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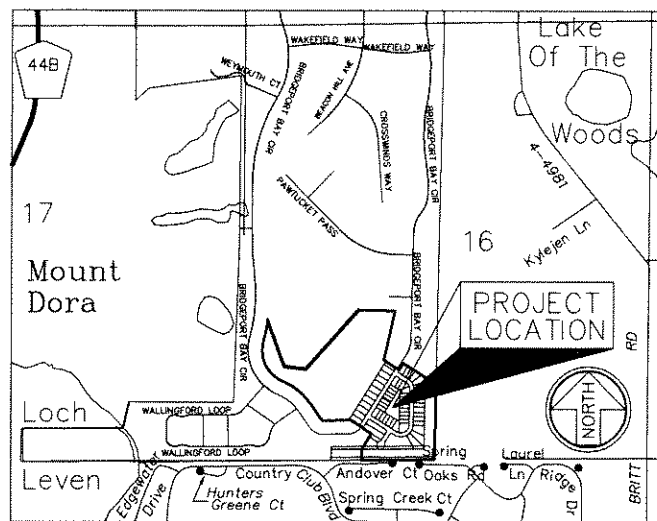
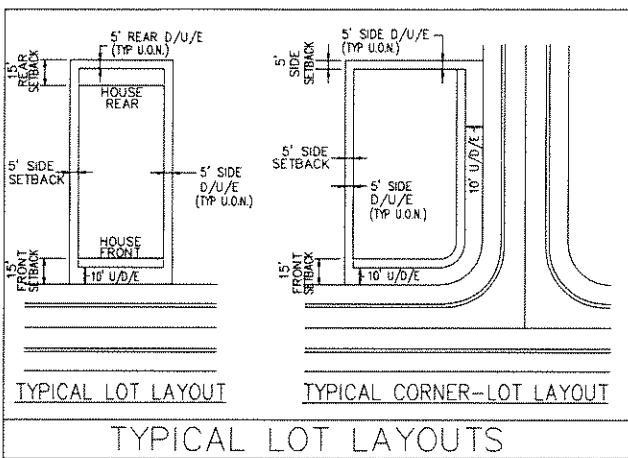
LAKES OF MOUNT DORA, PHASE 5B

A parcel of land lying in Section 16, Township 19 South, Range 27 East, City of Mount Dora, Lake County, Florida

