

SANDY RIDGE VILLAGE REPLAT
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST
A REPLAT OF LOT 2
SANDY RIDGE VILLAGE
PLAT BOOK 49, PAGE 98
CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

LEGAL DESCRIPTION:

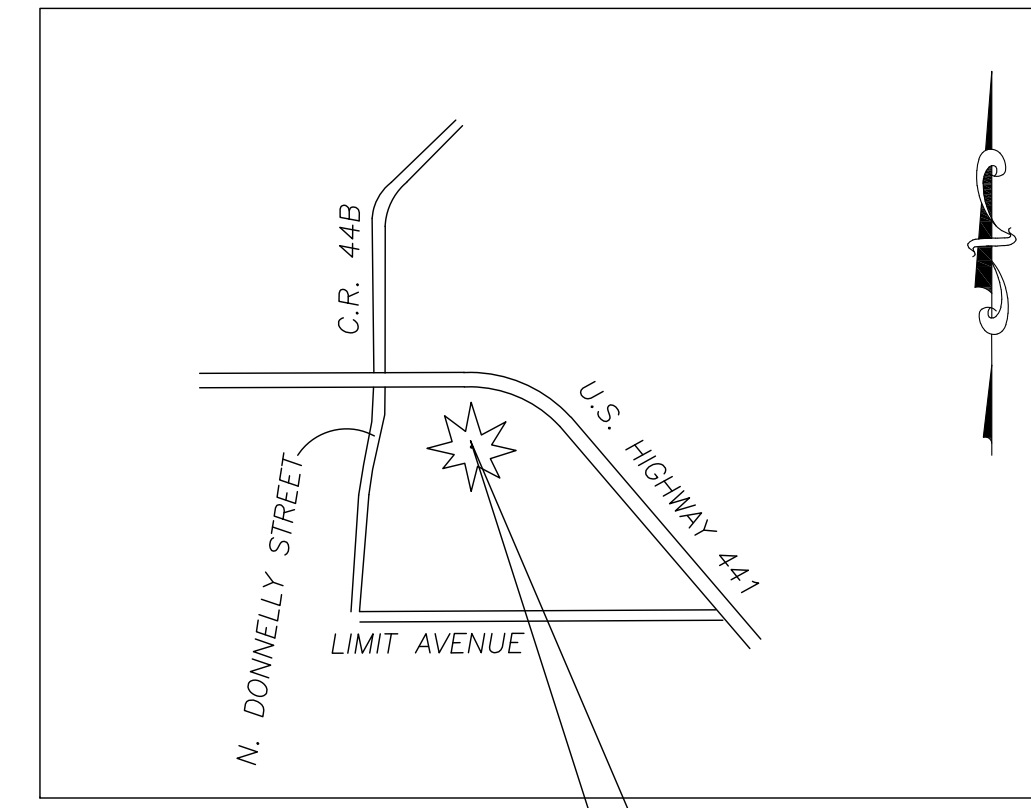
LOT 2, SANDY RIDGE VILLAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 98, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTH LINE OF SAID LOT 2, S 89°57'29" E, 270.00 FEET; THENCE DEPARTING THE NORTH LINE OF SAID LOT 2, ALONG THE WEST LINE OF LOT 1 OF SAID SANDY RIDGE VILLAGE, S 00°14'59" E, 257.84 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, S 89°57'29" E, 200.00 FEET; THENCE ALONG THE EAST LINE OF SAID LOT 2, S 00°14'59" E, 250.79 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 2, S 89°31'22" W, 469.99 FEET TO THE WEST 1/4 CORNER OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID LOT 2, N 00°14'59" W, 512.89 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 4.32 ACRES, MORE OR LESS

SURVEYOR'S NOTES:

- 1) BEARINGS DEPICTED HEREON ARE BASED UPON THE WEST LINE OF LOT 2 OF SANDY RIDGE VILLAGE, AS BEING N 00°14'59" W, PER FLORIDA STATE PLANE COORDINATE SYSTEM, ZONE EAST.
- 2) ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE UTILITY 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. (SECTION 177.091 (28), FLORIDA STATUTES).
- 3) SUBDIVISION PLATS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS PLAT MAY OR MAY NOT BE SUBJECT TO FLOODING.
- 4) ALL CORNERS SHOWN HEREON SHALL BE SET ACCORDING TO CHAPTER 177, FLORIDA STATUTES.
- 5) THE PROPERTY DEPICTED HEREON IS SUBJECT TO MATTERS DEFINED IN THE FIRST AMENDMENT TO DECLARATION AND GRANT OF EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK _____, PAGE _____, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND ANY SUPPLEMENTS AND/OR AMENDMENTS THERETO.



VICINITY MAP
NOT TO SCALE
SUBJECT SITE

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.



EXTREME SURVEYING OF FLORIDA, INC.
LB No. 7425
 29340 RHODIN PLACE
 WESLEY CHAPEL, FLORIDA 33545
 PH. (813) 973-2092
 FAX. (813) 973-2122
 EMail: alex@extreme-surveying.com

**CERTIFICATE OF APPROVAL BY SURVEYOR
 REPRESENTING LAKE COUNTY, FLORIDA**

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, 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 THE PLAT.

