506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

PHONE: 352/ 360-6727
FAX: 352/ 360-6652

Board Members:	Others:
John Schaller, Chairman Colin Crews Connie Bame Daniel Dicus Philip Purlee	Charlie Rector, Community Development Director Tracy Kelley, Administrative Assistant

AGENDA
SPECIAL MEETING
PLANNING & ZONING BOARD
February 12, 2015
6:00PM

I. **INVOCATION:**

II. **ROLL CALL:**

III. **MINUTES FROM PREVIOUS MEETING: Approve minutes from November 20, 2014**

IV. **OLD BUSINESS: None**

V. **NEW BUSINESS:**

A. Approve The Villages of Fruitland Park Final Plat Submittal
   a. Jackson Villas
   b. Leo Villas
   c. Unit 27

CITIZENS' COMMENTS:

Pursuant to FS 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the City of Fruitland Park Planning and Zoning Board. Accordingly, comments, questions, and concerns regarding items listed on this agenda shall be received at the time the Planning and Zoning Board addresses such items during this meeting. Pursuant to Resolution 2013-023, public comments are generally limited to three minutes.

BOARD MEMBERS' COMMENTS:

ADJOURNMENT:

506 WEST BERCKMAN STREET
FRUITLAND PARK, FL 34731

PHONE: 352/ 360-6727
FAX: 352/ 360-6652

Board Members:	Others:
John Schaller, Chairman Colin Crews Connie Bame Daniel Dicus Philip Purlee	Charlie Rector, Community Development Director Tracy Kelley, Administrative Assistant

MINUTES
PLANNING & ZONING BOARD
November 20, 2014
6:00PM

I. **INVOCATION:** Chairman John Schaller called the meeting to order at 6:00P.M. Chairman Schaller gave the invocation and led the pledge of allegiance.

II. **ROLL CALL**: All Board members present with exception of Daniel Dicus, and present CDD Rector and Assistant Kelley.

III. **MINUTES FROM PREVIOUS MEETING:** Approve minutes from September 4, 2014. Motion to approve Meeting Minutes from September 4, 2014, by Philip Purlee/Second by Colin Crews. Approved.

IV. **OLD BUSINESS:** None

V. **NEW BUSINESS:**

A. **Mirror Lake Village, ALT Key #1639794**
Owned by Fruitland Park, LLC (property formally known as Fruitland Estates, aka Atlantic Development) Rezoning from R2 (single family medium density residential) to PUD (planned unit development); representing the developer Mr. Jim Bartoe, Project Engineer, on behalf of Eric Peisner, applicant.

CDD Rector reviewed the submitted application and explained the PUD request to the planning board. Previously approved for single family attached housing (duplex style) the requested PUD would allow single family homes.

The plat layout would remain the same as before with interior lots 40ft wide and corner lots 60ft wide. The current layout of installed utilities and roads are for this standard. The setbacks would be front 30ft / rear 20ft / sides 5ft. The corner lots would be setback 20ft on outside corner with front 30ft. The homes would be a minimum of 1050 sq ft living area and include a minimum of a one car enclosed garage.

The developer will install 6ft privacy fence (vinyl or solid wall and maintained by HOA) along west property line and along east property line as shown on plan. Fence will be installed as stages are built-out. Urick Road will keep the tree lined natural buffering.

CDD Rector also pointed out the developer has agreed to install secured fenced improved storage area for parking of boats and RV's. The developer will include in HOA documents that NO PARKING of any boats, trailers, or RV's will be allowed in front of houses. Developer also will construct a playground with a gazebo, and playground equipment along secured fencing. Both storage yard and playground will have lighting and landscaping.

Chairman Schaller questioned the number of fire hydrants as he only saw (3) and CDD Rector stated that was correct, but that additional hydrants would be installed in the next phase and all would be looped connected in the development. Chairman Schaller asked about the proximity of the playground to the storage yard and would separation be landscaped, CDD Rector said both RV / boat storage yard and playground would be landscaped and secured separately.

Chairman Schaller asked about sidewalks and CDD Rector stated sidewalks were not being required in this development. (Note: In-between the P&Z meeting and followed by the City Commission Meeting, CDD Rector checked on sidewalk issue and sidewalks will be required on one side of the streets. City Commission was advised by the CDD of this fact. CDD Rector asked that this notation be included in these minutes.)

Board member Crews questioned a small area at east side of the development not identified, and CDD Rector and Mr. Bartoe clarified that was a utility easement, Board member Crews also asked about only (2) entrances into the development and CDD Rector said that was LDR requirements.

Board member Purlee questioned at the side setbacks and would measurement be from wall or roofline? CDD Rector said it was from wall which would put minimum of 10ft separation from homes which is in keeping with the City ISO rating.

CDD Rector recommended approval of rezoning from R2 to PUD and approval of the Master Development Agreement.

No further questions. Motion to approve Rezoning from R2 to PUD and approval of the Master Development Agreement for Mirror Lake Village by Connie Bame / second by Philip Purlee. Approved (4-0 with board member Daniel Dicus absent).

BOARD MEMBERS' COMMENTS: No additional comments

CITIZENS' COMMENTS: None

ADJOURNMENT: 6:18P.M.

Community Development Department
506 W. Berckman St.
Fruitland Park FL 34731
Tel. (352) 360-6727
Fax. (352) 360-6652

STAFF REPORT

Property: **The Villages of Fruitland Park**

Report: The Villages of Fruitland Park have submitted 3 sub-division plats for Final Approval and Recording. The Planning and Zoning Board have reviewed the plats during conceptual review and recommended approval to the City Commission.

The intent of the Villages of Fruitland Park Land Development Regulations was to make the Final Plat process not to involve the Planning and Zoning Board for a second time but that wording was not included in the LDR's that were approved by board and commission.

Therefore, this request is for **Unit 27, Leo Villas, and Jackson Villas** recommendation of **Approval** of the Final Plat and recording of documents. Also the approval for the Planning and Zoning Board Chairman to sign the Final Plat.

I also ask the Boards consideration to recommend approval of the change to the Villages of Fruitland Park Land Development Regulations that the Final Plat approval does not need to come back to the Planning and Zoning Board, but accepted by the City Commission. Planning and Zoning Board Chairman would be authorized to sign the Final Plat.

2-5-15

Charlie Rector, CDD date

From the Desk of:
Charlie Rector, Community Development Director
City of Fruitland Park

COVENANTS, RESTRICTIONS, OR REVERSIONARY INTERESTS THAT MAY BE ATTACHED TO THE PROPERTY SHOWN ON THIS PLAT ARE SET FORTH IN THE DECLARATION OF RESTRICTIONS AND OFFICIAL RECORDS BOOK ____, PAGE ____, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

NOTE:
THIS SUBDIVISION IS AN AGE-RESTRICTED COMMUNITY AS DESCRIBED BY THE DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 4337, PAGE 2442, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

VILLAGES OF FRUITLAND PARK JACKSON VILLAS

BEING A PORTION OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA.

SHEET 1 OF 2

PLAT BOOK _____

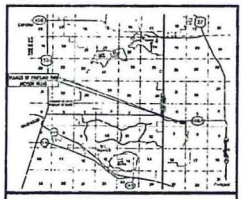
PAGE _____

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 6; THENCE N89°54'33"W, ALONG THE SOUTH LINE OF THE SAID SOUTHEAST 1/4 A DISTANCE OF 1,117.83 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N01°05'28"E, 777.56 FEET TO THE POINT OF BEGINNING; THENCE N01°13'11"E, 460.00 FEET; THENCE N00°45'43"E, 29.83 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 466-A AS DESCRIBED IN OFFICIAL RECORDS BOOK 497, PAGE 1980, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S35°14'31"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 734.36 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, RUN S00°45'42"W, 34.84 FEET; THENCE S01°12'11"W, 201.58 FEET; THENCE S06°47'49"E, 10.00 FEET; THENCE S01°12'11"W, 22.35 FEET; THENCE S43°12'29"W, 14.39 FEET; THENCE S48°31'02"E, 65.04 FEET; THENCE S40°10'41"W, 15.01 FEET; THENCE N48°31'02"W, 66.64 FEET; THENCE S41°26'58"W, 15.24 FEET; THENCE S82°10'43"W, 21.12 FEET; THENCE N07°19'17"W, 10.00 FEET; THENCE S82°10'43"W, 93.35 FEET; THENCE N00°47'49"W, 625.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.54 ACRES, MORE OR LESS.



VICINITY MAP

LEGEND

- = U.S. HIGHWAY
- = COUNTY ROAD
- = SECTION LINE AND NUMBER

54 LO'S - 7 TRACTS

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 AUTHENTICITY 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.

VILLAGES OF FRUITLAND PARK JACKSON VILLAS CONVEYANCE TO DISTRICT NO. 11

ALL ROADS, USE AND MAINTENANCE OF WHICH IS VESTED IN LAKE SUMTER, INC. (DEVELOPER) IN THE HOMEOWNERS ASSOCIATION, TRACTS A, B, C, D, E, F, G, H, AS SHOWN ON THE PLAT OF VILLAGES OF FRUITLAND PARK JACKSON VILLAS IN WHICH SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11 (DISTRICT), RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS THE RIGHT OF INGRESS OR ALL VEHICLES TO DRIVE AND WALK EXCLUSIVE OWNERS TO DELIVER ITS CONTINUALLY ESTABLISHED BY THE DEVELOPER, AND ALSO RESERVING UNTO THE DEVELOPER, ITS TRUSTEE, HEIRS, ESTATE, SUCCESSORS, AND ASSIGNS A PERPETUAL EASEMENT FOR ACCESS AND POWER AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS OR OTHER UTILITIES, IRRIGATION, WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, SIGNAGE FACILITIES, GOLF CART PATHS, DRAINAGE, GOLF CART CROSSES AND ALSO PARKING SPACE, IF ANY, WHICH IS SUBJECT TO THE RESTRICTION SHALL NOT BE REPRESENTATION FACILITIES INCLUDING BUT NOT LIMITED TO SIGNS, PATHS, GOLF CART PATHS, BIKE PATHS OR PEDESTRIAN PATHS SHALL BE CONSTRUCTED UNDER THE DISTRICT BY PROCURING THE DESIGNATION CONTAINED ON THIS PLAT, RECEIVED THE CONSTRUCTION AND SUBJECT TO WARRANTY THE HOMEOWNERS AND ALL TRACTS LISTED ABOVE PERPETUALLY AND HOMEOWNERS AND HOMES TO THE RESTRICTIONS AND OBLIGATIONS SET FORTH ABOVE.

WITNESSES:
(1) Deborah Bryer
SIGNATURE
Deborah Bryer
PRINT NAME
(2) Kate Dietrich
SIGNATURE
Kate Dietrich
PRINT NAME

BY: VILLAGES OF FRUITLAND PARK, INC.
Martin L. Deuce V.P.
PRINT NAME / TITLE

STATE OF FLORIDA COUNTY OF Sumter
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF February, 2015, BY Martin L. Deuce AS THE VICE President OF THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DID NOT TAKE AN OATH.
Kate A. Dietrich
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME Kate A. Dietrich
TYPE OF IDENTIFICATION USED PERSONALLY KNOWN

DEDICATION

VILLAGES OF FRUITLAND PARK JACKSON VILLAS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION (DEVELOPER), HAS CAUSED TO BE MADE THIS PLAT OF VILLAGES OF FRUITLAND PARK JACKSON VILLAS, A SUBDIVISION OF LAND WITHIN DESIGNATED AND KNOWN VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11 (DISTRICT) AS SHOWN IN THE SUBJECT PLAT OF VILLAGES RECORDED HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, AND DOES HEREBY DEDICATE TO THE RESIDENTS OF THE DISTRICT, THE ROADWAYS, TRACTS "A", "B" & "C" DRAINAGE EASEMENT FOR ROADWAY, AND EASEMENTS SHOWN ON THE PLAT FOR THE USE OF THE RESIDENTS OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11, AND HEREBY DEDICATES THE ROADWAYS DEPICTED AND DESCRIBED HEREON TO THE PERPETUAL USE OF THE RESIDENTS OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11 AND THE PUBLIC. THE ROADWAYS HEREIN ARE SUBJECT TO THE PERPETUAL RIGHT OF INGRESS AND EGRESS BY NEW ROADS, WAYFIRE AND METERED AND BUSE PROVIDERS OF SANITATION, POSTAL, FIRE AND LAW ENFORCEMENT, EMERGENCY MEDICAL SERVICES, THEIR VEHICLES AND PERSONNEL, AND TRAVELS IN AND AS NEEDED EASEMENTS. THE ROADWAYS SHALL BE OF THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11, THE CITY OF FRUITLAND PARK SHALL HAVE NO RESPONSIBILITY OR OBLIGATION WHATSOEVER REGARDING SUCH ROADWAYS OR TRACTS OR EASEMENTS DEDICATED, THE UNDERSIGNED OWNERS HEREBY SET FORTH AND DEDICATE THE LANDS SHOWN.

