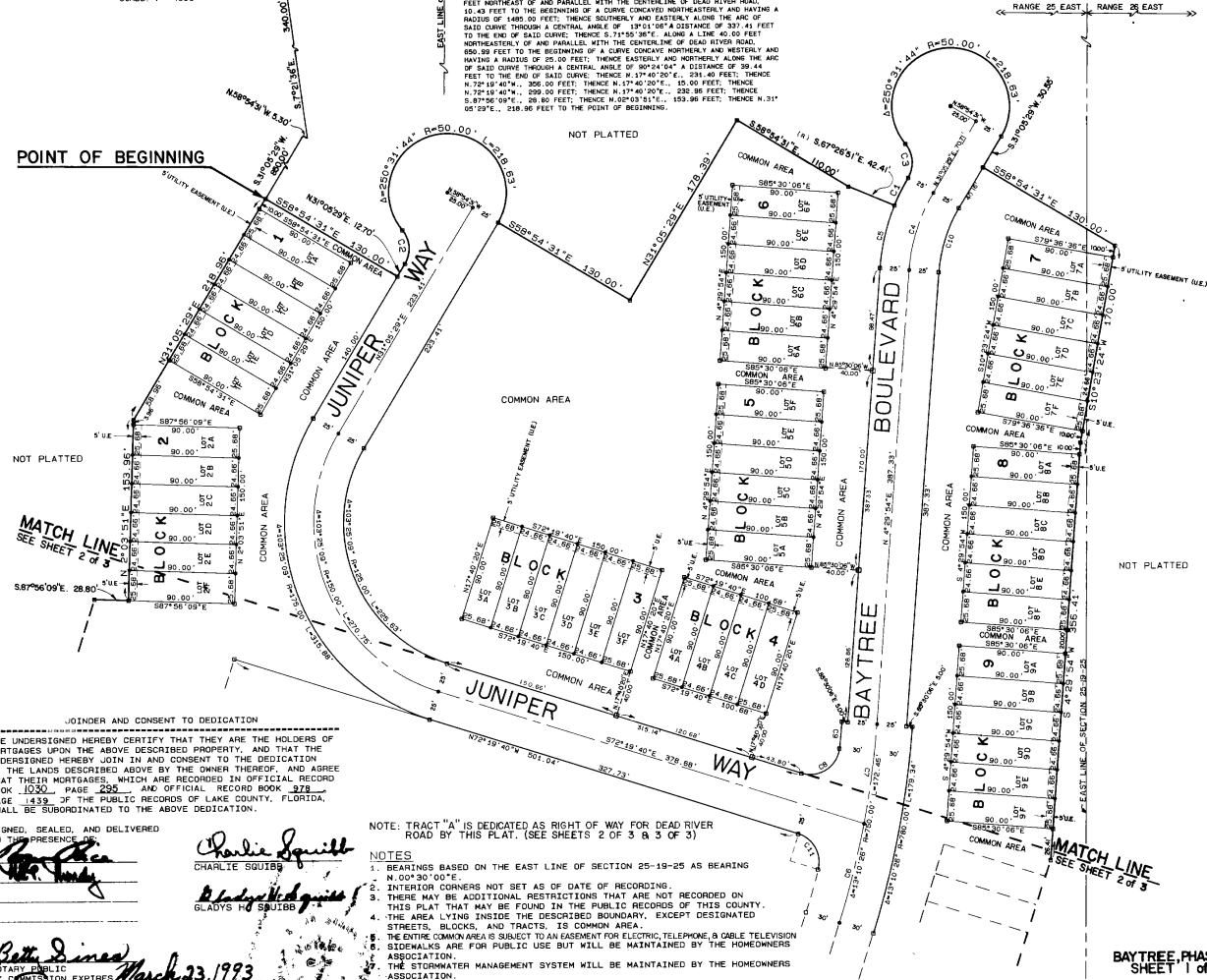


IN SECTION 25, TOWNSHIP 19 SOUTH, RANGE 25 EAST, AND SECTION 30, TOWNSHIP 19 SOUTH, RANGE 26 EAST, IN THE CITY OF TAVARES, LAKE COUNTY, FLORIDA.