LEGAL DESCRIPTION

A PARCEL OF LAND LYING AND BEING IN SECTION 16, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 16, TOWNSHIP 19 SOUTH, RANGE 27 EAST, THENCE RUN ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 16, SAID LINE ALSO BEING THE NORTH LINE OF "THE COUNTRY CLUB OF MOUNT DORA PHASE II-2 BLOCK C REPLAT", AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IN PLAT BOOK 36, PAGES 30 AND 31 AND ALSO BEING THE NORTH LINE OF "THE COUNTRY CLUB OF MOUNT DORA PHASE II-1", AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IN PLAT BOOK 34, PAGES 10 AND 11, SOUTH 89°31'19" WEST FOR A DISTANCE OF 911.42 FEET; THENCE LEAVING THE SAID SOUTH LINE OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 27 EAST, ALSO BEING THE NORTH LINE OF "THE COUNTRY CLUB OF MOUNT DORA PHASE II-1", AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IN PLAT BOOK 34, PAGES 10 AND 11 RUN NORTH 00°28'41" WEST FOR A DISTANCE OF 135.00 FEET; THENCE RUN NORTH 31°54'54" EAST FOR A DISTANCE OF 232.81 FEET; THENCE RUN NORTH 58°05'06" WEST FOR A DISTANCE OF 125.11 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 225.00 FEET AND A RADIAL BEARING OF NORTH 58°05'06" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°46'58" AN ARC LENGTH OF 7.00 FEET, THENCE RUN NORTH 58°05'06" WEST FOR A DISTANCE OF 200.00 FEET; THENCE RUN SOUTH 60°43'07" WEST FOR A DISTANCE OF 24.09 FEET; THENCE RUN SOUTH 89°31'19" WEST FOR A DISTANCE OF 315.29 FEET; THENCE RUN NORTH 44°51'03" WEST FOR A DISTANCE OF 54.31 FEET; THENCE RUN NORTH 34°37'36" WEST FOR A DISTANCE OF 205.06 FEET; THENCE RUN NORTH 36°57'12" WEST FOR A DISTANCE OF 62.93 FEET; THENCE RUN NORTH 41°36'25" WEST FOR A DISTANCE OF 62.93 FEET; THENCE RUN NORTH 46°57'37" WEST FOR A DISTANCE OF 62.93 FEET; THENCE RUN NORTH 51°47'25" WEST FOR A DISTANCE OF 86.61 FEET; THENCE RUN NORTH 57°19'13" WEST FOR A DISTANCE OF 62.93 FEET; THENCE RUN NORTH 61°58'26" WEST FOR A DISTANCE OF 62.93 FEET; THENCE RUN NORTH 66°11'28" WEST FOR A DISTANCE OF 57.15 FEET; THENCE RUN NORTH 62°44'54" WEST FOR A DISTANCE OF 51.52 FEET; THENCE RUN NORTH 54°42'04" WEST FOR A DISTANCE OF 67.76 FEET TO THE NORTHEAST CORNER OF LOT 798 OF THE "LAKES OF MOUNT DORA PHASE 3D" AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA IN PLAT BOOK 72, PAGES 24-28; (THE FOLLOWING 13 COURSES ARE ALONG THE EASTERLY BOUNDARY OF "LAKES OF MOUNT DORA PHASE 3D", AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA IN PLAT BOOK 72, PAGES 24-28): THENCE NORTH 47°01'11" WEST FOR A DISTANCE OF 46.10 FEET; THENCE NORTH 39°38'35" WEST FOR A DISTANCE OF 63.26 FEET; THENCE NORTH 31°06'26" WEST FOR A DISTANCE OF 63.26 FEET; THENCE NORTH 23°47'30" WEST FOR A DISTANCE OF 45.20 FEET; THENCE NORTH 17°41'44" WEST FOR A DISTANCE OF 45.20 FEET; THENCE NORTH 10°22'48" WEST FOR A DISTANCE OF 63.26 FEET; THENCE NORTH 03°03'51" WEST FOR A DISTANCE OF 45.20 FEET; THENCE NORTH 03°01'54" EAST FOR A DISTANCE OF 45.20 FEET; THENCE NORTH 10°39'08" EAST FOR A DISTANCE OF 67.76 FEET; THENCE NORTH 14°10'18" EAST FOR A DISTANCE OF 79.95 FEET; THENCE NORTH 12°22'55" EAST FOR A DISTANCE OF 55.91 FEET; THENCE NORTH 10°54'33" EAST FOR A DISTANCE OF 55.91 FEET; THENCE NORTH 09°11'30" EAST FOR A DISTANCE OF 74.62 FEET TO THE NORTHEAST CORNER OF LOT 786 OF "LAKES OF MOUNT PHASE 3D", AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA IN PLAT BOOK 72, PAGES 24-28, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 548 OF THE "LAKES OF MOUNT DORA PHASE 3B", AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IN PLAT BOOK 65, PAGES 32-35; THENCE LEAVING THE SAID EAST BOUNDARY LINE OF "LAKES OF MOUNT DORA PHASE 3D" RUN SOUTH 19°58'52" EAST FOR A DISTANCE OF 620.39 FEET; THENCE RUN SOUTH 83°39'37" EAST FOR A DISTANCE OF 266.10 FEET; THENCE RUN NORTH 42°04'57" EAST FOR A DISTANCE OF 889.14 FEET; THENCE RUN SOUTH 88°55'55" EAST FOR A DISTANCE OF 452.79 FEET TO A POINT ON THE WEST BOUNDARY OF "LAKES OF MOUNT DORA PHASE 5A" AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA IN PLAT BOOK 70, PAGES 14 AND 15; (THE FOLLOWING 5 COURSES ARE ALONG THE WESTERLY AND SOUTHERLY BOUNDARY OF "LAKES OF MOUNT DORA PHASE 5A" AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY IN PLAT BOOK 70, PAGES 14 AND 15): THENCE RUN SOUTH 13°06'45" WEST FOR A DISTANCE OF 626.08 FEET; THENCE RUN SOUTH 58°05'06" EAST FOR A DISTANCE OF 233.65 FEET; THENCE RUN NORTH 31°54'54" EAST FOR A DISTANCE OF 93.86 FEET; THENCE RUN SOUTH 58°05'06" EAST FOR A DISTANCE OF 326.80 FEET; THENCE RUN SOUTH 88°55'55" EAST FOR A DISTANCE OF 135.00 FEET TO THE SOUTHEAST CORNER OF SAID "LAKES OF MOUNT DORA PHASE 5A" AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA IN PLAT BOOK 70, PAGES 14 AND 15 AND SAID POINT ALSO BEING A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 16 OF TOWNSHIP 19 SOUTH, RANGE 27 EAST; THENCE RUN SOUTH 01°04'05" WEST ALONG THE SAID EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 16 FOR A DISTANCE OF 1022.38 FEET TO THE POINT OF BEGINNING, CONTAINING 49.01 ACRES MORE OR LESS.



NOTES

- BEARINGS BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT; THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 27 EAST BEING S 89°31'19" W. STATE PLANE COORDINATES ARE NAD83, ZONE 0901, FLORIDA EASTERN ZONE, TRANSVERSE MERCATOR, AND BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM STATIONS GPS 6, LK34 AND F-468, AS PER CITY OF MOUNT DORA LAND DEVELOPMENT CODE 4.3.4 "REQUIRED SUBMITTALS FOR FINAL PLAT" 2p.3.
- NOTICE: ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, 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 (CHAPTER 177.091 (28) OF THE FLORIDA STATUTE).
- EACH LOT, EXCEPT AS SHOWN, SHALL BE SUBJECT TO A 5' FOOT WIDE DRAINAGE/ACCESS/UTILITY EASEMENT (D/A/U/E) INSIDE AND ADJACENT TO ALL SIDE AND REAR LOT LINES AND A 10' D/A/U/E INSIDE AND ADJACENT TO ALL RIGHTS-OF-WAY.
- TRACTS A, B, C AND D, WHICH ARE DEPICTED ON THIS PLAT, SHALL BE OWNED AND MAINTAINED BY THE LAKES OF MOUNT DORA PROPERTY OWNERS ASSOCIATION, INC.
- EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, A FLORIDA CORPORATION D/B/A PROGRESS ENERGY, INC., RECORDED IN O.R. BOOK 3274, PAGE 1731, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- MORTGAGEE'S JOINDER AND CONSENT TO DEDICATION IS RECORDED BY SEPARATE INSTRUMENT.

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.

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 _____, 2022 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 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 PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, PART 1, PLATTING.

HARRY H. SOBHAJ
FLORIDA REGISTRATION NO. 5342
DATE _____
V&S SURVEYING, INC.
2412 ORSOTA CIRCLE, OCOCHEE, FL 34761

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, PLATTING, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH 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."

PRINTED NAME: JENNINGS E. GRIFFIN DATE _____
PROFESSIONAL LAND SURVEYOR REGISTRATION NO. 4486

BESH HALFF, INC.
902 N. SINCLAIR AVE, TAVARES, FL 32778

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.

