

SITE PLAN

WATERMAN VILLAGE

MT. DORA, FLORIDA

Section 20, Township 19 S., Range 27 E. City of Mt. Dora, Lake County, Florida

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OWNER:

LAKESIDE AT WATERMAN VILLAGE, LLC.
250 Brookfield Avenue
Mt. Dora, Florida 32757
Phone: (352) 383-0051

DEVELOPER:

GREYSTONE COMMUNITIES
225 East John Carpenter Freeway, Suite 700
Irving, TX 75062
Phone: (972) 402-3700

ENGINEER/PLANNER:

BOOTH, ERN, STRAUGHAN, & HIOTT, INC.
902 North Sinclair Avenue
Tavares, FL 32778
Phone: (352) 343-8481
DUANE K. BOOTH, P.E.

BUILDING ARCHITECT:

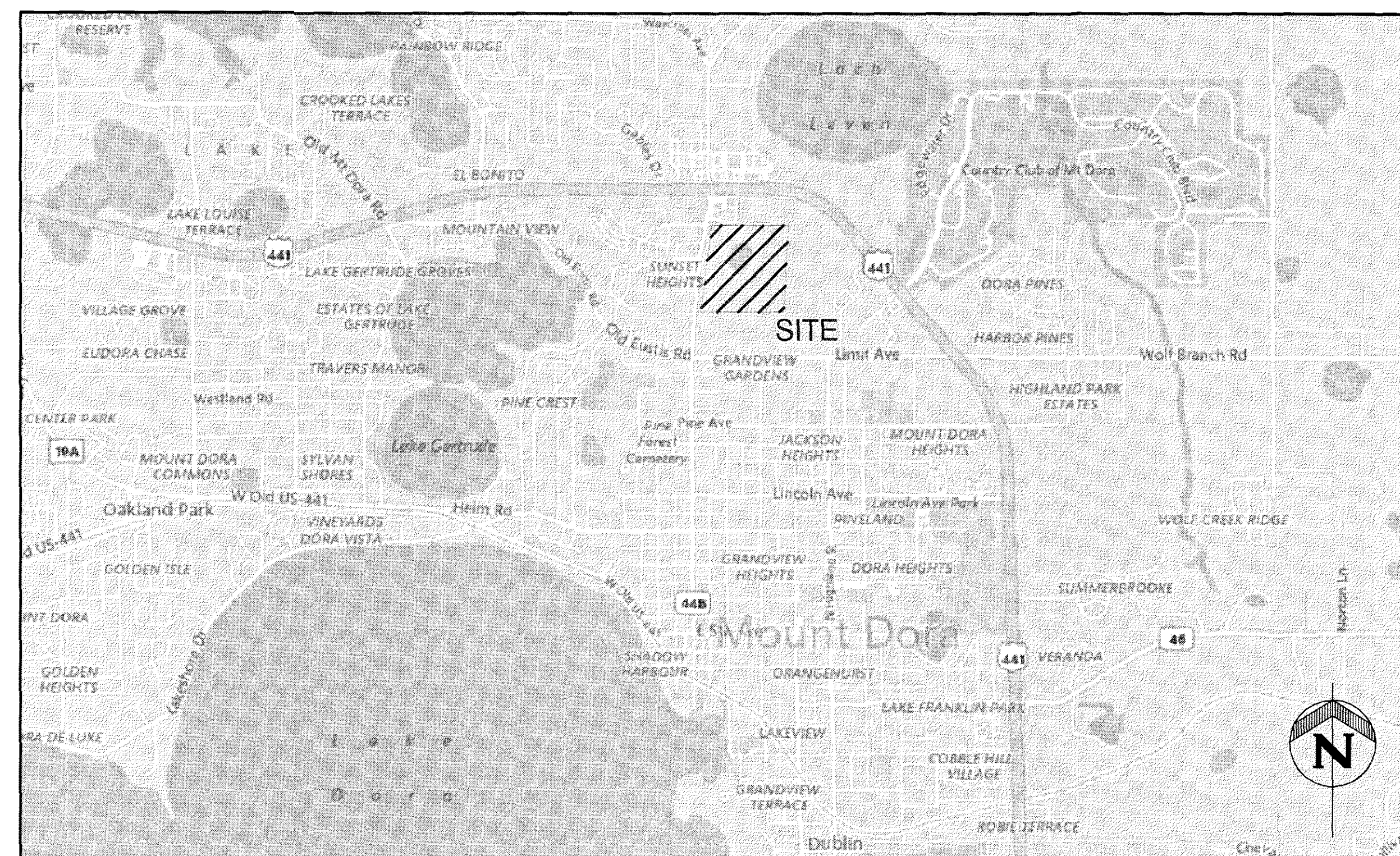
AG ARCHITECTURE
1414 Underwood Avenue, #301
Wauwatosa, WI 53213
Phone: (414) 431-3131

