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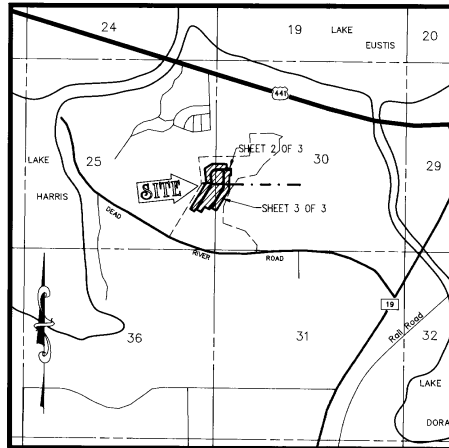
BAYTREE, PHASE II

AND A PARTIAL REPLAT OF BAYTREE, PHASE I

A Subdivision in Section 25, Township 19 South, Range 25 East
and
Section 30, Township 19 South, Range 26 East,
The City of Tavares, Lake County, Florida

LEGAL DESCRIPTION:

COMMENCE AT THE NORTHEAST CORNER OF THE S.E. 1/4 OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA AND RUN S.00°30'00"W., 250.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN N.89°36'40"W., 103.57 FEET; THENCE S.56°45'03" W., 253.56 FEET; THENCE S.07°21'36"E., 396.36 FEET; THENCE N.58°54'31"W., 5.30 FEET; THENCE S.31°05'29"W., 850.00 FEET; THENCE S.58°54'31"E., 130.00 FEET; THENCE N.31°05'29"E., 83.41 FEET; THENCE S.58°54'31"E., 180.00 FEET; THENCE N.31°05'29"E., 178.39 FEET; THENCE S.58°54'31"E., 110.00 FEET; THENCE S.67°26'51"E., 42.41 FEET TO A POINT ON A CURVE CONCAVED SOUTHEASTERLY AND HAVING A RADIUS OF 175.00 FEET AND A RADIAL BEARING OF S.67°26'51"E.; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°32'20" AN ARC LENGTH OF 26.08 FEET TO THE END OF SAID CURVE; THENCE N.31°05'29"E., 40.16 FEET; THENCE S.58°54'31"E., 180.00 FEET; THENCE N.31°05'29"E., 703.72 FEET; THENCE N.00°23'20"E., 385.65 FEET; THENCE S.89°36'40"E., 45.00 FEET; THENCE N.00°23'20"E., 180.00 FEET; THENCE N.89°36'40"W., 133.34 FEET; THENCE N.00°23'20"E., 130.00 FEET; THENCE N.89°36'40"W., 292.13 FEET TO THE POINT OF BEGINNING.



VICINITY MAP
SCALE: 1" = 2000'

JOINDER 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 THE 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 1154, PAGE 2050 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: Joe Cloppa, VICE PRESIDENT

Joe Cloppa
Joe Cloppa, VICE PRESIDENT

Catherine E. Woodard
NOTARY PUBLIC, CATHERINE E. WOODARD
MY COMMISSION EXPIRES: 2/1/19
BOTH PARTIES PRODUCED IDENTIFICATION AND SIGNED AND TOOK AN OATH.

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SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: Charlie Squibb

Charlie Squibb
Charlie Squibb

Catherine E. Woodard
NOTARY PUBLIC, CATHERINE E. WOODARD
MY COMMISSION EXPIRES: 2/1/19
BOTH PARTIES PRODUCED IDENTIFICATION AND SIGNED AND TOOK AN OATH.

HALL, FARNER & ASSOC., INC. **HF & A**

RECORD PLAT OF BAYTREE, PHASE II

SHEET 1 OF 3

PLAT BOOK 33
AND PAGE 52

DEDICATION

FOR Baytree, Phase II

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 thereon expressed and dedicate the streets, easements and common areas shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, Grantor has executed this instrument in the manner provided by law, on July 16, 1992, Signed, Sealed, and Delivered in our presence as witnesses:

WITNESSES:

Kristen H. Nelson
Kristen H. Nelson

Linda Brown
Linda Brown

GRANTOR:

United Partners Group, Limited
Harold Holland Development, Incorporated,
(General Partner)

Harold F. Holland
HAROLD F. HOLLAND, President of
United Partners Group, Limited and
Harold Holland Development, Incorporated

(CORPORATE SEAL)

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 16 day of July, 1992, by Harold F. Holland, President, on behalf of United Partners Group, Limited and Harold Holland Development, Incorporated; a partnership, and a Florida corporation, respectively. He is personally known to me and does take an oath.