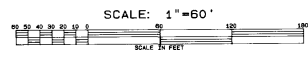
BAYTREE, PHASE I



VICINITY MAP
SCALE: 1" = 4000'



LEGAL DESCRIPTION
A PART OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 25 EAST, AND A PART OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 26 EAST, IN LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
FROM THE NORTHEAST CORNER OF THE S.E. 1/4 OF SAID SECTION 25, RUN S 0°30' 00" W, ALONG THE EAST LINE OF THE S.E. 1/4 OF SAID SECTION 25 A DISTANCE OF 250.00 FEET; THENCE N 89°36' 40" W, 76.36 FEET; THENCE S 0°23'30" W, 90.00 FEET; THENCE W 19°14' 07" W, 90.00 FEET; THENCE S 80°45' 03" W, 170.00 FEET; THENCE S 29°14' 57" E, 90.00 FEET; THENCE S 82°38' 24" W, 90.00 FEET; THENCE S 07°31' 56" W, 340.00 FEET; THENCE N 0°04' 34" W, 5.33 FEET; THENCE S 14° 55' 25" W, 850.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN S 89°36' 40" W, 130.00 FEET; THENCE N 34°05' 10" E, 19.70 FEET TO THE BEGINNING OF A CURVE CONVEX WESTWARD AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 103°31' 44" A DISTANCE OF 70.77 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A CURVE CONVEX SOUTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 250° 31' 44" A DISTANCE OF 210.00 FEET TO THE END OF SAID CURVE; THENCE S 89°34' 31" E, 150.00 FEET; THENCE N 31°05' 20" E, 179.39 FEET; THENCE S 50°54' 31" E, 150.00 FEET; THENCE S 87°28' 51" E, 42.41 FEET TO A POINT ON A CURVE CONVEX EASTWARD AND HAVING A RADIUS OF 50.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°20' 50" A DISTANCE OF 10.74 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A CURVE CONVEX WESTWARD AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 70°31' 44" A DISTANCE OF 30.77 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A CURVE CONVEX SOUTHERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 200°54' 44" A DISTANCE OF 238.63 FEET TO THE END OF SAID CURVE; THENCE S 31°00' 29" W, 30.05 FEET; THENCE S 58°54' 31" E, 130.00 FEET; THENCE S 0°20' 24" W, 170.00 FEET; THENCE S 64°20' 54" W, 152.00 FEET; THENCE S 17°40' 20" W, 152.88 FEET TO THE BEGINNING OF A CURVE CONVEX EASTWARD AND HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°30' 50" A DISTANCE OF 39.00 FEET TO THE END OF SAID CURVE; THENCE S 71°55' 30" E, ALONG A LINE 40.00 FEET NORTHEAST OF AND PARALLEL WITH THE CENTERLINE OF DEAD RIVER ROAD, 25.89 FEET TO THE BEGINNING OF A CURVE CONVEX NORTHERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°52' 51" A DISTANCE OF 236.36 FEET TO THE END OF SAID CURVE; THENCE S 88°20' 27" E, ALONG A LINE 60.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF DEAD RIVER ROAD, 99.00 FEET; THENCE S 00°22' 18" W, 38.81 FEET TO THE POINT ON THE SOUTH LINE OF THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE N 80°39' 31" W, ALONG THE SOUTH LINE OF SAID S 84 1/4 OF SECTION 30 A DISTANCE OF 1007.78 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE S 14° 00' 00" W, ALONG THE SOUTH LINE OF SAID SECTION 30 A DISTANCE OF 134.81 FEET TO THE POINT OF BEGINNING OF A CURVE CONVEX WESTWARD AND HAVING A RADIUS OF 10.43 FEET TO THE END OF SAID CURVE; THENCE S 28°54' 30" E, ALONG A LINE 40.00 FEET NORTHEAST OF AND PARALLEL WITH THE CENTERLINE OF SAID ROAD, 184.70 FEET; THENCE N 33°02' 20" E, 40.91 FEET; THENCE S 58°54' 30" E, ALONG A LINE 40.00 FEET NORTHEAST OF AND PARALLEL WITH THE CENTERLINE OF SAID ROAD, 10.43 FEET TO THE END OF SAID CURVE; THENCE SOUTHERLY AND EASTWARD ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°51' 06" A DISTANCE OF 337.41 FEET TO THE END OF SAID CURVE; THENCE S 71°55' 30" E, ALONG A LINE 40.00 FEET NORTHEAST OF AND PARALLEL WITH THE CENTERLINE OF DEAD RIVER ROAD, 600.00 FEET TO THE BEGINNING OF A CURVE CONVEX NORTHERLY AND WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE EASTWARD AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 80°24' 54" A DISTANCE OF 39.44 FEET TO THE END OF SAID CURVE; THENCE N 37°40' 20" E, 231.40 FEET; THENCE N 72°18' 40" W, 266.30 FEET; THENCE N 17°40' 20" E, 15.00 FEET; THENCE N 87°18' 40" W, 98.80 FEET; THENCE N 0°24' 51" E, 235.35 FEET; THENCE N 87°18' 40" W, 98.80 FEET; THENCE N 0°24' 51" E, 153.95 FEET; THENCE N 31° 05' 25" E, 218.90 FEET TO THE POINT OF BEGINNING.



