

LEESBURG COMMONS BUSINESS PARK

A PARCEL OF LAND LOCATED IN SECTION 15,
TOWNSHIP 19 SOUTH, RANGE 24 EAST
CITY OF LEESBURG, LAKE COUNTY, FLORIDA

SHEET 1 OF 2

PLAT BOOK

PAGE

DESCRIPTION:

A PARCEL OF LAND, LOCATED IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 15, THENCE, ALONG THE EAST-WEST MID-SECTION LINE, NORTH 89°46'30" WEST, A DISTANCE OF 33.00 FEET TO AN INTERSECTION WITH THE EAST-WEST MID-SECTION LINE AND THE PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF TALLY BOX ROAD; (A VARIABLE WIDTH RIGHT-OF-WAY); THENCE, DEPARTING SAID SECTION LINE AND ALONG THE PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID TALLY BOX ROAD, SOUTH 00°29'00" WEST, A DISTANCE OF 30.00 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID TALLY BOX ROAD AND THE PREVIOUS SOUTHERLY RIGHT-OF-WAY LINE OF TALLY ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE, CONTINUE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID TALLY BOX ROAD, SOUTH 00°29'00" WEST, A DISTANCE OF 575.59 FEET; THENCE, DEPARTING SAID WESTERLY LINE OF TALLY BOX ROAD SOUTH 87°07'01" WEST A DISTANCE OF 553.41 FEET; THENCE SOUTH 01°13'42" WEST, A DISTANCE OF 520.54 FEET; THENCE SOUTH 89°39'51" EAST, A DISTANCE OF 408.66 FEET; THENCE, NORTH 62°31'08" EAST, A DISTANCE OF 170.47 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID TALLY BOX ROAD; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID TALLY BOX ROAD, SOUTH 00°29'00" WEST, A DISTANCE OF 76.50 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF SAID TALLY BOX ROAD THE FOLLOWING SIX (6) COURSES: (1), NORTH 89°46'34" WEST, A DISTANCE OF 61.80 FEET; (2), NORTH 08°47'36" WEST, A DISTANCE OF 15.75 FEET; (3), SOUTH 82°03'57" WEST, A DISTANCE OF 10.00 FEET; (4), SOUTH 08°47'36" EAST, A DISTANCE OF 15.75 FEET; (5), SOUTH 73°25'21" WEST, A DISTANCE OF 583.36 FEET; (6), NORTH 89°46'07" WEST, A DISTANCE OF 662.73 FEET; THENCE NORTH 00°30'37" EAST, A DISTANCE OF 1294.09 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID TALLY ROAD; THENCE, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID TALLY ROAD, SOUTH 89°46'30" EAST, A DISTANCE OF 1291.50 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT:

A PARCEL OF LAND LOCATED IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, RUN NORTH 89°46'30" WEST, ALONG THE EAST-WEST MID SECTION LINE A DISTANCE OF 33.00 FEET; THENCE SOUTH 00°29'00" WEST, A DISTANCE OF 30.00 FEET TO AN INTERSECTION OF THE PREVIOUS SOUTHERLY RIGHT-OF-WAY LINE OF TALLY ROAD AND THE ORIGINAL WESTERLY RIGHT-OF-WAY LINE OF TALLY BOX ROAD, AND THE POINT OF BEGINNING OF SAID PARCEL:

FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 00°29'00" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF TALLY BOX ROAD, A DISTANCE OF 3.00 FEET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, RUN NORTH 89°46'30" WEST, A DISTANCE OF 1291.50 FEET; THENCE RUN NORTH 00°30'37" EAST, A DISTANCE OF 3.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TALLY ROAD; THENCE ALONG THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°46'30" EAST, A DISTANCE OF 1291.50 FEET TO THE POINT OF BEGINNING.

NOTES:

- Bearings shown hereon are based on the North line of the Southwest 1/4 of Section 15, Township 19 South, Range 24 East, being North 89°46'30" West, Assumed.
- Coordinates shown hereon are based on Lake County Geodetic Control Network. The bearings shown hereon were rotated to match bearings shown in the description.
- Dimensions are shown in US survey feet and decimals thereof.
- Unless specifically noted as private utility easements, all utility easements shown on this plat shall also be easements for the construction, installation, maintenance and operation of cable television services as provided in Chapter 177.091 (29) of Florida Statutes.
- All lot lines are non-radial unless otherwise noted.
- Tracts "A" and "B" are water retention areas (drainage) and are to be owned and maintained by the property owners association.
- Tract "D" is for signage for Leesburg Commons Business Park and is to be owned and maintained by the property owners association.

