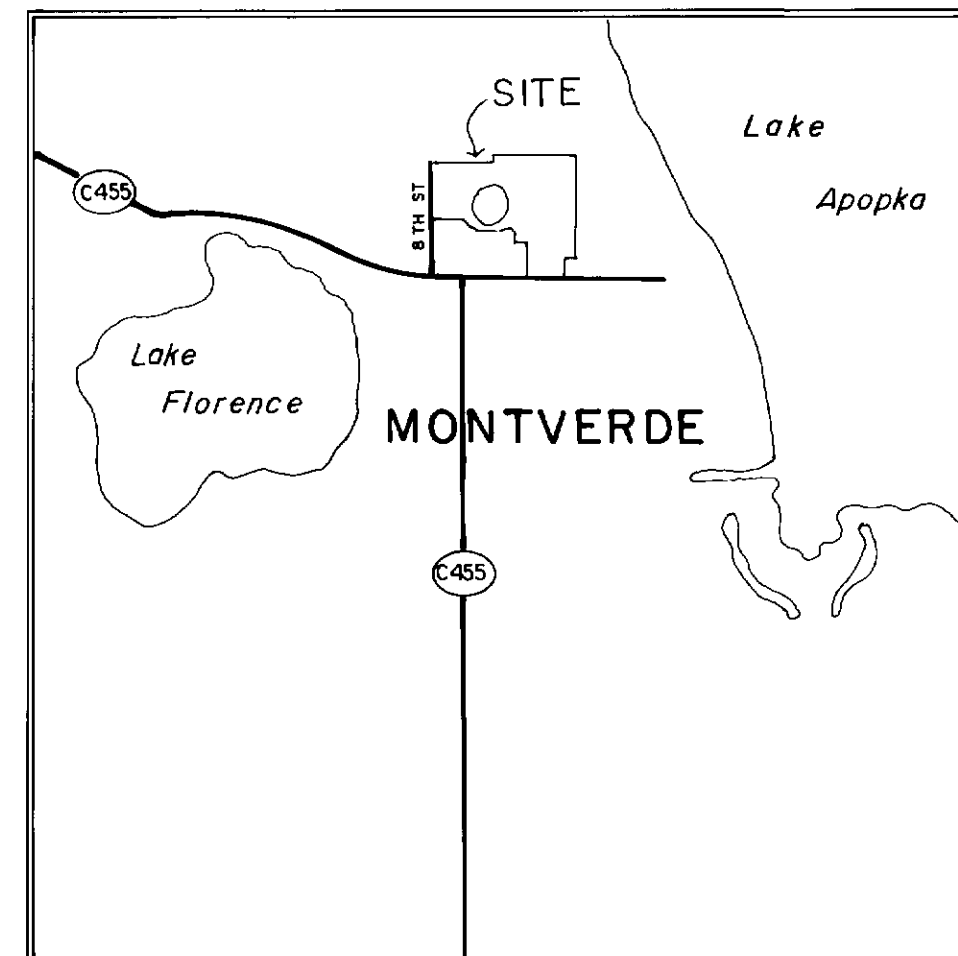


FRANKLIN POND

SECTIONS 1 AND 2, TOWNSHIP 22 SOUTH, RANGE 26 EAST
MONTVERDE, LAKE COUNTY, FLORIDA

DESCRIPTION

A PART OF BLOCK X, LAKESIDE DIVISION OF MONTVERDE IN SECTION 1, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RECORDED IN PLAT BOOK 4, PAGE 38 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND PART OF BLOCK 1, DIVISION F OF THE TOWN OF MONTVERDE IN SECTION 2, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE N.W. CORNER OF BLOCK X OF THE AFOREMENTIONED LAKESIDE DIVISION OF MONTVERDE; RUN N 89°39'59"E ALONG THE NORTH LINE OF SAID BLOCK X, 765.74 FEET TO THE N.E. CORNER OF SAID BLOCK X; THENCE S 0°02'18"E ALONG THE EAST LINE SAID BLOCK X, 1060.00 FEET; THENCE S 89°58'14"W, 84.00 FEET; THENCE S 0°02'18"E, 209.47 FEET TO THE SOUTH LINE OF SAID BLOCK X; THENCE S 89°58'14"W ALONG SAID SOUTH LINE, 394.80 FEET; THENCE N 0°06'39"W, 300.00 FEET; THENCE S 89°58'14"W, 115.00 FEET; THENCE N 0°01'46"W, 105.00 FEET; THENCE N 38°08'17"W, 119.00 FEET; THENCE S 65°28'44"W, 68.00 FEET; THENCE N 86°40'41"W, 170.00 FEET; THENCE N 62°59'52"W, 96.00 FEET; THENCE N 38°39'21"W, 106.61 FEET TO THE SOUTH LINE OF LOT 2, BLOCK 1, DIVISION F OF THE TOWN OF MONTVERDE; THENCE S 89°19'02"W ALONG SAID SOUTH LINE, 342.14 FEET TO THE S.W. CORNER OF SAID LOT 2, BLOCK 1; THENCE NORTH ALONG THE WEST LINE OF SAID LOTS 2 AND 1 OF BLOCK 1, 615.93 FEET TO THE N.W. CORNER OF LOT 1, BLOCK 1 OF SAID DIVISION F; THENCE N 89°19'02"E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 627.30 FEET TO THE N.E. CORNER OF LOT 1, SAID POINT BEING ON THE WEST LINE OF THE AFORESAID BLOCK X OF LAKESIDE DIVISION OF MONTVERDE; THENCE N 0°06'39"W ALONG SAID WEST LINE, 38.92 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

PLAT BOOK 29
AND PAGE 47

DEDICATION FOR FRANKLIN POND

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owners in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes thereon expressed and dedicate the rights-of-way and easements shown hereon to the perpetual use of the public.
IN WITNESS WHEREOF, The undersigned do hereunto set their hands and seals on March 8, 1988

WITNESSES:

Hoyt James Franklin
Dorinda M. Harger
James Cunningham
Dorinda Kuhlman

OWNER(S):

Doris Smith Franklin
Estate of Hoyt James Franklin
Doris Smith Franklin, Executrix
Doris Smith Franklin
Doris Smith Franklin

STATE OF Florida

COUNTY OF Lake

THIS IS TO CERTIFY, That on March 8, 1988
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Doris Smith Franklin

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

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

Quentin J. Beckman
NOTARY PUBLIC
My commission expires July 29, 1989

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on 18 February 1988 we completed the survey of the lands as shown in 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

LAKE COUNTY, FLORIDA.

DATED 18 February 1988

Commission
Hall, Farmer & Associates, Leesburg, Florida

Registration No. 1177
Florida

CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, that this plat was presented to the Town Council of Montverde Lake County, Florida and approved by said Council of Montverde for record, and the dedication of rights-of-way and easements is accepted for municipal purposes of said city on the 5th day of April, 19 88, provided that this plat is recorded in the Office of the Clerk of the Circuit Court of LAKE COUNTY, FLORIDA within 60 days from the date of approval by said Town Council of Montverde FLORIDA

Thomas J. Johnston

APPROVAL OF MUNICIPAL PLANNING AND ZONING AUTHORITY

THIS IS TO CERTIFY, that on 16th day of March, 19 88 the foregoing plat was officially approved by the Planning and Zoning Board of the City of Montverde, Florida.

Franklin Rogers Sanita W. Baker
Barney Patterson

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 record on May 3, 1988 at 3:25 PM File No. 88-19792

Delinda Adler D.C.
Clerk of the Circuit Court
in and for Lake County, Fla.