WITNESSES:
(1) Deborah Bryer
SIGNATURE
Deborah Bryer
PRINT NAME
(2) Kate Dietrich
SIGNATURE
Kate Dietrich
PRINT NAME

THE VILLAGES OF LAKE-SUMTER, INC.
BY: Martin L. Deuce V.P.
PRINT NAME / TITLE

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11
BY: Nancy H. Shump
Vice Chairman
PRINT NAME / TITLE

(1) Nancy H. Shump
SIGNATURE
Nancy H. Shump
PRINT NAME
(2) Lisa Carnes
SIGNATURE
Lisa Carnes
PRINT NAME

STATE OF FLORIDA, COUNTY OF Sumter
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF Feb, 2015, BY Martin L. Deuce AS THE VICE President OF THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DID NOT TAKE AN OATH.
Kate A. Dietrich
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME Kate A. Dietrich SERIAL / COMM. NO. EE036545
TYPE OF IDENTIFICATION PRODUCED PERSONALLY KNOWN

STATE OF FLORIDA, COUNTY OF Sumter
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF Feb, 2015, BY Nancy H. Shump AS THE VICE President OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11 AND DID NOT TAKE AN OATH.
Nancy H. Shump
NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME Nancy H. Shump SERIAL / COMM. NO. FF008543
TYPE OF IDENTIFICATION PRODUCED PERSONALLY KNOWN

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING BOARD

EXAMINED AND APPROVED _____ DATE _____

CERTIFICATE OF APPROVAL BY CITY COMMISSION

THIS IS TO CERTIFY THAT ON _____, 20____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF FRUITLAND PARK, FLORIDA. THE CITY ACCEPTS THE DEDICATION OF THE ROADWAYS BUT IS NOT RESPONSIBLE FOR MAINTENANCE OF IMPROVEMENTS OF SAME.

MAYOR _____

ATTEST _____

CITY CLERK _____

APPROVED AS TO FORM AND LEGAL SUFFICIENCY _____

CITY ATTORNEY _____

SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON 12/18, 2014, SHE COMPLETED THE SURVEY OF THE LANDS AS SHOWN ON THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND EACH P.C.P. WILL BE SET AS SHOWN THEREON WITHIN ONE YEAR OF THE PLAT RECORDING DATE AS REQUIRED BY CHAPTER 177, PART I, (PLATTING) FLORIDA STATUTES AND SUBDIVISIONS AND PLATTING; AND THAT SAID LAND IS LOCATED IN FRUITLAND PARK, FLORIDA.

FARMER, DARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

Kate A. Jackson
KATE A. JACKSON
REGISTERED PLS NO. 5312
2/4/15
DATE

SEAL

RECORD PLAT REVIEW STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR COMPLIANCE TO CHAPTER 177 FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER. THIS REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SIGNATURE _____ DATE _____

PRINT NAME _____ REGISTRATION NO. _____

SEAL

CLERK'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF LAKE

I, CLERK OF THE CIRCUIT COURT OF LAKE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF VILLAGES OF FRUITLAND PARK JACKSON VILLAS AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD THIS ____ DAY OF _____, 20____, AND RECORDED ON PAGE _____ OF PLAT BOOK _____ IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT, LAKE COUNTY, FLORIDA.

BY _____
CLERK OF CIRCUIT COURT, LAKE COUNTY, FLORIDA

SEAL

PREPARED BY:
FARMER DARLEY & ASSOCIATES, INC. — CONSULTING ENGINEERS & SURVEYORS & PLANNERS — LB 4709
4508 N.E. 83rd ROAD • WILDWOOD, FL 34785 • (352) 748-3016

VILLAGES OF FRUITLAND PARK
JACKSON VILLAS

SHEET 2 OF 2

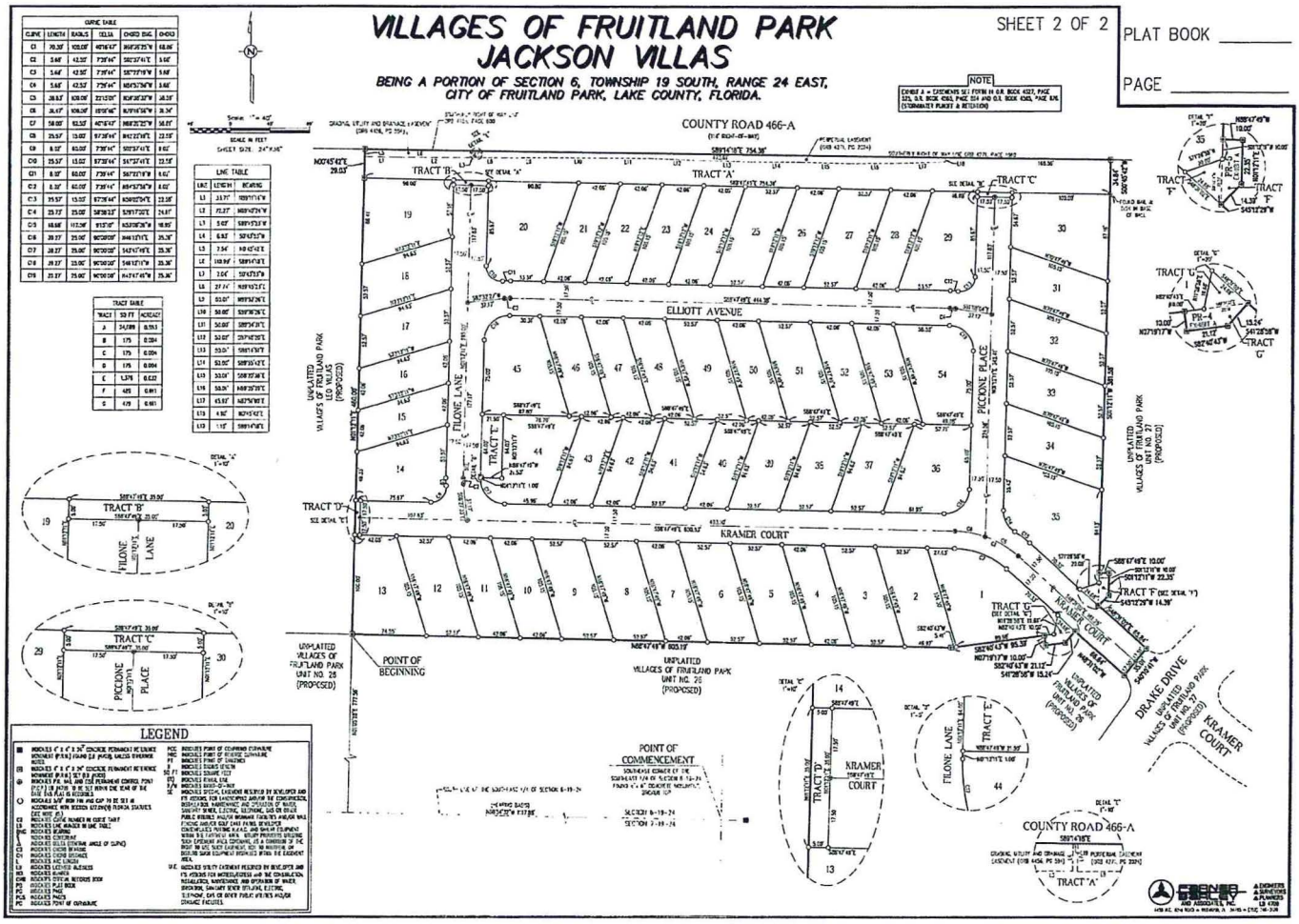
PLAT BOOK _____

PAGE _____

BEING A PORTION OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA.

NOTE

EXHIBIT A = EASEMENTS SEE FORM IN O.R. BOOK 4327, PAGE 323, O.R. BOOK 4343, PAGE 334 AND O.R. BOOK 4365, PAGE 876, (TEMPORARY PURSUT & RETENTION)



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEAR.	CHORD
C1	70.39'	100.00'	40°16'47"	N60°25'25"W	68.96'
C2	3.68'	42.00'	7°31'44"	S82°37'41"E	3.68'
C3	3.68'	42.00'	7°31'44"	S82°37'41"W	3.68'
C4	3.68'	42.00'	7°31'44"	N82°37'41"W	3.68'
C5	38.83'	108.00'	20°12'00"	N69°38'28"W	38.33'
C6	31.47'	108.00'	16°41'46"	N39°41'56"W	31.36'
C7	58.00'	92.50'	40°16'47"	N60°25'25"W	56.81'
C8	25.53'	13.00'	97°28'44"	N42°37'41"E	22.55'
C9	8.18'	42.00'	7°31'44"	S82°37'41"E	8.17'
C10	25.53'	13.00'	97°28'44"	S47°37'41"E	22.55'
C11	8.18'	42.00'	7°31'44"	S82°37'41"W	8.17'
C12	8.18'	42.00'	7°31'44"	N89°53'58"W	8.17'
C13	39.53'	13.00'	87°36'44"	N38°05'56"E	23.38'
C14	23.73'	25.00'	54°36'13"	S39°17'22"E	24.87'
C15	18.68'	112.50'	9°13'10"	N33°08'38"W	18.65'
C16	39.27'	25.00'	90°00'00"	N44°12'01"E	35.36'
C17	39.27'	25.00'	90°00'00"	S45°47'59"E	35.36'
C18	39.27'	25.00'	90°00'00"	S44°12'01"W	35.36'
C19	39.27'	25.00'	90°00'00"	N45°47'59"W	35.36'

LINE TABLE		
LINE	LENGTH	BEARING
L1	2.17'	S89°17'11"W
L2	72.27'	N00°42'24"W
L3	5.00'	S89°17'11"W
L4	6.83'	S0°42'11"W
L5	7.54'	N0°42'11"E
L6	110.94'	S89°17'11"E
L7	7.00'	S0°42'11"W
L8	27.71'	N89°53'21"E
L9	50.00'	N89°53'21"E
L10	50.00'	S89°36'26"E
L11	50.00'	S89°56'31"E
L12	50.00'	S89°56'31"E
L13	50.00'	S89°56'31"E
L14	50.00'	S89°56'31"E
L15	50.00'	S89°56'31"E
L16	50.00'	N89°56'31"W
L17	45.00'	N82°56'31"W
L18	4.00'	N0°42'11"E
L19	1.00'	S89°17'11"E

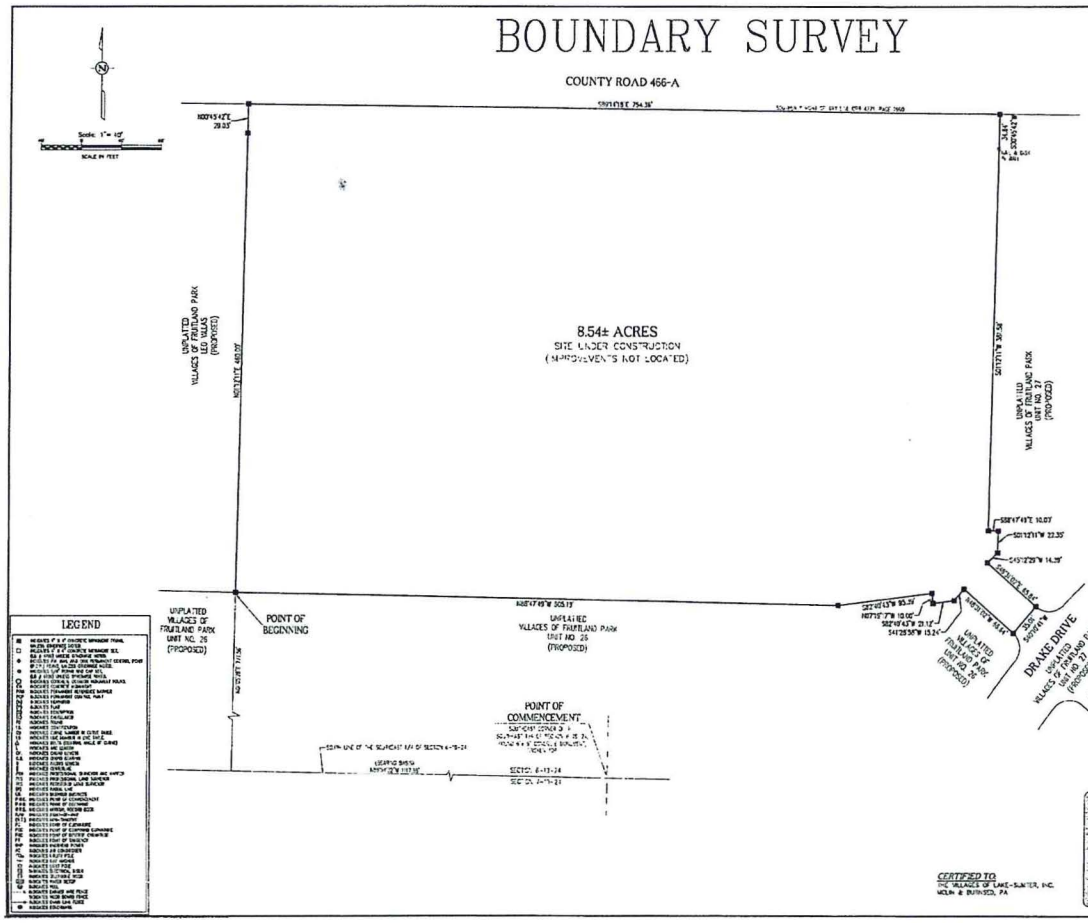
TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	34,089	0.783
B	175	0.004
C	175	0.004
D	175	0.004
E	1,575	0.036
F	425	0.010
G	425	0.010

