

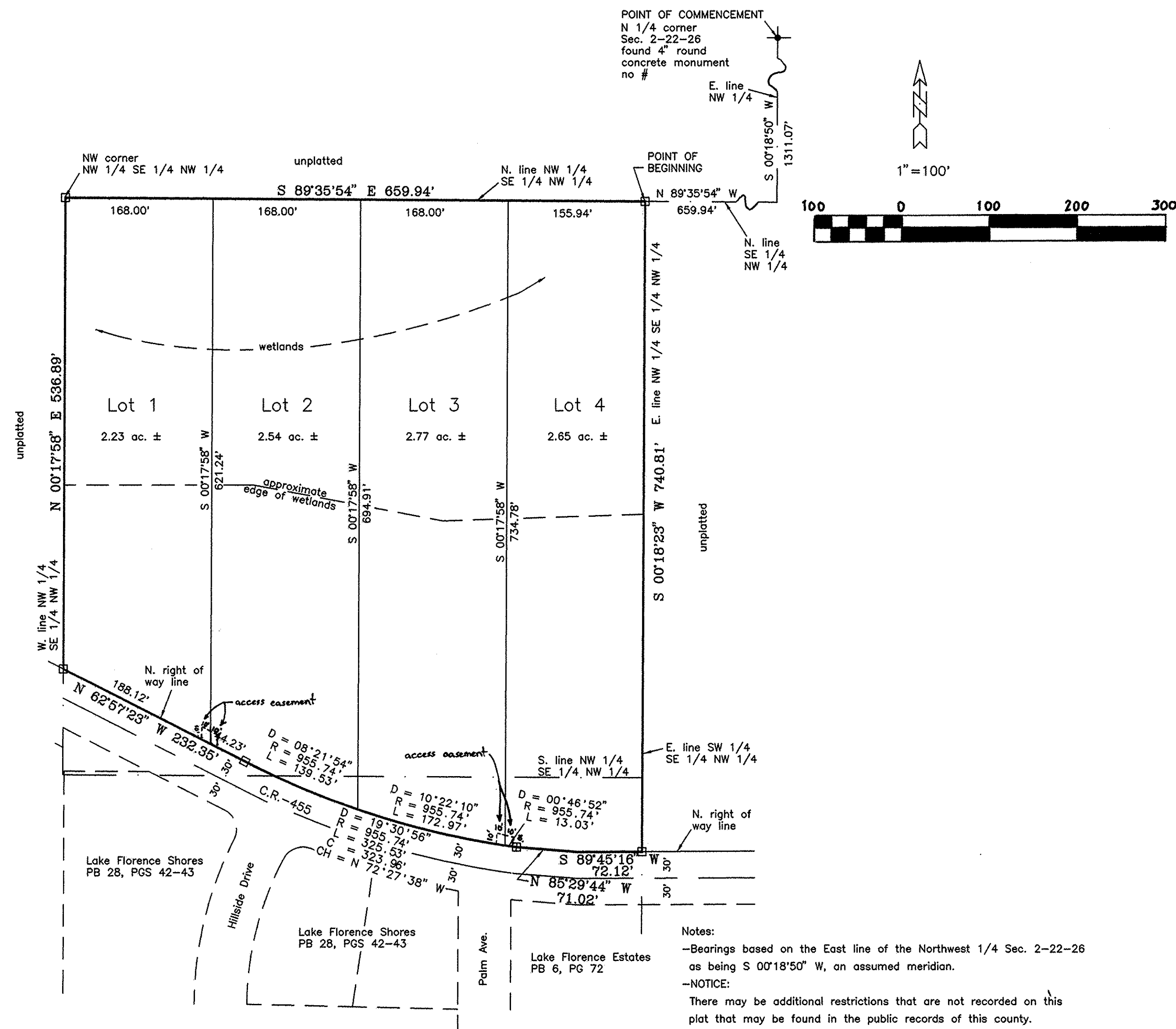
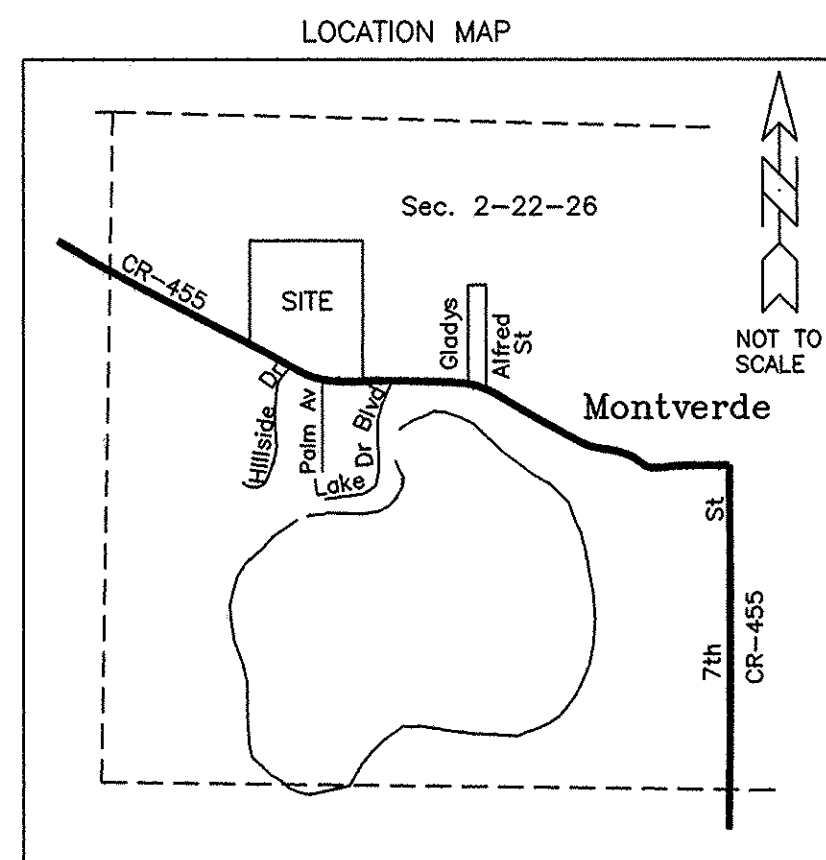
2000017135

