

Record Plat Of BAYTREE, PHASE III

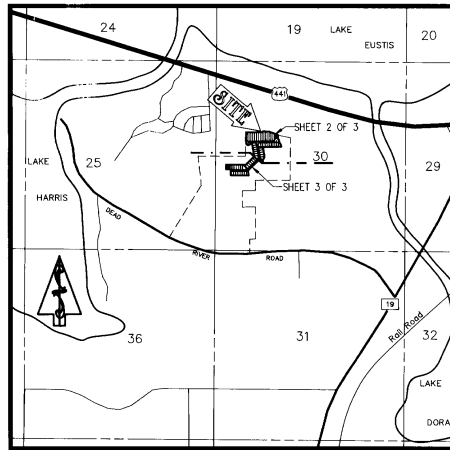
A Subdivision in Section 30, Township 19 South, Range 26 East,
The City of Tavares, Lake County, Florida

LEGAL DESCRIPTION:

COMMENCE AT THE NORTHWEST CORNER OF THE S.W. 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN THENCE S.0°30'00"W. ALONG THE WEST LINE OF THE S.W. 1/4 A DISTANCE OF 250.0 FEET; THENCE S.89°36'40"E., 292.13 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, CONTINUE S.89°36'40"E., 500.70 FEET; THENCE S.45°00'00"E., 30.75 FEET; THENCE N.45°00'00"E., 367.78 FEET; THENCE N.09°51'04"W., 382.52 FEET; THENCE S.89°05'52"W., 17.71 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.0 FEET; RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°23'28" A DISTANCE OF 33.33 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 60.0 FEET; RUN THENCE SOUTHERLY, WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 166°23'28" A DISTANCE OF 174.24 FEET TO THE END OF SAID CURVE; THENCE N.0°30'00"E., 53.55 FEET; THENCE S.89°05'52"W., 10.0 FEET TO A POINT ON THE EAST LINE OF IMPERIAL MOBILE TERRACE, 5TH ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 46 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N.0°30'00"E. ALONG SAID EAST LINE OF IMPERIAL MOBILE TERRACE, 5TH ADDITION A DISTANCE OF 248.06 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE S.W. 1/4 OF THE N.W. 1/4 OF SAID SECTION 30; THENCE S.89°36'40"E. ALONG SAID NORTH LINE OF THE SOUTH 1/2 OF THE S.W. 1/4 OF THE N.W. 1/4 A DISTANCE OF 461.70 FEET; THENCE S.0°21'33"W., TO A POINT ON THE SOUTHERLY EDGE OF A CANAL TO A POINT HEREBY DESIGNATED AS POINT "A"; RETURN TO THE POINT OF BEGINNING AND RUN S.00°23'20"W., 130.00 FEET; THENCE S.89°36'40"E., 133.34 FEET; THENCE S.00°23'20"W., 160.00 FEET; THENCE S.89°36'40"E., 499.89 FEET; THENCE

LEGAL DESCRIPTION, CONTINUED:

N.09°41'11"W., 137.79 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET AND A RADIAL BEARING OF S.31°02'12"E.; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°57'48" AN ARC LENGTH OF 42.65 FEET TO THE END OF SAID CURVE; THENCE N.45°00'00"E., 351.49 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°18'56" AN ARC LENGTH OF 13.18 FEET; THENCE LEAVING SAID CURVE RUN S.49°18'56"E., 110.00 FEET; THENCE N.40°41'04"E., 60.00 FEET; THENCE N.49°18'56"W., 120.61 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET AND A RADIAL BEARING OF S.69°22'00"E.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°31'38" AN ARC LENGTH OF 10.77 FEET; THENCE LEAVING SAID CURVE RUN SOUTH 49°18'56"E., 105.00 FEET; THENCE N.50°42'43"E., 111.15 FEET; THENCE N.09°51'04"W., 275.00 FEET; THENCE S.89°05'52"W., 121.48 FEET; THENCE N.09°51'04"W., 10.12 FEET; THENCE N.89°05'52"E., 636.13 FEET; THENCE N.13°24'46"W., 72.04 FEET; THENCE N.33°32'45"W., 103.93 FEET TO A POINT OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET AND A RADIAL BEARING OF S.69°13'52"E.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°45'46" AN ARC LENGTH OF 90.86 FEET; THENCE LEAVING SAID CURVE, RUN N.00°30'00"E., 76.6 FEET, MORE OR LESS, TO THE SOUTHERLY WATERS EDGE OF A CANAL; THENCE NORTHWESTERLY AND WESTERLY ALONG THE SOUTHERLY WATERS EDGE OF A CANAL TO INTERSECT THE AFOREMENTIONED POINT "A".