DEDICATION

LAKES OF MOUNT DORA, PHASE 5B,

THE UNDERSIGNED, MEDALLION HOME AT MOUNT DORA LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREIN, HEREBY DEDICATES THE FOLLOWING FOR THE PURPOSES EXPRESSED BELOW, SUBJECT TO THE GENERAL NOTES CONTAINED IN THIS PLAT:

- TO LAKES OF MOUNT DORA PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION (THE "ASSOCIATION"); ALL STREETS AND ROAD RIGHTS-OF-WAY (TRACT "A"), DRAINAGE, ACCESS, UTILITY EASEMENTS, AND COMMON AREA (TRACTS "B", "C" AND "D"), AND ALL UTILITY EASEMENTS, DRAINAGE EASEMENTS, ACCESS EASEMENTS AND OPEN SPACES AS SHOWN ON THIS PLAT.
- TO THE PROVIDERS OF ELECTRIC, NATURAL GAS, TELEPHONE AND CABLE TELEVISION SERVICES: A UTILITY EASEMENT OVER, ACROSS AND UPON THE STREETS AND THOSE AREAS DESIGNATED AS UTILITY EASEMENTS AS SHOWN ON THIS PLAT.
- TO THE PROVIDERS OF SANITATION, POSTAL, FIRE, LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICES, THEIR VEHICLES AND PERSONNEL: A PERPETUAL RIGHT OF INGRESS AND EGRESS OVER, ACROSS AND UPON THE STREETS SHOWN ON THIS PLAT.
- TO THE CITY OF MOUNT DORA, FLORIDA FOR WATER AND SEWER: AN EASEMENT FOR INGRESS AND EGRESS OVER, ACROSS AND UPON THE STREETS AND ROAD RIGHTS-OF-WAY (TRACT "A") AND A UTILITY EASEMENT OVER, ACROSS, BENEATH AND UPON THE UTILITY EASEMENTS AS SHOWN ON THIS PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING AND OR REPLACING ITS PUBLIC UTILITY FACILITIES.

THE PROPERTY OWNERS ASSOCIATION IS AN EXISTING FLORIDA CORPORATION WHICH HAS BEEN FORMED IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO LAKES OF MOUNT DORA SUBDIVISION. SAID INSTRUMENT, WHICH IS ENTITLED "DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKES OF MOUNT DORA PLANNED UNIT DEVELOPMENT", WAS RECORDED IN O.R. BOOK 3060, PAGE 1213, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE DECLARATION WAS AMENDED BY THE FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKES OF MOUNT DORA PLANNED UNIT DEVELOPMENT RECORDED IN O.R. BOOK 3163, PAGE 2260, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE DECLARATION WAS AMENDED BY THE SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKES OF MOUNT DORA PLANNED UNIT DEVELOPMENT RECORDED IN O.R. BOOK 3273, PAGE 325, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE DECLARATION WAS AMENDED BY THE THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKES OF MOUNT DORA PLANNED UNIT DEVELOPMENT RECORDED IN O.R. BOOK 3568, PAGE 675, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE DECLARATION WAS AMENDED BY THE FOURTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKES OF MOUNT DORA PLANNED UNIT DEVELOPMENT RECORDED IN O.R. BOOK 4031, PAGE 637, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE DECLARATION WAS AMENDED BY THE FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKES OF MOUNT DORA PLANNED UNIT DEVELOPMENT RECORDED IN O.R. BOOK 4052, PAGE 2050, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE DECLARATION WAS AMENDED BY THE SIXTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKES OF MOUNT DORA PLANNED UNIT DEVELOPMENT RECORDED IN O.R. BOOK 4129, PAGE 1044, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE DECLARATION WAS AMENDED BY THE SEVENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKES OF MOUNT DORA PLANNED UNIT DEVELOPMENT RECORDED IN O.R. BOOK 4443, PAGE 2155, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE DECLARATION WAS AMENDED BY THE EIGHTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKES OF MOUNT DORA PLANNED UNIT DEVELOPMENT RECORDED IN O.R. BOOK 4407, PAGE 2200, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE DECLARATION WAS AMENDED BY THE NINTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKES OF MOUNT DORA PLANNED UNIT DEVELOPMENT RECORDED IN O.R. BOOK 4434, PAGE 1769, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE DECLARATION WAS AMENDED BY THE TENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKES OF MOUNT DORA PLANNED UNIT DEVELOPMENT RECORDED IN O.R. BOOK 4543, PAGE 2012, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE DECLARATION WAS AMENDED BY THE ELEVENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKES OF MOUNT DORA PLANNED UNIT DEVELOPMENT RECORDED IN O.R. BOOK 4545, PAGE 1987, AND RE-RECORDED AT O.R. BOOK 4555, PAGE 2314, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE DECLARATION WAS AMENDED BY THE TWELFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKES OF MOUNT DORA PLANNED UNIT DEVELOPMENT RECORDED IN O.R. BOOK 4787, PAGE 2282, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE DECLARATION WAS AMENDED BY THE THIRTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKES OF MOUNT DORA PLANNED UNIT DEVELOPMENT RECORDED IN O.R. BOOK 5109, PAGE 1353, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE DECLARATION WAS AMENDED BY THE FOURTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKES OF MOUNT DORA PLANNED UNIT DEVELOPMENT RECORDED IN O.R. BOOK 5121, PAGE 486 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE DECLARATION WAS AMENDED BY THE FIFTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKES OF MOUNT DORA PLANNED UNIT DEVELOPMENT RECORDED IN O.R. BOOK 5367, PAGE 1689, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE DECLARATION WAS AMENDED BY THE SIXTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKES OF MOUNT DORA PLANNED UNIT DEVELOPMENT RECORDED IN O.R. BOOK 5557, PAGE 1930, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE DECLARATION WAS AMENDED BY THE SEVENTEENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKES OF MOUNT DORA PLANNED UNIT DEVELOPMENT RECORDED IN O.R. BOOK 5662, PAGE 1373 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE DECLARATION WAS AMENDED BY AN EIGHTEENTH AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LAKES OF MOUNT DORA PLANNED UNIT DEVELOPMENT RECORDED IN O.R. BOOK 5809, PAGE 1570 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE DECLARATION, AS AMENDED BY THE ABOVE EIGHTEEN AMENDMENTS IS HEREBY REFERRED TO AS THE "DECLARATION". THE DECLARATION WILL BE FURTHER AMENDED BY A NINETEENTH AMENDMENT TO BE RECORDED IN O.R. BOOK _____ PAGE _____ OF THE PUBLIC RECORDS TO CONFIRM THAT THE DECLARATION IS APPLICABLE TO THE PROPERTY DESCRIBED IN THIS PLAT, AND TO ESTABLISH ADDITIONAL RESTRICTIONS THAT APPLY TO ALL OR PORTIONS OF THE PROPERTY INCLUDED IN THIS PLAT. THE ASSOCIATION SHALL HAVE THE RIGHTS AS SPECIFIED IN THE DECLARATION AND IN THE ASSOCIATION'S ARTICLES OF INCORPORATION AND BYLAWS TO GRANT THE USE OF SUCH STREETS, COMMON AREAS, UTILITY EASEMENTS, DRAINAGE EASEMENTS AND WATER RETENTION AREAS, OR TO MODIFY OR AMEND THE SAME USING THE PROCEDURE SPECIFIED IN THE DECLARATION, ARTICLES OF INCORPORATION OR BYLAWS.

