

TRAILS OF MONTVERDE

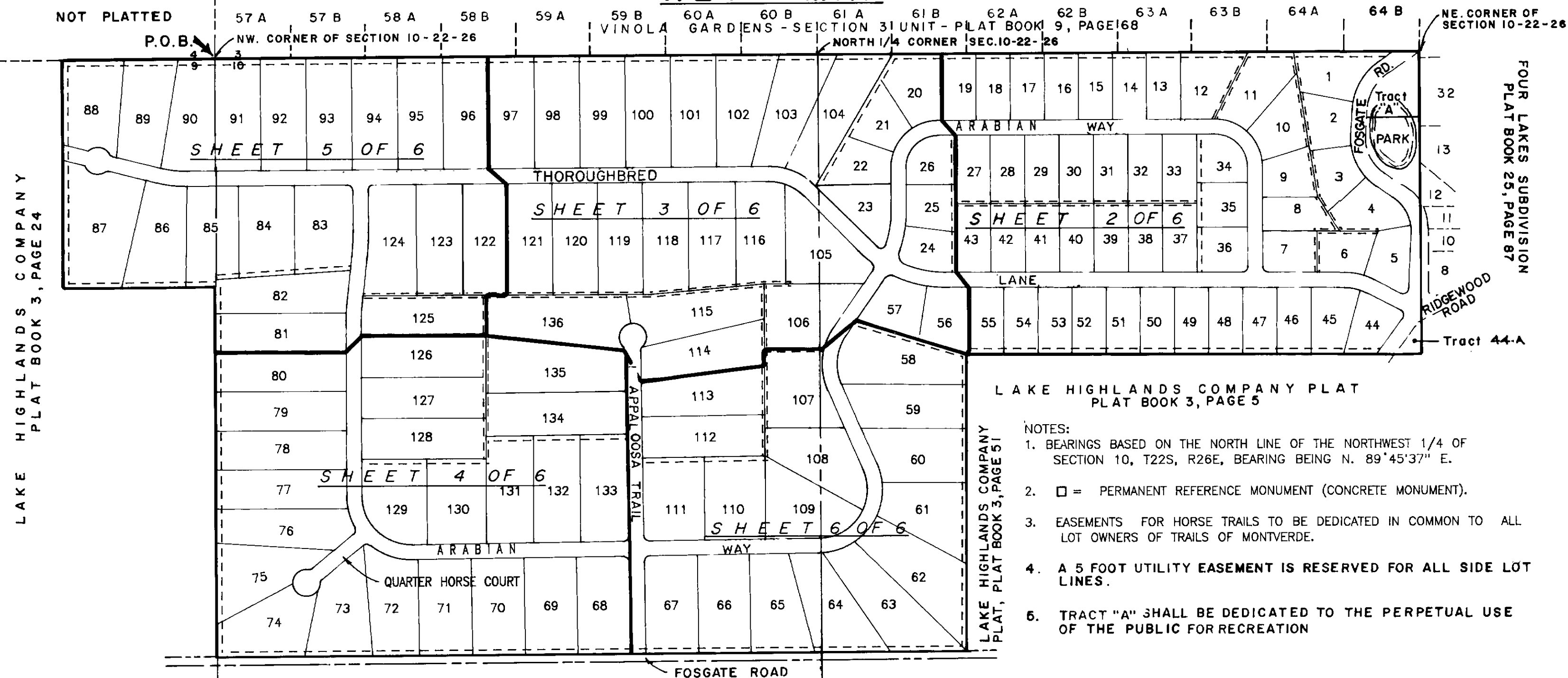
A REPLAT
OF
PART OF LAKE HIGHLANDS COMPANY PLATS
IN
SECTIONS 9 & 10, T22S, R26E, LAKE COUNTY, FLORIDA

TRACTS 1 TO 16 INCLUSIVE, TRACTS 20, 21, 22, 28, AND 29, ACCORDING TO THE MAP OF SECTION 10, TOWNSHIP 22 SOUTH OF RANGE 26 EAST OF THE TALLAHASSEE MERIDIAN AS LAID OFF BY LAKE HIGHLANDS COMPANY, FILED 14 FEBRUARY 1919 AND RECORDED IN PLAT BOOK 3, PAGE 51, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, OTHERWISE DESCRIBED AS: THE NORTH 1/4 OF SECTION 10; AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; AND THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 26 EAST.

