

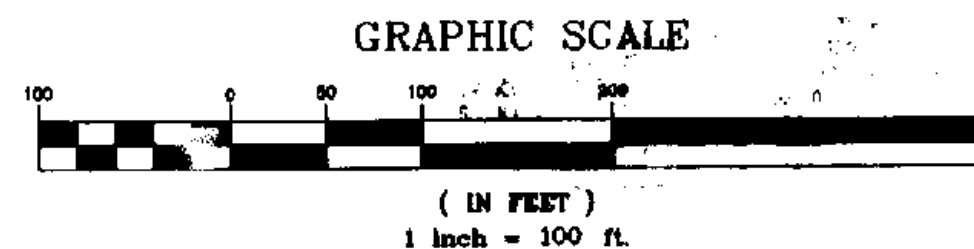
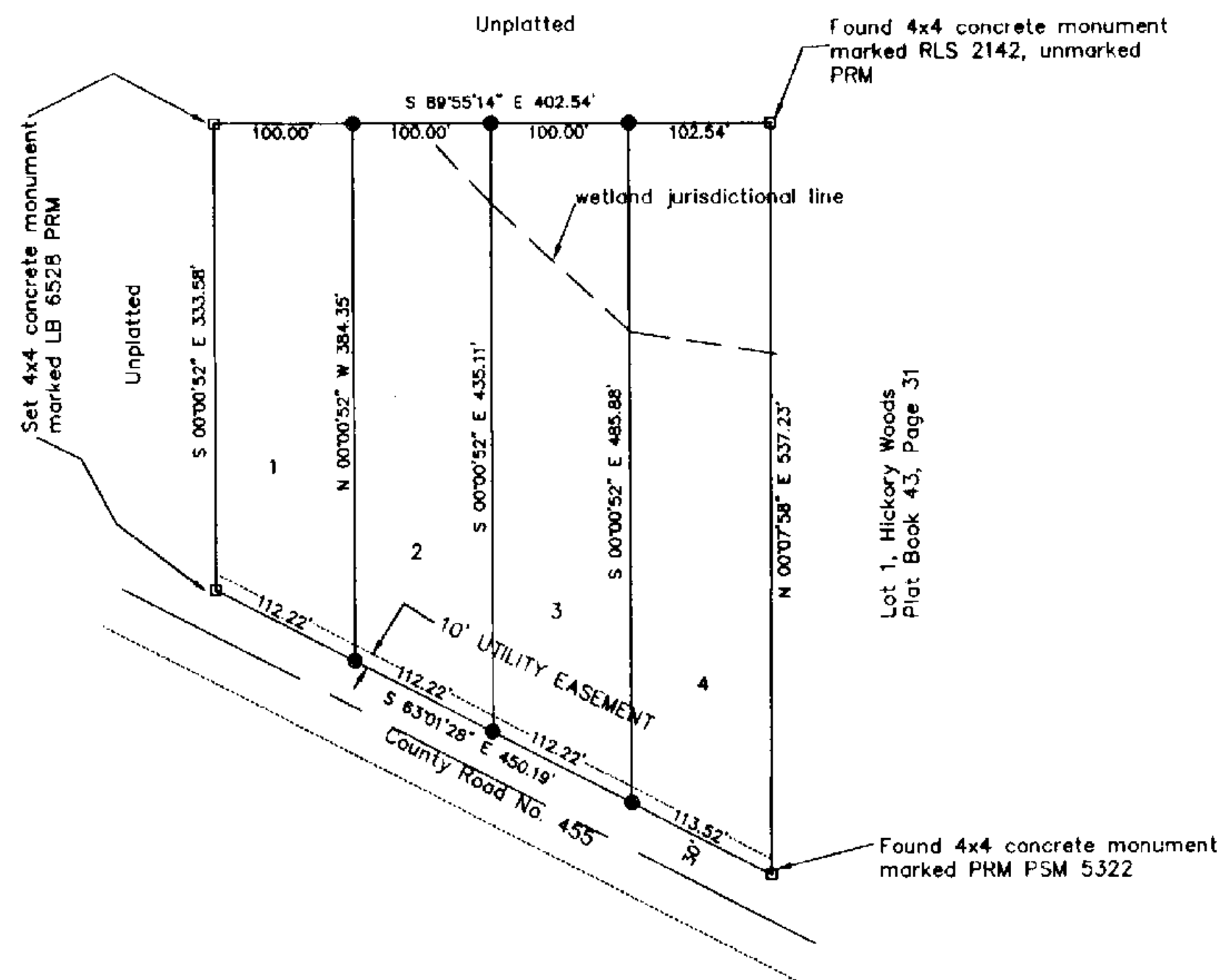
# MONTVERDE WOODS