MEDALLION HOME AT MT DORA LLC, BEING THE OWNER OF THE REAL PROPERTY DESCRIBED IN THIS PLAT AND BEING THE DEVELOPER OF THE LAKES OF MOUNT DORA ("DEVELOPER"), HEREBY RESERVES UNTO ITSELF AND ITS SUCCESSORS, ASSIGNS, AND AFFILIATED COMPANIES AN EASEMENT FOR INGRESS AND EGRESS OVER, ACROSS AND UPON ALL OF THE STREETS, WHICH ARE IDENTIFIED AS TRACT "A", DESCRIBED IN THIS PLAT. THE DEVELOPER FURTHER RESERVES UNTO ITSELF AND ITS SUCCESSORS, ASSIGNS, AND AFFILIATED COMPANIES ALL OF THE RIGHTS, POWERS, INTERESTS AND EASEMENTS DESCRIBED IN SECTIONS 8.5, 8.6 AND 8.7 OF THE DECLARATION.

IN WITNESS WHEREOF, THE OWNER HAS EXECUTED THIS INSTRUMENT IN THE MANNER PROVIDED BY LAW, ON _____ 2022.

SIGNED, SEALED AND DELIVERED IN OUR PRESENCE AS WITNESSES:

OWNER:
SIGNATURE _____
MEDALLION HOME AT MT DORA LLC
A FLORIDA LIMITED LIABILITY COMPANY
PRINTED NAME _____
SIGNATURE _____
BY: LAND EXPERTS, INC.
A FLORIDA CORPORATION
MANAGER
BY: CARLOS BERUFF, PRESIDENT

STATE OF FLORIDA, COUNTY OF MANATEE
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION THIS _____ DAY OF _____, 2022 BY CARLOS BERUFF, AS PRESIDENT OF LAND EXPERTS, INC., A FLORIDA CORPORATION, AS MANAGER OF MEDALLION HOME AT MT DORA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR AND ON BEHALF OF THE COMPANY, SUCH PERSON [] IS PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