LEGEND

- ■ INDICATES 4" X 4" X 36" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) FOUND (U.S. INCHES) UNLESS OTHERWISE NOTED
- (B) INDICATES 4" X 4" X 36" CONCRETE PERMANENT REFERENCE MONUMENT (PRM) SET (U.S. INCHES)
- ⊕ INDICATES P.R.M. AND THE PERMANENT CONTROL POINT (PCP) (LB NUM. 7) WE SET WITH THE SEAL OF THE LAND SURVEYOR IN RESPONSIBLE
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES (SEE NOTE #7)
- (1) INDICATES CURVE NUMBER IN CURVE TABLE
- (1) INDICATES LINE NUMBER IN LINE TABLE
- (BRG) INDICATES BEARING
- (R) INDICATES CENTERLINE
- (Δ) INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- (CH) INDICATES CHORD BEARING
- (CH) INDICATES CHORD DISTANCE
- (L) INDICATES ARC LENGTH
- (LB) INDICATES LICENSED BUSINESS
- (R) INDICATES RADIUS
- (PB) INDICATES PLAT BOOK
- (PG) INDICATES PLAT PAGE
- (PL) INDICATES PLACE
- (PG) INDICATES PAGE
- (PC) INDICATES POINT OF CURVATURE
- (PCC) INDICATES POINT OF COMPOUND CURVATURE
- (PRC) INDICATES POINT OF REVERSE CURVATURE
- (PT) INDICATES POINT OF TANGENCY
- (SQ. FT.) INDICATES SQUARE FEET
- (SY) INDICATES SQUARE YARD
- (S/N) INDICATES SEE NOTE
- (D.E.) INDICATES SPECIAL EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES, WITHOUT WARRANTY FOR ITS AND/OR WALL FENCING AND/OR SIGN TAKE PAINS DEVELOPER CONTINUES PAYING D.E.A.D. AND SIMILAR EQUIPMENT WITHIN THE PARTICULAR AREA. UTILITY PROPERTY OWNERS SEE EASEMENT AREA CONTAINS, AS A CONDITION OF THE RIGHT OF USE SUCH EASEMENT, NOT TO INTERFERE OR DESTROY SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.
- U.E. INDICATES UTILITY EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS FOR INCREDIBLE AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF WATER, SANITARY SEWER, TELEPHONE, ELECTRIC, GAS OR OTHER PUBLIC UTILITIES AND/OR STORAGE FACILITIES.

CHENEY & ASSOCIATES, INC.
AND ASSOCIATES, INC.
ENGINEERS & SURVEYORS & PLANNERS
LB 4709

BOUNDARY SURVEY



LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 6; THENCE N89°54'28"W, ALONG THE SOUTH LINE OF THE SAID SOUTHEAST ¼ A DISTANCE OF 1,317.88 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°05'31"E, 277.54 FEET TO THE POINT OF BEGINNING; THENCE N89°54'29"E, 460.00 FEET; THENCE N00°54'42"E, 29.03 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 466-A AS DESCRIBED IN OFFICIAL RECORDS BOOK 4371, PAGE 1955, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°54'18"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 254.36 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE RUN S22°43'43"W, 34.84 FEET; THENCE S01°17'17"W, 201.55 FEET; THENCE S89°47'49"E, 140.00 FEET; THENCE S01°17'17"W, 22.35 FEET; THENCE S45°12'28"W, 14.39 FEET; THENCE S49°12'28"W, 65.84 FEET; THENCE S40°12'54"W, 28.03 FEET; THENCE N49°12'02"W, 56.84 FEET; THENCE S41°28'28"W, 15.24 FEET; THENCE S89°47'43"W, 21.12 FEET; THENCE N01°17'17"W, 10.00 FEET; THENCE S82°47'43"W, 85.36 FEET; THENCE N89°47'49"E, 605.19 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.54 ACRES, MORE OR LESS.

NOTES:

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON THE PARTIES NAMED HEREON.
3. THERE ARE NO EASEMENTS OR ENCROACHMENTS VISIBLE ON THE GROUND UNLESS THAT SHOWN HEREON.
4. THE DESCRIPTION WAS CREATED FOR THIS SURVEY.
5. BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST AS BEING N89°54'28"W.
6. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
7. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD.

LEGEND

IR	INDICATES 5/8" x 18" CONCRETE MONUMENT FOUND, NO LEGIBLE CAP
CM	INDICATES 4"x4" CONCRETE MONUMENT N.G.
●	INDICATES 5/8" x 18" IRON ROD WITH CAP STAMPED "PARNER BARLEY" (UNLESS OTHERWISE NOTED)
⊙	INDICATES 1/2" FOUND, UNLESS OTHERWISE NOTED
○	INDICATES 1/2" FOUND AND CAP N.G.
PK	INDICATES PARKER KALON NAIL
CP	INDICATES CONCRETE PANEL
PRM	INDICATES PERMANENT REFERENCE MONUMENT
PCP	INDICATES PERMANENT CONTROL POINT
FND	INDICATES FOUND
SET	INDICATES SET
CALC	INDICATES CALCULATED
CONC	INDICATES CONCRETE
(R)	INDICATES RECORD
(M)	INDICATES MEASURED
(D)	INDICATES DEED
(P)	INDICATES PLAT
(C)	INDICATES CALCULATED
(F)	INDICATES FIELD
(S)	INDICATES SURVEY
(R/M)	INDICATES RECORD AND MEASURED
(R/C)	INDICATES RECORD AND CALCULATED
(R/D)	INDICATES RECORD AND DEED
(R/P)	INDICATES RECORD AND PLAT
(R/S)	INDICATES RECORD AND SURVEY
(M/D)	INDICATES MEASURED AND DEED
(M/P)	INDICATES MEASURED AND PLAT
(M/S)	INDICATES MEASURED AND SURVEY
(C/D)	INDICATES CALCULATED AND DEED
(C/P)	INDICATES CALCULATED AND PLAT
(C/S)	INDICATES CALCULATED AND SURVEY
(F/D)	INDICATES FIELD AND DEED
(F/P)	INDICATES FIELD AND PLAT
(F/S)	INDICATES FIELD AND SURVEY
(D/P)	INDICATES DEED AND PLAT
(D/S)	INDICATES DEED AND SURVEY
(P/S)	INDICATES PLAT AND SURVEY
(R/M/D)	INDICATES RECORD, MEASURED AND DEED
(R/M/P)	INDICATES RECORD, MEASURED AND PLAT
(R/M/S)	INDICATES RECORD, MEASURED AND SURVEY
(R/C/D)	INDICATES RECORD, CALCULATED AND DEED
(R/C/P)	INDICATES RECORD, CALCULATED AND PLAT
(R/C/S)	INDICATES RECORD, CALCULATED AND SURVEY
(R/F/D)	INDICATES RECORD, FIELD AND DEED
(R/F/P)	INDICATES RECORD, FIELD AND PLAT
(R/F/S)	INDICATES RECORD, FIELD AND SURVEY
(M/C/D)	INDICATES MEASURED, CALCULATED AND DEED
(M/C/P)	INDICATES MEASURED, CALCULATED AND PLAT
(M/C/S)	INDICATES MEASURED, CALCULATED AND SURVEY
(M/F/D)	INDICATES MEASURED, FIELD AND DEED
(M/F/P)	INDICATES MEASURED, FIELD AND PLAT
(M/F/S)	INDICATES MEASURED, FIELD AND SURVEY
(C/F/D)	INDICATES CALCULATED, FIELD AND DEED
(C/F/P)	INDICATES CALCULATED, FIELD AND PLAT
(C/F/S)	INDICATES CALCULATED, FIELD AND SURVEY
(R/M/C/D)	INDICATES RECORD, MEASURED, CALCULATED AND DEED
(R/M/C/P)	INDICATES RECORD, MEASURED, CALCULATED AND PLAT
(R/M/C/S)	INDICATES RECORD, MEASURED, CALCULATED AND SURVEY
(R/M/F/D)	INDICATES RECORD, MEASURED, FIELD AND DEED
(R/M/F/P)	INDICATES RECORD, MEASURED, FIELD AND PLAT
(R/M/F/S)	INDICATES RECORD, MEASURED, FIELD AND SURVEY
(R/C/F/D)	INDICATES RECORD, CALCULATED, FIELD AND DEED
(R/C/F/P)	INDICATES RECORD, CALCULATED, FIELD AND PLAT
(R/C/F/S)	INDICATES RECORD, CALCULATED, FIELD AND SURVEY
(M/C/F/D)	INDICATES MEASURED, CALCULATED, FIELD AND DEED
(M/C/F/P)	INDICATES MEASURED, CALCULATED, FIELD AND PLAT
(M/C/F/S)	INDICATES MEASURED, CALCULATED, FIELD AND SURVEY
(R/M/C/F/D)	INDICATES RECORD, MEASURED, CALCULATED, FIELD AND DEED
(R/M/C/F/P)	INDICATES RECORD, MEASURED, CALCULATED, FIELD AND PLAT
(R/M/C/F/S)	INDICATES RECORD, MEASURED, CALCULATED, FIELD AND SURVEY

4-2-15
DATE

SHEET 1 OF 1

CLIENT	VILLAGES OF LAKE SUMTER, INC.
JOB NO.	2011-10.2013
DATE	10-16-14 FIELD
DRAWN BY	CHECKED BY
REVISIONS	DATE

BOUNDARY SURVEY
IN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA
VILLAGES OF FRUITLAND PARK
JACKSONVILLE

PARNER BARLEY AND ASSOCIATES, INC.
LICENSED BUSINESS NUMBER 6700
A SURVEYOR & MAPPER
A PLANNER
LB 6700

CERTIFIED TO:
THE VILLAGES OF LAKE-SUMTER, INC.
MOLIN & BURNSED, PA

COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 4537, PAGE 2442 AND OFFICIAL RECORDS BOOK ___ PAGE ___

NOTE:
THIS SUBDIVISION IS AN AGE-RESTRICTED COMMUNITY AS DESCRIBED BY THE DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 4537, PAGE 2442, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

VILLAGES OF FRUITLAND PARK LEO VILLAS

BEING A PORTION OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA.

PLAT BOOK ________

PAGE ________

VICINITY MAP

LEGEND

= U.S. HIGHWAY — = COUNTY ROAD — 27|26 / 34|35 = SECTION LINE AND NUMBER

69 LOTS - 7 TRACTS

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.

NOTES:

1) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE SOUTH LINE OF THE SE 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST AS BEING N89°54'32"W.

2) ALL PLATTED UTILITY 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.

3) ALL DISTANCES SHOWN ARE IN FEET.

4) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

6) P.C.P.'S WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8) THE PLAT INCLUDES 2,270 LINEAR FEET OF PLATTED STREETS, ALL OF WHICH ARE "MINOR LOCAL" AS SET FORTH IN THE LAND DEVELOPMENT DESIGN CRITERIA FOR THE VILLAGES OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT.

9) TRACTS "D", "E", "F" AND "G" ARE FOR PERPETUAL OPEN SPACE, UPON WHICH NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER, EXCEPT INGRESS AND EGRESS SHALL BE PERMITTED FOR MAINTENANCE PURPOSES.