LEGEND

- PERMANENT REFERENCE MONUMENT (P.R.M.)
- PERMANENT CONTROL POINT (P.C.P.)
- LOT CORNER (IRON PIN)
- (R) RADIAL BEARING

CURVE DATA

CURVE DATA	RADIUS	TANGENT	LENGTH	CHORD	BEARING	CHORD
1	8°32'00"	175.00'	13.08'	28.08'	N28°48'18"E	28.08'
2	70°31'44"	25.00'	17.88'	30.77'	N4°10'23"W	28.87'
3	70°31'44"	25.00'	17.88'	30.77'	N4°10'23"W	28.87'
4	20°23'30"	120.00'	35.45'	69.62'	N17°47'47"E	69.00'
5	18°03'15"	175.00'	27.80'	55.14'	N33°31'31"E	54.92'
6	91°21'51"	75.00'	43.45'	85.80'	N57°52'02"E	85.75'
7	81°30'20"	750.00'	48.87'	85.85'	N7°48'17"E	85.80'
8	101°20'08"	25.00'	30.45'	48.82'	N57°25'03"E	23.10'
9	17°52'51"	750.00'	11.55'	23.10'	N57°25'03"E	23.10'
10	88°30'20"	120.00'	29.54'	58.82'	S17°47'47"W	57.80'
11	88°30'21"	25.00'	18.72'	31.95'	N28°50'14"W	34.41'

PLAT BOOK 31
AND PAGE 11

DEDICATION FOR BAYTREE, PHASE I

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates the streets, easements, and and tract "A" shown hereon to the perpetual use of the public. IN WITNESS WHEREOF, the undersigned does hereby set his hand and seal on March 23, 1993.

WITNESSES:
[Signatures]
HAROLD F. HOLLAND, President
UNITED PARTNERS GROUP LTD.

STATE OF FLORIDA COUNTY OF LAKE
THIS IS TO CERTIFY, That on March 23, 1993 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared HAROLD F. HOLLAND, to me known to be the person described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be his free act and deed for the uses and purposes therein expressed. IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC
[Signature]
My commission expires March 23, 1993

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on DECEMBER 3, 1989 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 1993 is located in

LAKE COUNTY, FLORIDA. DATED MAY 5, 1989
[Signature]
Registration No. 4614
GEORGE W. FARMER, JR., S.U.C.

CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, that this plat was presented to the CITY COUNCIL of TAVARES Lake County, Florida and approved by said COUNCIL of TAVARES for record, and the dedication of ALL EASEMENTS is accepted for municipal purposes of said city on _____ day of _____ 19 _____ provided that this plat is recorded in the Office of the Clerk of the Circuit Court of LAKE COUNTY, FLORIDA within _____ days from the date of approval by said CITY OF TAVARES FLORIDA

[Signature]
CITY ADMINISTRATOR PRESIDENT, CITY COUNCIL

APPROVAL OF MUNICIPAL PLANNING AND ZONING AUTHORITY

THIS IS TO CERTIFY, that on _____ day of _____ 19 _____ the foregoing plat was officially approved by the _____ of the City of _____ Florida.