VICINITY MAP
SCALE: 1" = 2000'

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

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

Record Plat Of
BAYTREE, PHASE III
SHEET 1 OF 3

PLAT BOOK 36
AND PAGE 20

DEDICATION
FOR

Baytree, Phase III

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 and easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, Grantor has executed this instrument in the manner provided by law, on Feb 14 1995. Signed, Sealed, and Delivered in our presence as witnesses:

WITNESSES: *[Signatures]*
GRANTOR: United Partners Group, Limited
Harold Holland Development, Incorporated,
(General Partner)
Printed: 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 14 day of February 1995, 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.

[Signature]
Signed: **JOAN L. TURNER**
MY COMMISSION EXPIRES **APRIL 15, 1995**
NOTARY PUBLIC
My commission expires _____ (SEAL)

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on February 5, 1995 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 and permanent control points have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in LAKE COUNTY, FLORIDA.

Dated: February 5, 1995
[Signature] Registration No. 4614

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 and easements is accepted for municipal purposes of said city on the 14 day of February 1995 provided that it is recorded in the Office of Clerk of the Circuit Court of LAKE COUNTY, FLORIDA within _____ days from the date of approval by said Council of Tavares CITY OF Tavares FLORIDA

[Signatures]
Robert W. Moore **Anthony S. O'Neil**
Robert W. Moore **Anthony G. O'Neil**
City Council President **City Administrator**

APPROVAL OF MUNICIPAL PLANNING AND ZONING AUTHORITY

THIS IS TO CERTIFY, that on Feb 14 day of 1995, 19 the foregoing plat was officially approved by the _____ of the City of Tavares, Florida.

CERTIFICATES OF APPROVAL

CITY ENGINEER: William S. Bentley
Date: Feb 14, 1995
CITY ATTORNEY: Robert S. O'Neil
Date: February 7, 1995

