

Pines of Montverde

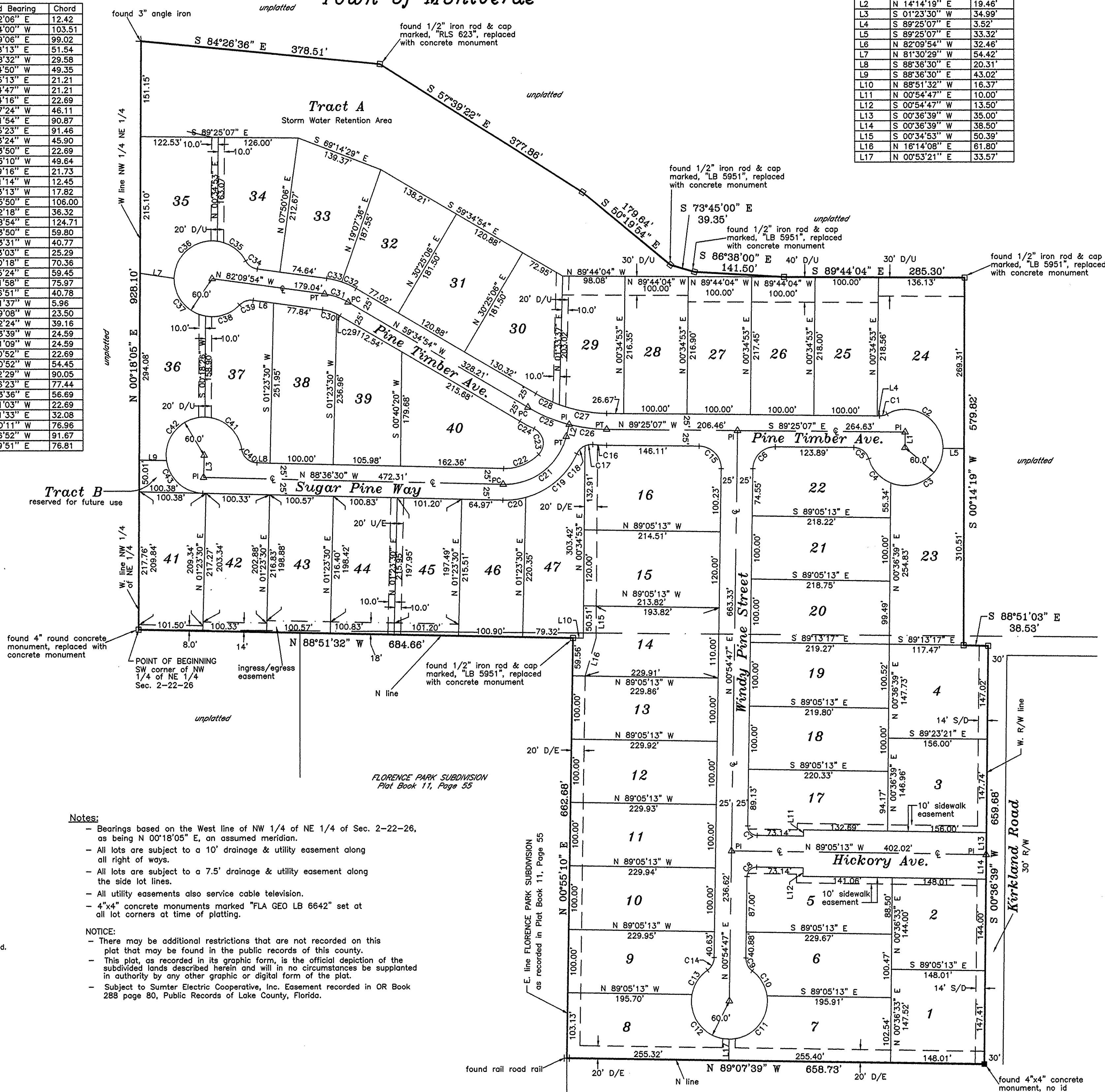
A portion of the Northeast 1/4 of Section 2, Township 22 South,
Range 26 East, Lake County Florida.

