

LIBERTY ESTATES

SECTION 32, TOWNSHIP 19 SOUTH, RANGE 27 EAST,
CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA.

A PARTIAL REPLAT OF BLOCK 355, MAP OF THE TOWN OF MOUNT DORA, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 3, PAGES 37 THROUGH 43, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

DEDICATION

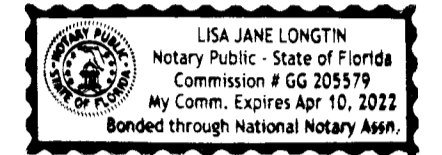
LIBERTY ESTATES

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, subject to the general notes contained hereon.

AND DEDICATES TO THE CITY OF MOUNT DORA, FLORIDA: A utility easement (electric, water, reclaim, sewer, fiber) is hereby granted over, across, and upon those areas designated as utility easement as shown hereon for any and all uses associated with said utilities in addition to the language set forth in the plat notes.

IN WITNESS WHEREOF, The undersigned owner has executed this Dedication in the manner provided by law on 02/27/2020. Signed, and delivered in our presence as witnesses:

WITNESSES:
1. Brian D Hood SIGNATURE
2. Jill Gilbertson SIGNATURE
OWNER:
ELIZABETH DOWNES
Elizabeth Downes SIGNATURE



STATE OF FLORIDA COUNTY OF LAKE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME BY MEANS OF

PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DATE Feb. 27, 2020 BY Elizabeth A. Downes

WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED

Florida Drivers License AS IDENTIFICATION.

SIGNATURE OF ACKNOWLEDGER Lisa Jane Longtin

PRINTED NAME OF ACKNOWLEDGER Lisa Jane Longtin

TITLE Notary Public

MY COMMISSION EXPIRES: April 10, 2022

CERTIFICATE OF PREPARING SURVEYOR

KNOW 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 Chapter 177, Florida Statutes.

Booth, Ern, Straughan & Hiott, Inc., 302 North Sinclair Avenue, Tavares, FL 32778, Licensed Surveyors No. 9514

John T. McGlohorn Dated 02/24/2020

JOHN T. MCGLOHORN, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER Registration No. 16023

CERTIFICATE OF REVIEW BY CITY SURVEYOR

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.

FOR THE FIRM OPH, INC. LB #7143 Date

CPH, INC. 500 WEST FULTON STREET SANFORD, FL 32771

RANDALL L. ROBERTS REGISTERED LAND SURVEYOR No. 3144

CERTIFICATE OF APPROVAL

OF MUNICIPALITY

THIS IS TO CERTIFY, that this plat was presented to the City Council of the City of Mount Dora, Lake County, Florida, and approved by said City Council of the City of Mount Dora for record on the ___ day of ___ 2020 provided that it is recorded in the office of Circuit Court of Lake County, Florida within ___ days from the date of approval by said City Council, City of Mount Dora, Florida.

