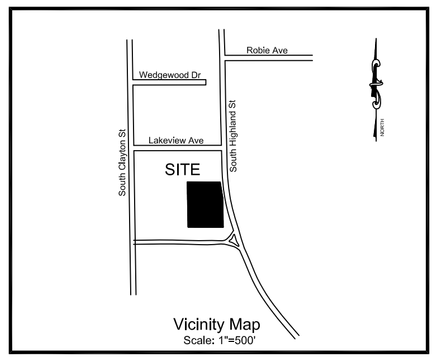


HIGHLAND MAIN LOTS

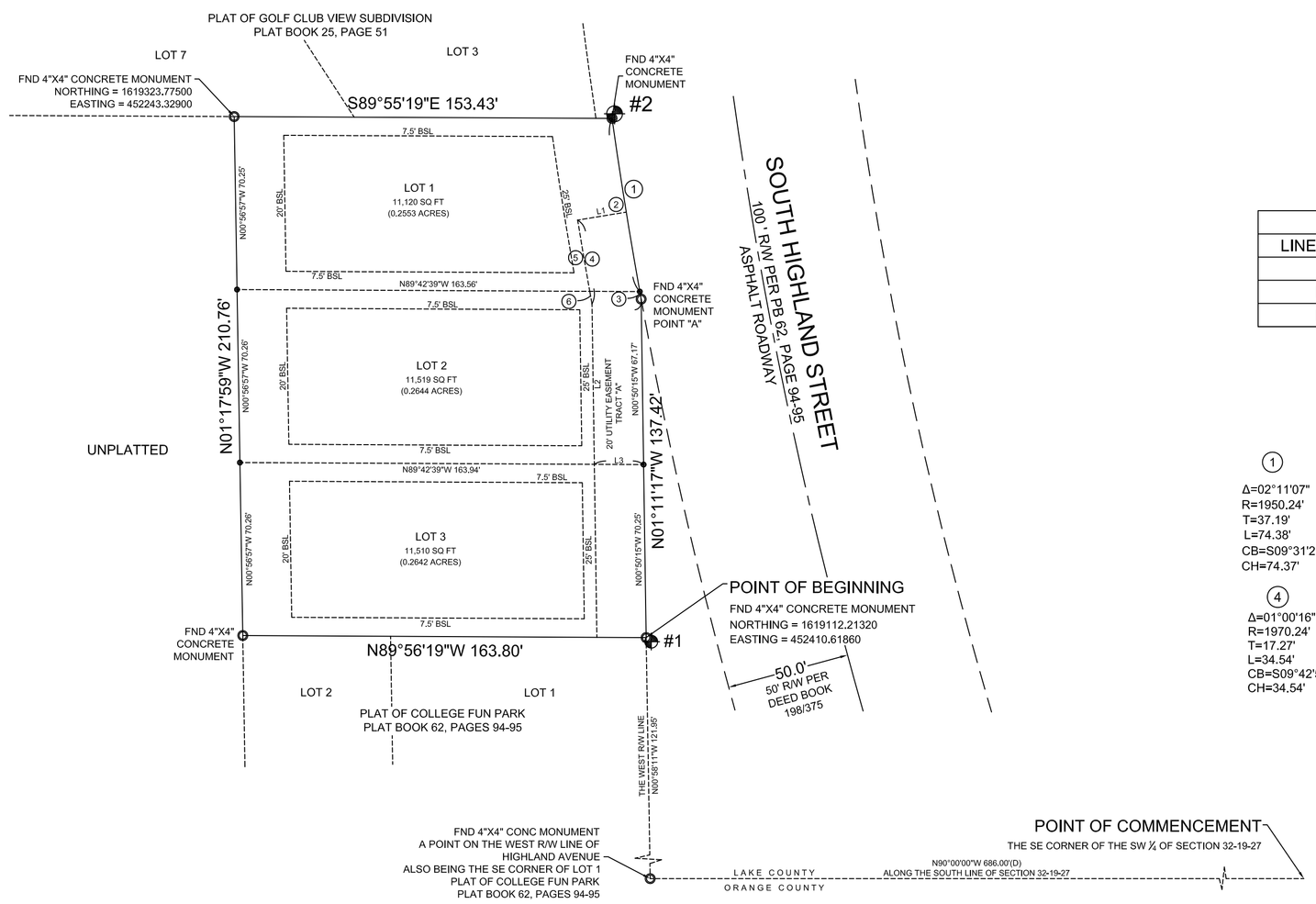
A PORTION OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN THE CITY OF MOUNT DORA, LAKE COUNTY, FLORIDA

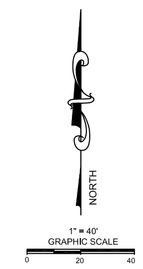
LEGAL DESCRIPTION:

FROM THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 19 SOUTH, RANGE 27 EAST, IN THE CITY OF MOUNT DORA, FLORIDA, RUN N 90°00'00" W, ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 686 FEET TO THE WEST LINE OF THE RIGHT OF WAY OF HIGHLAND AVENUE; THENCE N 00°58'11" W, ALONG THE WEST LINE OF SAID RIGHT OF WAY 121.95 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

