

Magnolia Terrace Phase II

The Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 and the South 1/2 of the Northeast 1/4 of the Northwest 1/4 lying North of County Road (Ridgewood Road) and the East 528 feet of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 lying North of County Road (Ridgewood Avenue) Section 11, Township 22 South, Range 26 East, Lake County, Florida. Town of Montverde

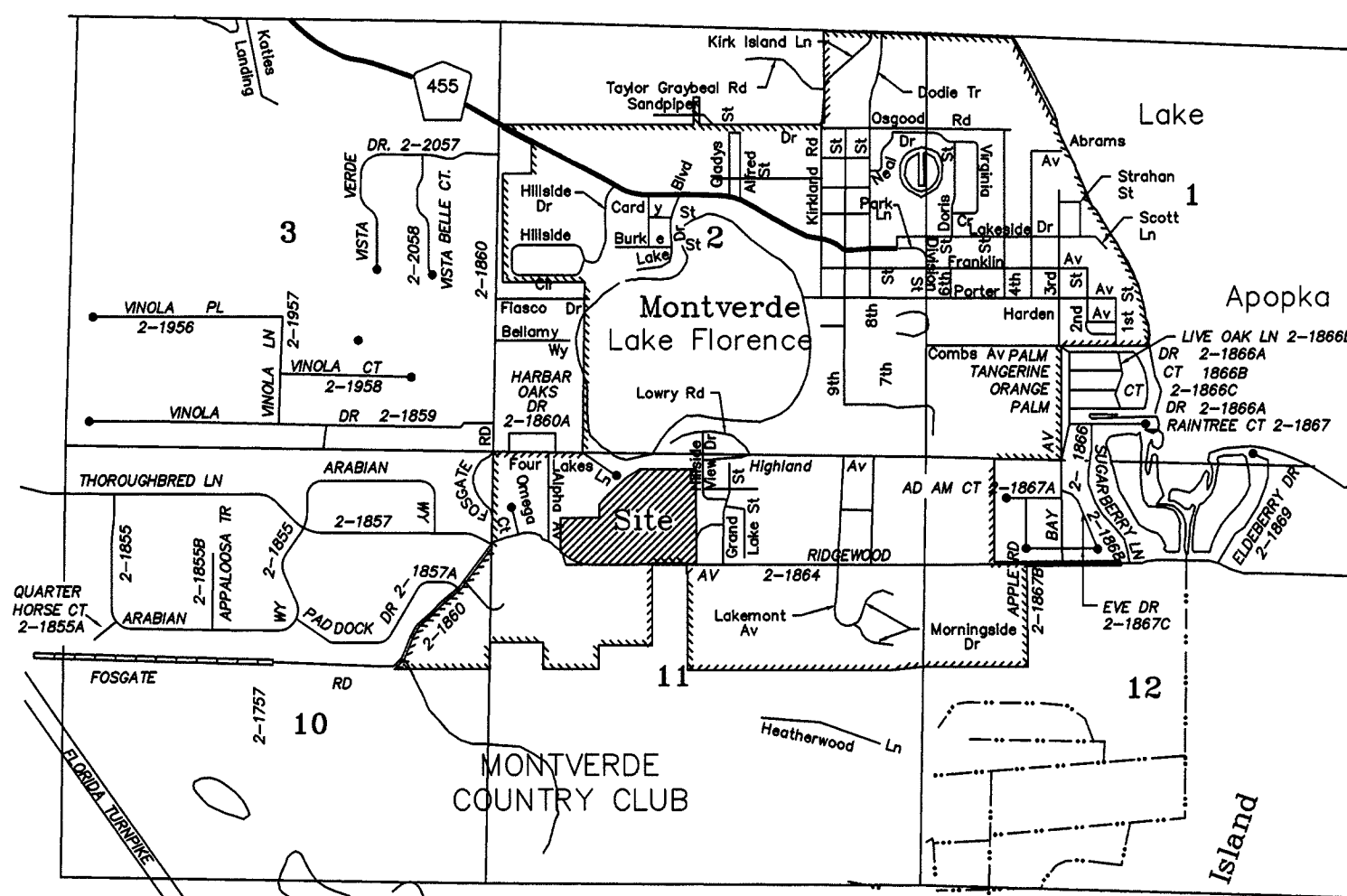
2002030731

SURVEYORS AFFIDAVIT
RECORDED MARCH 27, 2002
OR BOOK 2090 PAGE 485

Description

Begin at the North 1/4 corner of Section 11, Township 22 South, Range 26 East, Lake County Florida, thence run S 00°05'20" E along the East line of the Northwest 1/4 of said Section 11 for a distance of 1290.00 feet to the northerly right-of-way of a County Road (Ridgewood Avenue); Thence run S 89°37'40" W along the northerly right-of-way line of said County road for a distance of 1454.54 feet to the point of a curve, said curve being concave to the Northeast and having a radius of 460.00 and a chord bearing of N73°26'09"W; Thence run along and around said curve through a central angle of 33°52'22" an arc distance of 271.85 feet to the point of tangency; Thence run N56°29'58"W and along said northerly right-of-way for a distance of 165.38 feet; Thence run N00°07'29"W for a distance of 466.84 feet; Thence N89°46'12"E for a distance of 528.00 feet to the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4; Thence run N00°07'29"W and along the West line of the said Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 for a distance of 162.78 feet; Thence run N42°06'05"E for a distance of 161.63 feet; Thence run N45°38'55"E for a distance of 107.85 feet; Thence run N47°53'04"E for a distance of 215.64 feet; Thence run N33°07'36"W for a distance of 7.52 feet; Thence run N58°32'31"E for a distance of 254.12 feet to the North line of the Northeast 1/4 of the Northwest 1/4; Thence run N89°54'43"E and along the North line of the said Northeast 1/4 of the Northwest 1/4 for a distance of 762.61 feet to the North 1/4 corner and the Point of Beginning to close.

Vicinity Map not to scale



Notes:

- Bearings based on the North line of NE 1/4 of the NE 1/4 of the NW 1/4 of Sec. 11-22-26, as being N 89°54'43" E, an assumed meridian.
- All lots are subject to a 10' drainage & utility easement along all front and rear lot lines and 5' along all side lot lines.
- All utility easements also service cable television.
- 5/8" iron rod and cap marked "FGSM, Inc. LB 7063" 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
- Denotes CENTERLINE
- PRM Denotes PERMANENT REFERENCE MONUMENT
- PI Denotes POINT OF INTERSECTION
- PC Denotes POINT OF CURVATURE
- PCC Denotes POINT OF COMPOUND CURVE
- POC Denotes POINT ON CURVE
- PT Denotes POINT OF TANGENCY
- RP Denotes RADIUS POINT