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 filed for record on FEB 17, 1990 at 9:04 AM File No. 90 6530
[Signature]
Clerk of the Circuit Court
in and for Lake County, Fla.

JOINDER AND CONSENT TO DEDICATION
THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF MORTGAGES UPON THE ABOVE DESCRIBED PROPERTY, AND THAT THE UNDERSIGNED HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED ABOVE BY THE OWNER THEREOF, AND AGREE THAT THEIR MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 1030, PAGE 223 AND OFFICIAL RECORD BOOK 278, PAGE 1439 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.
SIGNED, SEALED, AND DELIVERED IN MY PRESENCE
[Signatures]
CHARLIE SQUIBB
GLADYS H. SQUIBB

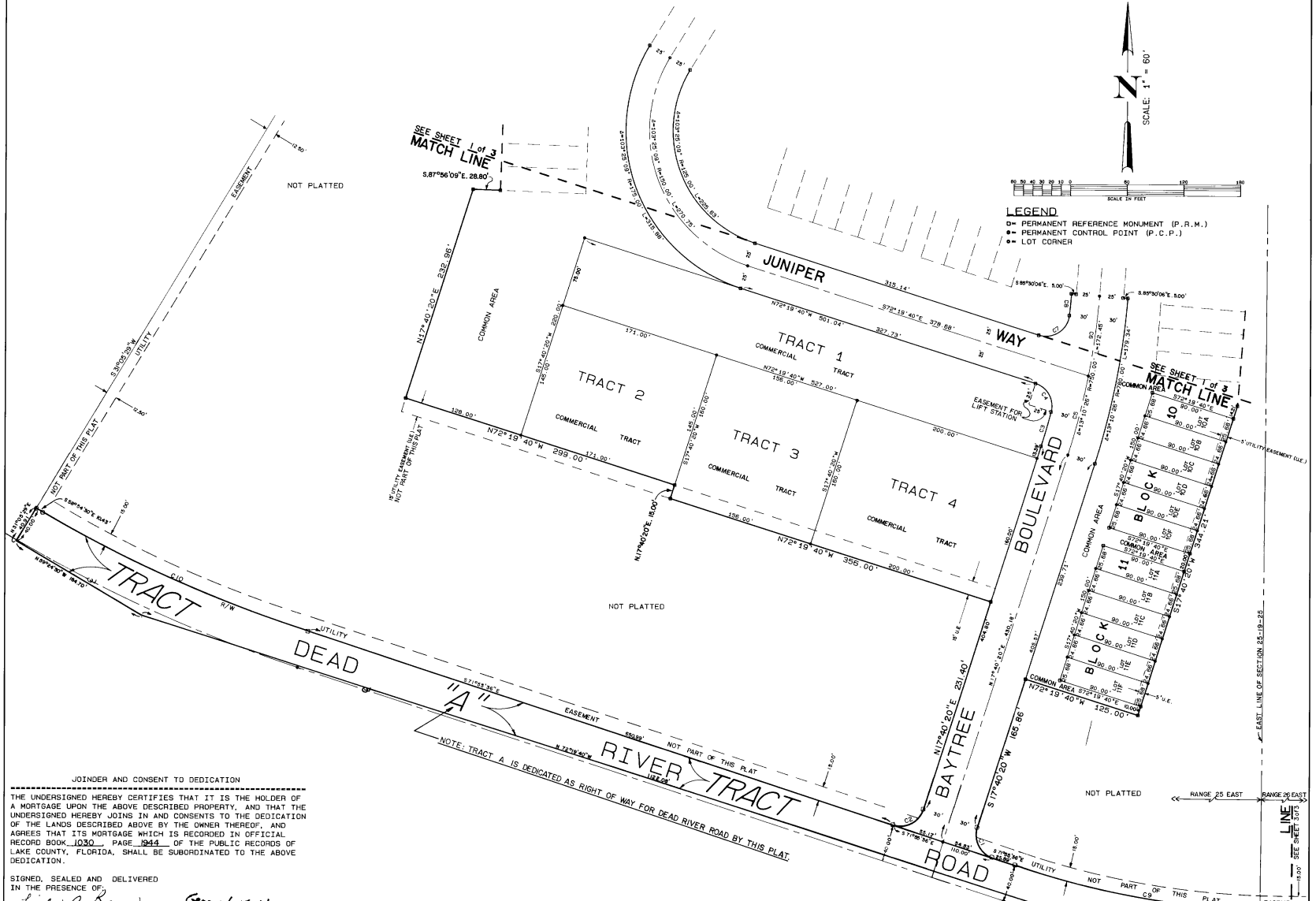
NOTE: TRACT "A" IS DEDICATED AS RIGHT OF WAY FOR DEAD RIVER ROAD BY THIS PLAT. (SEE SHEETS 2 OF 3 & 3 OF 3)
NOTES
1. BEARINGS BASED ON THE EAST LINE OF SECTION 25-19-25 AS BEARING N. 00°30' 00" E.
2. INTERIOR CORNERS NOT SET AS OF DATE OF RECORDING.
3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. THE AREA LYING INSIDE THE DESCRIBED BOUNDARY, EXCEPT DESIGNATED STREETS, BLOCKS, AND TRACTS, IS COMMON AREA.
5. THE ENTIRE COMMON AREA IS SUBJECT TO AN EASEMENT FOR ELECTRIC, TELEPHONE, & CABLE TELEVISION.
6. SIDEWALKS ARE FOR PUBLIC USE BUT WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. THE STORMWATER MANAGEMENT SYSTEM WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