CITY CLERK DATE

MAYOR DATE

CERTIFICATE OF APPROVAL

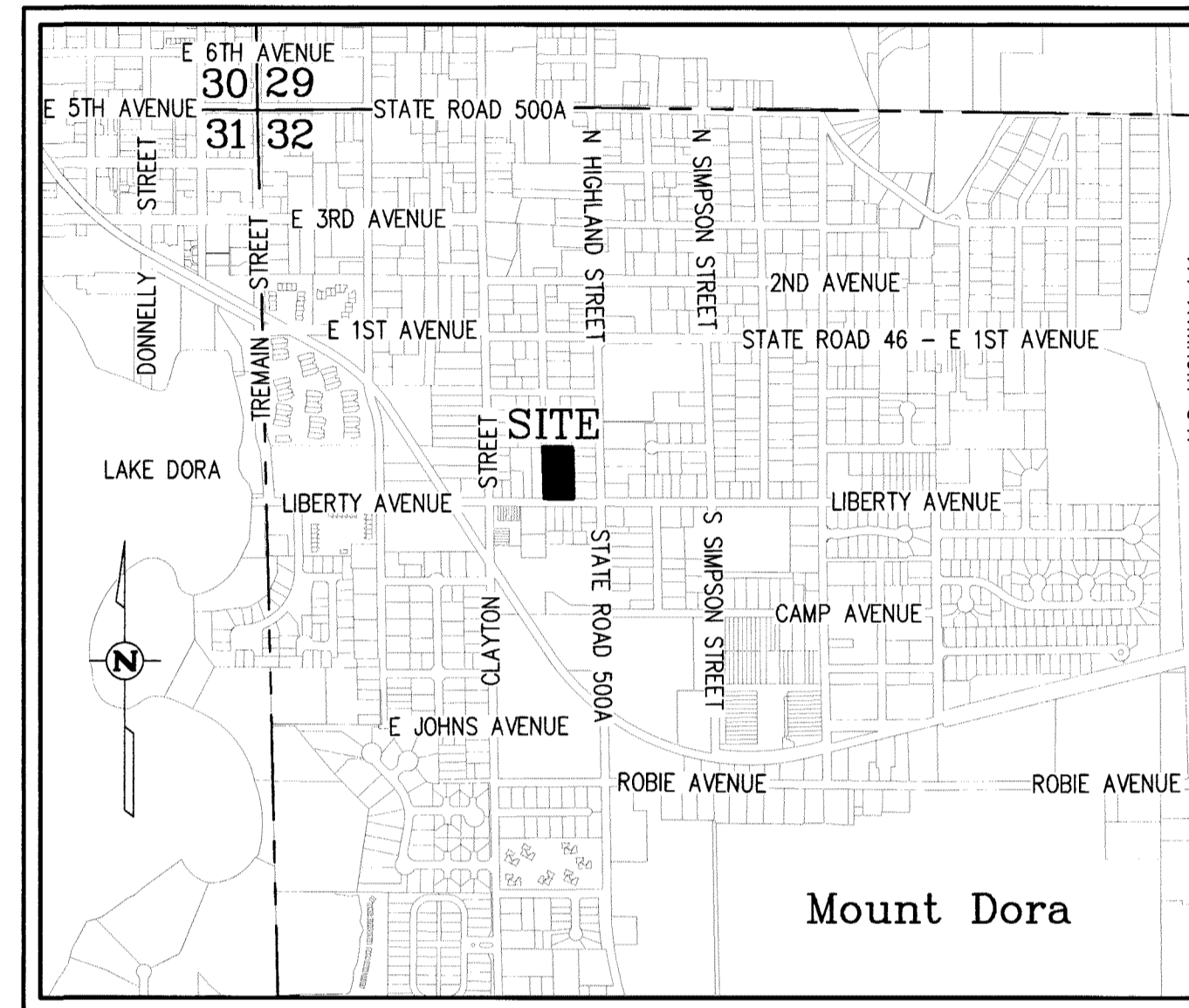
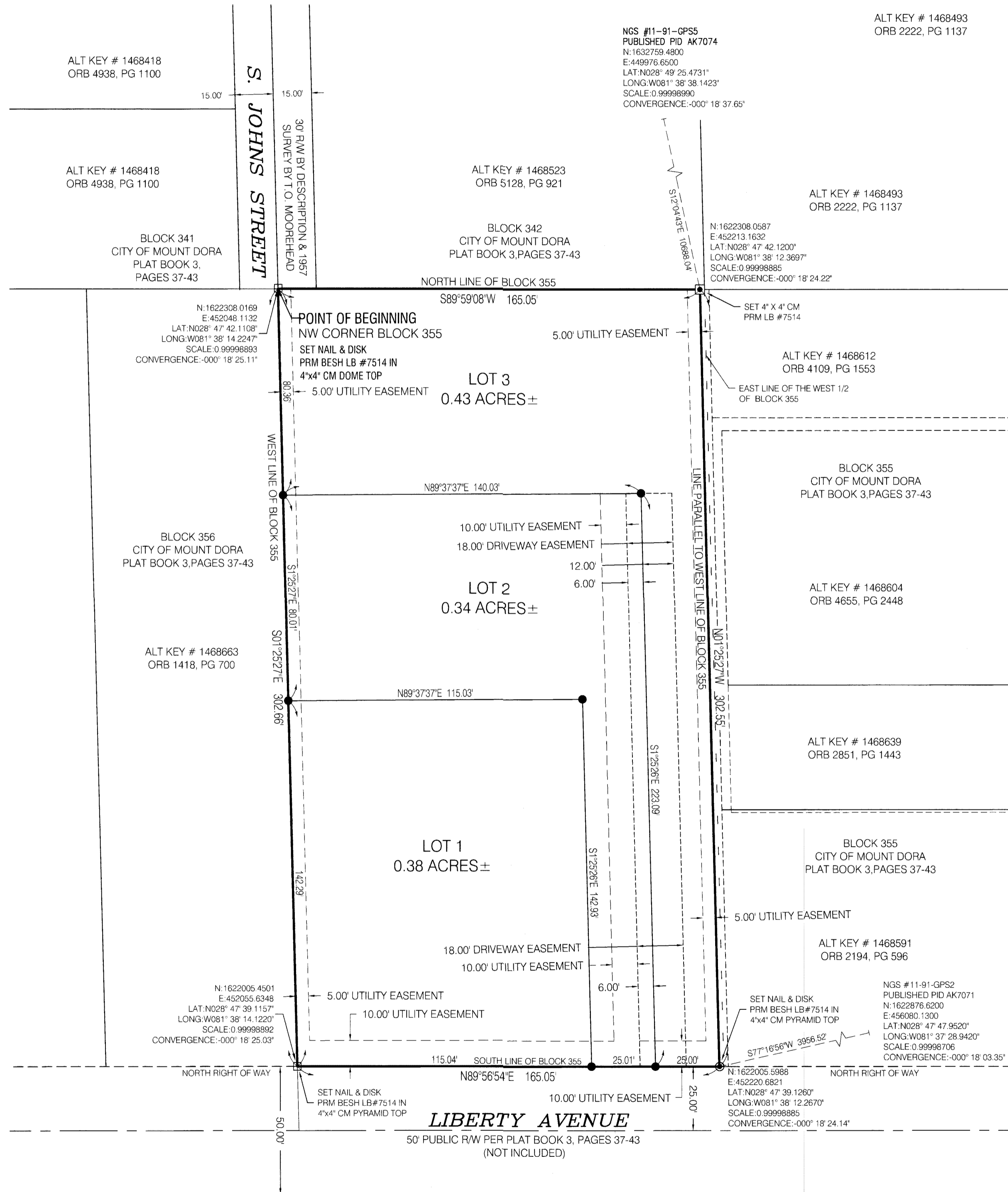