TOWN OF MONTVERDE

A Portion of the Southwest 1/4 of the Northwest 1/4 of Section 2, Township 22 South, Range 26 East,  
Lake County, Florida.

## DESCRIPTION

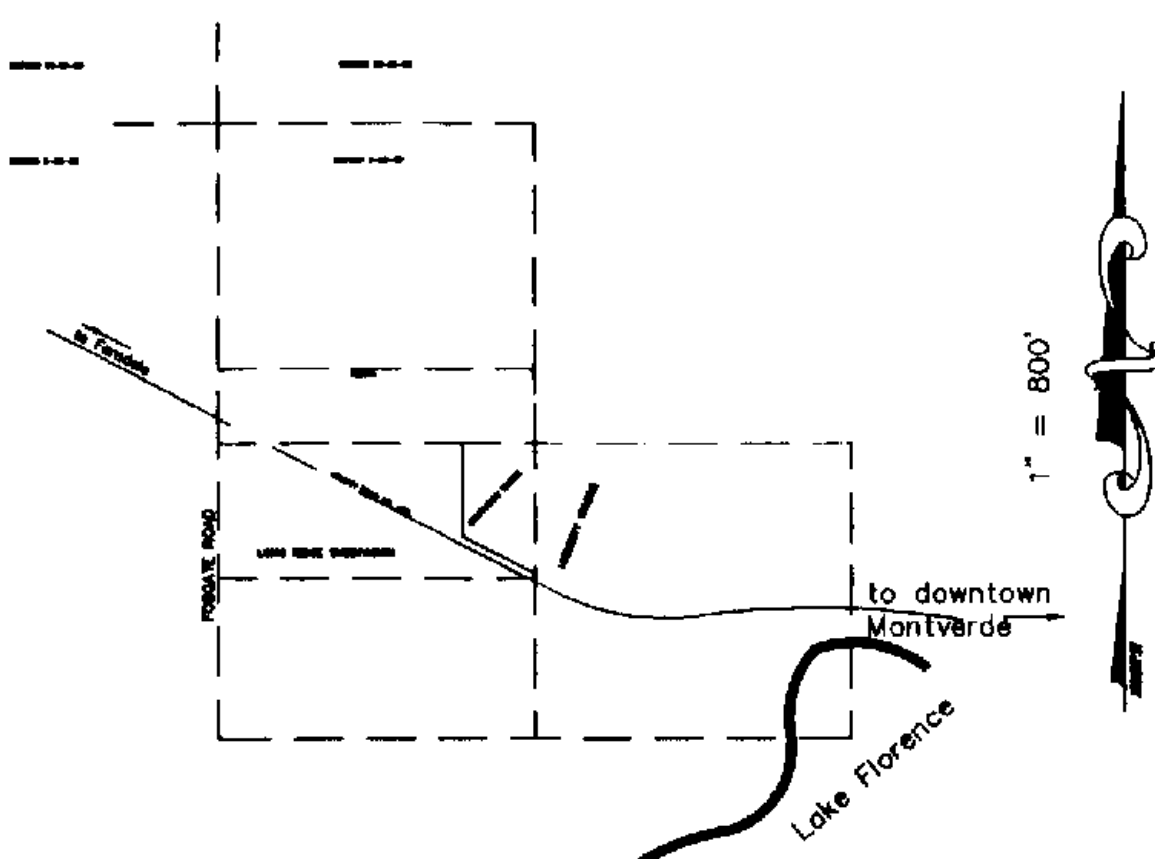
THE EAST 402 FEET OF THE SW 1/4 OF THE NW 1/4, LYING NORTH OF COUNTY ROAD NO. 455, SECTION 2, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA. LESS THE WEST 102.25 FEET THEREOF. CONTAINING 3.19 ACRES MORE OR LESS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF LOT 1, HICKORY WOODS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 31, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THENCE N.00°07'58"E. ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 537.23 TO THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING THE NE CORNER OF THE SW 1/4 OF NW 1/4 OF SAID SECTION 2; THENCE N.89°55'14"W. ALONG THE NORTH LINE OF SAID SW 1/4 OF NW 1/4, A DISTANCE OF 402.54 FEET TO THE NW CORNER OF THE EAST 402 FEET OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION; THENCE DEPARTING THE NORTH LINE OF SAID SW 1/4 OF NW 1/4, RUN S.00°00'52"E, A DISTANCE OF 333.58 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 455; THENCE S.63°01'28"E. ALONG SAID RIGHT OF WAY LINE 450.19 FEET TO THE POINT OF BEGINNING.