Patricia R. Leininger
Patricia R. Leininger
NOTARY PUBLIC
My commission expires April 1, 1995

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on 7/16/92 he completed the survey of the lands as shown in the foregoing plat; that said plat is a true and correct representation of the lands therein described and plotted; that there will be and permanent reference monuments have been placed as shown on the plat as required by Chapter 177, Florida Statutes; and that said land is located in LAKE COUNTY, FLORIDA.

Dated: 7/16/92
Stephen J. Thompson Registration No. 4814

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 the streets, easements is accepted for municipal purposes of said city on the 17 day of July, 1992 provided that it is recorded in the Office of Clerk of the Circuit Court of LAKE COUNTY, FLORIDA within 10 days from the date of approval by said City Council of Tavares, FLORIDA

William J. Oller Jan 9 1992
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 Tavares, Florida.

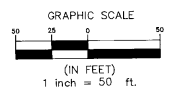
CERTIFICATE OF CLERK

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 8/7/92 at 2:01 PM File # 92 52783
Linda Adler, D.C.
Clerk of the Circuit Court
in and for Lake County, Florida.

BAYTREE, PHASE II

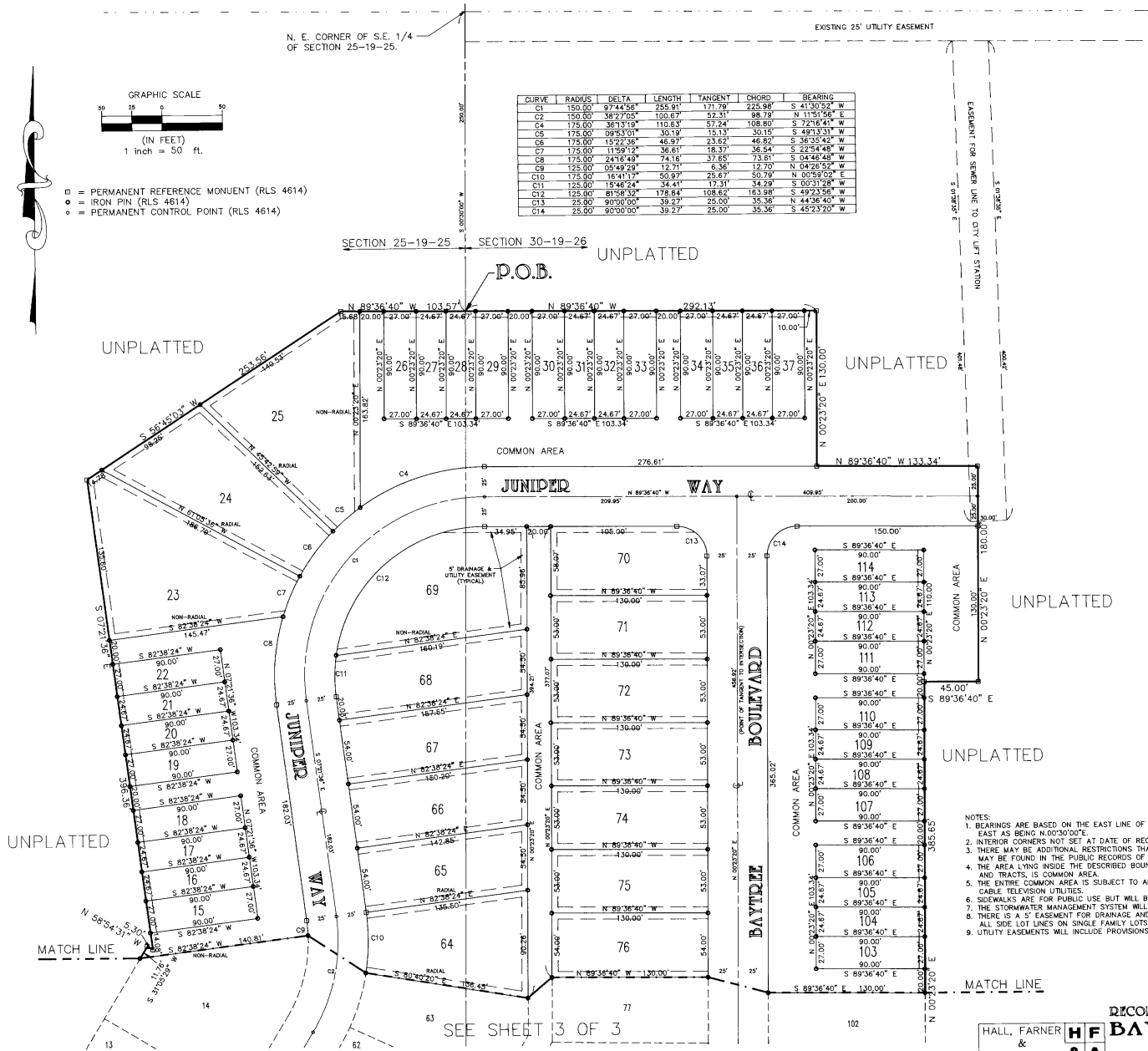
AND A PARTIAL REPEAT OF BAYTREE, PHASE I

