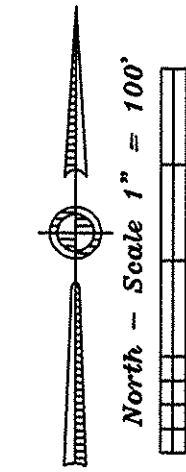


Magnolia Terrace Phase I

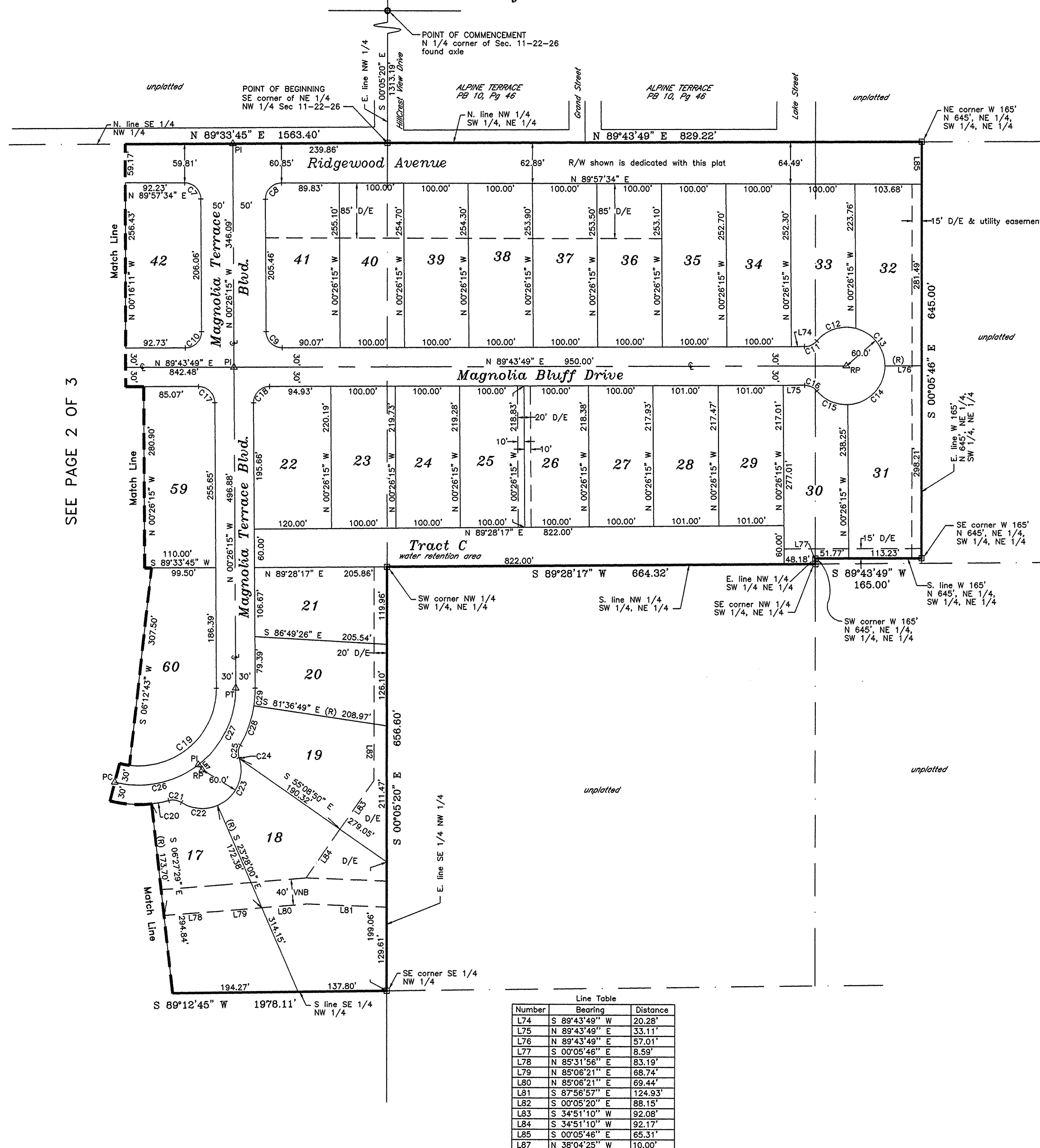
The Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of the Northwest 1/4, and the Southeast 1/4 of the Northwest 1/4, and the Northwest 1/4 of the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 22 South, Range 26 East, Lake County, Florida.
Town of Montverde

