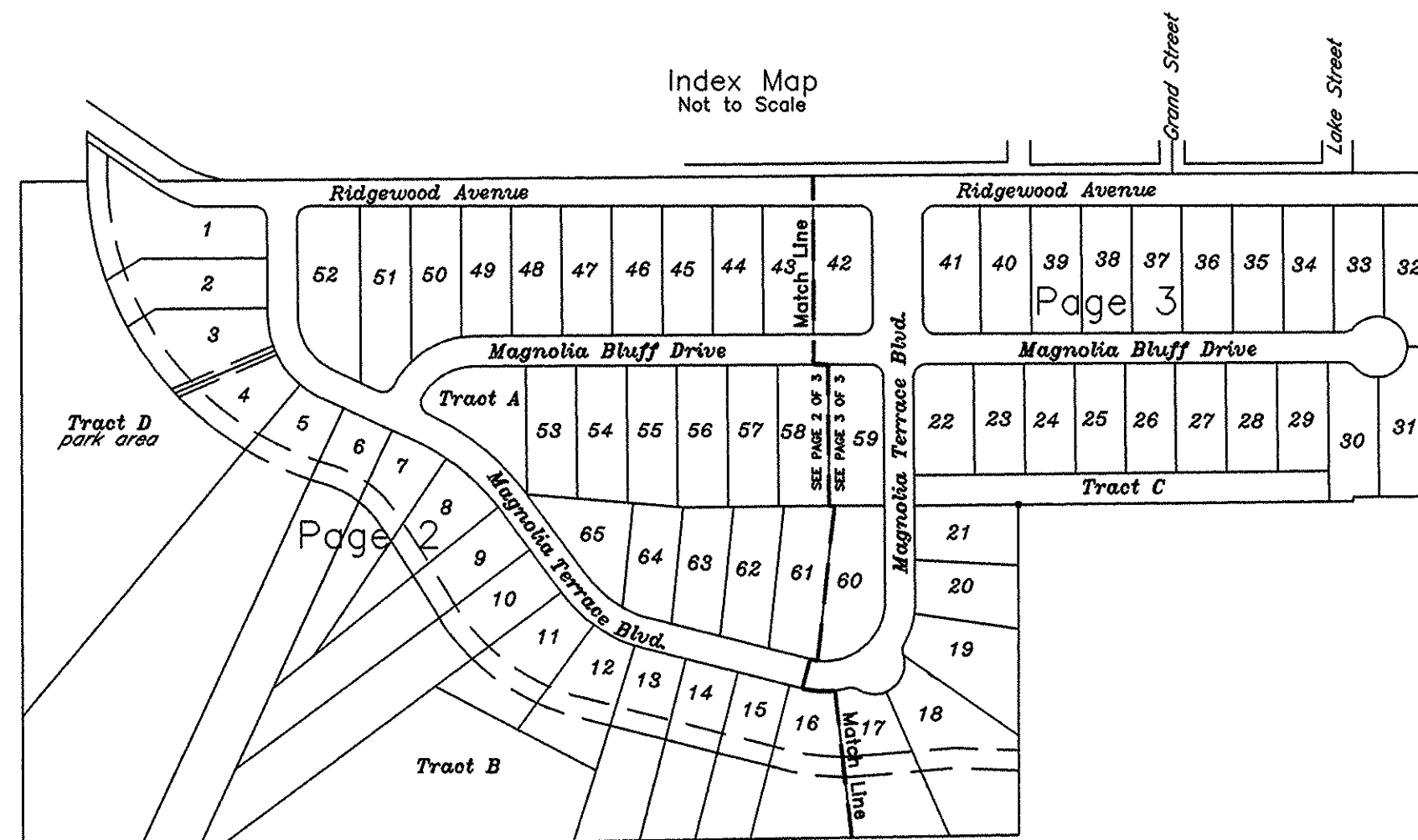


Magnolia Terrace Phase I

Description

corner of the North 1/4 corner of Section 11, Township 22 South, Range 26 East, Lake County Florida, thence run S 0°00'20"E along the East line of the Northwest 1/4 of said Section 11 for a distance of 131.31 feet to the Southeast corner of said Southwest 1/4 of the Northwest 1/4 of said Section 11 and the Point of Beginning; thence run N 89°43'49"E along the North line of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 11 for a distance of 829.22 feet to the Northwest corner of said Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 11; thence run S 89°43'49"E along the West line of said Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 11; thence run S 0°00'56"E along the East line of said West 155.00 feet of the North 645.00 feet of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4, for a distance of 645.00 feet to the Southeast corner of said West 155.00 feet of the North 645.00 feet of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 11; thence run S 89°43'49"W along the South line of said West 155.00 feet of the North 645.00 feet of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 11 for a distance of 165.00 feet to the Southwest corner of said West 155.00 feet of the North 645.00 feet of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 11; thence run N 89°43'49"E along the North line of said West 155.00 feet of the North 645.00 feet of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 11 for a distance of 8.59 feet to the Southeast corner of said Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 11; thence run S 89°28'17"W along the South line of said Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 11 for a distance of 132.11 feet to the Southeast corner of said Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of the Southwest 1/4 of said Section 11; thence run S 0°00'52"E along the East line of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 11 for a distance of 656.60 feet to the Southeast corner of said Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 11; thence run S 0°01'24"W along the West line of the said Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 11 for a distance of 132.11 feet to the Southwest corner of said Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 11; thence run N 0°01'24"W along the West line of the said Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 11 for a distance of 1325.27 feet to the Northwest corner of said Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 11; thence run N 89°33'45"E along the North line of said Northwest 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 11 for a distance of 132.11 feet to the Southwest corner of said East 528.00 feet of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 11; thence run N 0°00'23"W along the West line of said East 528.00 feet of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 11 for a distance of 100.20 feet; thence run N 0°00'23"E along the East line of said East 528.00 feet of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 11; thence run S 89°43'45"E along the South line of said East 528.00 feet of the Southwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 11 having a radius of 285.42 feet; thence run Southeasterly along the arc of said tangent curve for a distance of 1.03 feet through a central angle of 0°12'22" to the North line of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 11; thence run N 89°33'45"E along said North line of the Northeast 1/4 of the Southwest 1/4 of the Northwest 1/4 of said Section 11 for a distance of 1563.40 feet to the Point of Beginning.