- VNB Denotes Vegetative Natural Buffer
- D/E Denotes drainage easement
- (R) Denotes radial lot line

prepared by:
Florida Geodetic Surveying & Mapping, Inc.
720 West Montrose Street
Clermont, FL 34711
(352) 394-3000

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 MARCH 22, 2002 File No. 2002030731

Barbara Kneidel, Jr.
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."

Donald H. Reel, P.S.M.
Lake County Public Works Dept.
File Reg. # 5064

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DEDICATION

Magnolia Terrace Phase II

KNOW ALL MEN BY THESE PRESENTS, that the Corporation named below, being the owner in fee simple of the lands described hereon, does hereby dedicate said lands and plat 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.

In WITNESS WHEREOF, the undersigned have hereunto set their hand and seal on 17 JANUARY, 2002.

WITNESSES:

Timothy A. Fulmer
Carrol A. Fulmer

STATE OF FLORIDA COUNTY OF LAKE

THIS IS TO CERTIFY, That on 17 Jan., 2002 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared, Daniel J. Decker, Timothy A. Fulmer and Carrol A. Fulmer known to me personally to be the persons described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed for the uses and purposes therein expressed. IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

Ellie E. Wolfe

NOTARY PUBLIC
My Commission Expires: 12-3-02

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., Registration # 2565
Florida Geodetic Surveying & Mapping, Inc.
720 Montrose St.
Clermont, Florida 34711
Registration # LB 7063

Date: 1/9/02

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: 1/17/02

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 in the 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 Records Book 1821, Pages 2339 thru 2346 of the Public Records of Lake County, Florida, shall be subordinate to the above dedication.

Dempsey Boyd
Robert A. Davis, Trustee
of The Boyd-Davis Land Trust #4

ATTEST:

ATTEST:

STATE OF FLORIDA COUNTY OF LAKE

THIS IS TO CERTIFY, That on JANUARY 10, 2002 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Dempsey Boyd and Robert A. Davis, known personally or by drivers license ID to be the individuals described in and who executed the foregoing Dedication and severally acknowledged the execution thereof to be their free act and deed as such individuals are to be authorized; that said Dedication is the act and deed of the above parties. IN WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC

My Commission Expires: 2/21/04

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 22 day of MARCH, 2002 provided that this plat is recorded in the Office of the Clerk of the Circuit Court of Lake County, Florida within 30 days from the date of approval by said TOWN COUNCIL, Town of Montverde, Florida.

Attest:

Denise Noak, Town Clerk

Helen Pearce, Mayor