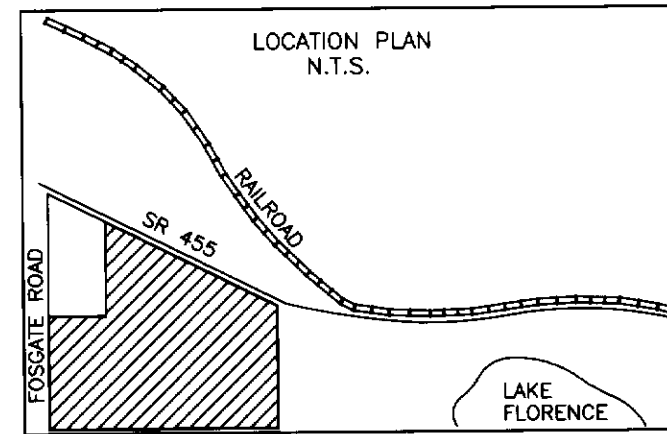


**BEING A SUBDIVISION OF A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4)  
OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 2, TOWNSHIP 22 SOUTH,  
RANGE 26 EAST, CITY OF MONTVERDE, LAKE COUNTY, FLORIDA.**

THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 26 EAST, EXCEPT THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 LYING SOUTH OF THE PUBLIC HARD SURFACED ROAD NO. 256 IN SAID SECTION 2, TOWNSHIP 22 SOUTH RANGE 26 EAST CONTAINING 5 ACRES, MORE OR LESS, ALSO EXCEPT THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 2, TOWNSHIP 22 SOUTH, RANGE 26 EAST WHICH LIES NORTH OF THE PUBLIC HARD SURFACED ROAD NO. 256, CONTAIN

SECTION 2, TOWNSHIP 22 SOUTH, RANGE 10 EAST, HILLSBORO COUNTY, FLORIDA. ALSO KNOWN AS:  
BEGINNING AT THE WEST ONE-QUARTER (W 1/4) CORNER OF SECTION 2, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS SHOWN ON LAKE FLORENCE SHORES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 43 OF  
THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTH 89-53-29 EAST ALONG THE NORTH BOUNDARY OF LOTS 29 THROUGH 19 INCLUSIVE OF SAID LOT 1320.00 FEET; THENCE NORTH 00-00-09 EAST ALONG THE WEST  
LINE OF LOTS 16 THROUGH 11 INCLUSIVE OF SAID PLAT AND THE NORTHERLY PROLONGATION OF SAID LINE 709.75 FEET TO THE SOUTH RIGHT OF WAY OF COUNTY ROAD 55; THENCE NORTH 63-22-10 WEST ALONG SAID RIGHT  
OF WAY 1107.36 FEET; THENCE SOUTH 00-01-09 WEST 347.82 FEET; THENCE SOUTH 89-51-21 WEST 330.14 FEET TO THE EAST RIGHT OF WAY LINE OF FOSGATE ROAD; THENCE SOUTH 00-00-47 WEST 659.96 FEET TO THE POINT OF  
BEGINNING. SAID LANDS LYING IN LAKE COUNTY, FLORIDA.



LINE	DIRECTION	DISTANCE
L1	N 00°01'09" E	20.67'
L2	S 12°07'11" W	25.06'
L3	S 89°53'29" W	14.02'
L4	N 89°51'21" E	20.20'
L5	S 00°01'09" W	11.50'
L6	N 00°01'09" E	5.06'
L7	N 00°00'09" E	19.25'
L8	N 00°01'09" E	19.26'
L9	N 26°37'50" E	51.87'

- NOTES:
- BEARINGS BASED ON THE SOUTH LINE OF THE NW 1/4 OF SECTION 2--22--26 AS BEING N 89°53'29" E, AN ASSUMED MERIDIAN.
- ALL LOTS SUBJECT TO AN 8' UTILITY EASEMENT ON THE FRONT AND A 7.5' UTILITY EASEMENT ON THE SIDES AND REAR.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- - DENOTES P.R.M. FOUND
- - DENOTES P.C.P.
- THE UTILITY EASEMENTS SHOWN HEREON, ARE ALSO FOR THE USE OF CABLE TELEVISION.

