

HIGHLAND RANCH PRIMARY PHASE 1

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

INSTRUMENT #2014114427
PLAT BK 66 PG 8 (9 PGS)
DATE: 10/22/2014 8:49:14 AM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$150.00

PLAT
BOOK: 66 PAGE: 8

HIGHLAND RANCH PRIMARY 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 DOES 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 "A" THROUGH "W" AND TRACTS "BB" AND "T" ARE SUBJECT TO PERPETUAL RIGHTS OF INGRESS AND EGRESS BY THE LOT OWNERS OF HIGHLAND RANCH PRIMARY 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 THE CITY OF CLERMONT: TRACT "U" SHALL BE DEDICATED TO THE CITY OF CLERMONT ALONG WITH ANY, UTILITY EASEMENTS AND DRAINAGE EASEMENTS TO THE CITY OF CLERMONT, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT. ALL STREETS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT WITH THE EXCEPTION OF BLACKSTILL LAKE ROAD ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF CLERMONT FOR THE USE AND BENEFIT OF THE PUBLIC FOR PROPER PURPOSES, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT.

3. TO LAKE COUNTY: DEDICATES BLACKSTILL LAKE ROAD, 17.00 FEET ADDITIONAL RIGHT OF WAY ALONG OLD HIGHWAY 50 AND 25.00 FEET TRAIL PARCEL ALONG OLD HIGHWAY 50, ALONG WITH ALL RESPONSIBILITY OF MAINTENANCE, REPAIR AND REPLACEMENT.

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] *[Signature]*
WITNESS SIGNATURE PRINTED NAME
[Signature] *[Signature]*
WITNESS SIGNATURE PRINTED NAME

STATE OF FLORIDA, COUNTY OF Orange

THIS IS TO CERTIFY, THAT ON September 29, 2014, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS 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.

[Signature] *[Signature]*
NOTARY PRINTED NAME
SIGNATURE OF NOTARY MY COMMISSION EXPIRES

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 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: PINELICH MANAGEMENT CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER

BY: JAMES P. CARUSO, PRESIDENT

SIGNED: *[Signature]* (CORPORATE SEAL)
TITLE: PRESIDENT

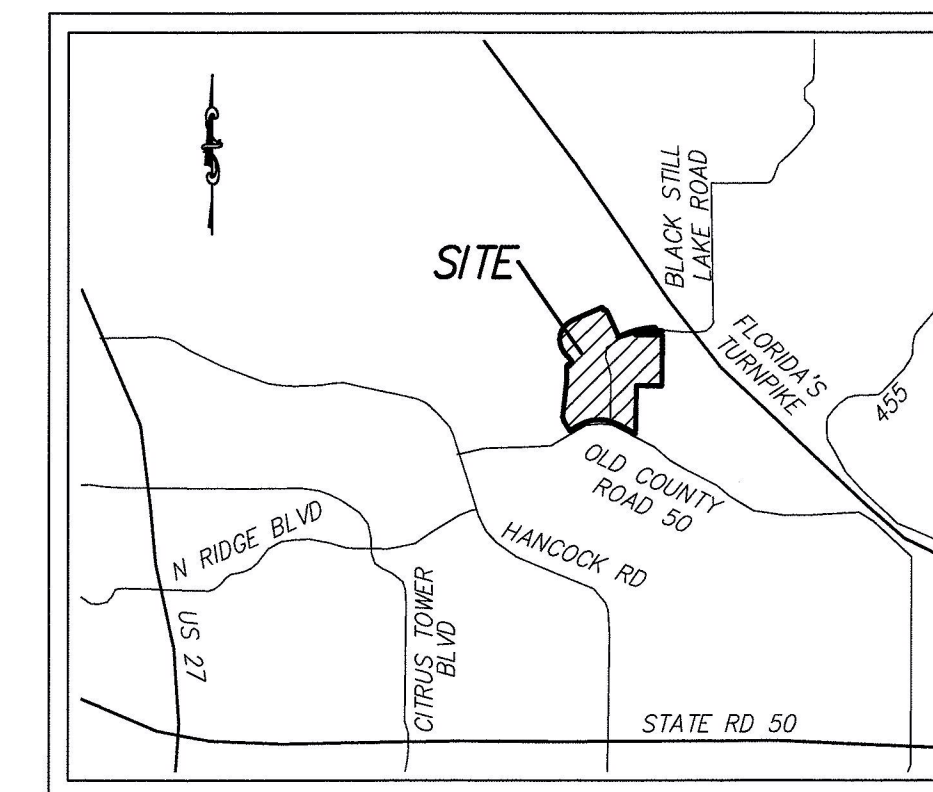
SIGNED AND SEALED IN THE PRESENCE OF:

[Signature] *[Signature]*
WITNESS SIGNATURE PRINTED NAME
[Signature] *[Signature]*
WITNESS SIGNATURE PRINTED NAME

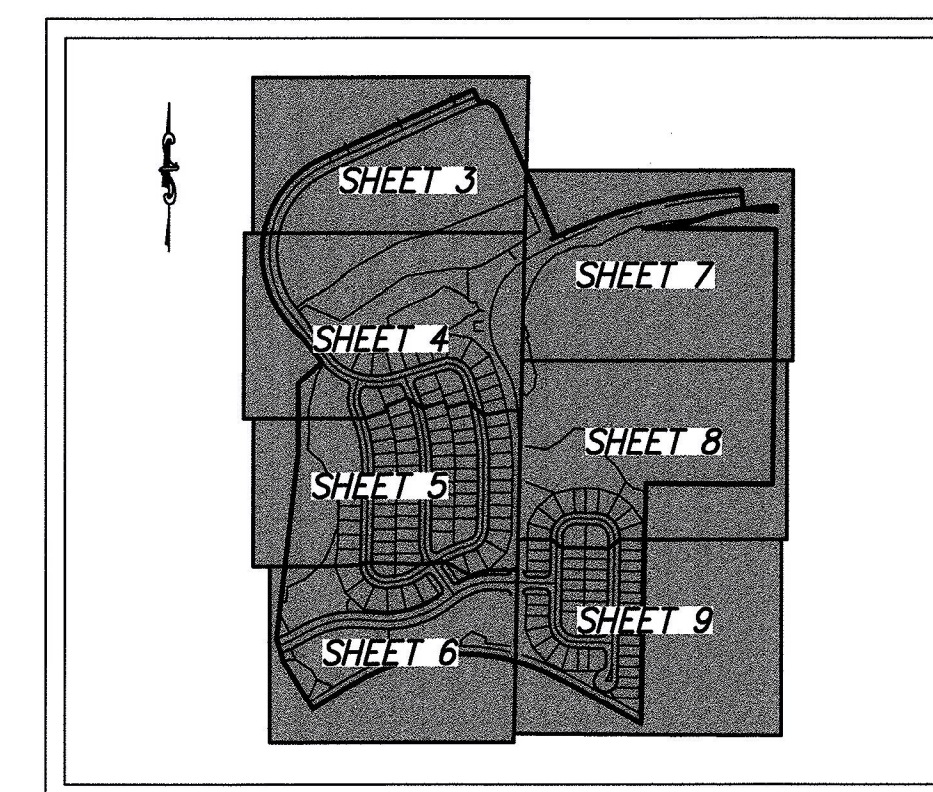
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

[Signature] *[Signature]*
NOTARY PRINTED NAME
SIGNATURE OF NOTARY MY COMMISSION EXPIRES

SHEET 1 OF 9



VICINITY MAP
1" = 5000'



SHEET INDEX
1" = 1000'

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.

NOT REQUIRED

CLERK OF THE CIRCUIT COURT, LAKE COUNTY, FLORIDA

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 OCTOBER, 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] *[Signature]*
CITY CLERK MAYOR

[Signature] *[Signature]*
PRINT NAME PRINT NAME

CERTIFICATE OF SURVEYOR

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 AVE
ORLANDO, FLORIDA 32801 LICENSED BUSINESS NO. 8011

[Signature] *[Signature]*
ARTHUR A. MASTRONICOLA JR. DATE 10/25/2014
FLORIDA LICENSED SURVEYOR AND MAPPER NO. LS-4166

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. 17614

REVIEWER FOR "H" FIRM
[Signature] *[Signature]* DATE 10-16-14
JAMES M. STRAUGHAN, PSM/PRINCIPAL
PROFESSIONAL SURVEYOR AND MAPPER NO. 5309