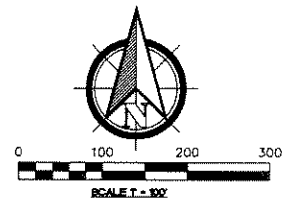
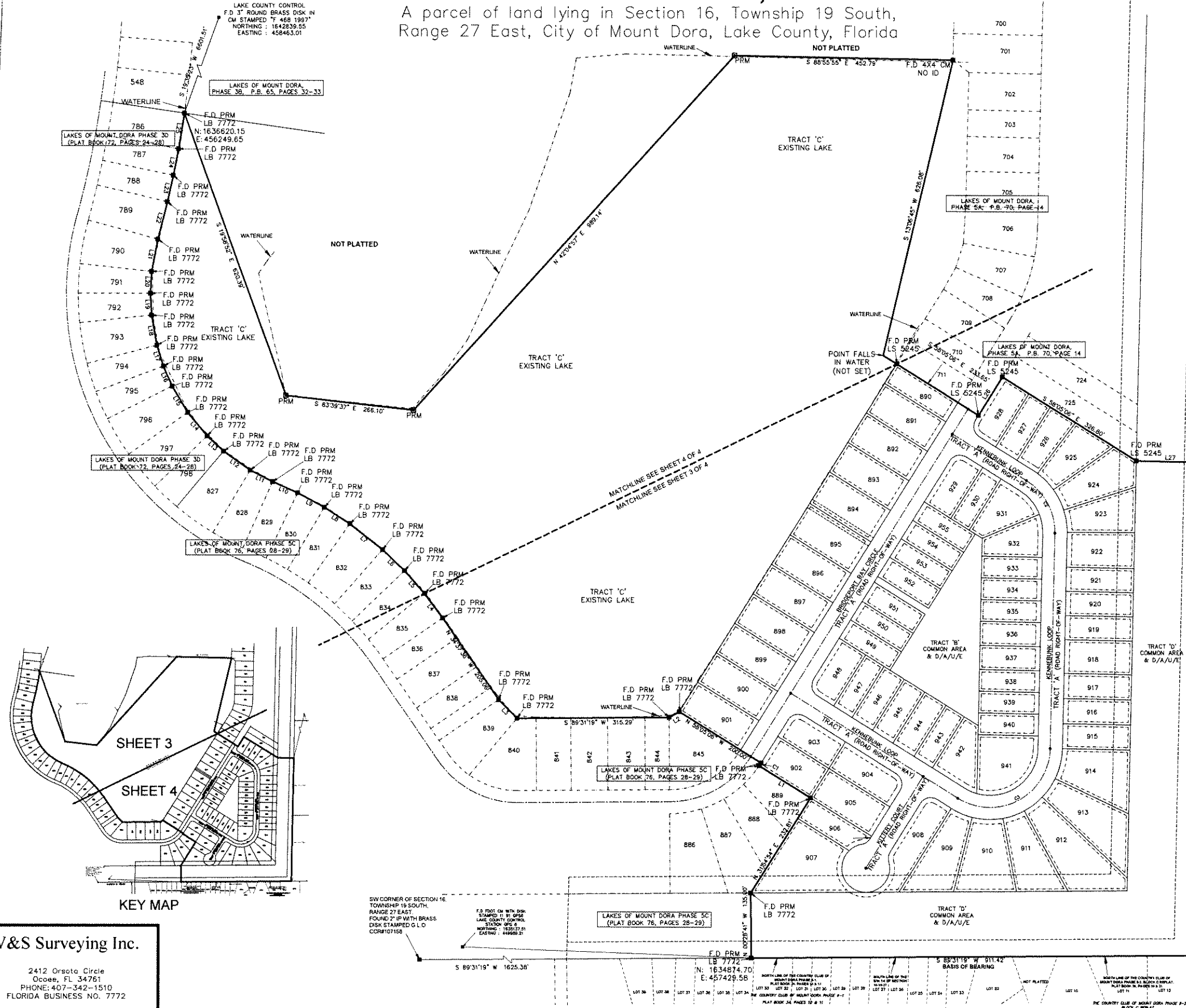
SIGNATURE OF ACKNOWLEDGER _____
PRINTED NAME OF ACKNOWLEDGER _____
TITLE _____
MY COMMISSION EXPIRES: _____

V&S Surveying Inc.

2412 Orsota Circle
Ocoee, FL 34761
PHONE: 407-342-1510
EMAIL: V&S.SURVEYING@AOL.COM
FLORIDA BUSINESS NO. 7772

LAKE OF MOUNT DORA, PHASE 5B

A parcel of land lying in Section 16, Township 19 South,
Range 27 East, City of Mount Dora, Lake County, Florida



LAKE COUNTY CONTROL
F.D. 6X6 CM WITH A
LAKE COUNTY GEODETIC
CONTROL CAP STAMPED
"LK 34 1993"
NORTHING : 1650731.52
EASTING : 461752.52

LEGEND

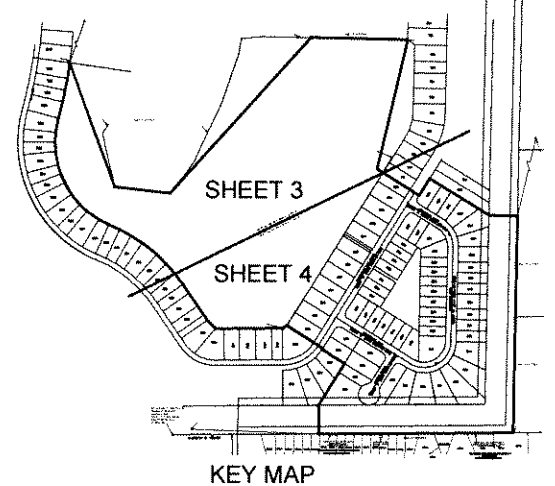
- PRM - PERMANENT REFERENCE MONUMENT-SET 4"x4" CONCRETE MONUMENT & CAP
- PRM LB-7772 - PERMANENT REFERENCE MONUMENT-SET 4"x4" CONCRETE MONUMENT & CAP
- POP - PERMANENT CONTROL POINT-SET NAIL AND DISC 1/2" IRON ROD "POP LB 7772"
- FOUND - FOUND MONUMENTATION AS NOTED
- C12 - CURVE - SEE CURVE DATA
- CCR - CERTIFIED CORNER RECORDS
- CEN - CENTERLINE
- CM - CONCRETE MONUMENT
- D/A/U/E - DRAINAGE/ACCESS/UTILITY EASEMENT
- E - EASEMENT
- F.D - FOUND
- FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
- IP - IRON PIPE
- L - CURVE LENGTH
- L 525 - LINE - SEE CURVE DATA
- LB - LICENSED BUSINESS
- NO ID - NO IDENTIFICATION
- N.R. - NON-RADIAL
- OR - OFFICIAL RECORDS
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PG/PGS - PAGE/PAGES
- P.O.L. - POINT ON LINE
- POP - PERMANENT CONTROL POINT
- PL - PROPERTY LINE
- PRM - PERMANENT REFERENCE MONUMENT
- (R) - RADIAL LINE
- R - CURVE RADIUS
- R/W - RIGHT OF WAY
- TYP - TYPICAL
- U.G.N. - UNLESS OTHERWISE NOTED

