

Magnolia Terrace Phase II

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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 Road) Section 11, Township 22 South, Range 26 East, Lake County, Florida. Town of Montverde

Curve Table				
Number	Delta	Radius	Length	Chord Bearing
C1	33°52'22"	460.00	271.95	S 73°26'09" E 268.01
C2	27°05'07"	460.00	217.45	S 70°02'31" E 215.44
C3	90°54'10"	25.00	39.66	N 50°57'50" E 35.63
C4	98°16'49"	25.00	42.01	N 42°13'56" W 37.24
C5	06°03'35"	1075.00	113.70	N 08°58'18" E 113.64
C6	05°08'22"	1125.00	100.91	N 08°04'58" E 100.88
C7	05°02'14"	1125.00	98.91	N 13°10'14" E 98.87
C8	05°47'21"	1075.00	108.62	N 14°51'44" E 108.57
C9	04°57'16"	1125.00	97.28	N 18°09'59" E 97.25
C10	05°55'03"	1075.00	111.03	N 20°42'56" E 110.98
C11	04°47'18"	1125.00	94.02	N 23°02'16" E 93.99
C12	05°50'22"	1075.00	109.56	N 26°35'39" E 109.51
C13	04°44'48"	1125.00	93.20	N 27°48'19" E 93.17
C14	06°38'43"	1125.00	130.48	N 33°30'05" E 130.41
C15	05°56'53"	1075.00	111.60	N 32°29'16" E 111.55
C16	48°53'44"	1100.00	938.73	N 28°45'44" E 910.50
C17	05°56'32"	1075.00	111.49	N 38°25'59" E 111.44
C18	08°04'28"	1125.00	158.54	N 40°51'40" E 158.41
C19	05°59'14"	1075.00	112.33	N 44°23'52" E 112.28
C20	05°03'30"	1125.00	99.32	N 47°25'40" E 99.29
C21	05°49'07"	1075.00	109.17	N 50°18'02" E 109.12
C22	03°15'11"	1125.00	63.87	N 51°35'00" E 63.87
C23	02°34'41"	725.00	32.62	N 54°29'56" E 32.62
C24	03°39'48"	775.00	49.55	N 55°02'30" E 49.54
C25	07°09'34"	775.00	96.84	N 60°27'11" E 96.78
C26	08°58'36"	725.00	113.59	N 60°16'35" E 113.47
C27	10°03'32"	725.00	127.28	N 69°47'39" E 127.12
C28	08°52'51"	775.00	93.07	N 67°28'24" E 93.02
C29	06°53'41"	775.00	93.26	N 74°21'40" E 93.20
C30	04°15'36"	775.00	57.62	N 79°56'18" E 57.61
C31	07°14'41"	725.00	91.67	N 78°28'45" E 91.61
C32	28°51'30"	750.00	377.76	N 67°38'21" E 373.78
C33	07°22'15"	275.00	35.38	N 85°45'14" E 35.35

THE NORTH LINE OF THE S.E. 1/4 OF THE N.W. 1/4 OF THE N.W. 1/4

FOUR LAKES SUBDIVISION P.B. 25, Pg. 86

S.W. CORNER OF THE N.W. 1/4 OF THE N.E. 1/4 OF THE N.W. 1/4

FOUR LAKES SUBDIVISION P.B. 25, Pg. 86

Curve Table				
Number	Delta	Radius	Length	Chord Bearing
C34	13°55'31"	225.00	54.68	N 89°01'51" E 54.55
C35	16°55'24"	275.00	81.23	S 82°08'58" E 80.93
C36	16°43'16"	275.00	80.26	S 65°16'36" E 79.97
C37	20°32'07"	275.00	98.56	S 46°38'54" E 98.04
C38	97°50'34"	250.00	426.92	S 49°00'37" E 376.90
C39	68°25'23"	225.00	268.70	S 49°47'42" E 253.01
C40	15°23'48"	275.00	73.90	S 28°40'57" E 73.68
C41	15°37'04"	275.00	74.96	S 13°10'31" E 74.73
C42	08°16'30"	275.00	25.33	S 02°43'39" E 25.32
C43	15°29'40"	225.00	60.85	S 07°50'10" E 60.66
C44	90°00'03"	25.00	39.27	S 44°54'42" W 35.36
C45	89°59'57"	25.00	39.27	S 45°05'18" E 35.36
C46	36°42'07"	125.00	80.07	S 71°33'40" W 78.71
C47	36°42'07"	150.00	96.09	S 71°33'40" W 94.45
C48	26°18'29"	175.00	80.35	S 76°45'29" W 79.65
C49	10°23'39"	175.00	31.75	S 59°24'25" W 31.70
C50	11°09'16"	175.00	34.07	S 47°37'58" W 34.02

Curve Table				
Number	Delta	Radius	Length	Chord Bearing
C51	14°41'51"	125.00	32.06	S 45°51'40" W 31.98
C52	38°36'05"	125.00	84.22	S 19°12'43" W 82.63
C53	53°17'55"	150.00	139.54	S 26°33'38" W 134.56
C54	21°07'03"	175.00	64.50	S 31°29'48" W 64.13
C55	21°01'37"	175.00	64.22	S 31°25'29" W 63.86
C56	53°58'05"	25.00	23.55	S 26°53'43" W 22.89
C57	08°33'48"	60.00	8.97	S 49°38'53" W 8.98
C58	63°44'47"	60.00	66.75	S 13°26'37" E 63.36
C59	42°05'31"	60.00	44.08	S 39°28'32" E 43.09
C60	51°30'11"	60.00	53.93	S 86°16'22" E 52.14
C61	46°31'08"	60.00	48.71	N 44°42'58" E 47.39
C62	75°30'49"	60.00	79.08	N 16°18'00" W 73.48
C63	53°58'05"	25.00	23.55	N 27°04'22" W 22.69
C64	89°42'59"	25.00	39.15	N 44°46'10" E 35.27
C65	90°17'01"	25.00	39.39	N 45°13'50" W 35.44

MAGNOLIA TERRACE PHASE I
M.B. 43, Pgs. 45 thru 47

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.

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

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.
- C 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. |