

# LAKE FLORENCE SHORES

A REPLAT OF ALL OF LOTS 29 THRU 42, ALL OF LOTS 67 THRU 97, AND ALL OF LOTS 138 THRU 151 OF LAKE FLORENCE ESTATES AS RECORDED IN PLAT BOOK 6, PAGE 72, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND A PORTION OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 26 EAST.

## DESCRIPTION:

ALL OF LOTS 29 THRU 42, INCLUSIVE; ALL OF LOTS 67 THRU 97, INCLUSIVE; ALL OF LOTS 138 THRU 151, INCLUSIVE, LAKE FLORENCE ESTATES AS RECORDED IN PLAT BOOK 6, PAGE 72, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

THAT PORTION OF THE SW 1/4, SECTION 2, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SW 1/4; THENCE N.89°53'29"E. ALONG THE NORTH BOUNDARY OF SAID SW 1/4, A DISTANCE OF 30.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°53'29"E. ALONG THE SAID NORTH BOUNDARY, 1290 FEET TO THE CENTERLINE OF VIRGINIA AVENUE AS SHOWN ON THE PLAT OF AFORESAID LAKE FLORENCE ESTATES; THENCE S.00°06'22"W., 58.29 FEET TO THE SOUTH LINE OF BURKE STREET, SAID LAKE FLORENCE ESTATES; THENCE N.89°54'39"E. ALONG SAID SOUTH LINE, 279.00 FEET TO THE EAST LINE OF THE WEST 279 FEET OF THE SOUTH 600 FEET OF THE NW 1/4 OF THE NE 1/4 OF THE SW 1/4, SAID SECTION 2; THENCE S.00°06'22"W., ALONG THE SAID EAST LINE, 600 FEET TO THE SOUTH LINE OF THE NORTH 1/4 OF THE SW 1/4, SAID SECTION 2; THENCE S.89°54'39"W. ALONG THE SAID SOUTH LINE, 1599.77 FEET TO THE WEST LINE OF THE SW 1/4, SAID SECTION 2; THENCE N.00°08'12"E ALONG THE SAID WEST LINE 497.84 FEET; THENCE N.89°53'31"E., 30.51 FEET; THENCE N.00°06'22"E., 160.00 FEET TO THE POINT OF BEGINNING.

## STREETS TO BE VACATED:

- (1) ALL OF BURKE STREET LYING WEST OF THE EAST LINE OF THE WEST 279 FEET OF THE NW 1/4 OF THE NE 1/4 OF OF SW 1/4, SEC. 2-22-26.
- (2) THE EAST 1/2 OF VIRGINIA AVENUE LYING SOUTH OF FLORENCE LANE.
- (3) ALL OF CARDY STREET LYING WEST OF PALM AVENUE.

## 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 thereof, and agrees that its mortgage, lien or other encumbrance, which is recorded in Official Record Book 844, Page 742 of the Public Records of Lake County, Florida, shall be subordinated to the dedications shown hereon.

WITNESSES:

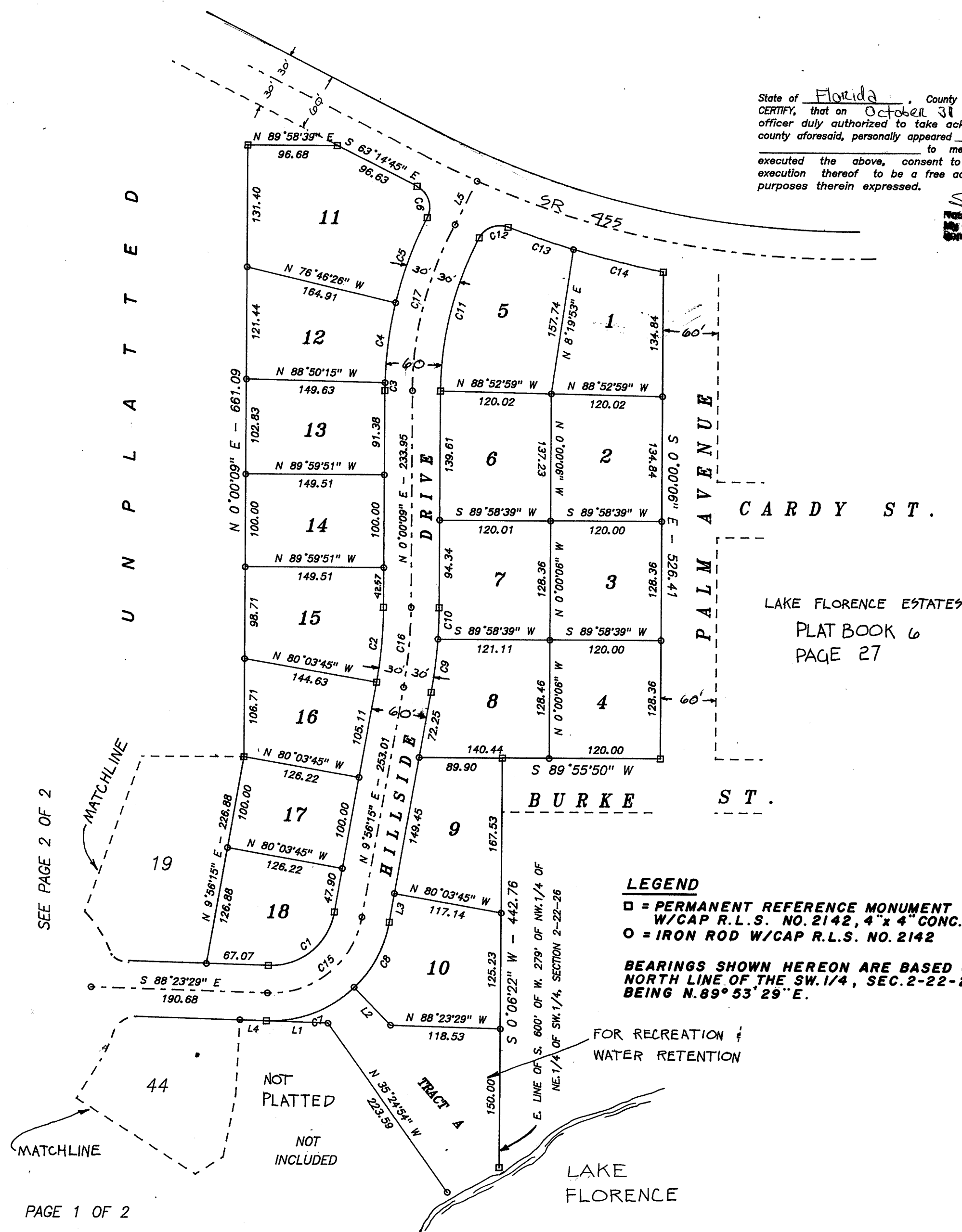
*Tom Barnett*  
*Samir Jackson*

JOINER: FIRST FLORIDA BANK, N.A.

*Dennis M. Beck*  
DENNIS M. BECK, AREA PRESIDENT

State of Florida, County of Lake. THIS IS TO CERTIFY, that on October 31, 1986, before me, an officer duly authorized to take acknowledgments in the state and county aforesaid, personally appeared Dennis M. Beck, to me known as the person(s) who executed the above, consent to dedication and acknowledge the execution thereof to be a free act and deed for the uses and purposes therein expressed.

*Samir E. Jackson*  
Notary Public, State of Florida at Large.  
My Commission Expires Nov. 5, 1989.  
Subscribed thru Notary Public Underwriters.



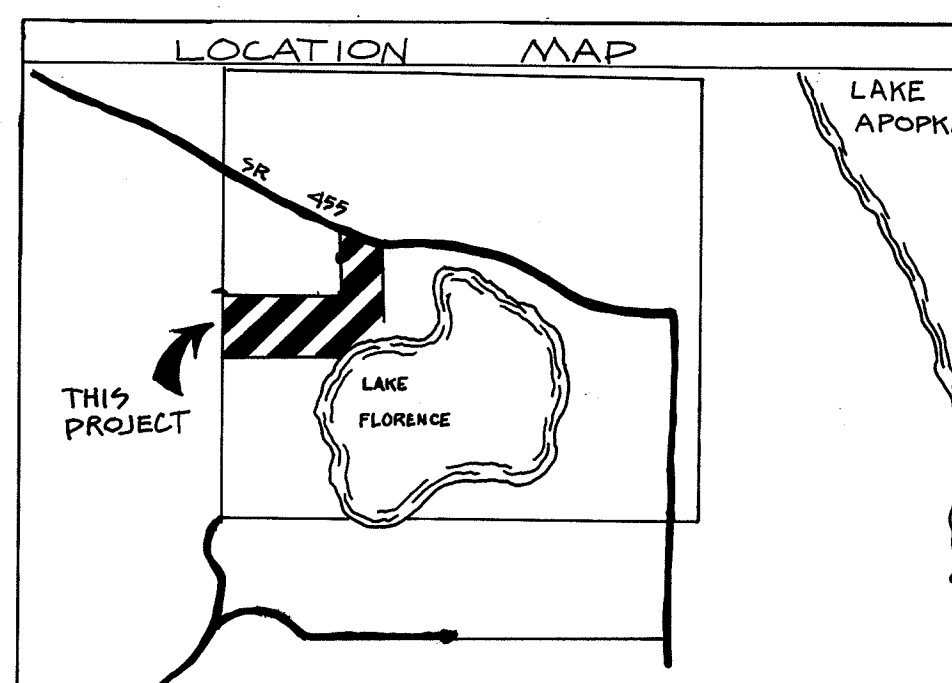
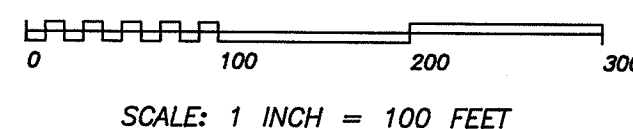
CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD/BRG
C1	70.00	81°40'16"	99.78	60.50	91.54	N 50°46'23" E
C2	470.00	9°56'06"	81.50	40.85	81.39	N 4°58'12" E
C3	416.01	1°09'36"	8.42	4.21	8.42	N 0°34'57" E
C4	416.01	12°03'48"	87.59	43.96	87.43	N 7°11'39" E
C5	416.01	13°31'41"	98.22	49.34	98.00	N 19°59'24" E
C6	25.00	90°00'00"	39.27	25.00	35.36	N 18°14'45" W
C7	130.00	45°49'51"	103.99	54.96	101.24	N 68°41'36" E
C8	130.00	35°50'26"	81.32	42.04	80.00	N 27°51'27" E
C9	530.00	6°15'14"	57.85	28.95	57.82	N 6°48'38" E
C10	530.00	3°40'51"	34.05	17.03	34.04	N 1°50'35" E
C11	356.01	27°45'42"	172.50	87.98	170.82	N 13°53'00" E
C12	25.00	82°55'12"	36.18	22.09	33.10	N 69°13'27" E
C13	1,015.74	4°13'16"	74.83	37.43	74.82	S 71°25'35" E
C14	1,015.74	5°38'27"	100.00	50.04	99.96	S 76°21'27" E
C15	100.00	81°40'16"	142.54	86.43	130.78	N 50°46'23" E
C16	500.00	9°56'06"	86.70	43.46	86.59	N 4°58'12" E
C17	386.01	27°45'42"	187.04	95.39	185.21	N 13°53'00" E