LEGEND:

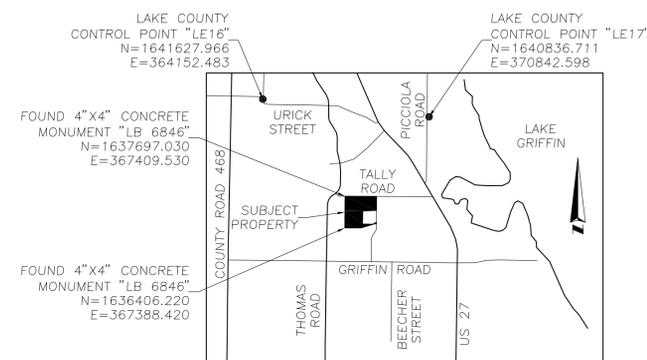
- = FOUND 4"x4" CONCRETE MONUMENT "LB 7529"
- = FOUND 4"x4" CONCRETE MONUMENT "LB 6846"
- = SET NAIL W/DISC "LB 2108"
- PC = POINT OF CURVATURE
- PRC = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- L# = LINE NUMBER
- C# = CURVE NUMBER

EASEMENT LEGEND:

- (E-1) 10' WIDE DRAINAGE AND UTILITY EASEMENT OFFSET FROM LOT LINE AND/OR RIGHT-OF-WAY LINE.
- (E-2) 15' WIDE DRAINAGE AND UTILITY EASEMENT.
- (E-3) 15' WIDE DRAINAGE AND UTILITY EASEMENT CENTERED ON LOT LINE.
- (E-4) 5' WIDE DRAINAGE AND UTILITY EASEMENT OFFSET FROM LOT LINE.
- (E-5) 42' WIDE DRAINAGE AND UTILITY EASEMENT OFFSET FROM LOT LINE.
- (E-6) 7.5' WIDE DRAINAGE AND UTILITY EASEMENT OFFSET FROM LOT LINE.

VICINITY MAP

NOT TO SCALE



Gary B. Krick, P.S.M. No. 4245
SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 ALL AMERICAN BOULEVARD
ORLANDO, FLORIDA 32810-4350
(407) 292-8580 CERT. NO. LB-2108
DRAWING NO: 55387001

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.

LEESBURG COMMONS BUSINESS PARK

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the undersigned Leesburg Commons, LLC, a Florida limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat do hereby dedicate said lands and plat for the uses and purposes thereon expressed and hereby grant Leesburg Commons Court and Tracts "C" and "E" to the City of Leesburg.

IN WITNESS WHEREOF, the undersigned owners have executed this dedication in the manner provided by law on _____, 2010.

Signed, sealed and delivered in our presence as witnesses:

WITNESS: _____ OWNER: Leesburg Commons, LLC, a Florida limited liability company

1. Signature: _____

Print Name: _____ By: _____

2. Signature: _____ Print Name: _____

Print Name: _____ Its: _____

STATE OF FLORIDA, COUNTY OF _____

The foregoing dedication was acknowledged before me this ____ day of _____, 2010, by _____, as _____ of Leesburg Commons, LLC, a Florida limited liability company, on behalf of said limited liability company. He is personally known to me and did not take an oath.

Notary Public _____

Print Name: _____

My Commission Number: _____

My Commission Expires: _____

CERTIFICATE OF 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 supervision, and that this plat complies with all the provisions of Chapter 177, Florida Statutes;

Gary B. Krick 08/10/10
Gary B. Krick, P.S.M. Date:
Registration No. 4245

Southeastern Surveying & Mapping Corp.
6500 All American Boulevard
Orlando, Florida 32810-4350
Certificate No. LB 2108

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that this plat was presented to the City Commission of Leesburg, Lake County, Florida and approved by said City Commission of Leesburg for record, and the dedication of rights-of-way and tracts "C" and "E" are accepted for municipal purposes of said City on this ____ day of _____, 2010, provided that this plat is recorded in the Office of the Clerk of the Circuit Court of Lake County, Florida within 90 days from the date approval by said City Commission of Leesburg, Florida.

