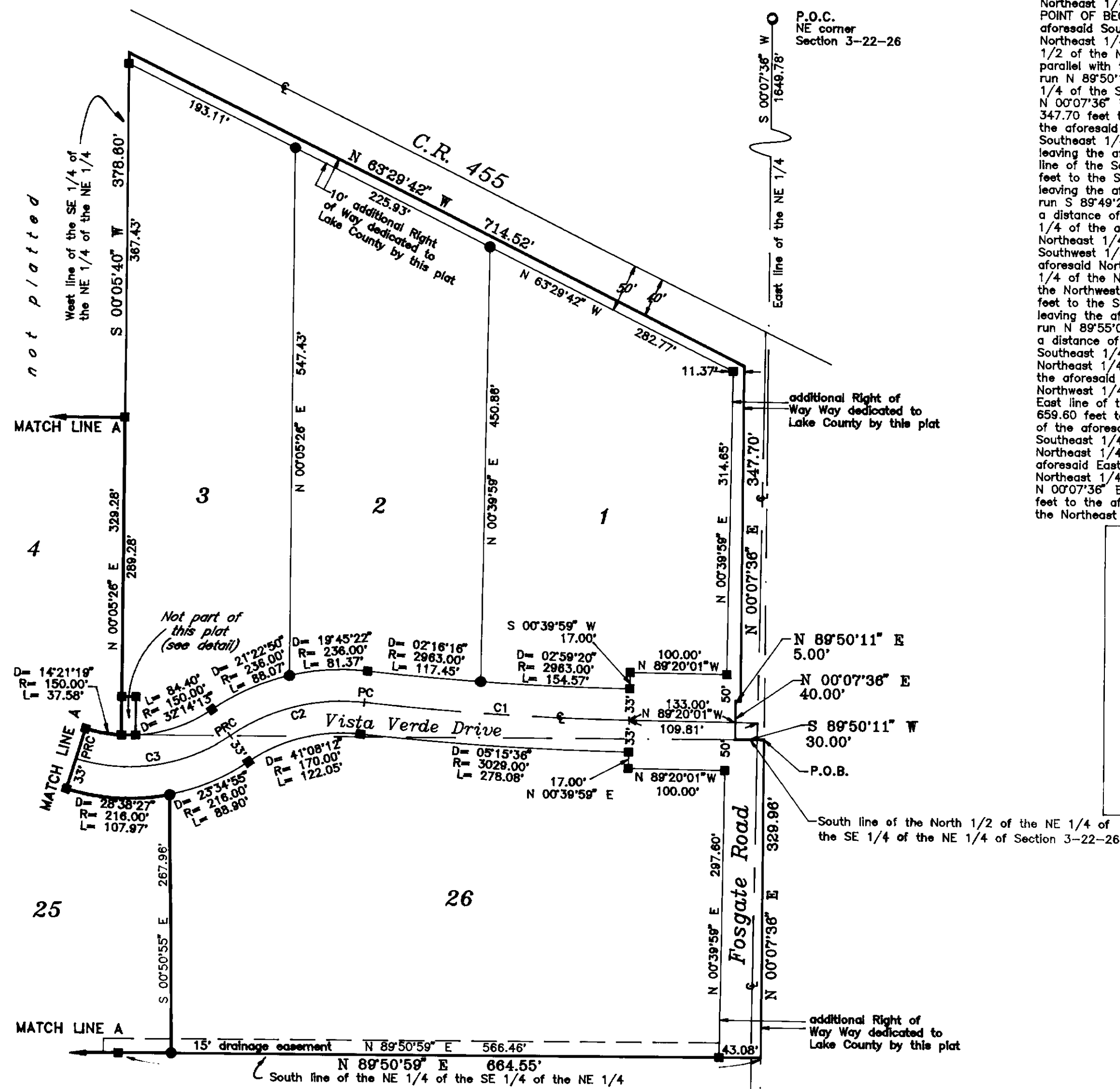


Vista Verde

A Portion of Section 3, Township 22 South, Range 26 East
All in Lake County, Florida.



Notes:

- Bearings based on the East line of the NE 1/4 of Section 3-22-26 as being N 00°07'36" E, an assumed meridian.
- All lots are subject to a 10' drainage & utility easement on front lot lines.
- All utility easements also service cable television.
- NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- All lot lines are non radial unless denoted otherwise.
- Vehicular access for Lots 1, 2, 3 and 26 is restricted to Vista Verde Drive.
- All lots are subject to a 5' utility easement on all sidelot lines.

Legend:

- Denotes set PERMANENT REFERENCE MONUMENT, being a 4"x4" concrete monument and disk marked "RLS 4264 PRM", unless otherwise noted.
- Denotes set lot corner, being an iron rod and cap marked "RLS 4264", unless otherwise noted.