FROM SAID POINT OF BEGINNING CONTINUE N01°11'17"W, ALONG THE WEST LINE OF SAID RIGHT OF WAY 137.42 FEET TO A POINT HEREBY DESIGNATED AS POINT "A"; BEGIN AGAIN AT THE POINT OF BEGINNING AND RUN N 89°56'19" W 163.80 FEET; THENCE N 01°17'59" W 210.76 FEET; THENCE S 89°55'19" E 153.43 FEET TO THE WEST LINE OF THE RIGHT OF WAY OF THE HIGHWAY AND A NON TANGENT CURVE TO THE RIGHT; THENCE RUN SOUTHERLY ON A CURVE HAVING A RADIUS 1950.24 FEET, ALONG THE WEST LINE OF SAID RIGHT OF WAY ON A CURVE HAVING A RADIUS 1950.24 FEET, A DELTA ANGLE OF 02 °11'07", AN ARC LENGTH OF 74.38 FEET, ON A CHORD BEARING AND DISTANCE OF S 09 °31'21" E, 74.37 FEET TO THE ABOVE DESIGNATED POINT "A"

BEING 34,166.77 SQ FEET (0.784 ACRES)





LINE TABLE

LINE TABLE		
LINE	BEARING	LENGTH
L1	N80°37'54"E	19.99'
L2	S00°50'15"E	65.13'
L3	N89°42'39"W	20.00'

① Δ=02°11'07" R=1950.24' T=37.19' L=74.38' CB=S09°31'21"E CH=74.37'	② Δ=02°05'35" R=1950.24' T=35.63' L=71.24' CB=S09°07'33"E CH=71.24'	③ Δ=00°05'32" R=1950.24' T=1.57' L=3.14' CB=S10°13'06"E CH=3.14'
④ Δ=01°00'16" R=1970.24' T=17.27' L=34.54' CB=S09°42'51"E CH=34.54'	⑤ Δ=00°51'11" R=1970.24' T=14.67' L=29.33' CB=S09°38'19"E CH=29.33'	⑥ Δ=00°09'05" R=1970.24' T=2.60' L=5.21' CB=S10°08'27"E CH=5.21'

-Site Benchmark Information-

#1

Found 4"x4" Concrete Monument on SE Corner.
Elevation: 157.10'

#2

Found 4"x4" Concrete Monument on NE Corner.
Elevation: 156.32'

-Benchmark Information-

Lake County Datum
Based on GPS Observations
(Elevations are based upon NAVD 88 Datum)

-Legend-

- Set 4"x4" Concrete Monument LB 8121
- Set ½" Iron Rod and Cap LB 8121

BSL - Building Setback Line

SQ FT - Square Feet

FND - Found

(D) - Deed

Conc - Concrete

LB - Licensed Business

FOR ALL INQUIRIES CONTACT:
Deal Land Surveying, LLC
804 S French Avenue
Sanford, FL 32771
407-878-3796
INFO@deallandsurveying.com

NOTES:

1. ALL LOT CORNERS SHOWN HEREON ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) FLORIDA STATUTES.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (FLORIDA EAST ZONE) & GPS OBSERVATIONS.
3. 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.
4. THE EASEMENTS SHOWN ARE DEDICATED TO AND OWNED AND MAINTAINED BY THE LOT OWNERS.
5. ALL HOMES TO BE BUILT SHALL BE DUPLEXES.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BY 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.

PLAT BOOK: PAGE:

HIGHLAND MAIN LOTS

DEDICATION

KNOW ALL BY THESE PRESENTS,
That_____ being the owner in fee simple of the lands described in the attached plat, Entitled Highland Main Lots do/does hereby dedicates said lands and plat for the purposes and uses expressed and specifically dedicates the Utility Easement shown hereon to the perpetual use of the public.

TO THE CITY OF MOUNT DORA, FLORIDA : A Perpetual Easement over, across, upon and beneath Tract A, as designated herein, for the purpose of providing, conveying, distributing, carting or transmitting electric, fiber, cable, potable water, reclaimed water, sanitary sewer and for any other purposes for which the City, in its sole discretion, deems appropriate and, for any and all other purposes for which City utilities are now or may hereafter be used, together with the right, privilege and authority to install, construct, locate, lay, operate, maintain, inspect, alter, improve, augment, remove, repair, relocate, rebuild and/or replace pipes, poles, wires, cables, mains, conduits and all other equipment and/or facilities, improvements and/or accessories that the City, in its sole discretion, deems necessary, desirable and/or appropriate in order to ensure the proper maintenance of its utility systems and/or the right of ingress and egress, over, across and beneath the same.

IN WITNESS THEREOF, has caused these presents to be signed and attested to or witnessed this day of , 2022

By: _____
_____
Printed Name

Attest: _____
_____
Printed Name

Signed in the presence of:

By: _____
_____
Printed Name

By: _____
_____
Printed Name

STATE OF _____ COUNTY OF _____ THIS IS TO CERTIFY, That on _____ before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared _____ and _____ respectively _____ and _____ of the above named Corporation incorporated under the laws of _____ who is/are personally known to me or have produced the following identification _____ and _____ respectively 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 Corporation.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

NOTARY PUBLIC _____
My Commission Expires _____

CERTIFICATE OF REVIEW BY CITY SURVEYOR

Pursuant to Section 177.081, 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 this plat.

_____
City Surveyor - Jennings E. Griffen
Florida Registration Number - PLS #4486

Date: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, that I, the undersigned, being a professional surveyor and mapper, do hereby certify that on April 3rd, 2019, a survey of the lands as shown in the foregoing plat or plan is a true and correct representation of the lands surveyed and platted. This plat was prepared under my direction and supervision. This plat complies with all the survey requirements of Chapter 177, Florida Statutes.

_____
Surveyor's Signature Date

BILL H. HYATT
Surveyor's Name

LS 4636
Surveyor's Registration Number

Deal Land Surveying, LLC
Legal Entity's Name

L.B. 8121
Legal Entity's Certificate of Authorization Number

804 S French Avenue, Sanford, FL 32771
Legal Entity's Address

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, That on_____ the forgoing 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, 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.

_____
Mayor

Attest: _____
City Clerk

BY _____

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 _____

Document No. _____

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