

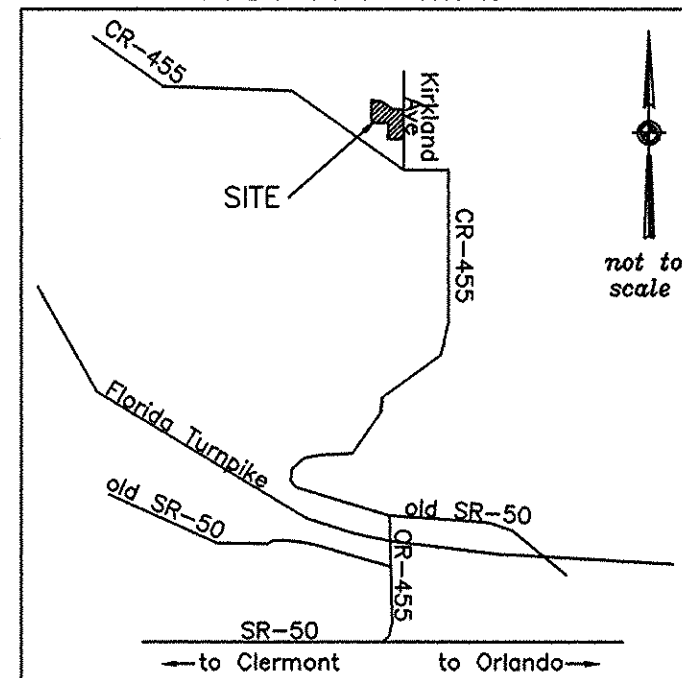
2000014570 Pines of Montverde

A portion of the Northeast 1/4 of Section 2, Township 22 South,
Range 26 East, Lake County Florida.
Town of Montverde

Description

Begin at the Southwest corner of the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 22 South, Range 26 East, Lake County, Florida; thence run N 00°18'05" E along the West line of the Northwest 1/4 of the Northeast 1/4 of said Section 2 for a distance of 328.10 feet; thence leaving said West line run S 84°28'38" E for a distance of 379.51 feet; thence run S 57°39'22" E for a distance of 377.86 feet; thence run S 50°19'54" E for a distance of 179.64 feet; thence run S 73°45'00" E for a distance of 39.35 feet; thence run S 86°38'00" E for a distance of 141.50 feet; thence run S 89°44'04" E for a distance of 285.30 feet; thence run S 00°14'19" W for a distance of 579.82 feet; thence run S 88°51'03" E for a distance of 38.53 feet to the West right-of-way line of Kirkland Road; thence run S 00°36'39" W along said West right-of-way line for a distance of 659.68 feet to the North line of SOUTHWEST ESTATES as recorded in Plat Book 23, Page 52 of the Public Records of Lake County Florida; thence leaving said West right-of-way line run N 89°07'39" W along said North line for a distance of 658.73 feet to the East line of FLORENCE PARK SUBDIVISION, as recorded in Plat Book 11, Page 55, Lake County Florida; thence leaving said North line run N 00°55'10" E along said East line of FLORENCE PARK SUBDIVISION for a distance of 662.68 feet to the North line of said FLORENCE PARK SUBDIVISION; thence leaving said East line of FLORENCE PARK SUBDIVISION run N 88°51'52" W along said North line of FLORENCE PARK SUBDIVISION for a distance of 684.66 feet to the Point of Beginning.

VICINITY MAP



Notes:

- Bearings based on the West line of NW 1/4 of NE 1/4 of Sec. 2--22--26, as being N 00°18'05" E, on assumed meridian.
- All lots are subject to a 10' drainage & utility easement along all right of ways.
- All lots are subject to a 7.5' drainage & utility easement along the side lot lines.
- All utility easements also service cable television.
- 4"x4" concrete monuments 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.
- Subject to Senter Electric Cooperative, Inc. Easement recorded in OR Book 228 page 80, Public Records of Lake County, Florida.

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".
- R/W Denotes RIGHT OF WAY.
- ⊕ Denotes CENTERLINE.
- (D/U) Denotes drainage and utility.
- PRM Denotes PERMANENT REFERENCE MONUMENT.
- PI Denotes POINT OF INTERSECTION.
- PC Denotes POINT OF CURVATURE.
- PT Denotes POINT OF TANGENCY.
- S/D Denotes sidewalk and drainage easement.
- U/E Denotes utility easement.
- D/E Denotes drainage easement.

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

PLAT BOOK: 43
PAGE: 24

Page 1 of 2

DEDICATION Pines of Montverde

KNOW ALL MEN BY THESE PRESENTS, that the individuals named below being the owner in fee simple of the lands described hereon, 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 Tract A to the perpetual use of the Pines of Montverde Homeowners Association for maintenance thereof, the individuals named below shall retain ownership of Tract B for future use, and IN WITNESS WHEREOF, the undersigned have hereunto set their hand and seal on 02-10-2000 2000.

OWNERS:

Jerry Kozelko
JERRY KOZELKO

Herb Smith
HERB SMITH

WITNESSES:

Juanita Shastan
Brie Goodale

Juanita Shastan
Brie Goodale

STATE OF FLORIDA COUNTY OF LAKE

THIS IS TO CERTIFY, that on 02-10-2000 before me, on officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared, Jerry Kozelko and Herb Smith known to me personally to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his 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.

Juanita Shastan
NOTARY PUBLIC
My Commission Expires: 1-25-03

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. Walter, Jr.
James H. Walter, Jr., Registration # 2585
Florida Geodetic Surveying, Inc.
720 Montrose St.
Clermont, Florida 34711
Registration # LB 6642

Date: 1/21/00

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."

James H. Walter, Jr.
4447

DATED: 2/11/00

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 1759, Page 26, of the Public Records of Lake County, Florida, shall be subordinate to the above dedication. Signed and delivered in the presence of:
First Federal Savings Bank of Lake County

Brian R. Hofer
Brian R. Hofer, Vice President

Susan Bullock
ATTEST:

STATE OF FLORIDA COUNTY OF LAKE

THIS IS TO CERTIFY, that on January 24, 2000 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Brian R. Hofer, to me 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 therunto 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.

Donna L. Franklin
NOTARY PUBLIC
My Commission Expires: 4-20-02

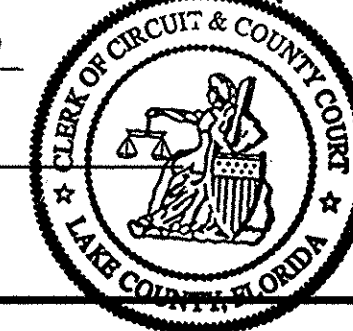
DONNA L. FRANKLIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC72800
MY COMMISSION EXP. APR. 20 2002

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 the record on February 23rd 2000 at 12:30 PM

File No. 2000014570

E. Hartman
Clerk of the Circuit Court
Lake County, Florida



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 10th day of February, 2000 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, City of Clermont, Florida.

Denise Nook
Denise Nook, Town Clerk

Helen Pearce
Helen Pearce, Mayor

Feb 23 12:30 PM 2000
RECORDED IN OFFICIAL RECORDS BOOK
JAMES C. WALKINS
CLERK OF CIRCUIT COURT