10) TRACTS "A" AND "B" ARE FOR OPEN SPACE, RECREATION AREA AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, IRRIGATION, WATER AND WASTEWATER OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE.

11) TRACT "D" IS FOR TEMPORARY VEHICULAR PARKING AND IS SUBJECT TO A BLANKET EASEMENT FOR UTILITIES.

12) THE DISTRICT FINDS IT IN THE PUBLIC INTEREST, AND HEREBY AGREES TO PROVIDE THE FOLLOWING SERVICES: (A) MAINTENANCE AND REPAIR OF AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, THE SUBDIVISION OR THE PUBLIC; (B) WATER, SEWER, GARBAGE, ELECTRICAL, LIGHTING, TELEPHONE, GAS AND OTHER NECESSARY UTILITY SERVICE FOR AREAS OWNED BY THE DISTRICT OR DEDICATED TO THE USE AND ENJOYMENT OF THE RESIDENTS OF THE DISTRICT, SUBDIVISION, OR THE PUBLIC; (C) MAINTENANCE AND REPAIR TO ROADS WITHIN THE SUBDIVISION OWNED BY THE DISTRICT; (D) MAINTENANCE AND REPAIR OF THE STORM WATER RUNOFF DRAINAGE SYSTEM INCLUDING DRAINAGE EASEMENTS AND DRAIN PIPES; (E) MAINTENANCE AND REPAIR TO THE TOP AND EXTERIOR OF THE SECURITY WALL /FENCES RUNNING ALONG THE SOUTHEASTERLY PORTION OF HOMESITE # 1 AND THE WESTERLY PORTION OF HOMESITES # 1 THROUGH 7 AND ALONG THE NORTHERLY PORTION OF HOMESITES # 18 THROUGH 25 AND RUNNING ALONG THE SOUTHERLY PORTION OF HOMESITE # 45, UNLESS SUCH MAINTENANCE OBLIGATION IS OTHERWISE ASSUMED BY THE ADJOINING LAND OWNER; AND (F) MAINTENANCE AND REPAIR TO THAT PORTION OF THE SAID FENCE ABUTTING AND FACING THE TRACT WITHIN THE SUBDIVISION RESERVED FOR TEMPORARY VEHICULAR PARKING.

13) "HOMESITE" AS USED ABOVE IS SYNONYMOUS WITH "LOT", WHICH ARE THE NUMBERED AREAS ON THIS PLAT.

14) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

15) EASEMENTS, RESERVATIONS AND PROVISIONS MAY APPEAR IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED SUBSEQUENT TO THE RECORDING OF THIS PLAT.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF AFORESAID SECTION 6; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 6 RUN N89°54'32"W A DISTANCE OF 1117.87 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N0°05'28"E A DISTANCE OF 777.55 FEET TO THE POINT OF BEGINNING; THENCE N89°47'49"W A DISTANCE OF 620.28 FEET; THENCE S00°38'44"W A DISTANCE OF 40.00 FEET; THENCE N89°47'49"W A DISTANCE OF 50.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 114.00 FEET; THENCE RUN SOUTHWESTERLY A DISTANCE OF 161.97 FEET ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 81°24'27"; THENCE ALONG A NON-TANGENT LINE RUN N55°14'40"W A DISTANCE OF 140.73 FEET; THENCE N24°45'06"E A DISTANCE OF 74.11 FEET; THENCE N14°27'39"E A DISTANCE OF 58.54 FEET; THENCE N04°28'24"E A DISTANCE OF 43.08 FEET; THENCE N00°28'16"W A DISTANCE OF 177.53 FEET TO THE SOUTHEAST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2202, PAGE 179, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID PROPERTY RUN N00°38'44"E A DISTANCE OF 295.93 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 466A AS DESCRIBED IN OFFICIAL RECORDS BOOK 4271, PAGE 1660, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID RIGHT-OF-WAY LINE RUN S89°14'18"E A DISTANCE OF 860.79 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN S00°45'47"W A DISTANCE OF 29.03 FEET; THENCE S01°21'11"W A DISTANCE OF 450.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.31 ACRES, MORE OR LESS

DEDICATION

VILLAGES OF FRUITLAND PARK LEO VILLAS

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION (DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT OF VILLAGES OF FRUITLAND PARK LEO VILLAS, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11 (DISTRICT) AS OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED HEREON AND HEREBY DEDICATES TRACTS "D", "E", "F" & "G" TO THE PERPETUAL USE OF THE RESIDENTS OF VILLAGES OF FRUITLAND PARK LEO VILLAS, SUBJECT TO AN EASEMENT FOR UTILITIES, AND HEREBY DEDICATES TRACTS "A", "B" & "C" DEPICTED HEREON TO THE PERPETUAL USE OF THE RESIDENTS OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11; AND HEREBY DEDICATES THE ROADWAYS DEPICTED AND DESCRIBED HEREON TO THE PERPETUAL USE OF THE RESIDENTS OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11 AND THE PUBLIC. THE ROADWAYS, HOWEVER, ARE SUBJECT TO THE PERPETUAL RIGHT OF INGRESS AND EGRESS BY THEIR TENANTS, INVITEES AND LICENSEES AND THOSE PROVIDERS OF SANITATION, POSTAL, FIRE AND LAW ENFORCEMENT, EMERGENCY MEDICAL SERVICES, THEIR VEHICLES AND PERSONNEL, AND SUBJECT TO USE AS UTILITY EASEMENTS. THE ROADWAYS SHALL BE OF THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11. THE CITY OF FRUITLAND PARK SHALL HAVE NO RESPONSIBILITY, DUTY OR LIABILITY WHATSOEVER REGARDING SUCH STREETS OR TRACTS. IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HERETO SET THEIR HAND AND SEAL ON THE DATES BELOW.

WITNESSES:
(1) *Deborah Baker* — SIGNATURE; *Deborah Baker* — PRINT NAME
(2) *Rita Deitrich* — SIGNATURE; *Rita Deitrich* — PRINT NAME

THE VILLAGES OF LAKE-SUMTER, INC.
BY *[signature]* — SIGNATURE
Martin L. Dzuro, V.P. — PRINT NAME / TITLE

(1) *Nancy A. Shump* — SIGNATURE; *Nancy A. Shump* — PRINT NAME
(2) *Lisa Carnes* — SIGNATURE; *Lisa Carnes* — PRINT NAME

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11
BY *[signature]* — SIGNATURE
Daniel Sprung / Vice Chairman — PRINT NAME / TITLE

STATE OF FLORIDA, COUNTY OF *Sumter*
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *3rd* DAY OF *Feb.* 20*15*, BY *Martin L. Dzuro* THE *Vice President* OF THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DID NOT TAKE AN OATH.
Rita A. Deitrich — NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME *Rita A. Deitrich* SERIAL / COMM. NO *EE843615*
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN ✓

STATE OF FLORIDA, COUNTY OF *Sumter*
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *3rd* DAY OF *Feb.* 20*15*, BY *Daniel Sprung* THE *Vice-Chairman* OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11 AND DID NOT TAKE AN OATH.
Nancy A. Shump — NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME *Nancy A. Shump* SERIAL / COMM. NO *FF008543*
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

VILLAGES OF FRUITLAND PARK LEO VILLAS
CONVEYANCE TO DISTRICT NO. 11

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES OF LAKE-SUMTER, INC. (DEVELOPER) IN THE ROADWAYS AND TRACTS "A", "B", "C", "D", "E", "F" & "G" AS SHOWN ON THE PLAT OF VILLAGES OF FRUITLAND PARK LEO VILLAS IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11 (DISTRICT), RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS THE RIGHT OF APPROVAL OF ALL CHANGES TO SIGNAGE AND WALLS (INCLUDING CHANGES TO COLOR) AS ORIGINALLY CONSTRUCTED BY THE DEVELOPER, AND ALSO RESERVING UNTO THE DEVELOPER, ITS TENANTS, INVITEES, GUESTS, SUCCESSORS, HEIRS AND ASSIGNS A PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS OR OTHER UTILITIES, IRRIGATION, WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, GOLF CART PATHS, SIGNAGE, GOLF CART BRIDGES AND AERIAL FAIRWAYS. TRACT "C" IS FURTHER SUBJECT TO THE RESTRICTION THAT NO TRANSPORTATION FACILITIES INCLUDING, BUT NOT LIMITED TO ROADS, PATHS, GOLF CART PATHS, BIKE PATHS OR PEDESTRIAN PATHS SHALL BE CONSTRUCTED THEREON. THE DISTRICT BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN THE ROADWAYS AND ALL TRACTS LISTED ABOVE PERPETUALLY AND ACKNOWLEDGES AND AGREES TO THE RESTRICTIONS AND LIMITATIONS SET FORTH ABOVE.

WITNESSES AS TO ALL:
Deborah Baker — SIGNATURE; *Deborah Baker* — PRINT NAME
Rita Deitrich — SIGNATURE; *Rita Deitrich* — PRINT NAME

THE VILLAGES OF LAKE-SUMTER, INC.
BY *[signature]* — SIGNATURE
Martin L. Dzuro, V.P. — PRINT NAME / TITLE

STATE OF FLORIDA, COUNTY OF *Sumter*
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS *3rd* DAY OF *February* 20*15* BY *Martin L. Dzuro* THE *Vice President* OF THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DID NOT TAKE AN OATH.
Rita A. Deitrich — NOTARY PUBLIC
PRINT NAME *Rita A. Deitrich*
MY COMMISSION EXPIRES *11-12-16*
SERIAL / COMMISSION NUMBER *EE843615*
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN ✓

CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING BOARD

EXAMINED AND APPROVED ____________ DATE ________

CERTIFICATE OF APPROVAL BY CITY COMMISSION

THIS IS TO CERTIFY THAT ON ____________, 20___, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF FRUITLAND PARK, FLORIDA. THE CITY ACCEPTS THE DEDICATION OF THE ROADWAYS BUT IS NOT RESPONSIBLE FOR MAINTENANCE OF IMPROVEMENTS OF SAME.

________ MAYOR

ATTEST:

________ CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

________ CITY ATTORNEY

SEAL

RECORD PLAT REVIEW STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER, PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

________ SIGNATURE ________ DATE

________ PRINT NAME ________ REGISTRATION NO.

SEAL

CLERK'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF LAKE

I, CLERK OF THE CIRCUIT COURT OF LAKE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF VILLAGES OF FRUITLAND PARK LEO VILLAS AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD THIS ___ DAY OF ________, 20___ AND RECORDED ON PAGES ______ OF PLAT BOOK ______ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF LAKE COUNTY, FLORIDA

BY ____________
CLERK OF CIRCUIT COURT, LAKE COUNTY, FLORIDA.

SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON *12/18* 20*14* SHE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND EACH P.C.P. WILL BE SET AS SHOWN THEREON WITHIN ONE YEAR OF THE PLAT RECORDING DATE AS REQUIRED BY CHAPTER 177, PART I (PLATTING) FLORIDA STATUTES AND SUBDIVISIONS AND PLATTING, AND THAT SAID LAND IS LOCATED IN FRUITLAND PARK, FLORIDA

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

[signature] — KATIE A. JAMESON, REGISTRATION NO. 5012 — *2/4/15* DATE

SEAL

PREPARED BY:
FARNER BARLEY AND ASSOCIATES, INC.
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS
LB 4709
4450 N.E. 83rd ROAD • WILDWOOD, FL 34785 • (352) 748-3126