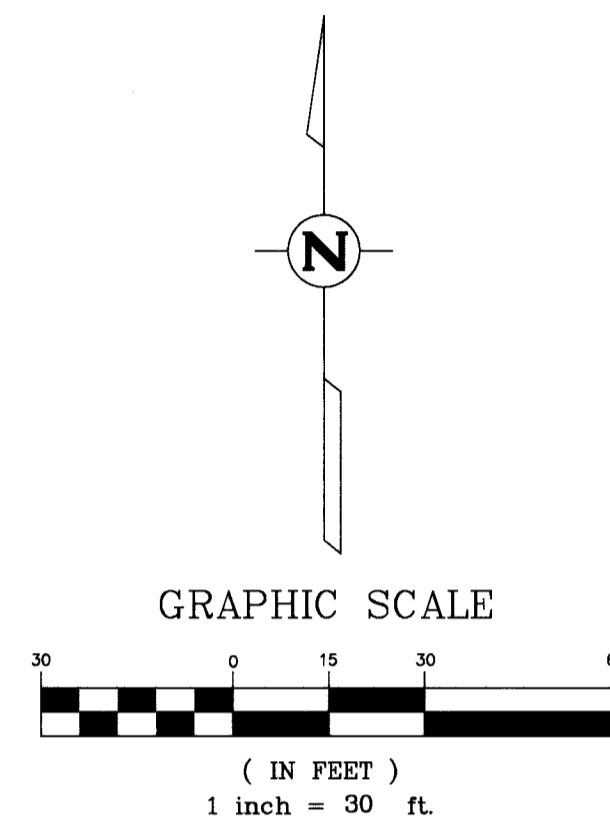
PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