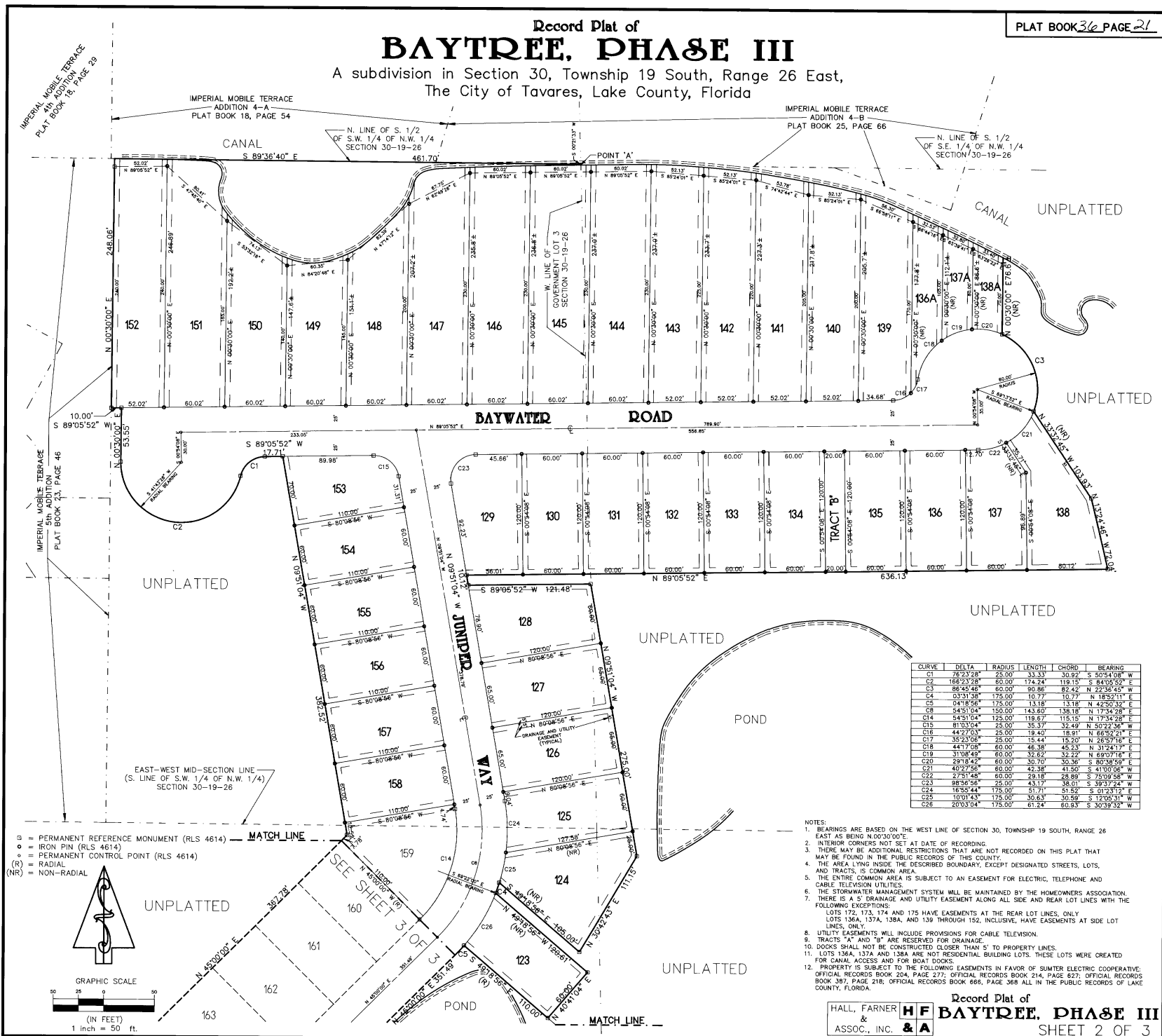
CERTIFICATE OF CLERK

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 FEBRUARY 14, 1995 at 4:22 PM File No. 95 8787

[Signature]
Clerk of the Circuit Court
in and for Lake County, Florida.