CURVE	RADIUS	LENGTH	CHORD	DELTA
C1	242.00'	44.10'	44.04'	10'26.32"
C2	242.00'	64.41'	64.22'	15'15.02"
C3	169.59'	78.76'	78.06'	26'36.35"
C4	35.00'	12.25'	12.19'	20'03.05"
C5	35.00'	12.25'	12.19'	20'03.02"
C6	10.00'	15.74'	14.16'	90'09'48"
C7	10.00'	15.88'	14.26'	90'58'57"
C8	50.00'	44.06'	42.65'	50'29'28"
C9	50.00'	60.81'	57.18'	89'45.02"
C10	50.00'	72.44'	66.27'	83'00.36"
C11	50.00'	58.42'	55.16'	66'56.49"
C12	35.00'	27.55'	26.84'	45'05.57"
C13	20.00'	31.46'	28.32'	90'07.40"
C14	10.00'	15.69'	14.13'	89'52.20"
C15	35.00'	27.55'	26.84'	45'05.57"
C16	10.00'	15.73'	14.16'	90'07'18"
C17	35.00'	29.44'	28.58'	48'11'23"
C18	55.00'	44.23'	43.05'	46'04.39"
C19	55.00'	72.36'	67.25'	75'22.57"
C20	55.00'	62.43'	58.14'	65'02.27"
C21	35.00'	29.44'	28.58'	48'11'23"
C22	35.00'	37.10'	28.58'	48'11'23"
C23	55.00'	39.44'	36.40'	38'38.54"
C24	55.00'	74.30'	68.78'	77'24.18"
C25	55.00'	67.36'	63.23'	70'10'08"
C26	35.00'	29.44'	28.58'	48'11'23"
C27	20.00'	31.36'	28.25'	89'50.34"
C28	20.00'	31.36'	28.24'	89'50'12"
C29	20.00'	31.47'	28.32'	90'09'48"
C30	35.00'	27.55'	26.84'	45'05.57"
C31	50.00'	101.07'	84.72'	115'48.69"
C32	50.00'	62.11'	58.19'	71'10.11"
C33	50.00'	72.52'	66.40'	83'12.44"
C34	35.00'	27.55'	26.84'	45'05.57"
C36	35.00'	22.31'	21.94'	36'31.37"
C37	35.00'	22.31'	21.94'	36'31.45"

PAGE 1 OF 1

## LONG RIDGE SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS, That the corporation named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plot for the uses and purposes herein expressed and dedicates the streets and drainage and utility easements shown hereon to the perpetual use of the public. A 10' drainage easement is reserved on the side and rear of all lots to the perpetual use of the public.

IN WITNESS WHEREOF The undersigned have hereunto set their  
hand and seal on February 10, 1998.

LONG RIDGE DEVELOPMENT CORPORATION, INC.

hand and seal on February 10, 1999.

LONG RIDGE DEVELOPMENT CORPORATION, INC.

Alan Behan  
ALAN BEHAN  
ITS PRESIDENT & SECRETARY

STATE OF FLORIDA COUNTY OF LAKE

THIS IS TO CERTIFY, that on February 10 1997  
before me, an officer duly authorized to take  
acknowledgments in the State and County aforesaid,  
personally appeared ALAN BEHAN

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 the above date.

Helen H Pearce  
NOTARY PUBLIC

My Commission Expires 01-01-98



CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify, that on JANUARY, 1996 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 the City of Montverde, Lake County, Florida.

Edward J. Mifs

Edward J. Mifs, PLS  
Date: 2/6/87

Registration No. 3376

CERTIFICATE OF APPROVAL  
BY MUNICIPALITY

THIS IS TO CERTIFY, that this plat was presented to the Town of Montverde, Lake County, Florida and approved by said Town of Montverde, Lake County, Florida and the dedication of streets and easements is accepted for municipal purposes of said city on the 10<sup>th</sup> day of Feb, 1997, provided that this plat is recorded in the Office of the Clerk of the Circuit Court of Lake County, Florida within 10 days from the date of approval by said City of Montverde, Florida.

Joseph Martini - Mayor

APPROVAL OF MUNICIPAL  
PLANNING AND ZONING AUTHORITY

THIS IS TO CERTIFY, that on the 22 day of APRIL  
1996 the foregoing plat was officially approved by the  
PLANNING & ZONING of the City of MONTVERDE  
Florida.

CHAIRMAN P42

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 February 14, 1997 at 1:05 P.M.

File No. 97-09722

J. Hatch D.A.  
Clerk of Circuit Court  
in and for Lake County, Florida

VISTA VERDE  
PB 34, Pg 1-3

UNPLATTED

WEST LINE SW 1/4,  
NW 1/4, SEC 2-22-26-

ADDITIONAL RIGHT OF WAY  
DEDICATED TO LAKE  
COUNTY BY THIS PLAT

P.O.B.  
W 1/4 CORNER  
SEC 2-22-26

LAKE FLORENCE SHORES  
PB 28, Pg 42-43

LAKE FLORENCE SHORES  
PB 28, Pg 42-43