City Clerk: _____ Mayor: _____

Print Name: _____ Print Name: _____

REVIEWER STATEMENT

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that chapter, provided however, that my review does not include field verification of any of the coordinates, points, or measurements shown on this plat.

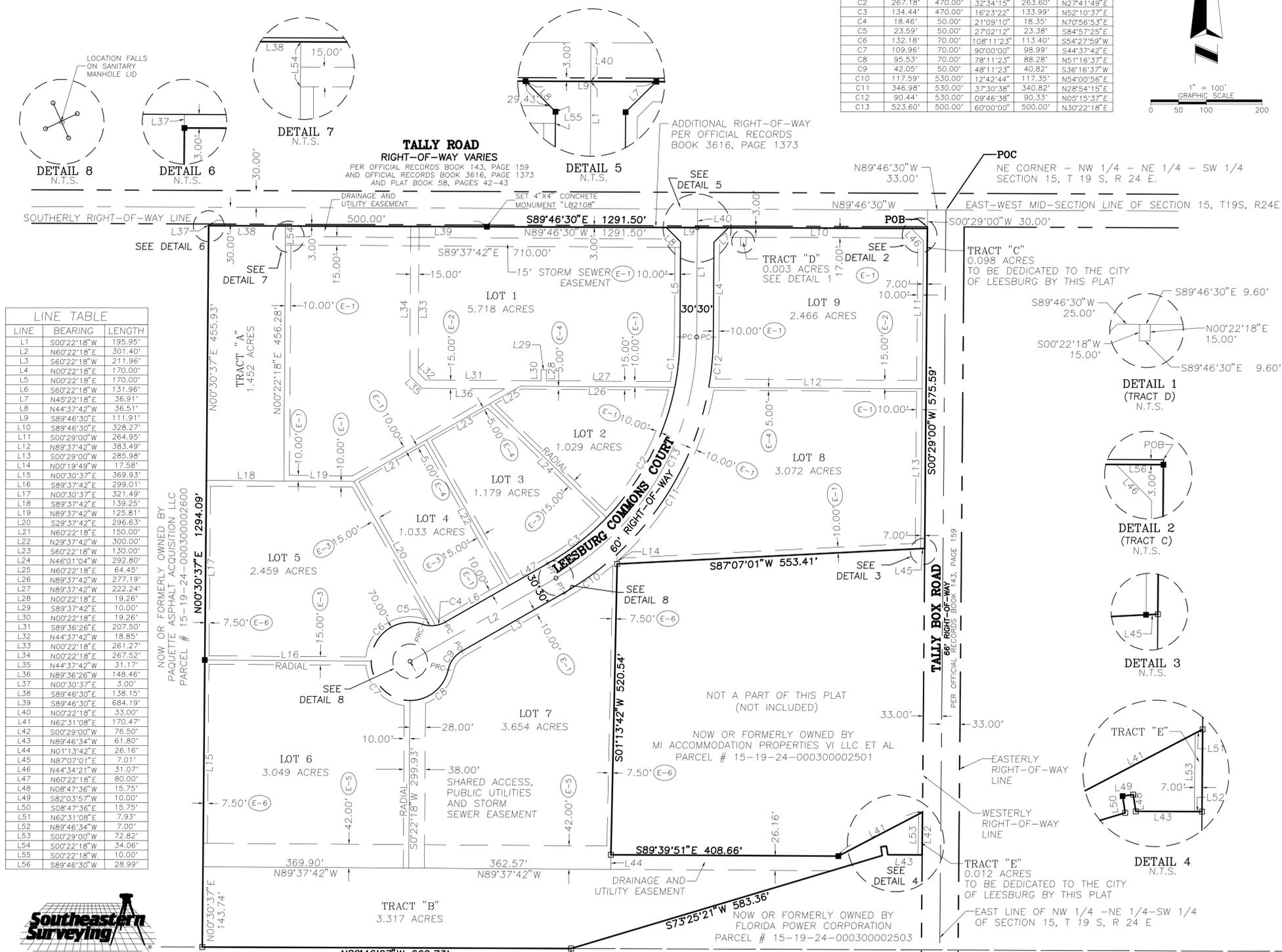
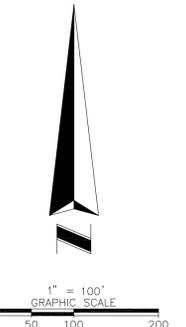
Signed: _____ Dated: _____