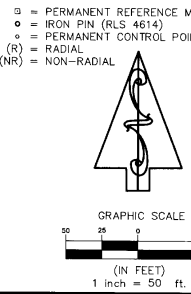
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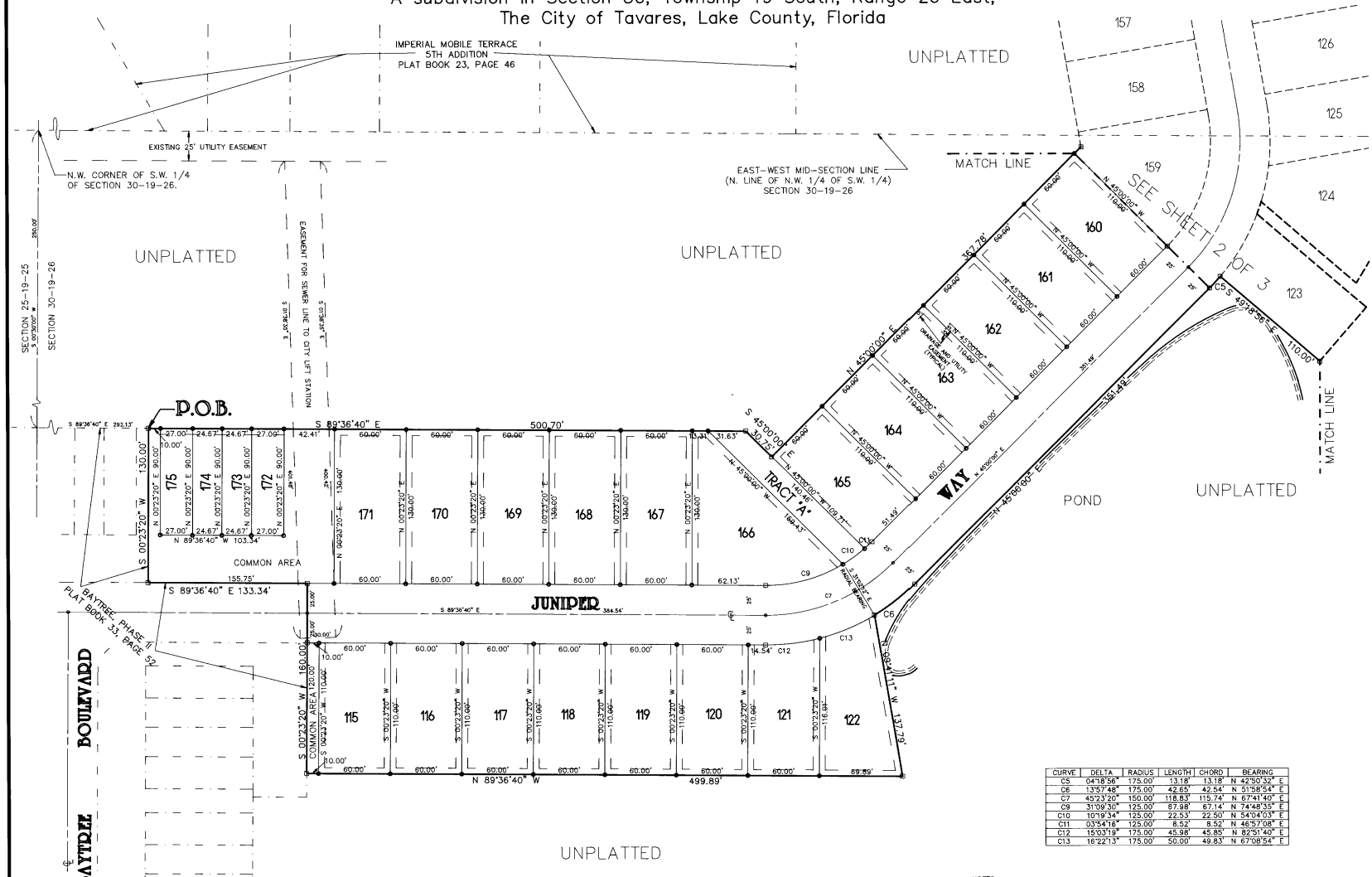
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	78°32'28"	25.00'	33.33'	30.92'	S 50°54'08" W
C2	168°33'28"	60.00'	174.24'	119.15'	S 84°55'00" E
C3	86°45'46"	60.00'	90.86'	82.42'	N 22°36'45" W
C4	03°51'58"	175.00'	10.79'	10.77'	N 18°52'11" E
C5	04°18'56"	175.00'	13.18'	13.16'	N 62°02'32" E
C8	54°51'04"	150.00'	143.60'	138.18'	N 17°34'28" E
C14	54°51'04"	125.00'	118.69'	115.15'	N 17°34'28" E
C15	81°03'04"	25.00'	35.37'	32.49'	N 50°27'56" W
C16	44°27'03"	25.00'	19.40'	18.91'	N 66°52'21" E
C17	35°23'08"	25.00'	15.44'	15.20'	N 28°57'16" E
C18	44°17'08"	60.00'	46.38'	45.23'	N 31°24'17" E
C19	31°08'49"	60.00'	32.62'	32.22'	N 69°07'16" E
C20	28°18'42"	60.00'	30.70'	30.38'	S 80°07'30" E
C21	40°27'56"	60.00'	42.38'	41.50'	S 41°00'06" W
C22	27°51'48"	60.00'	29.18'	28.89'	S 75°09'58" W
C23	89°56'56"	25.00'	43.17'	38.01'	S 30°37'24" W
C24	16°55'44"	175.00'	51.71'	51.52'	S 01°23'12" E
C25	10°01'43"	175.00'	30.63'	30.59'	S 12°05'31" W
C26	20°01'04"	175.00'	61.24'	60.83'	S 30°59'52" W