ALSO, THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 22 SOUTH OF RANGE 26 EAST OF THE TALLAHASSEE MERIDIAN, OTHERWISE DESCRIBED AS: TRACT 1 AND THE NORTH 1/2 OF TRACT 16, ACCORDING TO THE MAP OF SECTION 9, TOWNSHIP 22 SOUTH OF RANGE 26 EAST OF THE TALLAHASSEE MERIDIAN AS LAID OFF BY LAKE HIGHLANDS COMPANY, FILED 14 FEBRUARY 1919 AND RECORDED IN PLAT BOOK 3, PAGE 51, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ALSO, TRACTS 23, 24, 25, 26, AND 27 IN SECTION 10, TOWNSHIP 22 SOUTH, RANGE 26 EAST, IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT OF PROPERTY OF LAKE HIGHLANDS COMPANY, RECORDED IN PLAT BOOK 3, PAGE 51, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING: BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 25, RUN EAST 12 1/2 FEET, THENCE NORTHWESTERLY TO THE NORTHWEST CORNER OF SAID TRACT 24; THENCE SOUTH TO THE POINT TO BEGINNING.

KEY MAP



LAKE HIGHLANDS COMPANY PLAT
PLAT BOOK 3, PAGE 51

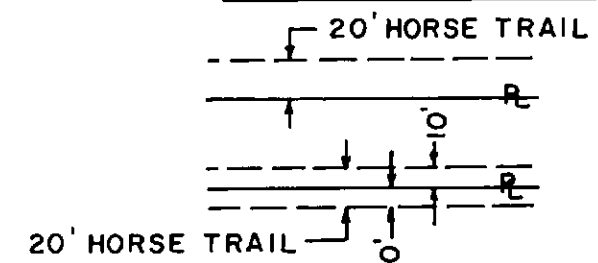
MID SECTION LINE
SEC. 10-22-26

LAKE HIGHLANDS COMPANY PLAT
PLAT BOOK 3, PAGE 5

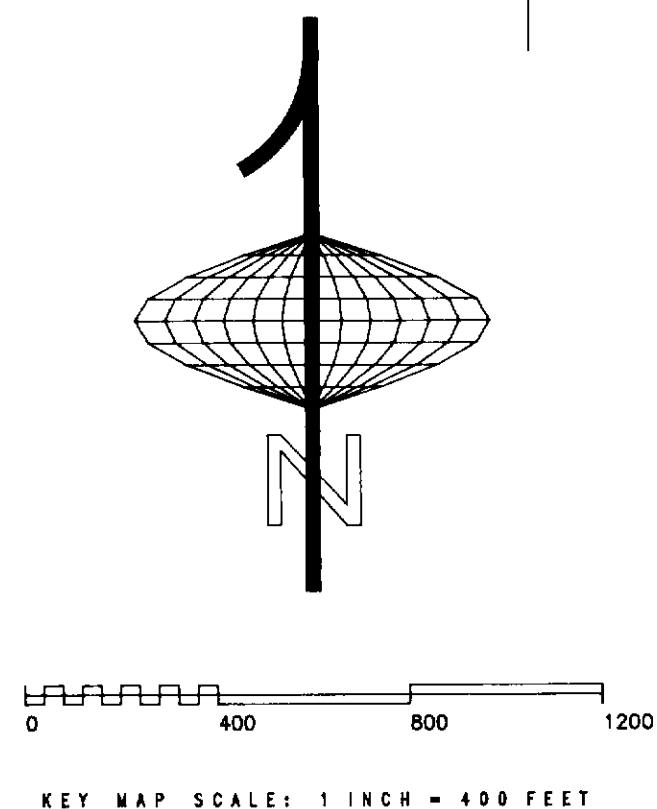
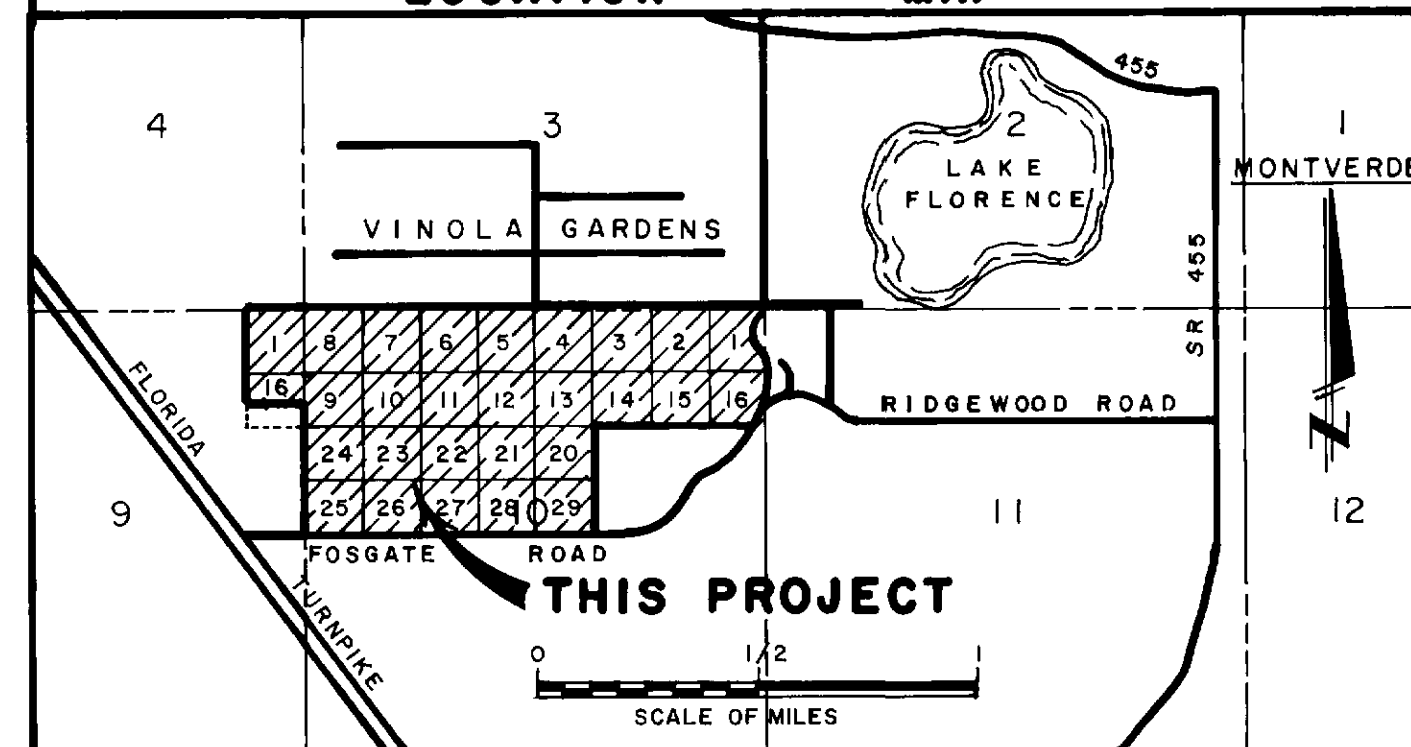
NOTES:

