

HIGHLAND RANCH ESPLANADE PHASE 1

LOCATED IN SECTIONS 9, 10, 15 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, CITY OF CLERMONT, LAKE COUNTY, FLORIDA.

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NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$105.00

PLAT BOOK: 66 PAGE: 31

HIGHLAND RANCH ESPLANADE PHASE 1 DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT DO HEREBY DEDICATE THE FOLLOWING FOR THE USES AND PURPOSES THEREIN EXPRESSED, SUBJECT TO THE PLAT NOTES CONTAINED HEREIN.

1. TO HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC.: TRACTS "AA", "CC", "DD", "EE", "X", "Y" AND "Z" ARE SUBJECT TO PERPETUAL RIGHTS OF INGRESS AND EGRESS BY THE LOT OWNERS OF HIGHLAND RANCH ESPLANADE PHASE 1, THEIR TENANTS, INVITEES AND LICENSEES, TOGETHER WITH THOSE PROVIDERS OF SANITATION, POSTAL, FIRE AND LAW ENFORCEMENT AND EMERGENCY AND MEDICAL SERVICES, AND THEIR VEHICLES AND PERSONNEL. A DRAINAGE AND UTILITY EASEMENT IS HEREBY GRANTED OVER THOSE AREAS DESIGNATED AS DRAINAGE AND UTILITY EASEMENTS SHOWN OR NOTED HEREON.

2. TO LOT OWNERS OF HIGHLAND RANCH ESPLANADE PHASE 1: A PERPETUAL INGRESS AND EGRESS EASEMENT IS HEREBY GRANTED OVER, ACROSS AND UPON TRACT "CC" INCLUDING THE RIGHT OF INGRESS AND EGRESS AND USE OF GATES AND AMENITY STRUCTURES FOR SAID LOT OWNERS' TENANTS, INVITEES AND LICENSEES, TOGETHER WITH THOSE PROVIDERS OF SANITATION, POSTAL, FIRE AND LAW ENFORCEMENT AND EMERGENCY AND MEDICAL SERVICES, AND THEIR VEHICLES AND PERSONNEL. A DRAINAGE AND UTILITY EASEMENT IS HEREBY GRANTED OVER THOSE AREAS DESIGNATED AS DRAINAGE AND UTILITY EASEMENTS SHOWN OR NOTED HEREON.

3. TO PROVIDERS OF ELECTRIC, TELEPHONE, CABLE TELEVISION SERVICES: A UTILITY EASEMENT IS HEREBY GRANTED OVER, ACROSS AND UPON TRACT "CC" AND THOSE AREAS DESIGNATED AS DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON, INCLUDING THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS TRACT "CC" FOR THE PURPOSE OF ACCESSING SAID UTILITY EASEMENTS.

4. TO THE CITY OF CLERMONT: A UTILITY EASEMENT IS HEREBY GRANTED OVER ACROSS AND UPON TRACT "CC" AND THOSE AREAS DESIGNATED AS DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON, INCLUDING THE RIGHT OF INGRESS AND EGRESS OVER AND ACROSS TRACT "CC" FOR THE PURPOSE OF ACCESSING SAID UTILITY EASEMENTS. A UTILITY DRAINAGE, ACCESS AND SIDEWALK EASEMENT IS HEREBY GRANTED OVER ACROSS AND UPON TRACTS "AA", "X", "Y" AND "Z".

IN WITNESS WHEREOF, THE OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE OFFICER NAMED BELOW ITS CORPORATE SEAL TO BE AFFIXED HERETO ON _____, A.D. 2014.

TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION

NAME: GREGORY U. CLARK
SIGNED: *[Signature]* (CORPORATE SEAL)
TITLE: VICE PRESIDENT

SIGNED AND SEALED IN THE PRESENCE OF:

[Signature] John C. Taylor (Seal)
WITNESS SIGNATURE PRINTED NAME
[Signature] Esperanza Maxon
WITNESS SIGNATURE PRINTED NAME

STATE OF FLORIDA, COUNTY OF Orange

THIS IS TO CERTIFY, THAT ON November 14, 2014, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED GREGORY U. CLARK, AS VICE PRESIDENT OF TAYLOR MORRISON OF FLORIDA, INC., A FLORIDA CORPORATION, ON BEHALF OF THE COMPANY; HE IS PERSONALLY KNOWN BY ME OR PRODUCED.

AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH THAT HE/SHE IS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER THERETO DULY AUTHORIZED; THAT THE OFFICIAL SEAL OF SAID CORPORATION IS AFFIXED HERETO; AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

ANDON LEE CALHOUN
MY COMMISSION # EE210985
EXPIRES September 13, 2018
FloridaNotaryService.com

ANDON LEE CALHOUN
NOTARY PRINTED NAME
9/13/2016
SIGNATURE OF NOTARY MY COMMISSION EXPIRES

CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, THAT THIS PLAT WAS REVIEWED IN ACCORDANCE WITH SECTION 177.081, FLORIDA STATUTES AND PRESENTED TO THE CITY OF CLERMONT, LAKE COUNTY, FLORIDA AND APPROVED BY SAID CITY COUNCIL OF CLERMONT FOR RECORD ON THE 14th DAY OF December, 2014 PROVIDED THAT THIS PLAT IS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LAKE COUNTY, FLORIDA WITHIN _____

ATTEST: CITY OF CLERMONT
[Signature] Gail L. Ash
CITY CLERK MAYOR
[Signature] Tracy Foxtrap
PRINT NAME PRINT NAME

SHEET 1 OF 6

PLAT NOTES:

- HIGHLANDS RANCH ESPLANADE PHASE 1 IS A COMMUNITY INTENDED FOR OCCUPANCY BY PERSONS AGE 55 AND OLDER.
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, AS BEING NORTH 89°53'45" WEST.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ANY ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES AND THE CITY OF CLERMONT LAND DEVELOPMENT REGULATIONS.
- ALL LOT LINES ALONG CURVES ARE RADIAL UNLESS NOTED OTHERWISE. NON-RADIAL LINES ARE NOTED BY (NR).
- STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATED TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
- ALL LOTS HAVE A 10 FOOT DRAINAGE AND UTILITY EASEMENT ACROSS THE FRONT AND A 5 FOOT DRAINAGE AND UTILITY EASEMENT ACROSS THE SIDES AND THE REAR UNLESS NOTED OTHERWISE.
- A UTILITY, DRAINAGE, ACCESS AND SIDEWALK EASEMENT IS OVER TRACTS "AA", "X", "Y" AND "Z", AND SAID EASEMENT RIGHTS ARE DEDICATED TO THE CITY OF CLERMONT.
- TRACT "AA" SHALL BE OWNED AND MAINTAINED BY THE HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSE OF A RETENTION POND.
- TRACT "X" SHALL BE OWNED AND MAINTAINED BY THE HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSE OF A EXISTING POND/LANDSCAPE.
- TRACT "Y" SHALL BE OWNED AND MAINTAINED BY THE HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSE OF OPEN SPACE/BUFFER/LANDSCAPE.
- TRACTS "Z", "DD" AND "EE" SHALL BE OWNED AND MAINTAINED BY THE HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSE OF OPEN SPACE/LANDSCAPE BUFFER.
- TRACT "GG" SHALL BE OWNED AND MAINTAINED BY THE HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSE OF AN AMENITY CENTER.
- TRACTS "HH", "II", "JJ", "KK", "LL", "MM" AND "NN" SHALL BE OWNED AND MAINTAINED BY THE HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSE OF LANDSCAPE.
- TRACT "CC" CONSISTS OF ALL THE INTERNAL PRIVATE ROADWAYS SHOWN HEREON AND SHALL BE OWNED AND MAINTAINED BY THE HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC. FOR THE PURPOSE OF LANDSCAPE, DRAINAGE, UTILITIES AND ROAD RIGHTS OF WAY. IT IS SPECIFICALLY UNDERSTOOD THAT NO OBLIGATION IS IMPOSED UPON THE CITY OF CLERMONT, NOR SHALL ANY REQUEST EVER BE ENTERTAINED BY THE CITY TO MAINTAIN OR IMPROVE TRACT "CC".

CERTIFICATE OF CLERK OF THE COURT

I, CLERK OF CIRCUIT COURT OF LAKE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT HIGHLAND RANCH PRIMARY PHASE 1 SUBDIVISION AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF LAWS FLA. CH. 177. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2014, AND RECORDED PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF LAKE COUNTY, FLORIDA.

CLERK OF THE CIRCUIT COURT, LAKE COUNTY, FLORIDA

JOINDER AND CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN OR OTHER ENCUMBRANCE UPON THE PROPERTY DESCRIBED AS HIGHLAND RANCH PRIMARY PHASE 1, AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED THEREIN BY THE OWNER, AND AGREES THAT ITS MORTGAGE, LIEN OR OTHER ENCUMBRANCES, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 4405, PAGE 1080, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

CENTER LAKE PROPERTIES, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

BY: PINELCO MANAGEMENT CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER

BY: JAMES P. CARUSO, PRESIDENT
SIGNED: *[Signature]* (SEAL)
TITLE: PRESIDENT

SIGNED AND SEALED IN THE PRESENCE OF:

[Signature] Cynthia U. Vershuis
WITNESS SIGNATURE PRINTED NAME
[Signature] Paulis P. Caruso
WITNESS SIGNATURE PRINTED NAME

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

[Signature] Cynthia U. Vershuis (NOTARY SEAL)
NOTARY PRINTED NAME
[Signature] Cynthia U. Vershuis
SIGNATURE OF NOTARY MY COMMISSION EXPIRES Aug. 05, 2016

REVIEWER STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, 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. BOOTH, ERN, STRAUGHAN AND HOTT, INC. 902 NORTH SINCLAIR AVENUE, TAVARES, FL 32778 (352) 343-8481 LICENSE BUSINESS NO. 7814
FOR THE FIRM: *[Signature]* DATE 12-12-14
JAMES M. STRAUGHAN, PSM/PRINCIPAL
PROFESSIONAL SURVEYOR AND MAPPER NO. 5309

KNOWN 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 DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF SECTION 177, FLORIDA STATUTES.