LANDSCAPE & IRRIGATION:

GREEN CONSULTING GROUP, INC.
4070 United Avenue
Mount Dora, FL 32757
Phone: (352) 357-9241, FAX: (352) 357-9278
TIMOTHY W. GREEN, PRESIDENT

SURVEYOR:

BOOTH, ERN, STRAUGHAN, & HIOTT, INC.
902 North Sinclair Avenue
Tavares, FL 32778
Phone: (352) 343-8481
MIKE STRAUGHAN, P.L.S.



LOCATION MAP
NOT TO SCALE

ALTERNATE KEY #'s

3823712	3817232
3817231	3817230
3817233	3842377
3817234	3792268
1048761	1475902
1475911	3816280

UNDERLYING LEGAL DESCRIPTION:

LOT J, K AND M, SUNSET HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH, BLOCK 4, NORTH DORA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 15, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH, THE SOUTH 24.75 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

TOGETHER WITH, THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

TOGETHER WITH, THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF LOT K OF SUNSET HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND LESS THE SOUTH 24.75 FEET OF THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST 1/4 CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA, ALSO BEING THE NW CORNER OF LOT M (USGLO PIPE), SUNSET HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 34, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND RUN THENCE NORTH 88°50'47" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20 ALSO BEING THE NORTH LINE OF SAID LOT M, A DISTANCE OF 621.20 FEET TO THE NE CORNER OF SAID LOT M; THENCE SOUTH 02°32'58" WEST, ALONG THE EAST LINES OF LOT M AND LOT K OF SAID SUNSET HEIGHTS, A DISTANCE OF 1286.94 FEET TO THE SE CORNER OF SAID LOT K; THENCE SOUTH 87°13'48" WEST, ALONG THE SOUTH LINE OF SAID LOT K, A DISTANCE OF 643.04 FEET TO THE SE CORNER OF LOT J OF SAID SUNSET HEIGHTS; THENCE SOUTH 87°29'55" WEST, 634.41 FEET, ALONG THE SOUTH LINE OF SAID LOT J, TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 44-B (DONNELLY STREET) AND A 4"x4" CONCRETE MONUMENT (PLS 3351);

THENCE ALONG THE EASTERLY RIGHT OF WAY LINE THE FOLLOWING (3) THREE COURSES, NORTH 02°57'22" EAST A DISTANCE OF 623.26 FEET TO THE BEGINNING OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 1860.08 FEET; THENCE ALONG THE ARC OF SAID CURVE 196.63 FEET THROUGH A CENTRAL ANGLE OF 06°03'24" (CHORD OF 196.53 FEET AND CHORD BEARING NORTH 05°59'04" EAST) TO A POINT OF TANGENCY; THENCE NORTH 09°00'46" EAST A DISTANCE OF 472.40 FEET TO A POINT OF INTERSECTION OF SAID EASTERLY R/W WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF SANDY RIDGE CROSSING; A SUBDIVISION RECORDED IN PLAT BOOK 33, PAGE 48, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MONUMENTED WITH A 5/8 INCH IRON PIN MARKED (LB 6676); THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, RUN NORTH 87°29'01" EAST 587.01 FEET ALONG SAID WESTERLY EXTENSION AND THE SOUTH LINE OF SANDY RIDGE CROSSING TO THE POINT OF BEGINNING.

CONTAINING 36.97 ACRE, MORE OR LESS.

SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY, AND MATTERS OF RECORD