Print Name _____ Registration No. _____

LEESBURG COMMONS BUSINESS PARK

A PARCEL OF LAND LOCATED IN SECTION 15,
TOWNSHIP 19 SOUTH, RANGE 24 EAST
CITY OF LEESBURG, LAKE COUNTY, FLORIDA

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	90.56'	470.00'	11°02'23"	90.42'	N05°53'30"E
C2	267.18'	470.00'	32°34'15"	263.60'	N27°41'49"E
C3	134.44'	470.00'	16°23'22"	133.99'	N52°10'37"E
C4	18.46'	50.00'	21°09'10"	18.35'	N70°56'53"E
C5	23.59'	50.00'	27°02'12"	23.38'	S84°57'25"E
C6	132.18'	70.00'	108°11'23"	113.40'	S54°27'59"W
C7	109.96'	70.00'	90°00'00"	98.99'	S44°37'42"E
C8	95.53'	70.00'	78°11'23"	88.28'	N51°16'37"E
C9	42.05'	50.00'	48°11'23"	40.82'	S36°16'37"W
C10	117.59'	530.00'	12°42'44"	117.35'	N54°00'56"E
C11	346.98'	530.00'	37°30'38"	340.82'	N28°54'15"E
C12	90.44'	530.00'	09°46'38"	90.33'	N05°15'37"E
C13	523.60'	500.00'	60°00'00"	500.00'	N30°22'18"E



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°22'18"W	195.95'
L2	N60°22'18"E	301.40'
L3	S60°22'18"W	211.96'
L4	N00°22'18"E	170.00'
L5	N00°22'18"E	170.00'
L6	S60°22'18"W	131.96'
L7	N45°22'18"E	36.91'
L8	N44°37'42"W	36.51'
L9	S89°46'30"E	111.91'
L10	S89°46'30"E	328.27'
L11	S00°29'00"W	264.95'
L12	N89°37'42"W	383.49'
L13	S00°29'00"W	285.98'
L14	N00°19'49"W	17.58'
L15	N00°30'37"E	369.93'
L16	S89°37'42"E	299.01'
L17	N00°30'37"E	321.49'
L18	S89°37'42"E	139.25'
L19	N89°37'42"W	125.81'
L20	S29°37'42"E	296.63'
L21	N60°22'18"E	150.00'
L22	N29°37'42"W	300.00'
L23	S60°22'18"W	130.00'
L24	N46°01'04"W	292.80'
L25	N60°22'18"E	64.45'
L26	N89°37'42"W	277.19'
L27	N89°37'42"W	222.24'
L28	N00°22'18"E	19.26'
L29	S89°37'42"E	10.00'
L30	N00°22'18"E	19.26'
L31	S89°36'34"E	207.50'
L32	N44°37'42"W	18.85'
L33	N00°22'18"E	261.27'
L34	N00°22'18"E	267.52'
L35	N44°37'42"W	31.17'
L36	N89°36'26"W	148.46'
L37	N00°30'37"E	3.00'
L38	S89°46'30"E	138.15'
L39	S89°46'30"E	684.19'
L40	N00°22'18"E	33.00'
L41	N62°31'08"E	170.47'
L42	S00°29'00"W	76.50'
L43	N89°46'34"W	61.80'
L44	N01°13'42"E	26.16'
L45	N87°07'01"E	7.01'
L46	N44°34'21"W	31.07'
L47	N60°22'18"E	80.00'
L48	N08°47'36"W	15.75'
L49	S82°03'57"W	10.00'
L50	S08°47'36"E	15.75'
L51	N62°31'08"E	7.93'
L52	N89°46'34"W	7.00'
L53	S00°29'00"W	72.82'
L54	S00°22'18"W	34.06'
L55	S00°22'18"W	10.00'
L56	S89°46'30"W	28.99'



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DRAWING NO: 55387001

NOW OR FORMERLY OWNED BY
FLORIDA POWER CORPORATION
PARCEL # 15-19-24-000300002701

NOW OR FORMERLY OWNED BY
MC COMB MANAGEMENT INC
PARCEL # 15-19-24-000300003200