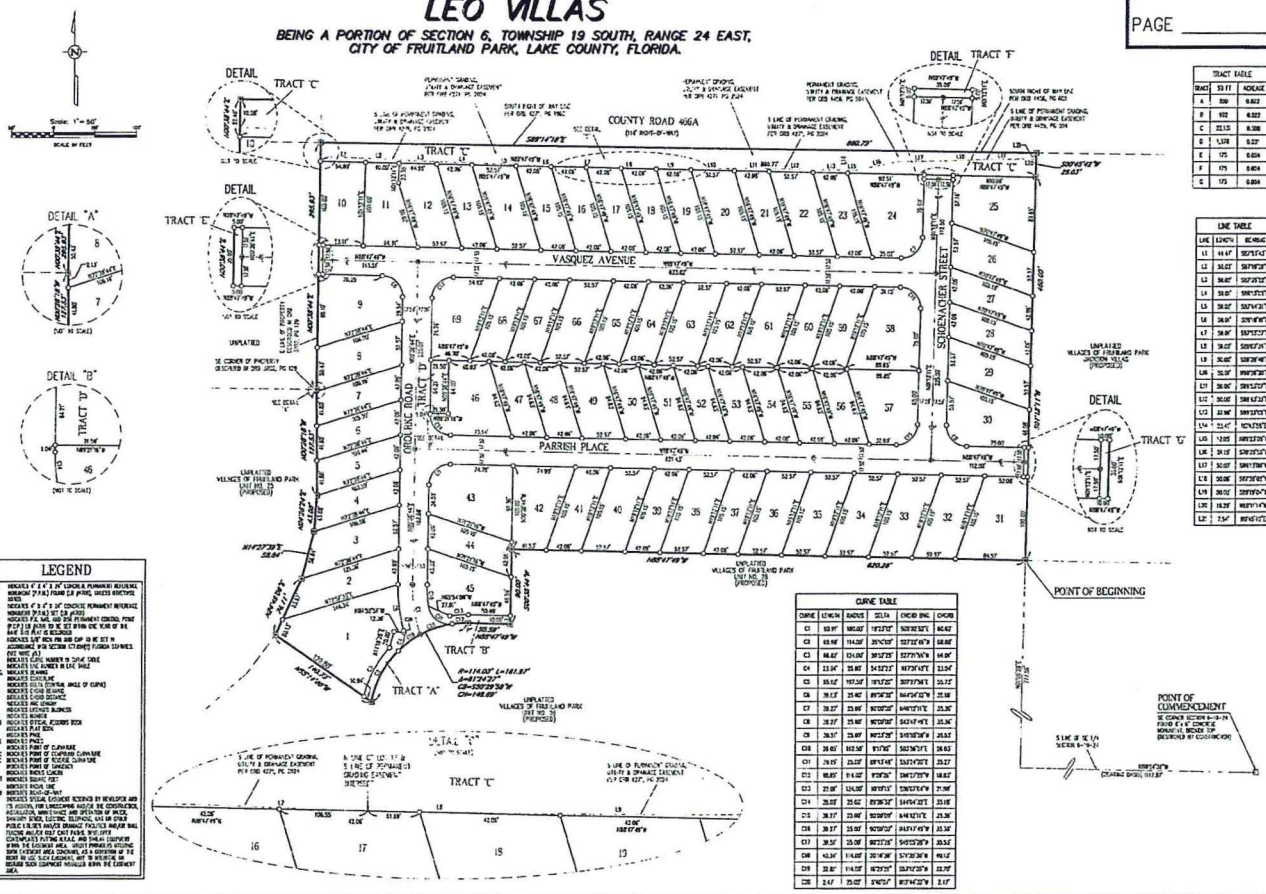
SHEET 2 OF 2

PLAT BOOK _____

PAGE _____

VILLAGES OF FRUITLAND PARK
LEO VILLAS

BEING A PORTION OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA.



TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	[illegible]	0.802
B	932	0.022
C	22,135	0.508
D	1,378	0.032
E	175	0.004
F	175	0.004
G	175	0.004

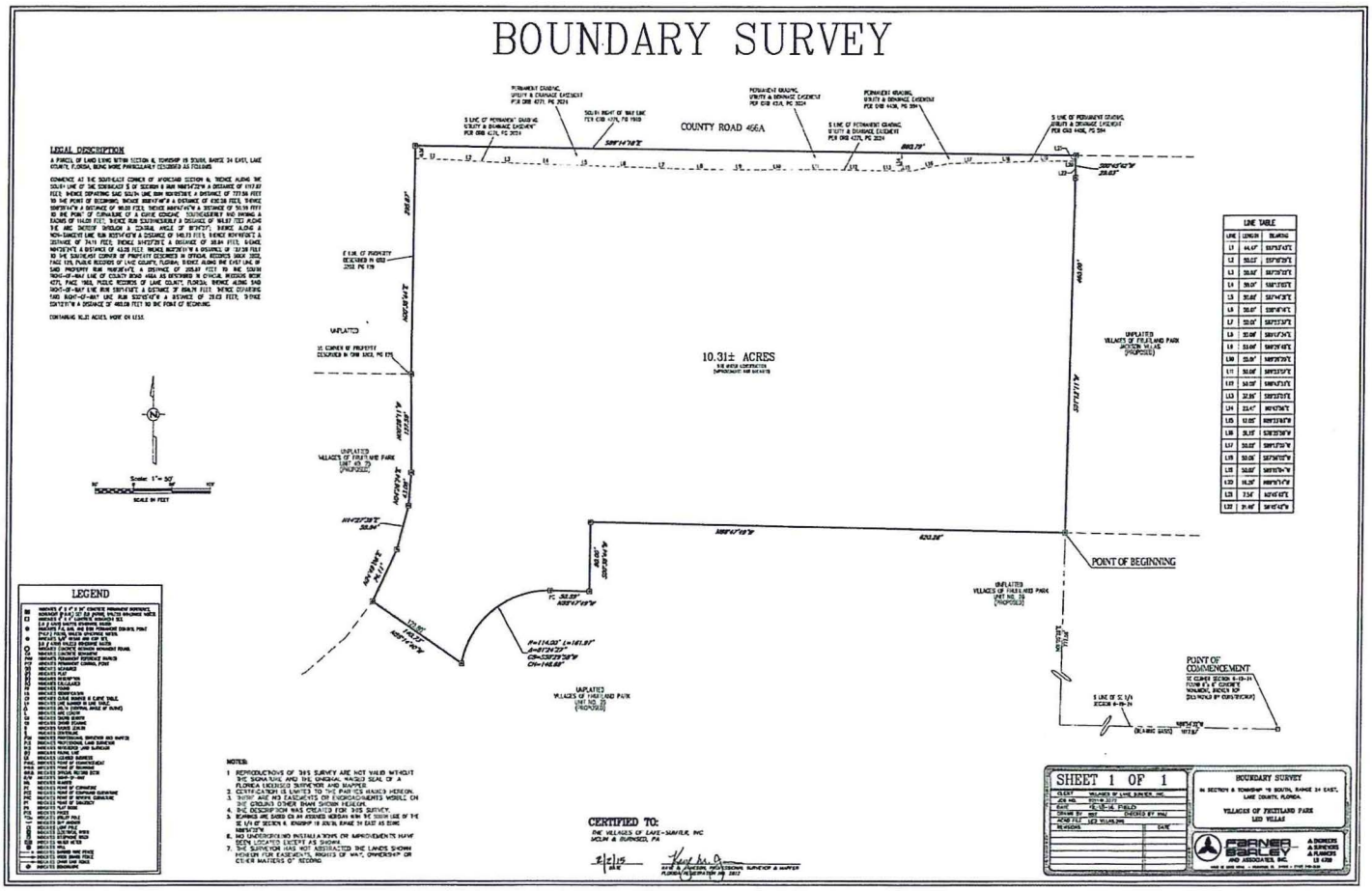
LINE TABLE		
LINE	LENGTH	BEARING
L1	44.47'	S02°57'47"E
L2	34.03'	S87°44'28"E
L3	34.40'	S02°28'32"E
L4	34.01'	S00°17'27"E
L5	34.03'	S02°44'32"E
L6	34.01'	S00°44'44"E
L7	34.01'	S02°57'27"E
L8	34.01'	S00°17'44"E
L9	34.01'	S00°28'44"E
L10	32.57'	N00°28'44"E
L11	34.01'	S00°17'27"E
L12	34.01'	S00°17'27"E
L13	32.57'	S00°17'27"E
L14	32.57'	N00°17'27"W
L15	12.05'	N00°17'27"W
L16	34.01'	S00°17'27"E
L17	32.57'	S00°17'27"E
L18	50.00'	S00°28'44"E
L19	30.02'	S00°28'44"E
L20	16.28'	N00°17'27"W
L21	7.54'	N00°17'27"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	53.01'	100.00'	30°22'02"	S00°28'32"E	52.42'
C2	63.94'	114.00'	32°12'00"	S02°22'46"W	63.08'
C3	46.82'	124.00'	30°32'25"	S02°27'36"W	44.80'
C4	23.54'	25.00'	54°32'12"	N00°28'44"E	22.67'
C5	39.52'	107.00'	30°32'25"	S00°28'44"E	39.27'
C6	39.27'	25.00'	89°56'30"	S44°59'32"W	35.36'
C7	39.27'	25.00'	90°03'30"	N44°59'32"E	35.36'
C8	39.27'	25.00'	90°03'30"	S44°59'44"E	35.36'
C9	39.27'	25.00'	90°03'30"	N44°59'44"W	35.36'
C10	39.65'	102.00'	37°15'00"	S02°38'30"E	38.93'
C11	29.95'	25.00'	68°37'48"	S34°31'02"E	28.22'
C12	48.85'	114.00'	24°33'26"	S44°17'30"W	48.47'
C13	27.00'	124.00'	12°28'15"	S38°32'54"W	27.00'
C14	28.00'	25.00'	63°36'32"	S44°54'22"E	26.58'
C15	39.27'	25.00'	90°00'00"	N44°42'11"E	35.36'
C16	39.27'	25.00'	90°00'00"	N45°17'49"W	35.36'
C17	39.54'	25.00'	90°32'26"	S45°32'28"W	35.55'
C18	43.34'	114.00'	20°14'36"	S71°20'36"E	43.11'
C19	32.81'	114.00'	16°29'26"	S53°42'26"W	32.70'
C20	2.17'	25.00'	4°58'51"	N73°42'22"W	2.17'

LEGEND

- ■ INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (U.N.O. UNLESS OTHERWISE NOTED)
- ⊠ INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (U.N.O. UNLESS OTHERWISE NOTED)
- ● INDICATES P.R.M. AND SET PERMANENT CONTROL POINT (P.C.P.) (U.N.O. UNLESS OTHERWISE NOTED) PER CHAPTER 177.091(8) F.S.
- ○ INDICATES SET IRON PIN AND CAP (U.N.O. SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES.
- (NT) INDICATES NON TANGENT
- (R) INDICATES RADIAL BEARING
- (RB) INDICATES RADIAL BEARING
- (CH) INDICATES CHORD BEARING
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- L INDICATES ARC LENGTH
- CB INDICATES CHORD BEARING
- CH INDICATES CHORD DISTANCE
- R INDICATES RADIUS
- (R) INDICATES RADIUS BEARING
- NR INDICATES NON RADIAL
- NT INDICATES NON TANGENT
- CBS INDICATES CONCRETE BLOCK STRUCTURE
- FB INDICATES FIELD BOOK
- PB INDICATES PLAT BOOK
- PG INDICATES PAGE
- POC INDICATES POINT OF COMMENCE
- POB INDICATES POINT OF BEGINNING
- PRC INDICATES POINT OF REVERSE CURVATURE
- PCC INDICATES POINT OF COMPOUND CURVATURE
- PT INDICATES POINT OF TANGENCY
- PI INDICATES POINT OF INTERSECTION
- P.O.B. INDICATES BEGINNING OF BOUNDARY
- (P) INDICATES PLAT LINE
- B/W INDICATES BLACK-WHITE
- D.E. INDICATES SPECIAL DRAINAGE EASEMENT RESERVED BY DEVELOPER AND ITS ASSIGNS, FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR SWALES, INCLUDING AND/OR CART PATHS, WHICH DEPTH CONTEMPLATES PUTTING A GRADE, AND SHALL EQUIPMENT WITHIN THE EASEMENT AREA. UTILITY OWNERS IN UTILIZING SUCH EASEMENT AREA CONCURRE, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, NOT TO INTERFERE OR DAMAGE SUCH EQUIPMENT INSTALLED WITHIN THE EASEMENT AREA.

BOUNDARY SURVEY



COVENANTS, RESTRICTIONS, OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN IN THIS PLAT ARE FILED IN OFFICIAL RECORDS BOOK 4533, PAGE 2442 AND OFFICIAL RECORDS BOOK NO. ______ PAGE ______

NOTE:
THIS SUBDIVISION IS AN AGE-RESTRICTED COMMUNITY AS DESCRIBED BY THE DECLARATION OF RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 4537, PAGE 2442, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

VILLAGES OF FRUITLAND PARK UNIT NO. 27

BEING A PORTION OF SECTIONS 5, 6, 7 & 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA.