1. BEARINGS BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 10, T22S, R26E, BEARING BEING N. 89°45'37" E.
2. □ = PERMANENT REFERENCE MONUMENT (CONCRETE MONUMENT).
3. EASEMENTS FOR HORSE TRAILS TO BE DEDICATED IN COMMON TO ALL LOT OWNERS OF TRAILS OF MONTVERDE.
4. A 5 FOOT UTILITY EASEMENT IS RESERVED FOR ALL SIDE LOT LINES.
5. TRACT "A" SHALL BE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR RECREATION

TYPICAL HORSE TRAIL



LOCATION MAP



KEY MAP SCALE: 1 INCH = 400 FEET

SHEET 1 OF 6

PLAT BOOK 28
AND PAGE 6

DEDICATION

TRAILS OF MONTVERDE

KNOW ALL MEN BY THESE PRESENTS, That the Corporation named below, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes thereon expressed and dedicates the RIGHT OF WAY EASEMENTS shown hereon to the perpetual use of the public, and IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be affixed hereto on

By Frank S. Bouis
President
Frank S. Bouis
MONTVERDE GROVES, INC.

ATTEST:
George E. Hovis
Secretary
George E. Hovis

Signed and sealed in the presence of:
Christine S. Stalaker
Jane M. Zecher

STATE OF FLORIDA: COUNTY OF Alachua
THIS IS TO CERTIFY, That on April 14, 1986 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Frank S. Bouis and George E. Hovis, respectively President and Secretary of the above named corporation incorporated under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing Dedication, and severally acknowledge the execution thereof to be their free act and deed as such officers thereto duly authorized; that the said Dedication is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.
Christine S. Stalaker
NOTARY PUBLIC
My Commission Expires March 22, 1987

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS. That the undersigned, being a licensed and registered land surveyor, does hereby certify that on April 14, 1986 he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Lake County, Florida.
Date: April 14, 1986

Ben Blackburn Registration No. 2142
BEN BLACKBURN, 630 MONTROSE ST., CLERMONT, FLORIDA

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on May 6, 1986 the foregoing plat was approved by the Board of County Commissioners of Lake County, Florida.

James R. Cannon, Jr.
Chairman of the Board.

Attest:
James C. Weather
Clerk of the Board.

CERTIFICATES OF APPROVAL

COUNTY ENGINEER Albert C. Benen
PLANNING & ZONING COORDINATOR Albert C. Benen
COUNTY ATTORNEY Albert C. Benen

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 MAY 27, 1986 at 11:23 P.M. File No. 20503

Islanda Odeh, D.C.
Clerk of the Circuit Court
in and for Lake County, Fla.

May 27 4 28 PM '86