ROYAL OAK ESTATES, FIFTH ADDITION REPLAT

A REPLAT OF 'ROYAL OAK ESTATES FIFTH ADDITION'
PLAT BOOK 59, PAGES 50 AND 51
SECTION 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST
A SUBDIVISION IN THE CITY OF LEESBURG, LAKE COUNTY, FLORIDA

DESCRIPTION

'ROYAL OAK ESTATES, FIFTH ADDITION', PLAT BOOK 59, PAGES 50 AND 51 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LYING IN SECTION 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERLY MOST CORNER OF 'ROYAL OAK ESTATES, FOURTH ADDITION', PLAT BOOK 50, PAGES 56 AND 57 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF A 50.00 FEET WIDE, FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE RIGHT OF WAY (FINAL JUDGMENT CASE NO. 7401, PARCEL 193.1) THE FOLLOWING TWO (2) COURSES: RUN NORTH 44°32'30" EAST FOR 46.17 FEET; THENCE NORTH 09°02'31" EAST FOR 455.42 FEET TO THE WESTERLY BOUNDARY OF AFORESAID TRACT A; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING COURSES: RUN SOUTH 89°49'08" EAST FOR 19.47 FEET TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING OF SOUTH 44°48'57" EAST AND A RADIUS OF 80.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°59'48" FOR 125.66 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°10'57" WEST FOR 71.34 FEET TO A POINT OF CURVATURE WITH A CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°51'34" FOR 38.66 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 09°02'31" WEST FOR 78.77 FEET; THENCE DEPARTING AFORESAID WESTERLY BOUNDARY OF TRACT A RUN SOUTH 80°57'29" EAST FOR 110.00 FEET TO THE EASTERLY BOUNDARY OF TRACT A; THENCE ALONG SAID EASTERLY BOUNDARY OF TRACT A THE FOLLOWING TWO (2) COURSES: RUN SOUTH 09°02'31" WEST FOR 277.49 FEET; THENCE NORTH 80°57'29" WEST FOR 94.97 FEET; THENCE NORTH 60°39'42" WEST ALONG A RADIAL LINE FOR 20.00 FEET TO THE WESTERLY BOUNDARY OF AFORESAID TRACT A AND TO AN INTERSECTION WITH A CIRCULAR CURVE CONCAVE NORTHWESTERLY HAVING A CHORD BEARING OF SOUTH 39°28'44" WEST AND A RADIUS OF 60.00 FEET; THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°16'54" FOR 21.24 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 49°37'11" WEST FOR 53.20 FEET TO THE NORTHEASTERLY BOUNDARY OF AFORESAID 'ROYAL OAK ESTATES, FOURTH ADDITION'; THENCE NORTH 40°22'49" WEST ALONG SAID NORTHEASTERLY BOUNDARY FOR 134.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.23 ACRES, MORE OR LESS.

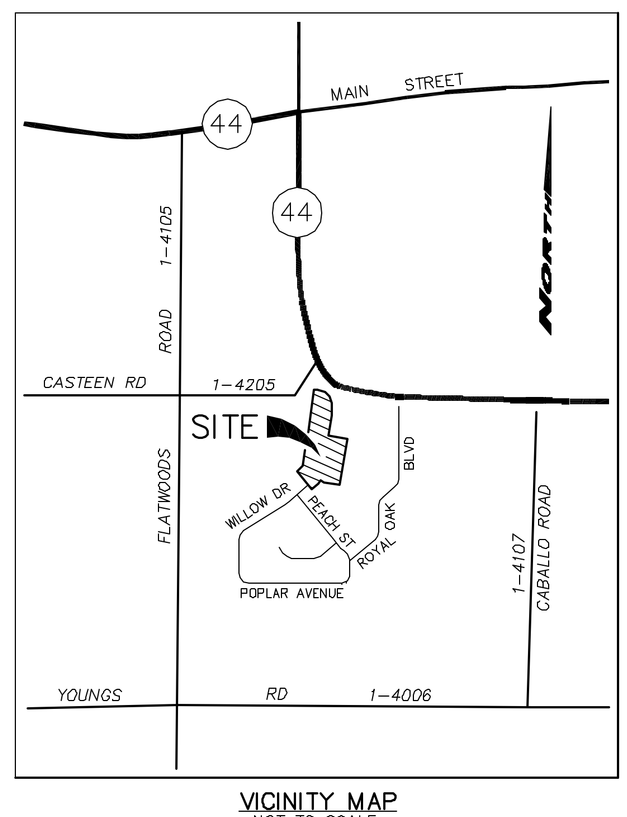
NOTES:

1. BEARINGS ARE BASED ON THE NORTHEASTERLY BOUNDARY OF 'ROYAL OAK ESTATES FOURTH ADDITION', PLAT BOOK 50, PAGES 56 AND 57 AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS BEING NORTH 40°22'49"WEST ACCORDING TO SAID PLAT.
2. UTILITY EASEMENTS SHALL INCLUDE PROVISIONS FOR CABLE TELEVISION AS REQUIRED BY CHAPTER 177.091(28) IF THE FLORIDA STATUTES
3. TRACT "A" CONSISTS OF ALL LANDS SHOWN AND DESCRIBED HEREON EXCEPT THE NUMBERED LOTS.
4. TRACT "A" IS RESERVED BY THE DEVELOPER AND ITS ASSIGNS FOR "COMMON AREA", FUTURE DEVELOPMENT, PARKING, INGRESS AND EGRESS, DRAINAGE, UTILITY EASEMENTS AND AS FURTHER SET FORTH IN THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR ROYAL OAK ESTATES FIFTH ADDITION WHICH SHALL BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY.
5. STREETS, ROADS, PARKING, OTHER PAVING, STORM DRAINS, RETENTION PONDS, SIGNS AND OTHER IMPROVEMENTS, EXCEPT UTILITIES (SEE NOTE 6) SHALL BE MAINTAINED BY THE ROYAL OAK ESTATES HOMEOWNERS ASSOCIATION INC., ITS SUCCESSORS OR ASSIGNS, AND ARE NOT, NOR WILL THEY BECOME, THE RESPONSIBILITY OF THE CITY OF LEESBURG.
6. MAINTENANCE OF THE UTILITIES NOT IN THE NUMBERED LOTS WILL BE THE RESPONSIBILITY OF THE OWNERS OF THE UTILITIES, EXCEPT FOR SERVICE LINES TO EACH LOT.
7. THE CITY OF LEESBURG IS RESPONSIBLE FOR THE MAINTENANCE OF ONLY THOSE SANITARY SEWER LINES LYING BETWEEN AND INCLUDING MANHOLES.
8. EXCEPTING FOR UTILITIES MENTIONED ABOVE, THE CITY OF LEESBURG ASSUMES NO RESPONSIBILITY FOR THE MAINTENANCE FOR TRACT "A" OR ANY NUMBERED LOT.
9. LANDS DESCRIBED HEREON ARE ENCUMBERED BY THE FOLLOWING LISTED INSTRUMENTS RECORDED IN THE PUBLIC RECORDS LAKE COUNTY, FLORIDA: (a) DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR 'ROYAL OAK ESTATES' – OFFICIAL RECORD BOOK 938, PAGE 401, AS AMENDED – OFFICIAL RECORD BOOK 1099, PAGE 1617, OFFICIAL RECORD BOOK 1277, PAGE 1780, OFFICIAL RECORD BOOK 1944, PAGE 2027, (b) AGREEMENT – OFFICIAL RECORD BOOK 2472, PAGE 2484, (c) RESTRICTIONS, RESERVATION AND EASEMENTS – PLAT BOOK 45, PAGES 82 THROUGH 85.

LEGEND

- ■ FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT LB #4709
- ▲ FOUND PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT RLS #4614 UNLESS OTHERWISE NOTED
- FOUND NAIL AND DISK RLS #4614
- ◉ SET PERMANENT CONTROL POINT NAIL AND DISK LB #7514
- ○ SET IRON ROD LB #7514

RW	RIGHT-OF-WAY
COR	CORNER
SEC	SECTION
PB	PLAT BOOK
ORB	OFFICIAL RECORD BOOK
PG	PAGE
PGS	PAGES
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
NLY	NORTHERLY
ELY	EASTERLY
SLY	SOUTHERLY
WLY	WESTERLY
R	RADIUS
L	ARC LENGTH
Δ	CENTRAL ANGLE
CH	CHORD
CB	CHORD BEARING
(R)	RADIAL
L1	REFERENCE TO LINE TABLE
NTC	NON TANGENCY CURVE
BDY	BOUNDARY
RLS	REGISTER LAND SURVEYOR
LB	LICENSE BUSINESS
PRM	PERMANENT REFERENCE MONUMENT
N&D	NAIL AND DISC
DEPT	DEPARTMENT
ID	IDENTIFICATION
FD	FOUND
R/W	RIGHT OF WAY



VICINITY MAP
NOT TO SCALE

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.

BESH
BOOTH ERN STRAUGHAN HIOTT, INC.
ENGINEERS · SURVEYORS · LAND PLANNERS
350 North Sinclair Ave.
Tavares, Florida 32778
LICENSED BUSINESS 7514
Office: 352.343.8481
Fax: 352.343.8485
www.besandh.com

SHEET 1 OF 2

PLAT BOOK _____ PAGE _____

DEDICATION
ROYAL OAK ESTATES, FIFTH ADDITION REPLAT

KNOW ALL MEN BY THESE PRESENTS, That K & L Development, Inc. (Developer) being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes thereon expressed and hereby grants a utility easement over Tract A to the providers of utilities to the subdivision.

IN WITNESS WHEREOF, The undersigned owner has executed this Dedication in the manner provided by law on _____ . Signed, and delivered in our presence as witnesses:

WITNESSES:

1. _____ SIGNATURE
2. _____ PRINTED NAME
1. _____ SIGNATURE
2. _____ PRINTED NAME

GRANTORS

K & L DEVELOPMENT, INC.

_____
by: MATTHEW M. KING, JR.
PRESIDENT

STATE OF _____FLORIDA_____ COUNTY OF _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____DAY OF _____ ,2006 , by _____ as _____ of K & L Development, Inc., a Florida corporation. He ( ) is personally known to me. or ( ) or has produced _____ _____ as identification.

Signature of Acknowledger _____

Printed name of Acknowledger _____

Title _____

My commission Expires: _____ (SEAL OR STAMP)

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 direction and supervision, and that this plat complies with all the requirements of Section 177, Florida Statutes.

Booth Ern Straughan Hiott Inc. – 350 North Sinclair Avenue
Tavares, FL 32778 Licensed Business No. 7514

SEAL

_____ Dated _____
MICHAEL R. BURNETTE
Registration No. 3669

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.

_____ Dated _____
_____ Registration No. _____
For the Engineering Department, City of Leesburg, Leesburg, Florida

CERTIFICATE OF APPROVAL OF 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 the utility easements is accepted for municipal purposes of said city on _____ day of_____,2006 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 of approval by said City Commission CITY OF Leesburg , FLORIDA.

_____ _____
Attest: City Clerk By: Mayor/Commissioner