SIGNATURE _____ DATE: _____
 PRINTED NAME: _____ REGISTRATION NO. _____
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER REPRESENTING LAKE COUNTY, FLORIDA.

**CERTIFICATE OF APPROVAL BY
 CLERK OF CIRCUIT COURT RECORDING**

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL OF 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

SANDY RIDGE VILLAGE REPLAT

DEDICATION:

KNOW ALL BY THESE PRESENTS, THAT SIMPSON FAMILY PARTNERSHIP, LTD, A FLORIDA LIMITED PARTNERSHIP, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED. THERE ARE NO DEDICATIONS TO THE PUBLIC.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW ON THE ____ DAY OF _____ 2022.

BY: ROBERT L. SIMPSON _____ SIGNATURE _____
 GENERAL PARTNER
 SIMPSON FAMILY PARTNERSHIP, LTD.
 A FLORIDA LIMITED PARTNERSHIP

ATTEST: _____ SIGNATURE _____
 PRINTED NAME _____

SIGNED IN THE PRESENCE OF:

BY: _____ SIGNATURE _____
 PRINTED NAME _____

BY: _____ SIGNATURE _____
 PRINTED NAME _____

ACKNOWLEDGMENT:

STATE OF FLORIDA, _____

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY THE MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTORIZATION, THIS _____ DAY OF _____ 2022, BY _____ AS OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, OF THE ABOVE NAMED PARTNERSHIP, ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF FLORIDA, WHO IS/ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED THE FOLLOWING IDENTIFICATION _____ AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THERETO DULY AUTHORIZED AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID PARTNERSHIP.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC _____

PRINTED NAME _____

COMMISSION NO. _____

MY COMMISSION EXPIRES: _____

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A FLORIDA REGISTERED SURVEYOR AND MAPPER THAT THE FOREGOING PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT PERMANENT CONTROL POINTS HAVE BEEN OR WILL BE PLACED AS REQUIRED BY ALL STATE AND LOCAL REGULATIONS, AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND THAT SAID LAND IS LOCATED IN SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

DATED: _____ SIGNED _____
 REGISTRATION NUMBER 5318 ALEX B. THOMPSON, JR.
 EXTREME SURVEYING OF FLORIDA, INC.
 LB# 7425
 29340 RHODIN PLACE
 WESLEY CHAPEL, FLORIDA 33545

**CERTIFICATE OF APPROVAL BY
 PLANNING AND ZONING COMMISSION**

THIS IS TO CERTIFY, THAT ON _____ 2022, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF PLANNING AND ZONING COMMISSION, OF CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD _____

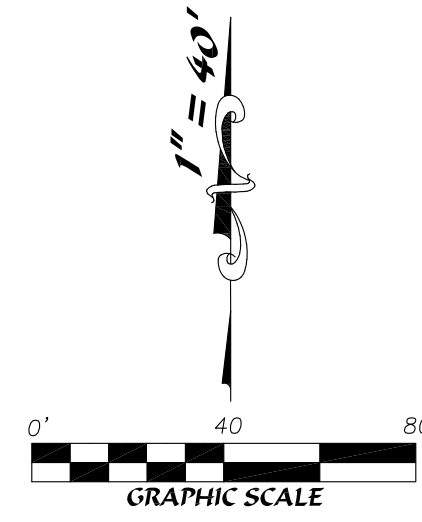
CLERK OF THE BOARD OF PLANNING AND ZONING _____