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 ___ at ___ File No. ___

Clerk of the Circuit Court in and for Lake County, Florida



DESCRIPTION:

THE WEST 165.00 FEET OF BLOCK 355, TOWN OF MOUNT DORA, AS RECORDED IN PLAT BOOK 3, PAGES 37 THROUGH 43 INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALL LYING IN SECTION 32, TOWNSHIP 19 SOUTH, RANGE 27 EAST, CITY OF MOUNT DORA, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF SAID BLOCK 355, SAID NORTH-WEST CORNER BEING 4"x4" CONCRETE MONUMENT AND RUN ALONG THE WEST LINE OF SAID BLOCK 355, S01°25'27"E, A DISTANCE OF 302.66 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 355, SAID SOUTH-WEST CORNER BEING A 4"x4" CONCRETE MONUMENT AND ON THE NORTH RIGHT-OF-WAY LINE OF LIBERTY STREET; THENCE DEPARTING SAID WEST LINE, ALONG THE SOUTH LINE OF SAID BLOCK 355 AND SAID NORTH RIGHT-OF-WAY, N89°56'54"E, A DISTANCE OF 165.00 FEET TO A POINT THAT IS 165.00 FEET WEST, (BY PERPENDICULAR MEASUREMENT), OF THE WEST LINE OF SAID BLOCK 355; THENCE DEPARTING SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY, N01°25'27"W, PARALLEL WITH THE WEST LINE OF SAID BLOCK 355, A DISTANCE OF 302.71 FEET TO THE NORTH LINE OF SAID BLOCK 355; THENCE ALONG SAID NORTH LINE, S89°59'08"W, A DISTANCE OF 165.05 FEET TO THE POINT OF BEGINNING.

NOTES

- BEARINGS SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE EAST ZONE BASED ON LENGEMANN L-NET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK, THAT IS CERTIFIED BY WANTMAN GROUP, INCORPORATED, AND IS BASED ON NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (SPCS'83-2011) THIS SURVEY WAS CHECKED TO NGS STATION #11-91-GPS2 AND #11-91-GPS5 AND REFERENCED TO THE WEST LINE OF BLOCK 355, MAP OF THE TOWN OF MOUNT DORA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGES 37 THROUGH 43, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS BEING SOUTH 1°25'27" WEST, PER CITY OF MOUNT DORA LAND DEVELOPMENT CODE 4.3.4 "REQUIRED SUBMITTALS FOR FINAL PLAT" 2d(1), DIRECT GLOBAL POSITIONING SYSTEM (GPS) OBSERVATION, IN ACCORDANCE WITH THIRD ORDER, CLASS II REQUIREMENTS AS SET FORTH IN STANDARDS AND SPECIFICATIONS FOR GEODETIC CONTROL NETWORKS FEDERAL GEODETIC CONTROL COMMITTEE, SEPTEMBER 1994.
- LOT CORNERS SET IN ACCORDANCE WITH CHAPTER 177.091 (9), FLORIDA STATUTES.
- STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATE TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, 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.
- MORTGAGEE'S JOINDER AND CONSENT TO DEDICATION RECORDED BY SEPARATE INSTRUMENT.
- LOT 2 AND LOT 3 SHALL BE SUBJECT TO AND TOGETHER WITH AN 18.00 FEET WIDE APPURTENANT DRIVEWAY EASEMENT AS DEPICTED HEREON. THE MAINTENANCE OF SAID EASEMENT SHALL BE THE SHARED RESPONSIBILITY OF THE OWNERS OF LOT 2 AND LOT 3. THIS EASEMENT IS IN NO WAY DEDICATED FOR THE GENERAL USE OF THE PUBLIC, HOWEVER, ALL DESIGNERS, INVITEES, AND LOCAL, STATE AND FEDERAL GOVERNMENTS AND THEIR RESPECTIVE AGENCIES AND DEPARTMENTS SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE USE BY EMERGENCY VEHICLES.

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.