CURVE TABLE SUBDIVISION BOUNDARY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.00	17.00	7.00	N 32°48'23" E	1°46'58"

LINE TABLE SUBDIVISION BOUNDARY

LINE	BEARING	DISTANCE
L1	N 58°05'06" W	125.11
L2	S 60°43'03" W	24.09
L3	N 44°51'03" W	24.31
L4	N 36°57'12" W	62.93
L5	N 41°36'25" W	62.93
L6	N 46°15'37" W	62.93
L7	N 51°47'25" W	66.61
L8	N 57°19'13" W	62.93
L9	N 61°58'26" W	62.93
L10	N 66°11'28" W	67.15
L11	N 62°44'54" W	61.52
L12	N 54°42'04" W	67.76
L13	N 47°01'11" W	46.10
L14	N 39°38'35" W	63.26
L15	N 31°06'26" W	63.26
L16	N 23°47'30" W	45.20
L17	N 17°41'44" W	45.20
L18	N 10°22'48" W	63.26
L19	N 03°03'51" W	45.20
L20	N 03°01'54" E	45.20
L21	N 10°39'08" E	67.76
L22	N 14°10'18" E	79.95
L23	N 22°22'55" E	65.91
L24	N 30°54'33" E	65.91
L25	N 09°11'50" E	74.62
L26	N 31°54'54" E	93.86
L27	S 88°55'55" E	135.00



V&S Surveying Inc.
2412 Orsata Circle
Ocoee, FL 34761
PHONE: 407-342-1510
FLORIDA BUSINESS NO. 7772

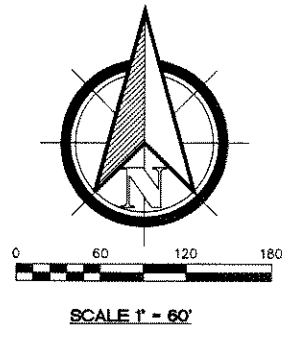
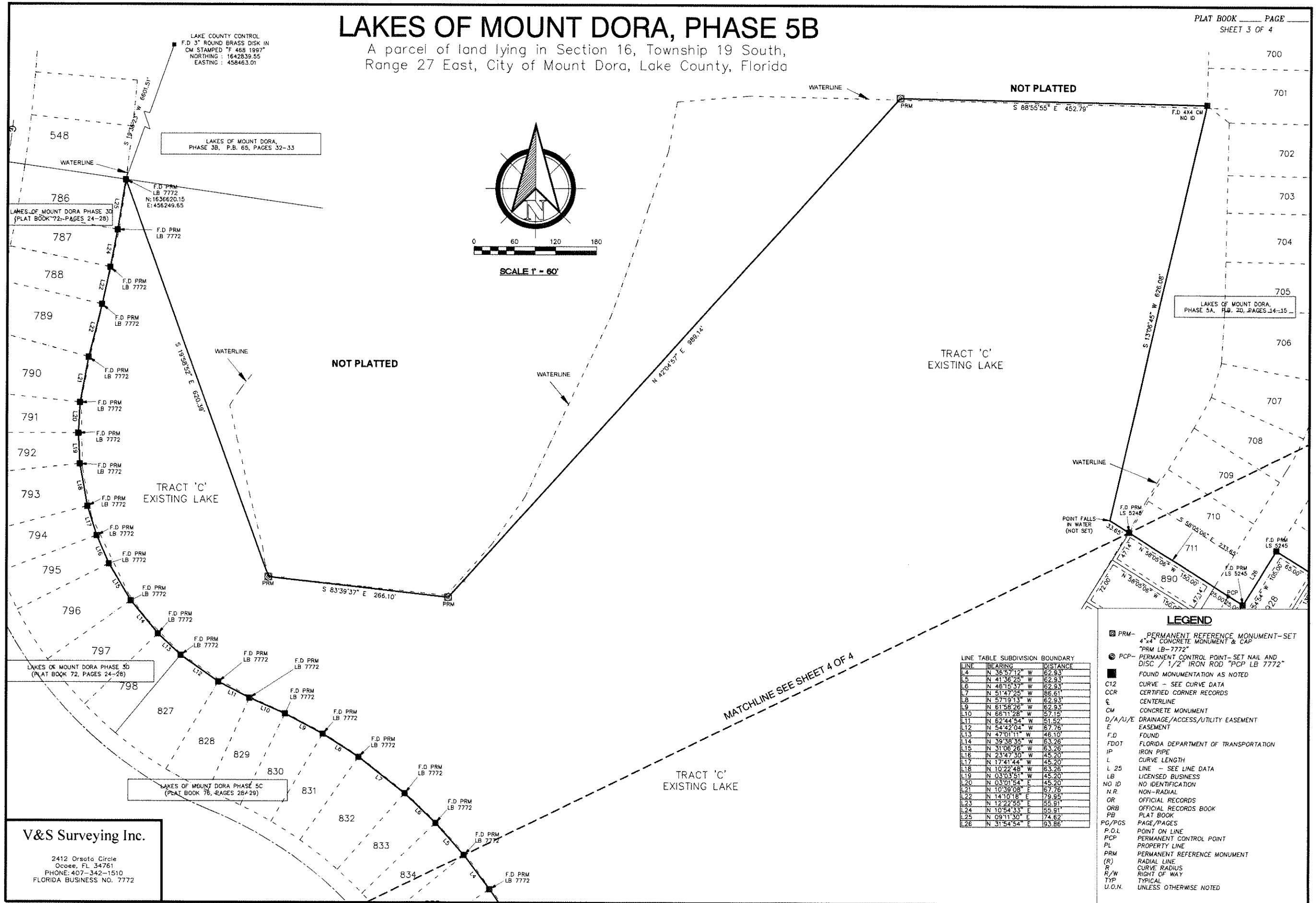
SW CORNER OF SECTION 16
TOWNSHIP 19 SOUTH,
RANGE 27 EAST.
FOUND 2" IP WITH BRASS
DISK STAMPED G.L.D.
CORNER 101155