HICKORY WOODS

A Portion of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4
of Section 2, Township 22 South, Range 26 East, All in the Town of Montverde,
Lake County, Florida.

Description:

COMMENCE at the North 1/4 corner of Section 2, Township 22 South, Range 26 East, Lake County, Florida, thence run S 00°18'50" W along the East line of the Northwest 1/4 of said Section 2 for a distance of 1311.07 feet; thence run N 89°35'54" W along the North line of the Southeast 1/4 of the Northwest 1/4 of said Section 2 for a distance of 659.94 feet to the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of said Section 2 and the POINT OF BEGINNING; thence run S 00°18'23" W along the East line of said Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of said Section 2 for a distance of 740.81 feet to the North right of way line of C.R.-455; thence run S 89°45'16" W along said North right of way line for a distance of 72.12 feet; thence run N 85°29'44" W along said North right of way line for a distance of 71.02 feet to the beginning of a non-tangent curve concave to the Northeast, having a radius of 955.74 feet and a chord bearing of N 72°27'38" W; thence run Northwest along said North right of way line and the arc of said curve for a distance of 325.53 feet through a central angle of 19°30'56" to the end of said curve; thence run N 62°57'23" W along said North right of way line for a distance of 232.35 feet to the West line of the aforesaid Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4; thence leaving said North right of way line run N 00°17'58" E along said West line for a distance of 536.89 feet to the Northwest corner of said Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4; thence run S 89°35'54" E along the North line of said Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 for distance of 659.94 feet to the Point of Beginning.