(R) Denotes radial lot line

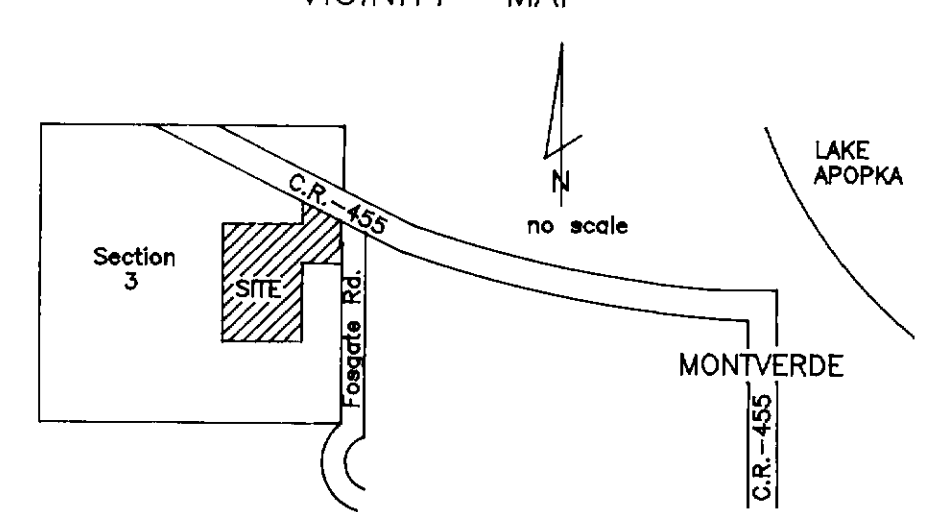
prepared by:
Florida Geodetic Surveying, Inc.
718 West Avenue, P.O. Box 121442
Clermont, Florida 34712-1442
(904) 394-1061

C#	Delta	Radius	Length	Tangent	Chord	Chord Bearing
C1	05°15'36"	2996.00'	275.05'	137.62'	274.95'	S 86°42'13" E
C2	41°08'12"	203.00'	145.75'	76.17'	142.64'	S 75°21'29" W
C3	52°13'22"	183.00'	166.80'	89.70'	161.08'	N 80°54'04" E
C4	17°11'21"	936.00'	280.81'	141.47'	279.78'	N 81°34'56" W
C5	89°47'35"	242.00'	379.26'	241.13'	341.62'	S 44°55'36" W
C6	56°20'15"	242.00'	237.95'	129.59'	228.48'	S 28°08'19" E
C7	56°20'15"	200.00'	196.66'	107.10'	188.83'	N 28°08'19" W
C8	33°23'03"	200.00'	116.53'	59.97'	114.89'	N 16°43'20" E
C9	33°23'03"	200.00'	116.53'	59.97'	114.89'	S 16°43'20" W
C10	51°47'28"	200.00'	180.79'	97.10'	174.69'	S 25°51'56" E
C11	51°47'28"	167.00'	150.96'	81.08'	145.87'	N 25°51'56" W
C12	44°01'41"	167.00'	128.33'	67.52'	125.19'	S 21°59'02" E

LEGAL DESCRIPTION:

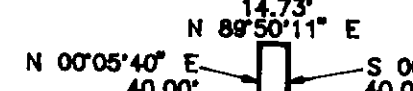
Commence at the Northeast corner of Section 3, Township 22 South, Range 26 East, Lake County Florida; thence run S 00°07'36" W along the East line of the Northeast 1/4 of the aforesaid Section 3 for a distance of 1649.78 feet to the South line of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of the aforesaid Section 3 and the POINT OF BEGINNING; thence leaving the aforesaid East line run S 89°50'11" W along the aforesaid South line of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 for a distance of 30.00 feet; thence leaving the aforesaid South line of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 run N 00°07'36" E parallel with the aforesaid East line of the Northeast 1/4 for a distance of 40.00 feet; thence run N 89°50'11" E parallel with the aforesaid South line of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 for a distance of 5.00 feet; thence run N 00°07'36" E parallel with the aforesaid East line of the Northeast 1/4 for a distance of 347.70 feet to the Southern right of way line of C.R.-455; thence run N 63°29'42" W along the aforesaid Southern right of way line for a distance of 714.52 feet to the West line of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of the aforesaid Section 3; thence leaving the aforesaid Southern right of way line run S 00°05'40" W along the aforesaid West line of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of the aforesaid Section 3 for a distance of 378.60 feet to the South line of the North 1/2 of the Northeast 1/4 of the aforesaid Section 3; thence leaving the aforesaid West line of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of the aforesaid Section 3 run S 89°49'24" W along the aforesaid South line of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 for a distance of 1329.84 feet to the West line of the E 1/2 of the Southwest 1/4 of the Northeast 1/4 of the aforesaid Section 3; thence leaving the aforesaid South line of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of the aforesaid Section 3 run S 00°01'49" W along the aforesaid West line of the E 1/2 of the Southwest 1/4 of the Northeast 1/4 of the aforesaid Section 3 for a distance of 1317.98 feet to the South line of the aforesaid Northeast 1/4; thence leaving the aforesaid West line of the E 1/2 of the Southwest 1/4 of the Northeast 1/4 of the aforesaid Section 3 run S 00°03'42" W along the aforesaid West line of the E 1/2 of the Southwest 1/4 of the Northeast 1/4 of the aforesaid Section 3 for a distance of 656.45 feet to the South line of the North 1/4 of the Southeast 1/4 of the aforesaid Section 3; thence leaving the aforesaid West line of the Northeast 1/4 of the aforesaid Section 3 run N 00°07'36" E along the aforesaid West line of the Northeast 1/4 of the aforesaid Section 3 for a distance of 659.60 feet to the South line of the Northeast 1/4 of the aforesaid Section 3; thence leaving the aforesaid West line of the Northeast 1/4 of the aforesaid Section 3 run N 89°50'59" E along the aforesaid South line of the Southeast 1/4 of the Northeast 1/4 of the aforesaid Section 3 for a distance of 1326.89 feet; thence leaving the aforesaid South line of the Southeast 1/4 of the Northeast 1/4 of the aforesaid Section 3 run N 00°11'20" E along the aforesaid East line of the Northeast 1/4 of the aforesaid Section 3 for a distance of 857.41 feet to the aforesaid South line of the Northeast 1/4; thence leaving the aforesaid East line of the Northeast 1/4 of the aforesaid Section 3 run N 00°05'40" E along the aforesaid East line of the Northeast 1/4 of the aforesaid Section 3 for a distance of 659.60 feet to the South line of the Northeast 1/4 of the aforesaid Section 3; thence leaving the aforesaid East line of the Northeast 1/4 of the aforesaid Section 3 run S 89°50'11" E along the aforesaid South line of the Southeast 1/4 of the Northeast 1/4 of the aforesaid Section 3 for a distance of 664.55 feet to the aforesaid East line of the Northeast 1/4; thence leaving the aforesaid South line of the Northeast 1/4 of the aforesaid Section 3 run N 00°07'36" E along the aforesaid East line of the Northeast 1/4 of the aforesaid Section 3 for a distance of 329.96 feet to the aforesaid South line of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 and the Point of Beginning.

VICINITY MAP



Outparcel Detail

Parcel Not Included in This Plat



Key Map

Sheet 1 of 3

Sheet 2 of 3

Sheet 3 of 3

PLAT BOOK: 34

PAGE: 1

Vista Verde

Page 1 of 3

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the individuals 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 herein expressed and dedicates the streets, drainage and utility easements, and rights-of-way shown hereon to the perpetual use of the public, and IN WITNESS WHEREOF, the undersigned hereunto set their hand and seal on Nov 3, 1992

WITNESSES:

[Signatures of Witnesses]
Melissa A. White
Angela S. Hankins
James W. Reed
James A. Phillips
Mary T. Hankins

OWNERS:

[Signatures of Owners]
Martin M. Koshar
Claire N. Koshar
Robert W. Smith - Trustee
Martha Y. Smith - Trustee

STATE OF FLORIDA COUNTY OF LAKE

THIS IS TO CERTIFY, That on Nov 3, 1992 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared, Robert W. Smith, Martha Y. Smith, Martin M. Koshar and Claire N. Koshar, to be known by proper and valid legal identification to be the persons described in and who executed the foregoing dedication and severally acknowledge the execution thereof to be their 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, and seal on the above date.

[Signature of Notary Public]

NOTARY PUBLIC

My Commission Expires: 10/29/93

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a licensed and registered land surveyor, does hereby certify that on Nov 3, 1992, he completed the survey of the lands as shown on the foregoing plat or plan; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and said land is located in Lake County, Florida.

Dated: Nov 3, 1992 Registration No. 4264

[Signature of Surveyor]

M. Bryan Short, PLS

CERTIFICATE OF APPROVAL

BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, that on March 23, 1993, 1992 the foregoing plat or plan was approved by the Board of County Commissioners of Lake County, Florida.

Chairman of the Board

[Signature of Chairman]

Attain:

[Signature of Clerk]

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