- NOTES:
1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 26 EAST AS BEING N.00°30'00"E.
 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, LOTS, AND TRACTS, IS COMMON AREA.
 5. THE ENTIRE COMMON AREA IS SUBJECT TO AN EASEMENT FOR ELECTRIC, TELEPHONE AND CABLE TELEVISION UTILITIES.
 6. THE STORMWATER MANAGEMENT SYSTEM WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 7. THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES WITH THE FOLLOWING EXCEPTIONS:
 - LOTS 172, 173, 174 AND 175 HAVE EASEMENTS AT THE REAR LOT LINES, ONLY
 - LOTS 136A, 137A, 138A, AND 139 THROUGH 152, INCLUSIVE, HAVE EASEMENTS AT SIDE LOT LINES, ONLY.
 8. UTILITY EASEMENTS WILL INCLUDE PROVISIONS FOR CABLE TELEVISION.
 9. TRACTS "A" AND "B" ARE RESERVED FOR DRAINAGE.
 10. DOCKS SHALL NOT BE CONSTRUCTED CLOSER THAN 5' TO PROPERTY LINES.
 11. LOTS 136A, 137A AND 138A ARE NOT RESIDENTIAL BUILDING LOTS. THESE LOTS WERE CREATED FOR CANAL ACCESS AND FOR BOAT DOCKS.
 12. PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS IN FAVOR OF SUMNER ELECTRIC COOPERATIVE:
 - OFFICIAL RECORDS BOOK 214, PAGE 827; OFFICIAL RECORDS BOOK 387, PAGE 218; OFFICIAL RECORDS BOOK 686, PAGE 368 ALL IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



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The City of Tavares, Lake County, Florida



CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C5	04°18'56"	175.00'	13.18'	13.18'	N 42°50'52" E
C6	3°57'48"	175.00'	42.83'	42.84'	N 51°58'54" E
C7	45°23'20"	150.00'	118.83'	115.74'	N 67°41'40" E
C9	31°09'30"	125.00'	87.98'	67.14'	N 74°48'35" E
C10	10°19'34"	125.00'	22.53'	22.50'	N 64°04'03" E
C11	03°44'18"	125.00'	6.52'	6.52'	N 46°57'08" E
C12	15°03'19"	175.00'	45.98'	45.85'	N 82°51'40" E
C13	16°22'13"	175.00'	50.00'	49.83'	N 67°08'54" E

- NOTES:
- BEARINGS ARE BASED ON THE WEST LINE OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 26 EAST AS BEING N 00°30'00".
 - INTERIOR CORNERS NOT SET AT DATE OF RECORDING.
 - THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - THE AREA LYING INSIDE THE DESCRIBED BOUNDARY, EXCEPT DESIGNATED STREETS, LOTS AND TRACTS, IS COMMON AREA.
 - THE ENTIRE COMMON AREA IS SUBJECT TO AN EASEMENT FOR ELECTRIC, TELEPHONE AND CABLE TELEVISION UTILITIES.
 - THE STORMWATER MANAGEMENT SYSTEM WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - THERE IS A 5' DRAINAGE AND UTILITY EASEMENT ALONG ALL SIDE AND REAR LOT LINES WITH THE FOLLOWING EXCEPTIONS:
LOTS 172, 173, 174 AND 175 HAVE EASEMENTS AT THE REAR LOT LINES, ONLY.
LOTS 136A, 137A AND 138A THROUGH 152, INCLUSIVE, HAVE EASEMENTS AT SIDE LOT LINES, ONLY.
 - UTILITY EASEMENTS WILL INCLUDE PROVISIONS FOR CABLE TELEVISION.
 - TRACTS "A" AND "B" ARE RESERVED FOR DRAINAGE.
 - DOCKS SHALL NOT BE CONSTRUCTED CLOSER THAN 5' TO PROPERTY LINES.
 - LOTS 136A, 137A AND 138A ARE NOT RESIDENTIAL BUILDING LOTS. THESE LOTS WERE CREATED FOR CANAL ACCESS AND FOR BOAT DOCKS.
 - PROPERTY IS SUBJECT TO THE FOLLOWING EASEMENTS IN FAVOR OF SUMTER ELECTRIC COOPERATIVE: OFFICIAL RECORDS BOOK 204, PAGE 277; OFFICIAL RECORDS BOOK 214, PAGE 627; OFFICIAL RECORDS BOOK 387, PAGE 218; OFFICIAL RECORDS BOOK 666, PAGE 369. ALL IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

- = PERMANENT REFERENCE MONUMENT (RLS 4614)
- = IRON PIN (RLS 4614)
- = PERMANENT CONTROL POINT (RLS 4614)
- (R) = RADIAL
- (NR) = NON-RADIAL