PLAT 190 OF 1993

BAYTREE, PHASE I

PLAT Book 31
PAGE 12

IN SECTION 25, TOWNSHIP 19 SOUTH, RANGE 25 EAST, AND SECTION 30, TOWNSHIP 19 SOUTH, RANGE 26 EAST, IN THE CITY OF TAVARES, LAKE COUNTY, FLORIDA



LEGEND
 ● PERMANENT REFERENCE MONUMENT (P.R.M.)
 ● PERMANENT CONTROL POINT (P.C.P.)
 ● LOT CORNER

JOINER AND CONSENT TO DEDICATION
 THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE ABOVE DESCRIBED PROPERTY, AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED ABOVE BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1030 PAGE 1918 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

SIGNED, SEALED AND DELIVERED
 IN THE PRESENCE OF:
Lynda C. Brown
George L. Madden
 SUN BANK, N.A.
 GEORGE L. MADDEN, Senior Vice President

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING	CHORD
1	89°56'56"	25.00'	54.83'	39.09'	S27°07'38"E	35.03'
2	80°24'04"	25.00'	25.18'	39.44'	N82°52'22"E	30.48'
3	91°01'08"	750.00'	58.87'	27.84'	N89°59'46"E	37.84'
4	80°58'51"	25.00'	23.72'	37.85'	N82°00'14"W	34.41'
5	83°37'51"	750.00'	43.40'	85.80'	N14°21'25"E	86.70'
6	83°37'51"	750.00'	42.81'	85.05'	N17°48'11"E	86.02'
7	101°20'08"	25.00'	30.51'	44.22'	N07°00'16"E	38.87'
8	115°01'18"	750.00'	11.20'	23.10'	N10°20'01"E	23.10'
9	17°02'51"	951.80'	148.71'	295.99'	S80°52'01"E	295.77'
10	137°01'00"	1485.00'	185.44'	337.41'	S05°28'03"E	336.69'