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN SECTIONS 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 NORTHWEST 1/4 SAID SECTION 16, A DISTANCE OF 276.41 FEET; THENCE DEPARTING PERPENDICULAR TO SAID NORTH LINE, SOUTH 00°06'15" WEST, A DISTANCE OF 608.22 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 24°20'21" EAST, A DISTANCE OF 80.00 FEET; THENCE NORTH 65°39'39" EAST, A DISTANCE OF 17.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 307°4'32", A CHORD BEARING OF NORTH 80°46'55" EAST AND A CHORD DISTANCE OF 15.65 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 15.83 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 72.00 FEET, A CENTRAL ANGLE OF 13°16'45", A CHORD BEARING OF SOUTH 77°27'26" EAST AND A CHORD DISTANCE OF 16.65 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 16.69 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 SOUTH 65°04'55" EAST AND A CHORD DISTANCE OF 6.40 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 19°11'50", A CHORD BEARING OF SOUTH 49°44'51" EAST AND A CHORD DISTANCE OF 60.69 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 60.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 15°48'36", A CHORD BEARING OF SOUTH 32°14'38" EAST AND A CHORD DISTANCE OF 8.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 8.28 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 24°20'21" EAST, A DISTANCE OF 689.45 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 88°34'28", A CHORD BEARING OF SOUTH 19°56'54" WEST AND A CHORD DISTANCE OF 34.91 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 38.65 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY OF BLACKSTILL LAKE ROAD (66' PRESCRIPTIVE RIGHT OF WAY), SAID POINT BEING A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2591.10 FEET, A CENTRAL ANGLE OF 22°42'22", A CHORD BEARING OF NORTH 75°35'19" EAST AND A CHORD DISTANCE OF 1020.14 FEET; THENCE NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 1026.85 FEET TO A POINT OF NON-TANGENCY; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, SOUTH 05°58'44" EAST, A DISTANCE OF 101.07 FEET; THENCE NORTH 84°01'16" EAST, A DISTANCE OF 80.50 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1079.81 FEET, A CENTRAL ANGLE OF 04°50'23", A CHORD BEARING OF NORTH 86°25'38" EAST AND A CHORD DISTANCE OF 91.18 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 91.21 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°41'48" WEST, A DISTANCE OF 26.44 FEET; THENCE NORTH 84°25'13" WEST, A DISTANCE OF 72.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 681.52 FEET, A CENTRAL ANGLE OF 25°44'32", A CHORD BEARING OF SOUTH 82°42'31" WEST AND A CHORD DISTANCE OF 303.63 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 306.20 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 836.52 FEET, A CENTRAL ANGLE OF 06°03'04", CHORD BEARING OF SOUTH 72°52'34" WEST AND A CHORD DISTANCE OF 88.31 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 88.35 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 75°54'07" WEST, A DISTANCE OF 11.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 868.23 FEET, A CENTRAL ANGLE OF 14°36'34", A CHORD BEARING OF SOUTH 83°12'24" WEST AND A CHORD DISTANCE OF 220.79 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 221.39 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 89°29'19" EAST, A DISTANCE OF 687.02 FEET; THENCE SOUTH 00°41'48" WEST, A DISTANCE OF 1321.03 FEET; THENCE NORTH 89°38'38" WEST, A DISTANCE OF 658.66 FEET TO A POINT ON THE NORTHERLY PROJECTION OF THE WEST LINE OF VERDE RIDGE UNIT 1 PER PLAT THEREOF RECORDED IN PLAT BOOK 56, PAGE 35 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 01°02'35" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1250.63 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD OLD 50 (RIGHT OF WAY VARIES PER LAKE COUNTY RIGHT OF WAY MAINTENANCE MAP RECORDED IN MAP BOOK 9, BASE 1 OF SAID PUBLIC RECORDS); THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTHERLY RIGHT OF WAY LINE: RUN NORTH 61°13'43" WEST, A DISTANCE OF 478.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1082.82 FEET, A CENTRAL ANGLE OF 60°39'04", A CHORD BEARING OF SOUTH 88°26'45" WEST AND A CHORD DISTANCE OF 1093.46 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1146.23 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 58°07'12" WEST, A DISTANCE OF 233.81 FEET; THENCE DEPARTING AFORESAID NORTHERLY RIGHT OF WAY LINE, NORTH 31°52'20" WEST, A DISTANCE OF 292.58 FEET; THENCE NORTH 16°23'20" WEST, A DISTANCE OF 127.02 FEET; THENCE NORTH 06°31'30" EAST, A DISTANCE OF 982.67 FEET; THENCE NORTH 00°01'33" WEST, A DISTANCE OF 347.85 FEET; THENCE NORTH 48°54'18" EAST, A DISTANCE OF 164.68 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 380.00 FEET, A CENTRAL ANGLE OF 02°39'48", A CHORD BEARING OF NORTH 39°45'48" WEST AND A CHORD DISTANCE OF 17.66 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 17.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 38°25'53" WEST, A DISTANCE OF 145.10 FEET; THENCE NORTH 49°44'29" WEST, A DISTANCE OF 50.99 FEET; THENCE NORTH 38°25'53" WEST, A DISTANCE OF 93.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 104°05'33", A CHORD BEARING OF NORTH 13°36'53" EAST AND A CHORD DISTANCE OF 851.59 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 981.05 FEET TO THE POINT OF TANGENCY; THENCE NORTH 65°39'39" EAST, A DISTANCE OF 860.75 FEET TO THE POINT OF BEGINNING.