- NOTES
1. BEARINGS BASED ON THE RECORD BEARING OF N.00°17'58"E. ALONG THE WEST LINE OF HICKORY WOODS SUBDIVISION, PLAT BOOK 43, PAGE 31.
  2. "NOTICE" 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  3. MORTGAGEE: PEOPLES FIRST COMMUNITY BANK, 116 E. ALTAMONTE DRIVE, ALTAMONTE SPRINGS, FLORIDA 32701, JOINER & CONSENT FILED BY SEPERATE DOCUMENT.

- LEGEND
- = #5 REBAR MARKED LB 6528
  - = 4x4 CONCRETE MONUMENT MARKED PRM LB 6528 UNLESS LABELED OTHERWISE

## VICINITY MAP



SHEET 1 OF 1

Blackburn Surveying, Inc.  
L.B. # 6528  
642 West Highway 50  
P.O. Box 121022  
Clermont, Florida 34712  
(352) 394-4417  
Fax (352) 394-7058

PLAT BOOK: 63  
PAGE: 75

## DEDICATION MONTVERDE WOODS

KNOW ALL MEN BY THESE PRESENTS, That the undersigned individuals, being the owners in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes thereon expressed and dedicate the rights-of-way and easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, The undersigned individuals, Sean Meder, Salesha Meder, Richie Heath & Gary Heath, President of Gary Heath Construction, have here unto set their hand and seal as of this 11th day of May, 2008.

By: *Sean Meder* Attest: *[Signature]*  
SEAN MEDER

By: *Salesha Meder* Attest: *[Signature]*  
SALESASHA MEDER

By: *Richie Heath* Attest: *[Signature]*  
RICHIE HEATH

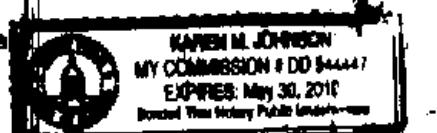
By: *Gary Heath* Attest: *[Signature]*  
GARY HEATH, PRESIDENT  
GARY HEATH CONSTRUCTION, INC.

STATE OF FLORIDA, COUNTY OF LAKE  
THIS IS TO CERTIFY, That on 5/16/08  
before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared.....

SEAN MEDER, SALESASHA MEDER, RICHIE HEATH & GARY HEATH  
to me known 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 herein expressed, personally known, did not take an oath

IN WITNESS WHEREOF, I have hereto set my hand and seal on this date.

NOTARY PUBLIC  
My Commission Expires 5/30/2010



## CERTIFICATION OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that this Plat was made under my direction and supervision, and said Plat meets the requirements of Chapter 177, Florida Statutes.

Patrick M. Kelley, Registration No. 4423  
Blackburn Surveying, Inc. L.B. #6528  
642 West Highway 50  
Clermont, Florida 34711

## CERTIFICATE OF APPROVAL BY TOWN COUNCIL

THIS IS TO CERTIFY, That on 4/21/08 the foregoing plat was approved by the Town Council of Montverde of Lake County, Florida.

MAYOR, TOWN OF MONTVERDE

Attest:  
*Wendy D. Wickham*  
TOWN CLERK



## 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.

## CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find it complies in form with all the requirements of Chapter 177 Florida Statutes, and was filed for record on..... at..... file No.....

Clerk of the Circuit Court  
in and for Lake County, Florida.

NOT REQUIRED