CERTIFICATE OF CITY COUNCIL

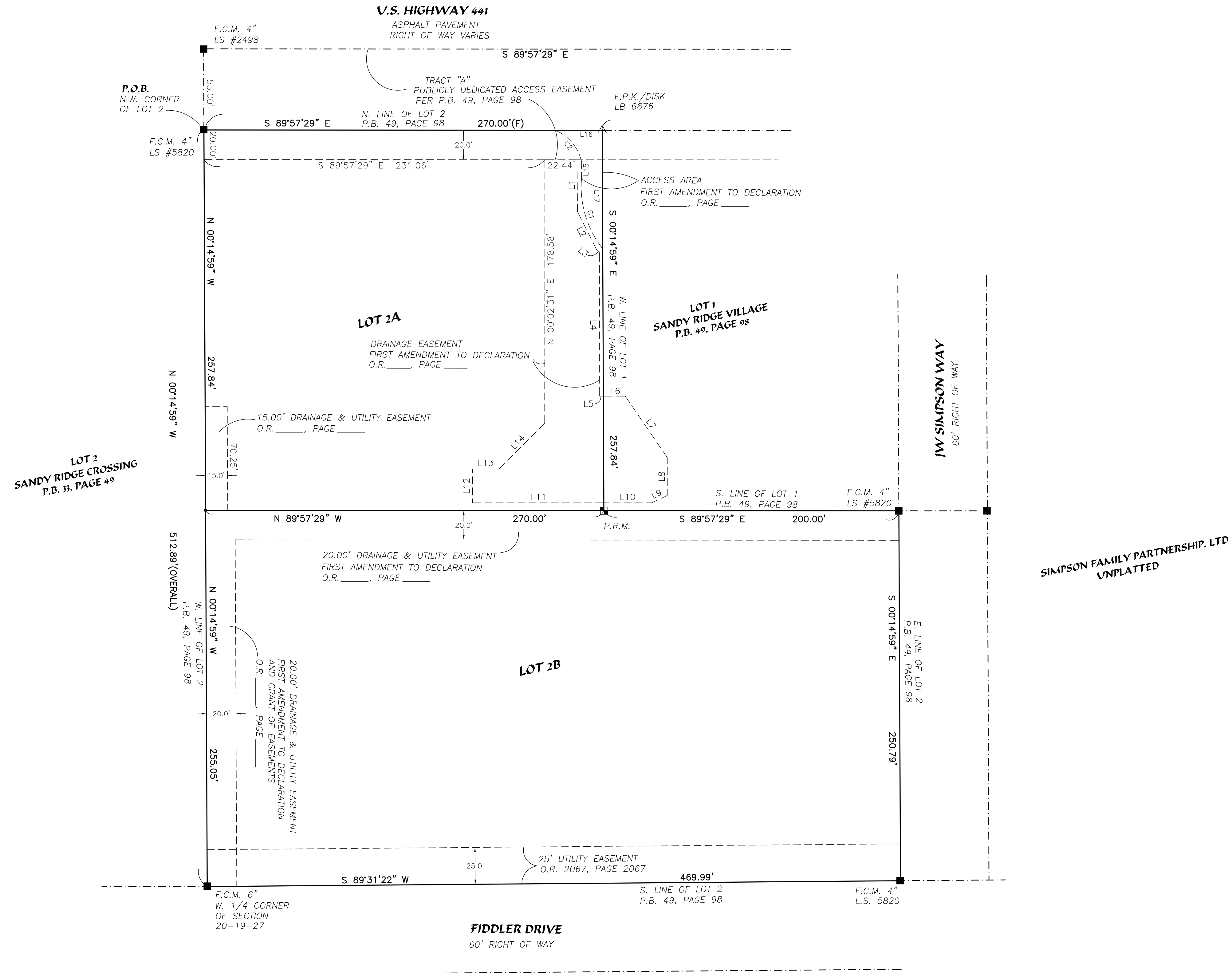
THIS IS TO CERTIFY, THAT ON _____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COUNCIL OF THE CITY OF MOUNT DORA.

ATTEST: _____

SANDY RIDGE VILLAGE REPLAT
SECTION 20, TOWNSHIP 19 SOUTH, RANGE 27 EAST
A REPLAT OF LOT 2
SANDY RIDGE VILLAGE
PLAT BOOK 49, PAGE 98
CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA



- LEGEND & ABBREVIATIONS**
- PERMANENT REFERENCE MONUMENT SET 4"x4" CONCRETE MONUMENT WITH DISK "LB#7425-P.R.M." UNLESS OTHERWISE NOTED
 - P.R.M. ■ DENOTES FOUND CONCRETE MONUMENT AS NOTED
 - △ DENOTES P.K.NAIL & DISKS "LB# 7425"
 - DENOTES SET CAPPED IRON ROD 5/8", LB# 7425
 - O.R. OFFICIAL RECORDS
 - P.B. PLAT BOOK
 - P.G. PAGE
 - R/W RIGHT OF WAY
 - CONC. CONCRETE
 - EP EDGE OF PAVEMENT
 - LB LICENSED BUSINESS
 - P.K. PARKER KAYLON NAIL
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - NO. NUMBER
 - F.C.M. FOUND CONCRETE MONUMENT
 - S.C.I.R. SET CAPPED IRON ROD
 - C.C.R. CERTIFIED CORNER RECORD
 - (P) PER PLAT OF TYSON'S CORNER PLAT BOOK 90, PAGES 41 AND 42
 - P.O.B. POINT OF BEGINNING



LINE	BEARING	DISTANCE
L1	S 00°32'11" W	35.27'
L2	S 26°45'54" E	29.16'
L3	S 47°26'12" E	2.32'
L4	S 00°04'26" E	97.40'
L5	N 89°54'08" E	2.55'
L6	N 89°54'08" E	14.83'
L7	S 34°22'49" E	50.52'
L8	S 00°02'31" W	25.65'
L9	S 64°54'51" W	11.77'
L10	N 90°00'00" W	32.36'
L11	N 90°00'00" W	89.02'
L12	N 00°02'18" E	23.00'
L13	S 89°57'29" E	18.11'
L14	N 44°48'15" E	43.73'
L15	N 00°33'09" E	11.13'
L16	S 89°57'29" E	31.73'
L17	S 00°14'59" E	80.37'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	67.88'	51.01'	49.82'	N 16°45'27" W	43°03'35"
C2	30.38'	29.15'	28.05'	N 39°27'12" W	54°59'01"

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WATERMAIN COMMUNITIES, INC.
 PORTION OF LOT "M"
 SUNSET HEIGHTS
 P.B. 3, PAGE 34



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