CONTAINING: 5,994,403 SQUARE FEET OR 137.613 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.

PLAT NOTES:

- 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 AN 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.
- TRACT "A" (OPEN SPACE/BUFFER/LANDSCAPE/DRAINAGE/UTILITIES) AND TRACTS "B", "C" (LANDSCAPE) AND TRACT "D" (OPEN SPACE/LANDSCAPE/DRAINAGE/UTILITIES) AND TRACTS "E", "M", "G", "P", "W" (RETENTION POND) AND TRACT "F" (OPEN SPACE/BUFFER/LANDSCAPE) AND TRACTS "H", "I", "N", "V" (OPEN SPACE) AND TRACT "J" (CONSERVATION/WEETLAND) AND TRACTS "K", "L", "FF" (OPEN SPACE/LANDSCAPE) AND TRACT "O" (CONSERVATION (GEORGE'S LAKE)) AND TRACT "Q" (OPEN SPACE/LANDSCAPE/HARDSCAPE) AND TRACT "R" (CONSERVATION (BLACK'S LAKE)) AND TRACT "T" (CONSERVATION) SHALL BE OWNED AND MAINTAINED BY THE HIGHLAND RANCH HOMEOWNERS ASSOCIATION, INC. (ASSOCIATION).
- TRACTS "S" AND "BB" (OPEN SPACE/DRAINAGE) SHALL BE OWNED BY THE HIGHLAND RANCH HOME OWNERS ASSOCIATION AND MAINTAINED BY LAKE COUNTY.
- TRACT "U" (LIFT STATION) SHALL BE DEDICATED TO THE CITY OF CLERMONT.

SHEET INDEX

SHEET 1 COVER SHEET, LEGAL DESCRIPTION, NOTES
SHEET 2 VICINITY MAP
SHEET 3 - 9 PLAT DETAILS

Drawing name: S:\back West\Taylor Morrison_99232009_Plotting\50044519\Plotting\Highlands Ranch Primary Phase 1.spld.dwg Plot Sheet 1 Sep 24, 2014 3:05pm by tcmorden

Dewberry LAND DEVELOPMENT & TRANSPORTATION ENGINEERING PLANNING / SURVEYING & MAPPING
520 SOUTH MAGNOLIA AVENUE
ORLANDO, FLORIDA 32801
PHONE: 407.843.5150 FAX: 407.848.9104
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

BOWYER SINGLETON

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 / BOWYER SINGLETON - 520 SOUTH MAGNOLIA AVE
ORLANDO, FLORIDA 32801 LICENSED BUSINESS NO. 8011

[Signature] *[Signature]*
ARTHUR A. MASTRONICOLA JR. DATE 10/25/2014
FLORIDA LICENSED SURVEYOR AND MAPPER NO. LS-4166

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. 17614

REVIEWER FOR "H" FIRM
[Signature] *[Signature]* DATE 10-16-14
JAMES M. STRAUGHAN, PSM/PRINCIPAL
PROFESSIONAL SURVEYOR AND MAPPER NO. 5309

SUE A. OPATCH
SUE A. OPATCH
COMMISSION # EE 078919
NOTARY PUBLIC, FLORIDA
EXPIRES 06/01/2014
Bonded 100k Total Fee License #003385709

[Signature] *[Signature]*
NOTARY PRINTED NAME
SIGNATURE OF NOTARY MY COMMISSION EXPIRES