NOTA PUBLICA
 EXPIRES April 1, 1991

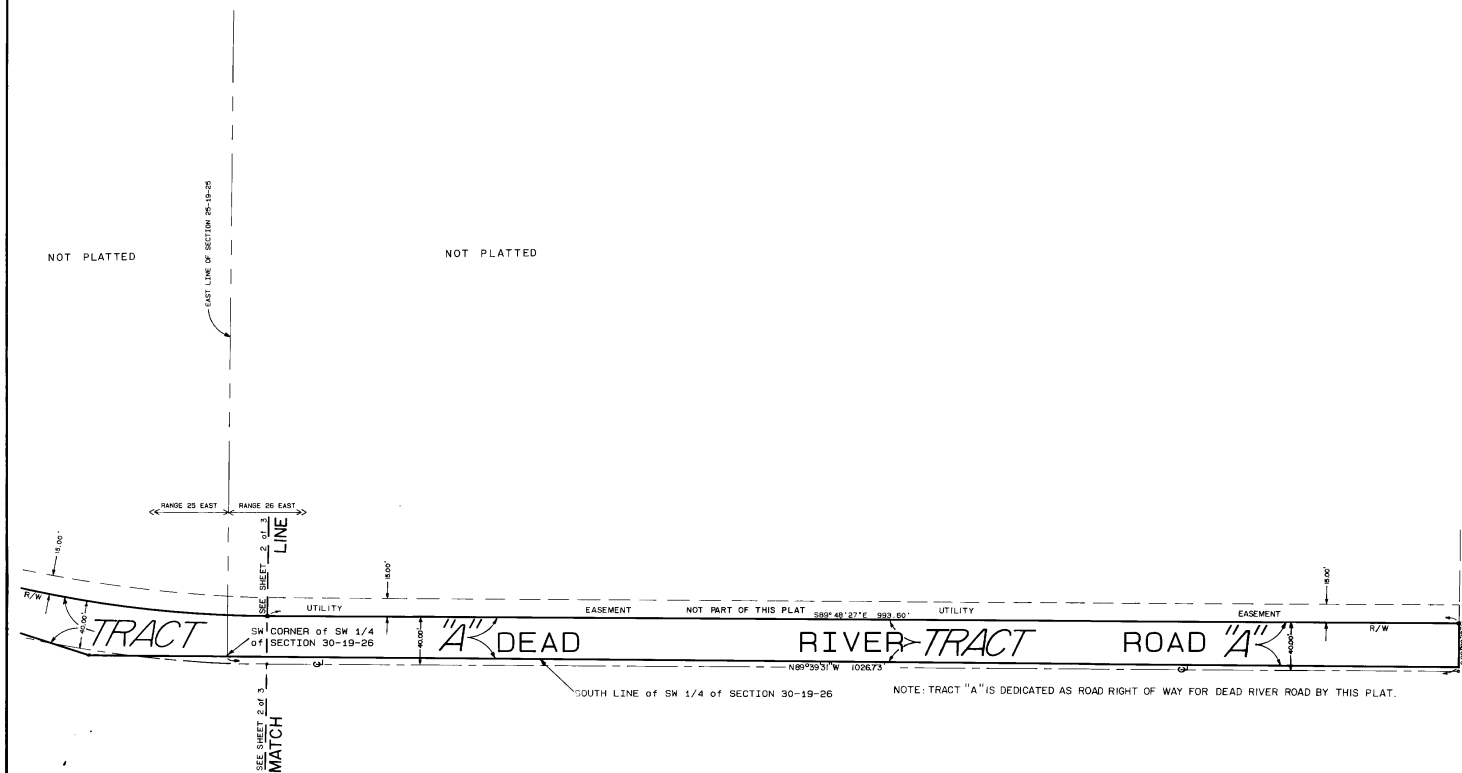
BAYTREE, PHASE I

PLAT Book 31
PAGE 13

IN SECTION 25, TOWNSHIP 19 SOUTH, RANGE 25 EAST, AND SECTION 30, TOWNSHIP
19 SOUTH, RANGE 26 EAST, IN THE CITY OF TAVARES, LAKE COUNTY, FLORIDA



LEGEND
 □ PERMANENT REFERENCE MONUMENT (P.R.M.)
 ○ PERMANENT CONTROL POINT (P.C.P.)



NOTE: TRACT "A" IS DEDICATED AS ROAD RIGHT OF WAY FOR DEAD RIVER ROAD BY THIS PLAT.