LAKE COUNTY CONTROL
F.D. 6X6 CM WITH DISK
STAMPED 11 BY SP12
LAKE COUNTY CONTROL
STATION SP12
NORTHING : 1650731.52
EASTING : 461752.52

POINT OF BEGINNING
SE CORNER OF THE
SOUTHWEST 1/4 OF
SECTION 16,
RANGE 27 EAST
TOWNSHIP 19 SOUTH,
LAKE COUNTY, FLORIDA
CCR#063985
F.D. 6X6 CM
NO ID

LAKES OF MOUNT DORA, PHASE 5B

A parcel of land lying in Section 16, Township 19 South,
Range 27 East, City of Mount Dora, Lake County, Florida



LINE TABLE SUBDIVISION BOUNDARY

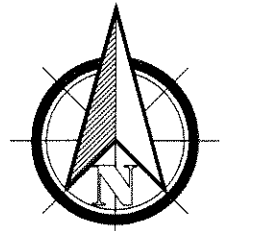
LINE	BEARING	DISTANCE
L4	N 36°57'12\"	62.93
L5	N 41°36'25\"	62.93
L6	N 46°15'37\"	62.93
L7	N 51°47'25\"	66.61
L8	N 57°19'13\"	62.93
L9	N 61°58'26\"	62.93
L10	N 66°11'28\"	57.15
L11	N 62°44'54\"	51.59
L12	N 54°42'04\"	67.76
L13	N 47°01'11\"	46.10
L14	N 39°38'35\"	63.26
L15	N 31°06'26\"	63.26
L16	N 23°47'30\"	45.20
L17	N 17°41'44\"	45.20
L18	N 10°22'48\"	63.26
L19	N 03°03'51\"	45.20
L20	N 03°01'54\"	45.20
L21	N 10°39'08\"	67.76
L22	N 14°10'18\"	79.95
L23	N 12°22'55\"	65.91
L24	N 10°54'33\"	45.91
L25	N 09°11'30\"	92.82
L26	N 31°54'54\"	93.86

- LEGEND**
- PRM - PERMANENT REFERENCE MONUMENT - SET 4\"/>

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LAKES OF MOUNT DORA, PHASE 5B

A parcel of land lying in Section 16, Township 19 South, Range 27 East, City of Mount Dora, Lake County, Florida



SCALE 1" = 60'

MATCHLINE SEE SHEET 3 OF 4

TRACT 'C'
EXISTING LAKE

LINE	BEARING	DISTANCE
L1	N 58°05'06" W	125.11
L2	S 60°43'07" W	24.09
L3	N 44°51'03" W	54.31
L4	N 36°57'12" W	62.93
L5	N 41°36'25" W	62.93
L6	N 31°54'54" E	93.86
L7	S 88°55'55" E	135.00

LEGEND

- PRM - PERMANENT REFERENCE MONUMENT-SET 4"x4" CONCRETE MONUMENT & CAP "PRM LB-7772"
- PCP - PERMANENT CONTROL POINT-SET NAIL AND DISC / 1/2" IRON ROD "PCP LB 7772"
- FOUND MONUMENTATION AS NOTED
- C12 CURVE - SEE CURVE DATA
- CCR CERTIFIED CORNER RECORDS
- CL CENTERLINE
- CM CONCRETE MONUMENT
- D/A/U/E DRAINAGE/ACCESS/UTILITY EASEMENT
- E EASEMENT
- F.D FOUND
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- IP IRON PIPE
- L CURVE LENGTH
- L 25 LINE - SEE LINE DATA
- LB LICENSED BUSINESS
- NO ID NO IDENTIFICATION
- N.R. NON-RADIAL
- OR OFFICIAL RECORDS
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG/PGS PAGE/PAGES
- P.O.L POINT ON LINE
- PCP PERMANENT CONTROL POINT
- PL PROPERTY LINE
- PRM PERMANENT REFERENCE MONUMENT
- (R) RADIAL LINE
- R CURVE RADIUS
- R/W RIGHT OF WAY
- TYP TYPICAL
- U.O.N. UNLESS OTHERWISE NOTED