A Subdivision in Section 25, Township 19 South, Range 25 East
and
Section 30, Township 19 South, Range 26 East,
The City of Tavares, Lake County, Florida



- = PERMANENT REFERENCE MONUMENT (RLS 4614)
- = IRON PIN (RLS 4614)
- = PERMANENT CONTROL POINT (RLS 4614)

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C1	150.00	97.4456°	255.81	171.79	225.98	S 41°30'53" W
C2	150.00	38.2705°	100.67	52.31	98.79	N 11°51'56" E
C4	175.00	36.1359°	110.53	57.34	108.80	S 72°04'41" E
C5	175.00	19.5301°	35.19	15.13	30.15	S 49°13'31" W
C6	175.00	15.2236°	46.97	23.62	46.82	S 36°35'42" W
C7	175.00	11.5912°	36.61	18.37	36.54	S 23°54'48" W
C8	175.00	24.1649°	74.16	37.65	73.61	S 04.48'48" W
C9	125.00	05.4929°	12.71	6.36	12.70	N 04.26'53" E
C10	175.00	16.4117°	63.92	33.67	69.79	N 07°52'02" E
C11	125.00	15.4624°	34.41	17.31	34.29	S 00°31'28" W
C12	125.00	81.5832°	178.84	108.62	163.88	S 49.23'56" E
C13	25.00	90.0000°	39.27	25.00	35.36	N 44.36'40" E
C14	25.00	90.0000°	39.27	25.00	35.36	S 45.23'20" W



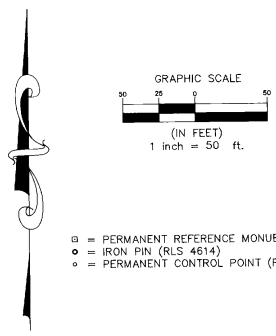
- NOTES:
1. BEARINGS ARE BASED ON THE EAST LINE OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 25 EAST AS BEING 90°00'00".
 2. INTERIOR CORNERS NOT SET AT DATE OF RECORDING.
 3. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 4. 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 AND CABLE TELEVISION UTILITIES.
 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.
 8. THERE IS A 5' EASEMENT FOR DRAINAGE AND UTILITIES ALONG ALL REAR LOT LINES AND ALONG ALL SIDE LOT LINES ON SINGLE FAMILY LOTS 1 THROUGH 14, 23, 24, 25, 66 THROUGH 106.
 9. UTILITY EASEMENTS WILL INCLUDE PROVISIONS FOR CABLE TELEVISION.