PLAT BOOK ________

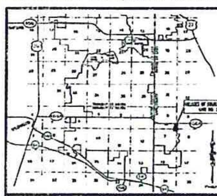
PAGE ________

LEGAL DESCRIPTION

THAT LAND LYING IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8. THENCE RUN S89°35'50"E, ALONG THE NORTH LINE THEREOF A DISTANCE OF 210.00 FEET TO THE NORTHEAST CORNER OF THE WEST 210.00 FEET OF SAID NORTHWEST 1/4 OF SECTION 8, SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN S00°47'54"W, ALONG THE EAST LINE OF THE WEST 210.00 OF SAID NORTHWEST 1/4 OF SECTION 8 A DISTANCE OF 250.15 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°57'16"W, 595.11 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 681.00 FEET AND A CHORD BEARING AND DISTANCE OF N14°23'20"E, 5.30 FEET TO WHICH A RADIAL LINE BEARS S75°26'18"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°26'45", AN ARC DISTANCE OF 5.30 FEET TO A POINT ON A RADIAL LINE, THENCE N75°53'03"W, ALONG SAID RADIAL LINE A DISTANCE OF 151.00 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 530.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°10'02", AN ARC DISTANCE OF 121.80 FEET TO A POINT ON A RADIAL LINE, THENCE N89°03'05"W, ALONG SAID RADIAL LINE A DISTANCE OF 60.00 FEET; THENCE N00°56'55"E, 348.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 460.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°39'36", AN ARC DISTANCE OF 223.35 FEET TO THE POINT OF TANGENCY; THENCE N27°36'31"E, 283.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 750.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°34'12", AN ARC DISTANCE OF 144.01 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 28.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°42'15", AN ARC DISTANCE OF 32.27 FEET TO A POINT ON A NON-TANGENT LINE, THENCE N40°10'41"E, 25.01 FEET; THENCE N48°31'02"W, 65.94 FEET; THENCE N45°22'29"E, 14.39 FEET, THENCE N01°12'11"E, 22.35 FEET; THENCE N88°47'49"W, 10.00 FEET, THENCE N01°12'11"E, 381.58 FEET; THENCE N00°45'42"E, 34.84 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 466-A AS DESCRIBED IN OFFICIAL RECORDS BOOK 4271, PAGE 1360, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°14'18"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 564.37 FEET TO A POINT ON THE EAST LINE OF THE WEST 210.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 5, THENCE S00°42'41"W, ALONG SAID EAST LINE A DISTANCE OF 1,271.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 24.96 ACRES, MORE OR LESS.



VICINITY MAP

LEGEND: U.S. HIGHWAY — COUNTY ROAD — SECTION LINE AND NUMBER

77 LOTS - 5 TRACTS

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.

NOTES:

1) BEARINGS ARE BASED ON AN ASSUMED MERIDIAN WITH THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST AS BEING S89°35'50"E.

2) ALL PLATTED UTILITY 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.

3) ALL DISTANCES SHOWN ARE IN FEET.

4) WITH REFERENCE TO CURVILINEAR LOTS, RADIAL LINES HAVE BEEN DESIGNATED BY (R). ALL OTHER LINES ARE NON-RADIAL.

5) LOT CORNERS WILL BE SET PRIOR TO THE TRANSFER OF ANY LOT OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

6) P.C.P.'S WILL BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT WAS RECORDED OR PRIOR TO THE EXPIRATION OF THE BOND OR SURETY.

7) ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

8) THE PLAT INCLUDES 4,980 LINEAR FEET OF PLATTED STREETS, ALL OF WHICH ARE "MINOR LOCAL" AS SET FORTH IN THE LAND DEVELOPMENT DESIGN CRITERIA FOR THE VILLAGES OF FRUITLAND PARK PLANNED UNIT DEVELOPMENT.

9) TRACT "D" IS RESERVED BY THE DEVELOPER AND WILL BE MAINTAINED BY THE DEVELOPER OR ITS ASSIGNS.

10) TRACTS "C", & "E" ARE FOR OPEN SPACE, RECREATION AREA AND COMMON LANDSCAPE SPACE. THE DISTRICT AND THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, RESERVE FROM SAID TRACTS PERPETUAL EASEMENTS FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF UNDERGROUND ELECTRIC, TELEPHONE, GAS, IRRIGATION, WATER AND WASTEWATER OR OTHER UTILITIES, DRAINAGE FACILITIES, LANDSCAPED AREAS, CART PATHS AND THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF FENCES, ENTRY FACILITIES AND SIGNAGE.

11) TRACTS "A" & "B" ARE FOR PERPETUAL OPEN SPACE UPON WHICH NO INGRESS OR EGRESS IS PERMITTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE DEVELOPER, EXCEPT INGRESS AND EGRESS SHALL BE PERMITTED FOR MAINTENANCE THEREOF.

12) THE TITLE OPINION FOR THIS PLAT HAS BEEN SUBMITTED BY SEPARATE DOCUMENT.

13) THAT PORTION OF THIS PLAT LYING WITHIN SECTION 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IS SUBJECT TO RESERVATION RECORDED IN DEED BOOK 237, PAGE 246, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO F.S. 270.11 (1).)

14) EASEMENTS, RESERVATIONS AND PROVISIONS MAY APPEAR IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS TO BE RECORDED SUBSEQUENT TO THE RECORDING OF THIS PLAT.

DEDICATION
VILLAGES OF FRUITLAND PARK UNIT NO. 27

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION (DEVELOPER) HAS CAUSED TO BE MADE THIS PLAT OF VILLAGES OF FRUITLAND PARK UNIT NO. 27, A SUBDIVISION OF LAND HEREIN DESCRIBED AND JOINS WITH VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11 (DISTRICT) AS OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED HEREIN AND HEREBY DEDICATES THE ROADWAYS DEPICTED AND DESCRIBED HEREON TO THE PERPETUAL USE OF THE PUBLIC AND HEREBY DEDICATES TRACTS "A", "B", "C" AND "E" TO THE PERPETUAL USE OF THE RESIDENTS OF VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11, SUBJECT TO THOSE EASEMENTS DESCRIBED ON THIS PLAT. IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HERETO SET THEIR HAND AND SEAL ON THE DATES BELOW.

WITNESSES:
(1) *Deborah Baker* — Deborah Baker, PRINT NAME
(2) *Rita Deitrich* — Rita Deitrich, PRINT NAME

THE VILLAGES OF LAKE-SUMTER, INC.
BY: *[signature]* SIGNATURE — Martin L. Dzuro, V.P., PRINT NAME / TITLE

VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11

(1) *Nancy A. Stump* SIGNATURE — Nancy A. Stump, PRINT NAME
(2) *Lisa Carnes* SIGNATURE — Lisa Carnes, PRINT NAME

BY: *[signature]* SIGNATURE — Daniel Sorge, Vice-Chairman, PRINT NAME / TITLE

STATE OF FLORIDA, COUNTY OF Sumter
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF Feb, 2015, BY Martin L. Dzuro, THE Vice President OF THE VILLAGES OF LAKE-SUMTER, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DO NOT TAKE AN OATH.
Rita A. Deitrich NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME Rita A. Deitrich SERIAL / COMM. NO. EE843615
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

STATE OF FLORIDA, COUNTY OF Sumter
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF Feb, 2015, BY Daniel Sorge, THE Vice-Chairman, VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11 AND DID NOT TAKE AN OATH.
Nancy A. Stump NOTARY PUBLIC - STATE OF FLORIDA
PRINT NAME Nancy A. Stump SERIAL / COMM. NO. FF008543
TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN

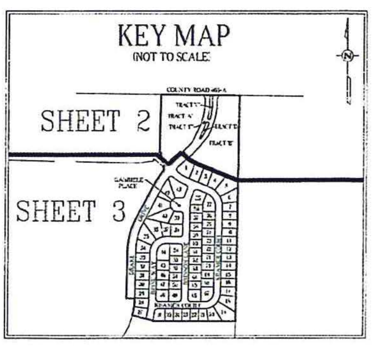
VILLAGES OF FRUITLAND PARK UNIT NO. 27
CONVEYANCE TO DISTRICT NO. 11

ALL RIGHT, TITLE AND INTEREST OF THE VILLAGES OF LAKE-SUMTER, INC. (DEVELOPER) IN THE ROADWAYS AND TRACTS "A", "B", "C" & "E" AS SHOWN ON THE PLAT OF VILLAGES OF FRUITLAND PARK UNIT NO. 27 IS HEREBY SOLD, CONVEYED AND SET OVER TO VILLAGE COMMUNITY DEVELOPMENT DISTRICT NO. 11 (DISTRICT), RESERVING UNTO THE DEVELOPER AND ITS ASSIGNS THE RIGHT OF APPROVAL OF ALL CHANGES TO SIGNAGE AND WALLS (INCLUDING CHANGES TO COLOR) AS ORIGINALLY CONSTRUCTED BY THE DEVELOPER, AND ALSO RESERVING UNTO THE DEVELOPER, ITS TENANTS, INVITEES, GUESTS, SUCCESSORS, HEIRS AND ASSIGNS A PERPETUAL EASEMENT FOR INGRESS AND EGRESS AND THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UNDERGROUND ELECTRIC, TELEPHONE, CABLE, GAS OR OTHER UTILITIES, IRRIGATION, WATER, SANITARY SEWER AND STORM WATER FACILITIES, LANDSCAPED AREAS, FENCES, WALLS, ENTRY FACILITIES, GOLF CART PATHS, SIGNAGE, GOLF CART BRIDGES AND AERIAL FAIRWAYS. TRACTS "A" & "B" ARE FURTHER SUBJECT TO THE RESTRICTION THAT NO IMPROVEMENTS OR FACILITIES INCLUDING, BUT NOT LIMITED TO PONDS, PATHS, GOLF CART PATHS, BIKE PATHS OR PEDESTRIAN PATHS SHALL BE CONSTRUCTED THEREON. THE DISTRICT BY EXECUTING THE DEDICATION CONTAINED ON THIS PLAT, ACCEPTS THIS CONVEYANCE AND AGREES TO MAINTAIN ALL THE TRACTS LISTED ABOVE PERPETUALLY AND TO MAINTAIN THE ROADWAYS FOR TWO YEARS AFTER THE CITY ENGINEER HAS CERTIFIED THE CONSTRUCTION HAS BEEN COMPLETED AND AGREES TO MAINTAIN THE DRAINAGE SYSTEMS LOCATED IN SAID ROADWAYS PERPETUALLY.

WITNESSES AS TO ALL:
Deborah Baker SIGNATURE — Deborah Baker, PRINT NAME
Rita Deitrich SIGNATURE — Rita Deitrich, PRINT NAME

THE VILLAGES OF LAKE-SUMTER, INC.
BY: *[signature]* SIGNATURE — Martin L. Dzuro, V.P., PRINT NAME / TITLE

STATE OF FLORIDA, COUNTY OF Sumter
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF February 2015 BY Martin L. Dzuro THE Vice President OF THE VILLAGES OF LAKE-SUMTER, INC. A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, AND DID NOT TAKE AN OATH.
Rita A. Deitrich NOTARY PUBLIC — TYPE OF IDENTIFICATION PRODUCED: PERSONALLY KNOWN
PRINT NAME Rita A. Deitrich
MY COMMISSION EXPIRES 11-20-16
SERIAL / COMMISSION NUMBER EE843615



CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING BOARD

EXAMINED AND APPROVED ____________ DATE ________

CERTIFICATE OF APPROVAL BY CITY COMMISSION

THIS IS TO CERTIFY THAT ON ____________, 20____, THE FOREGOING PLAT WAS APPROVED BY THE CITY COMMISSION OF FRUITLAND PARK, FLORIDA. THE CITY ACCEPTS THE DEDICATION OF ROADWAYS.

MAYOR ____________

ATTEST: ____________ SEAL

CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

____
CITY ATTORNEY

RECORD PLAT REVIEW STATEMENT

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HEREBY CERTIFY THAT I HAVE PERFORMED A LIMITED REVIEW OF THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES AND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER, PROVIDED, HOWEVER, THAT MY REVIEW AND CERTIFICATION DOES NOT INCLUDE FIELD VERIFICATION OF ANY POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SEAL

SIGNATURE ________ DATE ________

PRINT NAME ________ REGISTRATION NO. ________

CLERK'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF LAKE

I, CLERK OF THE CIRCUIT COURT OF LAKE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF VILLAGES OF FRUITLAND PARK UNIT NO. 27 AND THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE LAWS OF FLORIDA. THIS PLAT FILED FOR RECORD THIS ___ DAY OF ________, 20___ AND RECORDED ON PAGE ____ OF PLAT BOOK ____ IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF LAKE COUNTY, FLORIDA.

BY: ____________
CLERK OF CIRCUIT COURT, LAKE COUNTY, FLORIDA

SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED AND REGISTERED LAND SURVEYOR, DOES HEREBY CERTIFY THAT ON 12/18 20 14 SHE COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT; THAT SAID PLAT IS A CORRECT REPRESENTATION OF THE LANDS THEREIN DESCRIBED AND PLATTED OR SUBDIVIDED AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND EACH P.C.P. WILL BE SET AS SHOWN THEREON WITHIN ONE YEAR OF THE PLAT RECORDING DATE AS REQUIRED BY CHAPTER 177, PART 1 (PLATTING) FLORIDA STATUTES AND SUBDIVISIONS AND PLATTING, AND THAT SAID LAND IS LOCATED IN FRUITLAND PARK, FLORIDA.

FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 34785
LICENSED BUSINESS NO. 4709

SEAL

[signature] KAY M. JAMESON, REGISTRATION NO. 5912 — 2/4/15 DATE

PREPARED BY

FARNER BARLEY AND ASSOCIATES, INC. — ENGINEERS, SURVEYORS, PLANNERS, LB 4709
4450 NE 83rd ROAD • WILDWOOD, FL 34785 • (352) 748-3126

VILLAGES OF FRUITLAND PARK
UNIT NO. 27

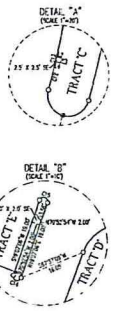
BEING A PORTION OF SECTIONS 5, 6, 7 & 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, CITY OF FRUITLAND PARK, LAKE COUNTY, FLORIDA.

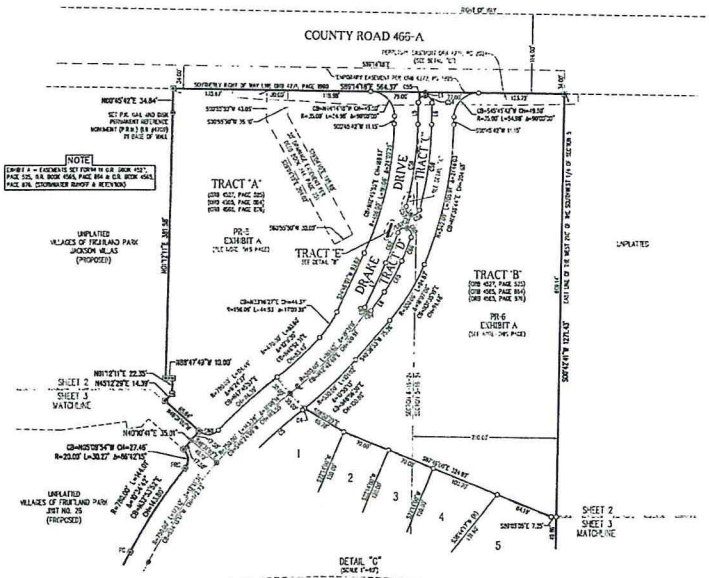
SHEET 2 OF 3

PLAT BOOK _____

PAGE _____

TRACT TABLE		
TRACT	SQ FT	ACRE
A	171,771	3.925
B	126,124	2.944
C	3,375	0.077
D	3,274	0.075
E	41	0.001



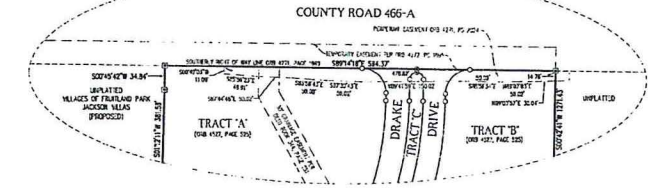


LINE TABLE		
LINE	LENGTH	BEARING
L1	4.96'	S27°45'42"W
L2	2.50'	N73°14'18"W
L3	2.50'	S27°30'11"W
L4	2.50'	N77°14'18"W
L5	3.16'	S27°45'42"W
L6	3.16'	S27°45'42"W
L7	73.51'	S24°46'02"W
L8	3.16'	S27°45'42"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	19.92'	500.00'	2°16'56"	S27°53'43"E	19.92'
C2	2.72'	1,500.00'	3°29'01"	S26°45'15"E	2.72'
C3	54.33'	725.00'	4°29'56"	S48°25'28"W	54.17'
C4	14.49'	450.00'	1°46'29"	S42°53'14"E	14.49'
C5	3.53'	450.00'	0°43'37"	S47°54'41"E	3.53'
C6	2.14'	1.50'	163°28'28"	S25°53'54"E	2.82'
C7	3.14'	1.50'	180°00'00"	N49°52'26"W	3.00'
C8	15.71'	10.00'	90°00'00"	N49°52'26"W	14.14'
C9	15.71'	10.00'	90°00'00"	S40°07'34"W	14.14'
C10	113.42'	450.00'	14°26'48"	N42°54'38"E	113.12'
C11	15.69'	10.00'	89°51'23"	S27°49'30"E	14.13'
C12	7.85'	15.00'	30°00'00"	N67°08'40"E	7.76'
C13	124.28'	310.00'	22°57'48"	N37°14'25"E	123.46'
C14	15.81'	10.00'	90°53'23"	N23°53'31"W	14.21'
C15	15.81'	10.00'	89°22'37"	S66°06'42"W	14.27'
C16	46.17'	490.00'	5°24'08"	N62°52'31"E	46.16'
C17	7.12'	5.00	81°36'14"	S41°52'06"E	6.53'
C18	7.09'	5.00	81°12'09"	N73°16'10"E	6.55'
C19	52.83'	250.00'	12°06'00"	N32°14'09"E	52.68'
C20	28.64'	343.52'	4°46'37"	N35°27'28"E	28.63'
C21	28.96'	71.00'	23°21'17"	S49°52'26"W	28.76'
C22	32.63'	20.00'	93°26'55"	N63°36'18"E	29.11'

LEGEND

■	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (IN PLACE) UNLESS OTHERWISE NOTED
■	INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (IN PLACE)
⊕	INDICATES P.R.M. NAIL AND CAP PERMANENT CONTROL POINT (P.C.P.) SET (PLACE IN SIDE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT)
○	INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(7) FLORIDA STATUTES (SEE NOTE 23)
CB	INDICATES CURVE NUMBER IN CURVE TABLE
LB	INDICATES LINE NUMBER IN LINE TABLE
BRG.	INDICATES BEARING
℄	INDICATES CENTERLINE
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CD	INDICATES CHORD DISTANCE
CH	INDICATES CHORD BEARING
L	INDICATES ARC LENGTH
LB	INDICATES LICENSED BUSINESS
LS	INDICATES LICENSED SURVEYOR
BOB	INDICATES OF NOW, BEGINNING BACK
PB	INDICATES PLAT BOOK
PG	INDICATES PAGE
POB	INDICATES PAGES
PC	INDICATES POINT OF CURVATURE
POC	INDICATES POINT OF CONTRARY CURVATURE
POB	INDICATES POINT OF BEGINNING
POT	INDICATES POINT OF TANGENCY
PI	INDICATES POINT OF INTERSECTION
50 FT	INDICATES SQUARE FOOT
SQ. FT.	INDICATES SQUARE FOOT
R/W	INDICATES RIGHT-OF-WAY
U	INDICATES UTILITY EASEMENT RESERVED TO DEVELOPER AND ITS FUTURE FOR LANDSCAPING AND/OR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS AND OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL, FENCING AND/OR EXCEPT CABLE TELEVISION, DEVELOPER CONTINUES TO RETAIN A 6.0' AND SMALLER EASEMENT WITHIN THE EASEMENT AREA. WITH PROVISION, HOWEVER, THAT SUCH EASEMENT AREA CONTAINS, AS A CONDITION OF THE RESERVATION, NO WALL, SIGN, LANDSCAPE, NOR TO INCLUDE THE ATTACHED BUILDING EQUIPMENT REGARDLESS WITHIN THE EASEMENT AREA



Scale: 1" = 50'

SCALE IN FEET

SHEET SIZE 24"X36"

CFSENG AND ASSOCIATES, INC.

ENGINEERS
SURVEYORS
PLANNERS
LB 1709

1414 E. 12th ROAD • OCALA, FL. 34470 • (352) 48-1-1

VILLAGES OF FRUITLAND PARK
UNIT NO. 27

BEING A PORTION OF SECTIONS 5, 6, 7 & 8,
TOWNSHIP 19 SOUTH, RANGE 24 EAST,
CITY OF FRUITLAND PARK,
LAKE COUNTY, FLORIDA.

SHEET 3 OF 3

PLAT BOOK _____

PAGE _____

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C1	45.41'	104.00'	25°2'35"	N62°35'23"E	45.42'
C2	125.24'	104.00'	69°2'35"	N62°35'23"E	118.13'
C3	3.93'	3.00'(R)	75°1'48"	N35°41'51"E	3.72'
C4	94.23'	228.28'	23°39'36"	S48°37'15"W	93.57'
C5	32.45'	20.00'	92°30'27"	S82°51'21"E	29.00'
C6	92.24'	275.00'	19°14'56"	S52°32'21"E	91.81'
C7	43.23'	150.00'	16°30'17"	N37°38'25"W	43.08'
C8	91.27'	150.00'	33°24'16"	N53°33'33"W	90.00'
C9	52.53'	150.00'	20°04'02"	N17°46'25"W	52.27'
C10	22.88'	150.00'	8°44'22"	N43°25'19"W	22.86'
C11	63.26'	104.00'	34°53'37"	N63°58'44"E	62.35'
C12	58.42'	104.00'	32°26'25"	N39°46'43"E	58.06'
C13	43.89'	104.00'	24°14'38"	N14°53'31"E	43.56'
C14	58.42'	104.00'	32°26'25"	N7°22'46"E	58.06'
C15	14.53'	104.00'	7°59'46"	N0°36'20"E	14.40'
C16	34.49'	53.00'	37°30'37"	N19°46'26"E	34.48'
C17	38.54'	53.00'	41°39'25"	N59°03'08"E	37.53'
C18	20.37'	53.00'	22°01'02"	N20°50'08"E	20.24'
C19	53.54'	53.00'	57°51'27"	N80°46'51"E	51.30'
C20	48.29'	104.00'	26°35'33"	S12°26'46"E	47.85'
C21	54.00'	104.00'	29°28'28"	S28°29'29"E	53.68'
C22	52.52'	104.00'	28°22'33"	S56°10'08"W	52.00'
C23	33.75'	104.00'	18°35'31"	S65°11'55"W	33.72'
C24	52.23'	420.00'	7°17'25"	S68°32'28"E	52.19'
C25	113.46'	420.00'	15°28'11"	S79°52'25"E	113.08'
C26	30.42'	20.00'	87°09'09"	N45°56'04"E	28.28'