Legend:
□ denotes set 4"x4" concrete monument
marked "PRM PSM 5322" being a
PERMANENT REFERENCE MONUMENT

Prepared by:
Jeffrey P. Rhoden, PSM #5322
420 E. Minnehaha Ave.
Clermont, FL 34711

Notes:

-Bearings based on the East line of the Northwest 1/4 Sec. 2-22-26 as being S 00°18'50" W, an assumed meridian.

-NOTICE:

There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

-Iron rod and caps, marked "PSM 5322" set at all lot corners at time of plotting.

-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.

-Lots 1 and 2 subject to common vehicular access at lot line between Lots 1 and 2.

-Lots 3 and 4 subject to common vehicular access at lot line between Lots 3 and 4.

-All lots subject to a 70' building setback from right of way of C.R.-455.

-All lots subject to a 25' building setback from the line of the high water mark of any lake, stream, or pond.

CERTIFICATE OF APPROVAL

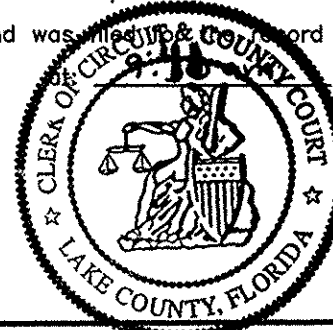
County Engineer

Date

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 duly recorded on March 2, 1999.

Chris
Clerk of the Circuit Court
Lake County, Florida



TOWN COUNCIL

This certifies that the plat was presented to the Town Council of the Town of Montverde, Lake County, Florida, and approved by the said Town Council for record, and the dedication of the streets and public places accepted for municipal purposes of the Town on the 16th day of February, 2000, 1999; provided that this plat is recorded in the Office of the Clerk of the Circuit Court of Lake County, Florida, within ninety (90) days from the date of approval by the said Town Council.

Town of Montverde, Florida

Helene L. Pearce
Mayor

Attest:

Denise Noak
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.

Ed Petula
#447
Ed Petula
1510 Lozano Ave
Lady Lake, FL 32159

Date: 3-1-00

PLAT BOOK: 43

PAGE: 31

Page 1 of 1

DEDICATION

HICKORY WOODS

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 all easements to the perpetual use of the public, and IN WITNESS WHEREOF, the undersigned Robert K. and Sarah L. Hogan does hereunto set his hand and seal on December 17, 1999.

Attested:

Robert K. Hogan
Robert K. Hogan

Lynda Cole

Sarah L. Hogan
Sarah L. Hogan

Judy L. Garafola

Judy L. Garafola

STATE OF FLORIDA COUNTY OF LAKE

THIS IS TO CERTIFY, That on December 17, 1999 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Robert K. Hogan and Sarah L. Hogan, individuals, 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 thereunto 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.

Don L. Shaver

NOTARY PUBLIC Donna L. Franklin
My Commission Expires: APR 20 2002

OFFICIAL NOTARY SEAL
DONNA L. FRANKLIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC728000
MY COMMISSION EXP. APR. 20 2002

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.

Jeffrey P. Rhoden
Jeffrey P. Rhoden, Registration # 5322

Date: 12-17-99

420 E. Minnehaha Ave.
Clermont, FL 34711

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 1724, Page 455 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

STATE OF FLORIDA COUNTY OF LAKE

THIS IS TO CERTIFY, That on December 17, 1999 before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared Brian R. Hofer, Vice President, 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 thereunto 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.

Don L. Shaver

NOTARY PUBLIC Donna L. Franklin
My Commission Expires: APR 20 2002

OFFICIAL NOTARY SEAL
DONNA L. FRANKLIN
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC728000
MY COMMISSION EXP. APR. 20 2002

March 2, 9:41 am 2000
RECORDED IN OFFICIAL RECORDS BOOK
JAMES O. WATKINS
CLERK OF CIRCUIT COURT