RECORD PLAT OF
BAYTREE, PHASE II
HALL, FARNER & ASSOC., INC. **HFA**
SHEET 2 OF 3

BAYTREE, PHASE II

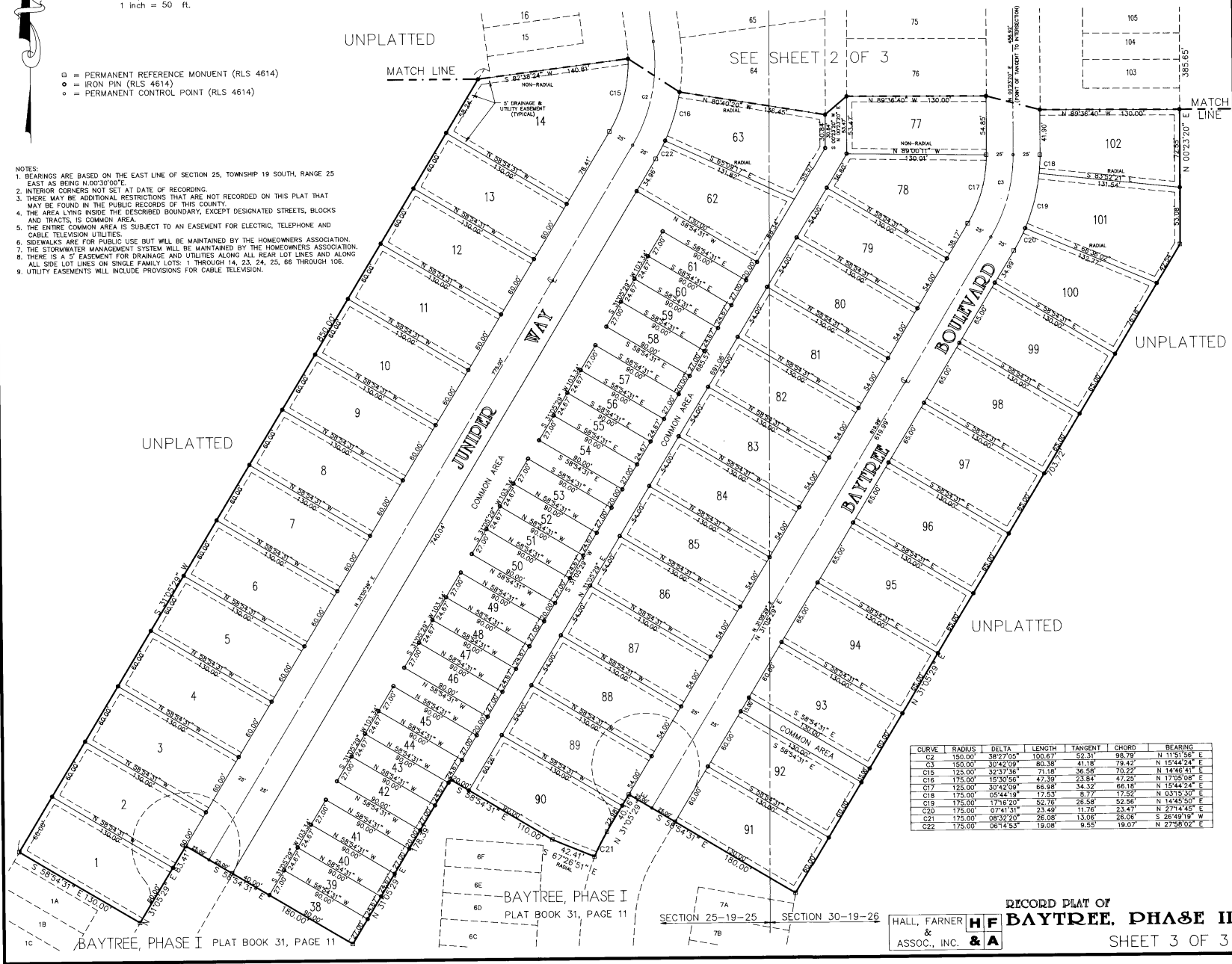
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and
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- NOTES:
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CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	BEARING
C2	150.00'	88°27'05"	100.67'	52.31'	98.79'	N 11°51'56" E
C3	150.00'	30°42'09"	80.36'	41.18'	79.42'	N 15°44'24" E
C15	125.00'	32°37'36"	71.18'	36.58'	70.22'	N 14°46'41" E
C16	175.00'	15°30'56"	47.39'	23.84'	47.23'	N 17°35'06" E
C17	125.00'	30°42'09"	66.98'	34.32'	66.18'	N 15°44'24" E
C18	175.00'	05°44'19"	17.53'	8.77'	17.52'	N 03°15'30" E
C19	175.00'	17°18'04"	52.76'	26.58'	52.56'	N 14°45'50" E
C20	175.00'	07°41'31"	23.49'	11.78'	23.47'	N 27°14'45" E
C21	175.00'	08°32'20"	26.08'	13.08'	26.05'	S 26°09'19" W
C22	175.00'	06°14'52"	18.08'	9.50'	18.07'	N 27°58'02" E

RECORD PLAT OF
BAYTREE, PHASE II
HALL, FARNER & ASSOC., INC. **HF & A**
SHEET 3 OF 3

BAYTREE, PHASE I PLAT BOOK 31, PAGE 11

BAYTREE, PHASE I
PLAT BOOK 31, PAGE 11

SECTION 25-19-25 SECTION 30-19-26