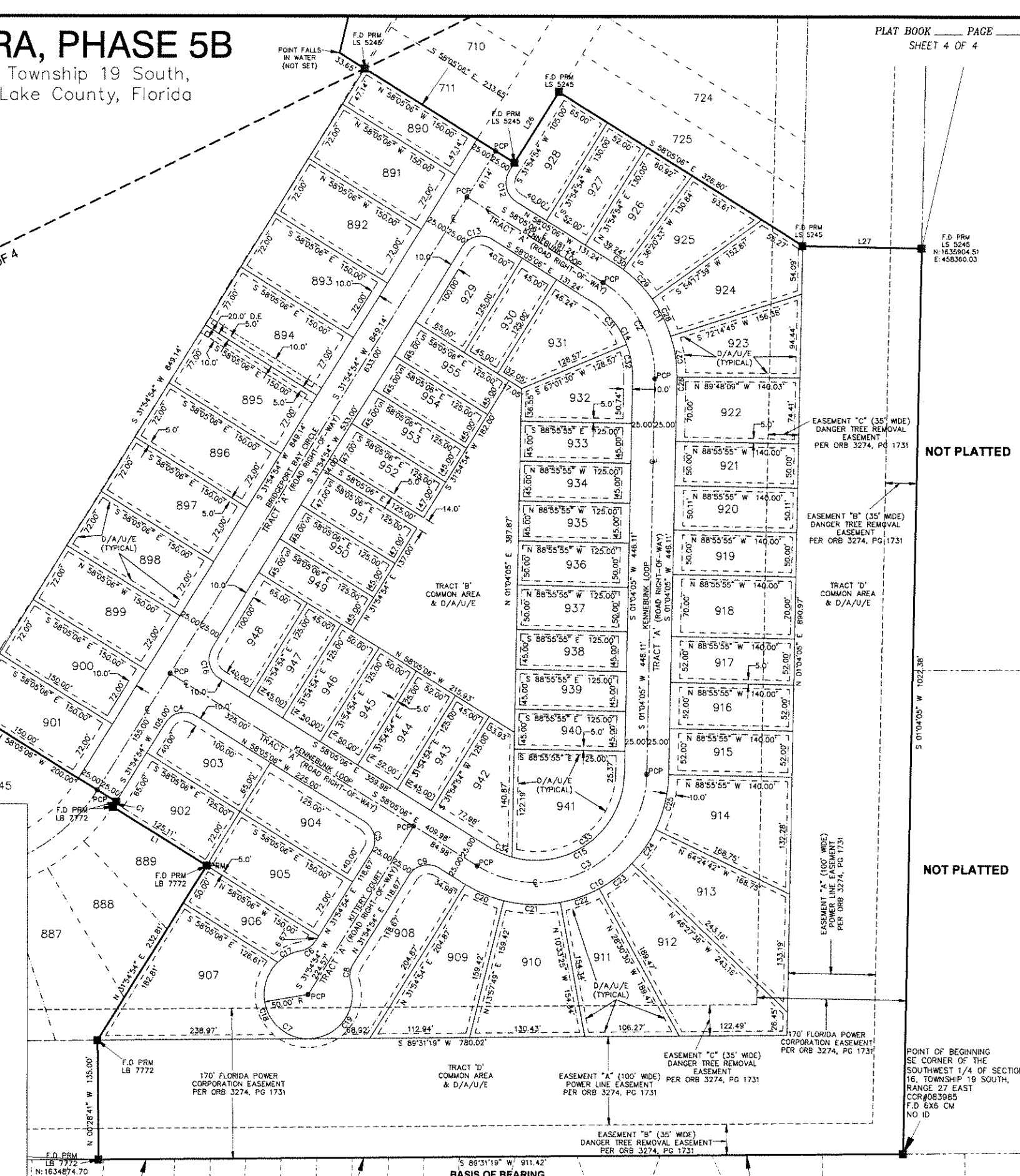
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C4	25.00	39.27	35.36	N 76°54'54" E	90°00'00"
C5	25.00	39.27	35.36	S 13°05'06" E	90°00'00"
C6	25.00	21.03	20.41	N 58°05'06" E	48°11'23"
C7	50.00	241.19	66.67	N 58°05'06" W	278°22'46"
C8	25.00	21.03	20.41	N 07°48'13" E	48°11'23"
C9	25.00	39.27	35.36	S 76°54'54" W	90°00'00"
C10	150.00	316.38	280.91	S 61°29'30" W	120°50'49"
C11	150.00	154.86	148.08	S 28°30'30" E	59°09'11"
C12	25.00	39.27	35.36	N 13°05'06" W	90°00'00"
C13	25.00	39.27	35.36	N 76°54'54" E	90°00'00"
C14	100.00	103.24	98.72	S 28°30'30" E	59°09'11"
C15	100.00	210.92	173.94	S 61°29'30" W	120°50'49"
C16	25.00	39.27	35.36	N 13°05'06" W	90°00'00"
C17	50.00	28.35	28.93	S 63°17'23" W	33°37'48"
C18	50.00	119.51	93.03	N 22°00'00" W	136°56'59"
C19	50.00	92.33	79.76	S 36°37'31" W	105°47'59"
C20	150.00	47.00	46.81	N 67°03'38" W	17°57'06"
C21	150.00	64.19	63.71	S 88°17'48" E	24°31'13"
C22	150.00	47.00	46.81	S 70°28'03" W	17°57'06"
C23	150.00	47.00	46.81	N 52°30'57" E	17°57'06"
C24	150.00	47.00	46.81	N 34°33'51" E	17°57'06"
C25	150.00	64.19	63.71	S 13°19'42" W	24°31'13"
C26	150.00	2.28	2.28	S 00°37'58" W	0°52'11"
C27	150.00	47.00	46.81	N 08°48'42" W	17°57'06"
C28	150.00	47.00	46.81	S 26°43'48" E	17°57'06"
C29	150.00	47.00	46.81	S 44°40'54" E	17°57'06"
C30	150.00	11.59	11.59	S 55°52'16" E	4°25'39"
C31	100.00	64.05	62.96	N 39°44'09" W	36°41'53"
C32	100.00	39.19	38.94	N 10°09'34" W	22°27'17"
C33	100.00	182.35	158.11	N 53°18'24" E	104°28'39"
C34	100.00	28.57	28.47	S 86°16'11" E	16°22'10"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	125.00	129.05	123.40	N 28°30'30" W	59°09'11"
C3	125.00	263.65	217.42	N 61°29'30" E	120°50'49"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	225.00	17.00	17.00	N 32°48'23" E	1°46'58"

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NOT PLATTED

NOT PLATTED

POINT OF BEGINNING SE CORNER OF THE SOUTHWEST 1/4 OF SECTION 16, TOWNSHIP 19 SOUTH, RANGE 27 EAST, CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA
F.D. 636 CM
NO ID