LAKE FLORENCE ESTATES  
PLAT BOOK 6  
PAGE 27

LINE	BEARING	DISTANCE
L1	N 88°23'29" W	66.39
L2	N 44°13'20" W	58.57
L3	N 9°56'15" E	31.31
L4	S 88°23'29" E	28.94
L5	N 26°45'15" E	52.74

PREPARED BY:

BEN BLACKBURN FLA. R.L.S. 2142  
P.O. BOX 1022  
13718 EAST STATE HIGHWAY 50  
CLERMONT, FLORIDA 32711  
(904) 394-4417



PLAT BOOK 28  
AND PAGE 42

## DEDICATION

### LAKE FLORENCE SHORES

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner, 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 ~~RIGHT OF PUBLIC USE AND ENJOYMENT~~ shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned, ~~OWNER~~ hereunto set ~~THEIR~~ hand and seal, on ~~Nov. 5, 1989~~.....

WITNESSES: (as to all parties)

*Mary Anne Necker*  
*Raele P. Keew*  
*Marino Thomas*  
*Daniel J. Pool*  
*Alan J. Pool*  
*John B. Carroll*  
*Russell Lambert*

STATE OF Florida..... COUNTY OF Lake.....  
THIS IS TO CERTIFY, That on November 4, 1986.....  
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared.....  
Marino Thomas, Daniel J. Pool, Alan J. Pool,  
John B. Carroll and Russell Lambert

to me known to be the person(s) described in and who executed the foregoing dedication and severally acknowledge the execution thereof to be ~~their~~ free act and deed for the uses and purposes therein expressed.  
IN WITNESS WHEREOF, I have hereto set my hand and seal on this date.

*Mary Anne Necker*  
NOTARY PUBLIC  
My Commission Expires Nov. 5, 1989

## CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS. That the undersigned, being licensed and registered land surveyor, does hereby certify that on Nov. 5, 1989..... he 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.

*Ben Blackburn*  
Registration No. 2142  
BEN BLACKBURN, 630 MONTROSE ST., CLERMONT, FLORIDA

## CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, that this plat was presented to the TOWN..... of MONTROSE, Lake County, Florida and approved by said Town..... of MONTROSE..... for record, and the dedication of LAKE FLORENCE SHORES..... is accepted for municipal purposes of said city on the ..... day of Nov...... 1986, provided that this plat is recorded in the Office of the Clerk of the Circuit Court of Lake County, Florida within ..22.. days from the date of approval by said.....

*J. Pearce*  
*Robert L. Rambolt*  
*James T. Johnson*  
*Letty Thibault*

## APPROVAL OF MUNICIPAL PLANNING AND ZONING AUTHORITY

THIS IS TO CERTIFY, that on ..27.. day of November, 1986, the foregoing plat was officially approved by the Planning and Zoning Commission of the City of MONTROSE, Florida.

*James T. Johnson*  
*J. Pearce*

## CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on JAN 9 4 24 PM '87 at ..4:24 P.M...... File No. 87-119

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