DEWBERRY | BOWYER SINGLETON - 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 LICENSED BUSINESS NO. 8011
[Signature] DATED 11/13/14
ARTHUR A. MASTRONICOLA JR.
FLORIDA LICENSED SURVEYOR AND MAPPER NO. LS 4166

LEGAL DESCRIPTION:

PARCEL OF LAND SITUATED IN SECTIONS 9, 10, 15 AND 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE NORTH 89°53'45" WEST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 268.37 FEET; THENCE DEPARTING PERPENDICULAR TO SAID NORTH LINE, SOUTH 00°06'15" WEST, A DISTANCE OF 425.80 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 14°35'19", A CHORD BEARING OF NORTH 17°37'16" WEST AND A CHORD DISTANCE OF 507.86 FEET, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 509.24 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 05°07'05" EAST, A DISTANCE OF 76.66 FEET; THENCE NORTH 36°20'10" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 565.60 FEET, A CENTRAL ANGLE OF 23°41'34", A CHORD BEARING OF NORTH 41°49'03" WEST AND A CHORD DISTANCE OF 232.22 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 233.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1994.40 FEET, A CENTRAL ANGLE OF 01°25'13", A CHORD BEARING OF NORTH 30°40'52" WEST AND A CHORD DISTANCE OF 49.43 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 49.43 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 58°36'31" EAST, A DISTANCE OF 125.60 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2120.00 FEET, A CENTRAL ANGLE OF 01°45'24", A CHORD BEARING OF NORTH 32°16'10" WEST AND A CHORD DISTANCE OF 64.99 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 65.00 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 56°51'08" EAST, A DISTANCE OF 188.00 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2308.00 FEET, A CENTRAL ANGLE OF 03°10'36", A CHORD BEARING OF SOUTH 31°33'34" EAST AND A CHORD DISTANCE OF 127.95 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 127.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 252.00 FEET, A CENTRAL ANGLE OF 58°14'09", A CHORD BEARING OF SOUTH 59°05'21" EAST AND A CHORD DISTANCE OF 245.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 256.13 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 81°57'12" EAST, A DISTANCE OF 45.83 FEET TO A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 261.00 FEET, A CENTRAL ANGLE OF 20°06'23", A CHORD BEARING OF NORTH 71°41'12" EAST AND A CHORD DISTANCE OF 91.12 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 91.59 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 56°40'35" EAST, A DISTANCE OF 47.36 FEET; THENCE NORTH 55°56'28" EAST, A DISTANCE OF 50.02 FEET; THENCE NORTH 54°31'55" EAST, A DISTANCE OF 505.33 FEET TO WESTERLY RIGHT OF WAY LINE OF SUNSHINE STATE PARKWAY (FLORIDA TURNPIKE - 300 FOOT RIGHT OF WAY PER FLORIDA STATE TURNPIKE AUTHORITY SUNSHINE STATE PARKWAY PROJECT NO. 2 R/W MAP STATION 6389 + 20.97 TO STATION 6410+00.00 DATED 09/19/1964); THENCE THE FOLLOWING NINE (9) COURSES ALONG SAID WESTERLY RIGHT OF WAY LINE; RUN SOUTH 35°27'31" EAST, A DISTANCE OF 837.69 FEET; THENCE SOUTH 54°32'29" WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 35°27'31" EAST, A DISTANCE OF 33.05 FEET; THENCE SOUTH 89°21'59" WEST, A DISTANCE OF 24.75 FEET; THENCE SOUTH 35°27'31" EAST, A DISTANCE OF 129.78 FEET; THENCE NORTH 54°29'20" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 35°27'31" EAST, A DISTANCE OF 621.48 FEET; THENCE DEPARTING AFORESAID WESTERLY RIGHT OF WAY LINE, SOUTH 54°31'55" WEST, A DISTANCE OF 50.06 FEET; THENCE NORTH 35°28'05" WEST, A DISTANCE OF 17.50 FEET; THENCE SOUTH 54°31'55" WEST, A DISTANCE OF 7.32 FEET; THENCE SOUTH 13°38'35" WEST, A DISTANCE OF 54.36 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY, HAVING RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 23°35'33", CHORD BEARING OF NORTH 77°58'38" WEST AND A CHORD DISTANCE OF 24.53 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 24.71 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 23°21'48" WEST, A DISTANCE OF 121.92 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 402.60 FEET, A CENTRAL ANGLE OF 77°33'30", A CHORD BEARING OF NORTH 74°35'02" WEST AND A CHORD DISTANCE OF 504.31 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 544.98 FEET TO THE POINT OF TANGENCY; THENCE NORTH 35°48'17" WEST, A DISTANCE OF 32.62 FEET; THENCE NORTH 35°42'53" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 35°28'05" WEST, A DISTANCE OF 253.00 FEET; THENCE SOUTH 54°31'55" WEST, A DISTANCE OF 11.00 FEET; THENCE NORTH 35°28'05" WEST, A DISTANCE OF 90.00 FEET; THENCE NORTH 54°31'55" WEST, A DISTANCE OF 60.