PLAT BOOK: 43
PAGE: 47

Page 3 of 3



SEE PAGE 2 OF 3



Curve Table					
Number	Delta	Radius	Length	Chord Bearing	Chord
C7	89°36'11"	25.00	39.10	N 45°14'20" W	35.23
C8	90°23'49"	25.00	39.44	N 44°45'40" E	35.48
C9	89°49'56"	25.00	39.20	S 45°21'13" E	35.30
C10	90°10'04"	25.00	39.34	N 44°38'47" E	35.41
C11	49°40'47"	25.00	21.68	N 64°53'26" E	21.00
C12	63°59'22"	60.00	67.01	S 72°02'43" W	63.58
C13	75°41'25"	60.00	79.26	N 38°06'53" W	73.62
C14	87°55'19"	60.00	92.07	N 43°41'29" E	83.30
C15	51°43'28"	60.00	54.20	S 65°28'07" E	52.38
C16	49°40'47"	25.00	21.68	N 65°25'47" W	21.00
C17	89°49'56"	25.00	39.20	N 45°21'13" W	35.30
C18	90°10'04"	25.00	39.34	N 44°38'47" W	35.41
C19	104°43'39"	120.00	219.34	N 51°55'35" E	190.06
C20	08°38'56"	180.00	27.17	N 79°13'03" E	27.15
C21	47°15'50"	25.00	20.62	N 81°28'30" W	20.04
C22	55°37'25"	60.00	58.25	S 85°39'18" E	55.99
C23	83°12'36"	60.00	87.14	N 24°55'42" E	79.88
C24	01°37'39"	60.00	1.70	N 17°29'26" W	1.70
C25	47°15'50"	25.00	20.62	S 05°19'40" W	20.04
C26	52°21'49"	150.00	137.09	N 78°06'29" E	132.37
C27	52°21'49"	150.00	137.09	N 25°44'40" E	132.37
C28	20°34'23"	180.00	64.63	N 18°40'23" E	64.29
C29	08°49'26"	180.00	27.72	N 03°58'28" E	27.69

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 platting.
- 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.

Legend:

- Denotes set PERMANENT REFERENCE MONUMENT, being a 4"x4" concrete monument and disk marked "PRM PLS 2565", unless otherwise noted.
- △ Denotes set PERMANENT CONTROL POINT, being a PK nail and disk marked "PCP PLS 2565", unless otherwise noted.
- R/W Denotes RIGHT OF WAY
- CL Denotes CENTERLINE
- PRM Denotes PERMANENT REFERENCE MONUMENT
- PI Denotes POINT OF INTERSECTION
- PC Denotes POINT OF CURVATURE
- PT Denotes POINT OF TANGENCY
- RP Denotes RADIUS POINT
- VNB Denotes Vegetative Natural Buffer
- D/E Denotes drainage easement
- (R) Denotes radial lot line

Line Table		
Number	Bearing	Distance
L74	S 89°43'49" W	20.28'
L75	N 89°43'49" E	33.11'
L76	N 89°43'49" E	57.01'
L77	S 00°05'46" E	8.59'
L78	N 85°31'56" E	83.19'
L79	N 85°06'21" E	68.74'
L80	N 85°06'21" E	69.44'
L81	S 87°56'57" E	124.93'
L82	S 00°05'20" E	88.15'
L83	S 34°51'10" W	92.08'
L84	S 34°51'10" W	92.17'
L85	S 00°05'46" E	65.31'
L87	N 38°04'25" W	10.00'

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