prepared by:
Florida Geodetic Surveying, Inc.
720 West Montrose Street
P.O. Box 121442
Clermont, FL 34712-1442
(352) 394-3000

Notes:

- Bearings based on the South line of NW 1/4 of the SW 1/4 of the NE 1/4 of Sec. 11--22--26, as being S 89°28'17" W, an assumed meridian.
- All lots are subject to a 10' drainage & utility easement along all right of ways.
- All utility easements also service cable television.
- 1/2" iron rod and cap marked "FLA GEO LB 6642" set at all lot corners at time of plotting.

NOTICE:

- There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat.
- Lot lines are non-radial unless otherwise noted.

CERTIFICATE OF CLERK

I HEREBY CERTIFY, that I have examined the find that it complies in form with all the Chapter 177, Florida Statutes, and was filed on APRIL 10, 2000
File No. _____

File No. Barbara Kreider
Clerk of the Circuit Court in and for
Lake County, Florida

STATEMENT OF REVIEWER

"Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that chapter, provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat."

DATED:

Donald H. Ross, P.S.M
Lake County Public Works Dept.
Fla. Reg. # 5064

Page 1 of 3
DEDICATION
 Magnolia Terrace Phase I

KNOW ALL MEN BY THESE PRESENTS, that the Corporation named below, being the owner in fee simple of the lands described herein, does hereby dedicate said lands and plot for the uses and purposes herein expressed and dedicates drainage easements, streets, road right of ways, and utility easements shown hereon to the perpetual use of the public, and dedicates Tracts A, B, C, D, and E, ingress/egress easement, and the lands shown on 4 to the perpetual use of the Magnolia Terrace Homeowners Association for maintenance thereof, and in WITNESS WHEREOF, the undersigned have hereunto set their hand and seal on _____, 2000.

Landes Construction & Development, Inc.
9943 Lake Louisa Road
Clermont, Florida 34711

WITNESSES:

Daniel J. Decker, President

STATE OF FLORIDA, COUNTY OF LAKE
THIS IS TO CERTIFY, that on 2/21, 2000 before me, an officer
duly authorized to take acknowledgments in the State and County
aforesaid, personally appeared, Daniel J. Decker
known to me personally to be
the person described in and who executed the foregoing dedication and
several acknowledgments the execution thereof to be his 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.

Regina Spring
My Commission Expires: 1-28-2001

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT the undersigned, being a registered Surveyor and Mapper, fully licensed to practice in the State of Florida, does hereby certify that this plat was prepared under his supervision, and that this plat complies with all the provisions of Chapter 177, Florida Statutes.

James H. Walters, Jr.
James H. Walters, Jr., Registration # 2565
Florida Geodetic Surveying, Inc.
720 Montrose St.
Clermont, Florida 34711
Registration # LB 6642

Date: 3/28/00

STATEMENT OF REVIEWER

"Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that chapter; provided however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat."

Patrick M. Kelly P.S.M.
Florida Reg # 4423

DATED: 4/4/06

JOINDER AND CONSENT TO DEDICATION

The undersigned hereby certifies that they are the holder of a mortgage, lien, or other encumbrance upon the above described property, and that the undersigned hereby joins the parties 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 Records Book 1655, Page 505 of the Public Records of Lake County, Florida, shall be subordinate to the above dedication. Signed and delivered in the presence of:

Tom West
P.O. Box 250
Ocoee, Fl. 34761

ATTEST: NEAL WATSON

STATE OF FLORIDA COUNTY OF LAKE
THIS IS TO CERTIFY, that on March 31st, 2000 before me, an
officer duly authorized to take acknowledgments in the State and County
aforesaid, personally appeared Tom West,
to me known personally or by ~~divine~~ known to be the individuals described in
and who executed the foregoing Dedication and severally acknowledged the
execution thereof and each deed and each individual thereunto
authorized; that said Dedication is the act and deed of said individuals.
IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

Reba F. Varnadoe
NOTARY PUBLIC
My Commission Expires: _____
MY COMMISSION # C0834004 EXPIRES
July 15, 2001
BONDED THRU TROY FAIR INSURANCE, INC.

CERTIFICATE OF APPROVAL
BY MUNICIPALITY

THIS IS TO CERTIFY, that this plat was presented to the TOWN COUNCIL of Montverde, Lake County, Florida and approved by said TOWN COUNCIL of Montverde for record, and the dedication of all streets, utilities, and easements are accepted for municipal purposes of said city on the 9th day of April, 2000 provided that this plat is recorded in the Office of the Clerk of the Circuit Court of Lake County, Florida within _____ days from the date of approval by said TOWN COUNCIL, City of Clermont, Florida.

Attest:

Denise Noak, Town Clerk

APR 12, 2008 4:39 AM
RECORDED IN OFFICIAL RECORDS BOOK
OF LAKE COUNTY, FLORIDA
JAMES C. WATKINS
CLERK OF CIRCUIT COURT