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF NORTH 80°28'05" WEST AND A CHORD DISTANCE OF 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°31'55" WEST, A DISTANCE OF 243.01 FEET; THENCE SOUTH 47°55'54" WEST, A DISTANCE OF 121.80 FEET; THENCE SOUTH 48°10'09" WEST, A DISTANCE OF 130.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 18°56'09", A CHORD BEARING OF SOUTH 57°38'13" WEST AND A CHORD DISTANCE OF 59.88 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 60.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 130.00 FEET, A CENTRAL ANGLE OF 91°27'44", A CHORD BEARING OF SOUTH 21°22'26" WEST AND A CHORD DISTANCE OF 186.18 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 207.52 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 24°21'26" EAST, A DISTANCE OF 17.48 FEET; THENCE SOUTH 19°29'01" EAST, A DISTANCE OF 50.21 FEET; THENCE SOUTH 24°20'21" EAST, A DISTANCE OF 593.17 FEET; THENCE SOUTH 63°24'33" EAST, A DISTANCE OF 32.33 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF BLACKSTILL LAKE ROAD (66 FOOT RIGHT OF WAY), SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2591.10 FEET, A CHORD BEARING OF SOUTH 65°39'33" WEST AND A CHORD DISTANCE OF 128.76 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 128.77 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°34'28", A CHORD BEARING OF NORTH 19°56'54" EAST AND A CHORD DISTANCE OF 34.91 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.65 FEET TO THE POINT OF TANGENCY; THENCE NORTH 24°20'21" WEST, A DISTANCE OF 689.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 15°48'36", A CHORD BEARING OF NORTH 32°14'38" WEST AND A CHORD DISTANCE OF 8.25 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 8.28 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 19°11'50", A CHORD BEARING OF NORTH 49°44'51" WEST AND A CHORD DISTANCE OF 60.69 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 60.98 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 32.00 FEET, A CENTRAL ANGLE OF 11°28'18", A CHORD BEARING OF NORTH 65°04'55" WEST AND A CHORD DISTANCE OF 6.40 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 6.41 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 13°16'45", A CHORD BEARING OF NORTH 77°27'26" WEST AND A CHORD DISTANCE OF 16.65 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.69 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 30°14'32", A CHORD BEARING OF SOUTH 80°46'55" WEST AND A CHORD DISTANCE OF 15.65 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 15.83 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 65°39'39" WEST, A DISTANCE OF 17.02 FEET; THENCE NORTH 24°20'21" WEST, A DISTANCE OF 80.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 15°52'20", A CHORD BEARING OF NORTH 57°43'29" EAST AND A CHORD DISTANCE OF 8.28 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 8.31 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 181.98 FEET, A CENTRAL ANGLE OF 10°09'13", A CHORD BEARING OF NORTH 44°42'43" EAST AND A CHORD DISTANCE OF 32.21 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 32.25 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 17°01'34", A CHORD BEARING OF NORTH 30°54'37" EAST AND A CHORD DISTANCE OF 21.32 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 21.40 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 09°51'31", A CHORD BEARING OF NORTH 27°19'35" EAST AND A CHORD DISTANCE OF 15.30 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 15.31 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 24°20'21" WEST, A DISTANCE OF 57.39 FEET; THENCE NORTH 53°38'32" EAST, A DISTANCE OF 15.34 FEET; THENCE NORTH 24°20'21" WEST, A DISTANCE OF 67.87 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,459,743 SQUARE FEET OR 33.511 ACRES, MORE OR LESS.

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.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Dewberry LAND DEVELOPMENT & TRANSPORTATION ENGINEERING PLANNING | SURVEYING & MAPPING
520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 PHONE: 407.843.5120 FAX: 407.648.9104 WWW.DEWBERRY.COM
BOWYER SINGLETON
CERTIFICATE OF AUTHORIZATION NO. LB 8011