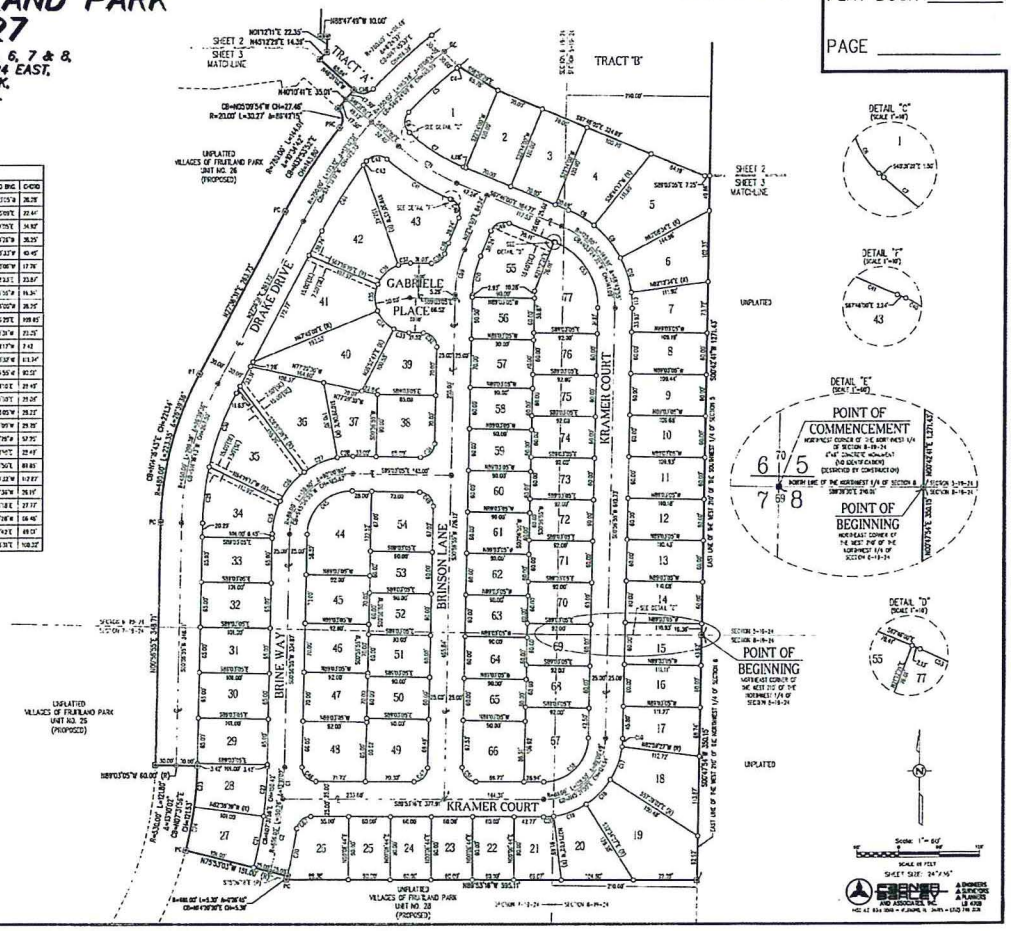
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C27	31.42'	20.00'	90°00'00"	N44°03'05"W	28.28'
C28	32.67'	53.00'	35°18'12"	S76°25'59"E	32.44'
C29	35.82'	53.00'	38°42'08"	S37°41'25"E	35.15'
C30	35.82'	53.00'	38°42'08"	S0°59'17"E	35.15'
C31	32.67'	53.00'	35°18'12"	S34°17'06"W	32.44'
C32	31.42'	20.00'	90°00'00"	S45°03'05"E	28.28'
C33	32.67'	53.00'	35°18'12"	S79°35'09"E	32.44'
C34	35.82'	53.00'	38°42'08"	S37°41'25"E	35.15'
C35	35.82'	53.00'	38°42'08"	S0°59'17"E	35.15'
C36	32.67'	53.00'	35°18'12"	S34°17'06"W	32.44'
C37	31.42'	20.00'	90°00'00"	S45°03'05"E	28.28'
C38	32.67'	53.00'	35°18'12"	S79°35'09"E	32.44'
C39	35.82'	53.00'	38°42'08"	S37°41'25"E	35.15'
C40	35.82'	53.00'	38°42'08"	S0°59'17"E	35.15'
C41	32.67'	53.00'	35°18'12"	S34°17'06"W	32.44'
C42	32.67'	53.00'	35°18'12"	S34°17'06"W	32.44'
C43	1.42'	750.00'	0°7'15"	S30°41'17"W	1.42'
C44	71.35'	750.00'	5°27'13"	S33°03'32"W	71.32'
C45	102.15'	64.00'	91°22'22"	S43°54'55"W	91.57'
C46	31.71'	20.00'	90°24'11"	S44°28'05"E	28.48'
C47	31.42'	20.00'	90°00'00"	N45°03'05"W	28.28'
C48	32.42'	20.00'	92°50'32"	N44°53'05"W	29.02'
C49	31.42'	20.00'	90°00'00"	S45°03'05"E	28.28'
C50	31.42'	20.00'	90°00'00"	N45°03'05"W	28.28'
C51	31.42'	20.00'	90°00'00"	S45°03'05"E	28.28'
C52	79.90'	64.00'	71°31'17"	N43°37'55"E	74.83'
C53	119.53'	450.00'	15°13'12"	S33°14'22"W	119.17'
C54	78.56'	20.00'	224°51'17"	S45°37'55"W	35.19'
C55	30.69'	20.00'	87°51'35"	N87°31'18"E	27.77'
C56	64.84'	120.00'	31°17'03"	S31°20'18"W	64.04'
C57	19.84'	120.00'	9°28'12"	N17°17'42"E	19.82'
C58	190.79'	220.00'	49°41'55"	S38°08'38"E	184.87'

TRACT TABLE		
TRACT	SQ FT	ACREAGE
A	73,776	1.694
B	103,231	2.369
C	3,579	0.082
D	2,274	0.052
E	41	0.001

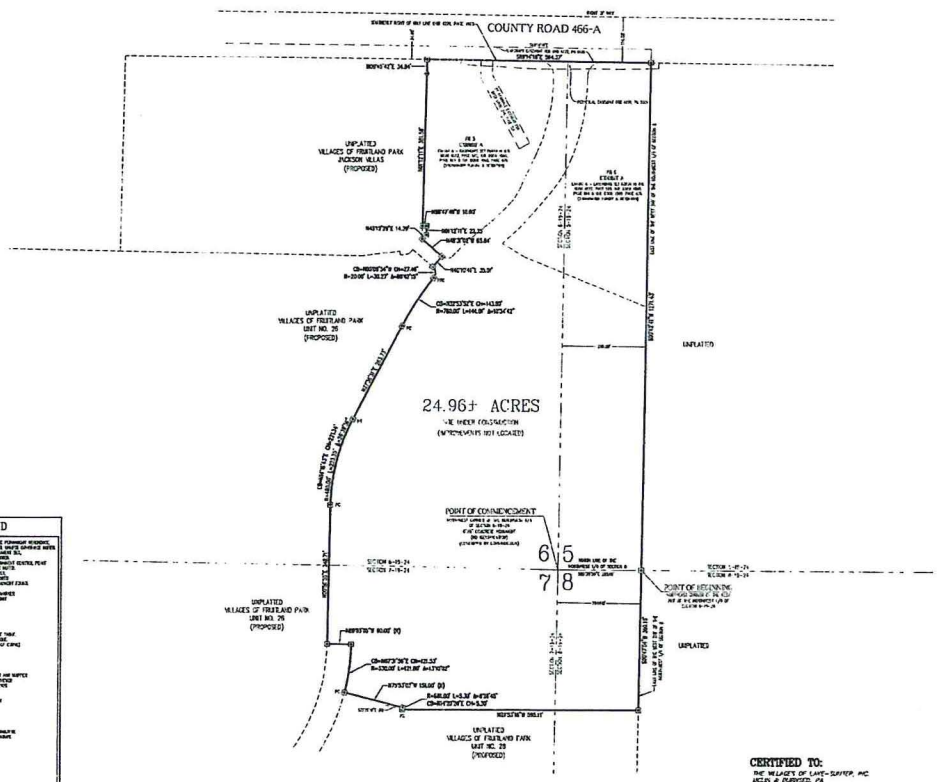
LEGEND

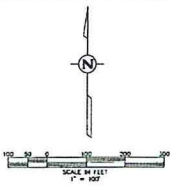
- ■ INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND (# 4570), UNLESS OTHERWISE NOTED.
- ⊟ INDICATES 4" x 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (# 4570)
- ● INDICATES P.R.M. AND ONE PERMANENT CONTROL POINT (P.C.P.) (# 4570) TO BE SET WITH THE "CAP OF THE BLOCK THIS HEAD" IN BEGINNING
- ○ INDICATES 5/8" INTO PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES (SET 4570)

CB INDICATES CURVE NUMBER IN CURVE TABLE
LB INDICATES LINE NUMBER IN LINE TABLE
SMI INDICATES SEMICIRCLE
C INDICATES CENTER LINE
Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
CB INDICATES CHORD BEARING
CH INDICATES CHORD DISTANCE
L INDICATES ARC LENGTH
LB INDICATES DEFINED BOUNDARY
DB INDICATES BOUNDARY
ORB INDICATES OFFICIAL RECORDS BOOK
PB INDICATES PLAT BOOK
PG INDICATES PAGE
PGS INDICATES PAGES
POC INDICATES POINT OF COMMENCE
POB INDICATES POINT OF BEGINNING (BASEBALL)
PRC INDICATES POINT OF REVERSE CURVATURE
PT INDICATES POINT OF TANGENCY
R INDICATES RADIUS / RADIAL
SQ. FT. INDICATES SQUARE FEET
(M) INDICATES MEASURED
R/W INDICATES RIGHT-OF-WAY
SC INDICATES SPECIAL CONSENT RECEIVED BY DEVELOPER AND ITS SUCCESSORS, THEREIN, GRANTING AND/OR THE CONSTRUCTION, USE, MAINTENANCE AND OPERATION OF WATER, SANITARY SEWER, ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND/OR DRAINAGE FACILITIES AND/OR WALL, FENCING AND/OR GOLF COURSE PATHS, DEVELOPER CONTEMPLATES THAT THIS IS A LAKE, THE SMALLER CONTOUR WITHIN THE EASEMENT AREA. ALTHOUGH PROMISORS GRANTING SUCH EASEMENT AREA CONSENT, AS A CONDITION OF THE RIGHT TO USE SUCH EASEMENT, THE CITY OF FRUITLAND PARK SHALL NOT BE RESPONSIBLE FOR REPAIR THE EASEMENT AREA.



BOUNDARY SURVEY





LEGAL DESCRIPTION

THAT LAND LYING IN SECTIONS 5, 6, 7 AND 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 8, THENCE RUN SOUTH 89°, ALONG THE NORTH LINE THEREOF, A DISTANCE OF [illegible] FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF [illegible] FEET OF THE NORTHWEST 1/4 OF SECTION 8, SAID CORNER ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 0°, ALONG THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4 OF SECTION 8 A DISTANCE OF [illegible] FEET; THENCE DEPARTING SAID EAST LINE RUN NORTHWESTERLY [illegible] FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHEAST HAVING A RADIUS OF [illegible] FEET AND A CHORD BEARING AND DISTANCE OF [illegible]; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF [illegible], AN ARC DISTANCE OF [illegible] FEET TO A POINT ON A RADIAL LINE; THENCE NORTHWESTERLY ALONG SAID RADIAL LINE A DISTANCE OF [illegible] FEET TO A POINT ON A RADIAL LINE; THENCE NORTHEASTERLY, ALONG SAID RADIAL LINE A DISTANCE OF [illegible] FEET TO A POINT ON THE ARC OF A CURVE CONCAVE NORTHEAST AND HAVING A RADIUS OF [illegible] FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF [illegible], AN ARC DISTANCE OF [illegible] FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEAST AND HAVING A RADIUS OF [illegible] FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF [illegible], AN ARC DISTANCE OF [illegible] FEET TO A POINT ON A RADIAL LINE; THENCE NORTHEASTERLY, ALONG SAID RADIAL LINE A DISTANCE OF [illegible] FEET; THENCE NORTHWESTERLY, [illegible] FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF [illegible] FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF [illegible], AN ARC DISTANCE OF [illegible] FEET TO THE POINT OF TANGENCY; THENCE NORTH 0°[illegible]'E, [illegible] FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF [illegible], AN ARC DISTANCE OF [illegible] FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 0°[illegible]'E, [illegible] FEET; THENCE NORTH 89°[illegible]'E, [illegible] FEET; THENCE NORTH 0°[illegible]'E, [illegible] FEET; THENCE NORTHWESTERLY, [illegible] FEET; THENCE NORTH 0°[illegible]'E, [illegible] FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 466-A, AS DESCRIBED IN OFFICIAL RECORDS BOOK [illegible], PAGE [illegible], PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE SOUTH 89°[illegible]'E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF [illegible] FEET TO A POINT ON THE EAST LINE OF THE WEST [illegible] FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 5; THENCE SOUTH 0°[illegible]'W, ALONG SAID EAST LINE, A DISTANCE OF [illegible] FEET TO THE POINT OF BEGINNING.

CONTAINING 24.96 ACRES, MORE OR LESS.

LEGEND

[illegible]	[illegible]

NOTES

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. INFORMATION IS LIMITED TO THE PARTIES NAMED HEREON.
3. SITE ARE NOT SHOWN DUE TO ENCROACHMENTS, VISIBLE ON THE GROUND ON OR NEAR SHOWN HEREON.
4. NO INSCRIPTION WAS MADE FOR THIS SURVEY.
5. BEARINGS ARE BASED ON AN ASSUMED BEARING ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST AS SHOWN THEREON.
6. THE UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
7. THE SURVEYOR HAS NOT ATTEMPTED THE LOCATION SHOWN HEREON FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER RIGHTS OF RECORD.

CERTIFIED TO:

THE VILLAGES OF LAKE-SUMTER, INC
HELM & ASSOCIATES, PA

7/2/13
DATE

SIGNATURE OF PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5962

SHEET 1 OF 1	
CLIENT	VILLAGES OF LAKE SUMTER, INC.
JOB NO.	10-01-A-24
DATE	12/13/2004 FIELD
DRAWN BY: GMB	CHECKED BY: RMJ
MAP FILE	UNIT 27 - BOUNDARY.DWG
REVISIONS	DATE

BOUNDARY SURVEY
IN SECTIONS 5, 6, 7 & 8, TOWNSHIP 19 SOUTH, RANGE 24 EAST,
LAKE COUNTY, FLORIDA.
VILLAGES OF FRUITLAND PARK
UNIT NO. 27

FARNER BARLEY AND ASSOCIATES, INC.
ENGINEERS & SURVEYORS & PLANNERS
LB 4700
[illegible]