Town of Montverde

PLAT BOOK: 43
PAGE: 25

Page 2 of 2

Number	Delta	Radius	Length	Chord Bearing	Chord
C1	28°45'35"	25.00	12.55	N 76°12'06" E	12.42
C2	119°13'23"	60.00	124.85	N 58°34'00" W	103.51
C3	111°12'49"	60.00	116.46	N 56°39'06" E	99.02
C4	50°52'33"	60.00	53.28	S 42°18'13" E	51.54
C5	72°33'10"	25.00	31.66	N 53°08'52" W	29.58
C6	89°40'08"	35.00	54.78	S 45°44'50" W	49.35
C7	90°00'00"	15.00	23.56	S 44°05'13" E	21.21
C8	90°00'00"	15.00	23.56	S 45°44'47" W	21.21
C9	53°58'05"	25.00	23.55	S 26°04'16" E	22.69
C10	45°11'47"	60.00	47.33	N 30°27'24" W	46.11
C11	98°26'50"	60.00	103.09	N 41°21'54" E	90.87
C12	99°18'37"	60.00	104.00	S 39°45'23" E	91.46
C13	44°58'56"	60.00	47.11	S 32°23'24" W	45.90
C14	53°58'05"	25.00	23.55	N 27°53'50" E	22.69
C15	90°19'54"	35.00	55.18	N 44°15'10" W	49.64
C16	04°31'42"	275.00	21.73	S 87°09'16" E	21.73
C17	28°50'41"	25.00	12.59	S 80°41'14" W	12.45
C18	41°45'20"	25.00	18.22	S 45°23'13" W	17.82
C19	50°10'33"	125.00	109.47	N 49°35'50" E	106.00
C20	16°42'23"	125.00	36.45	N 83°02'18" E	36.32
C21	77°09'11"	100.00	134.66	N 52°48'54" E	124.71
C22	46°59'18"	75.00	61.51	N 67°53'50" E	59.80
C23	109°15'23"	25.00	47.67	N 10°13'51" W	40.77
C24	05°16'18"	275.00	25.30	S 62°13'03" E	25.29
C25	16°10'48"	250.00	70.60	S 67°40'18" E	70.36
C26	13°39'26"	250.00	59.59	S 82°35'24" E	59.45
C27	19°28'18"	225.00	76.33	S 79°41'58" E	75.97
C28	10°23'55"	225.00	40.84	S 64°46'51" E	40.78
C29	04°33'27"	75.00	5.97	N 61°51'37" W	5.96
C30	18°01'56"	75.00	23.60	N 73°09'08" W	23.50
C31	22°35'01"	100.00	39.42	N 70°52'24" W	39.16
C32	11°17'30"	125.00	24.63	N 65°13'39" W	24.59
C33	11°17'30"	125.00	24.63	N 76°31'09" W	24.59
C34	53°58'05"	25.00	23.55	S 55°10'52" E	22.69
C35	53°58'05"	60.00	56.52	N 55°10'52" W	54.45
C36	97°15'12"	60.00	101.84	S 49°12'29" W	90.05
C37	80°22'33"	60.00	84.17	S 39°36'23" E	77.44
C38	56°23'10"	60.00	59.05	N 72°03'56" E	56.69
C39	53°58'05"	25.00	23.55	S 70°51'03" W	22.69
C40	79°49'54"	25.00	34.83	S 48°41'33" E	32.08
C41	79°47'09"	60.00	83.55	N 48°40'11" W	76.96
C42	99°37'19"	60.00	104.32	S 41°36'52" W	91.67
C43	79°36'06"	60.00	83.36	S 47°59'51" E	76.81



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, an 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.

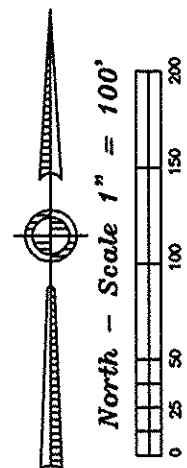
NOTICE:

- 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 Sumter Electric Cooperative, Inc. Easement recorded in OR Book 285 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.

Number	Bearing	Distance
L1	S 00°34'53" W	24.51'
L2	N 14°14'19" E	19.46'
L3	S 01°23'30" W	34.99'
L4	S 89°25'07" E	3.52'
L5	S 89°25'07" E	33.32'
L6	N 82°09'54" W	32.46'
L7	N 81°30'29" W	54.42'
L8	S 88°36'30" E	20.31'
L9	S 88°36'30" E	43.02'
L10	N 88°51'32" W	16.37'
L11	N 00°54'47" E	10.00'
L12	S 00°54'47" W	13.50'
L13	S 00°36'39" W	35.00'
L14	S 00°36'39" W	38.50'
L15	S 00°34'53" W	50.39'
L16	N 16°14'08" E	61.80'
L17	N 00°53'21" E	33.57'



SOUTHWEST ESTATES
Plat Book 23, Page 52

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