ARLINGTON RIDGE PHASE 2

BEING A REPLAT OF TRACTS F1, F2, F3, F4, F10 AND U AND PORTION OF TRACTS D1, D41 AND X, ARLINGTON RIDGE PHASE I-A, AS RECORDED IN PLAT BOOK 54, PAGES 66 THROUGH 87 AND A REPLAT OF TRACTS B3, F5, F9 AND PORTION OF TRACT G15, ARLINGTON RIDGE PHASE I-B, AS RECORDED IN PLAT BOOK 55, PAGES 80 THROUGH 96, CITY OF LEESBURG, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING WITHIN SECTIONS 14, 22 AND 23, TOWNSHIP 20 SOUTH, RANGE 24 EAST, CITY OF LEESBURG, LAKE COUNTY, FLORIDA

NOTES

1.) 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.

2.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3.) BEARINGS ARE BASED ON THE NORTHERLY BOUNDARY LINE OF ARLINGTON RIDGE PHASE I–A AS RECORDED IN PLAT BOOK 54, PAGES 66 THROUGH 87, INCLUSIVE, PUBLIC RECORDS OF CITY OF LEESBURG, LAKE COUNTY, FLORIDA BEING S89°04'33"E.

4.) AN APPROVED SIDEWALK AND/OR GOLF CART PATH SHALL BE PROVIDED ON OR ADJACENT TO ALL PAVED ROADS IN THIS AND ALL FUTURE PHASES.

CONSENT TO PLATTING OF LANDS AND SUBORDINATION OF MORTGAGE

WACHOVIA BANK, NATIONAL ASSOCIATION (THE "BANK") IS THE MORTGAGEE UNDER A CERTAIN MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT AND FINANCING STATEMENT (THE "MORTGAGE"), DATED JUNE 2, 2004 AND RECORDED IN OFFICIAL RECORDS BOOK 02589, PAGE 0056, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, GIVEN BY ARLINGTON RIDGE LLC, TOGETHER WITH MORTGAGE MODIFICATION AGREEMENT (THE "MODIFICATION"), DATED NOVEMBER 8, 2004, AND RECORDED IN OFFICIAL RECORDS BOOK 2709, PAGE 1280; MORTGAGE MODIFICATION, FUTURE ADVANCE AND SPREADER AGREEMENT, DATED JUNE 10, 2005, AND RECORDED IN O.R. BOOK 2895, PAGE 1680; AND MORTGAGE MODIFICATION AND FUTURE ADVANCE AGREEMENT, DATED JANUARY 27, 2006, AND RECORDED IN O.R. BOOK _____, PAGE _____, AND RERECORDED IN OR BOOK _____, PAGE _____, OF THE AFORESAID PUBLIC RECORDS. THE BANK HEREBY CONSENTS TO THE PLATTING OF THE REAL PROPERTY SUBJECT TO THE MORTGAGE, AS MODIFIED, AND HEREBY JOINS IN ON THE DEDICATIONS CONTAINED ON THIS PLAT.

ACKNOWLEDGMENT

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

BY: _____
NAME: _____

BY: _____
NAME: _____

WACHOVIA BANK, NATIONAL ASSOCIATION
BY: _____
NAME: _____
TITLE: _____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2006 A.D. BY _____ AS _____ OF WACHOVIA BANK, NATIONAL ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED_____ AS IDENTIFICATION.

_____
NOTARY PUBLIC
NAME: _____
COMMISSION EXPIRES: _____
COMMISSION NO._____

CERTIFICATE OF CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES; AND WAS FILED FOR RECORD ON _____, AT _____, FILE NO. _____.

_____
CLERK OF THE CIRCUIT COURT IN
AND FOR LAKE COUNTY, FLORIDA.

STATEMENT OF REVIEWER

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 INCLUDED FIELD VERIFICATION OF ANY COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

_____

BY: _____ REGISTRATION NUMBER: _____
ENGINEERING DEPARTMENT, CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

DEDICATION: ARLINGTON RIDGE PHASE 2

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, ARLINGTON RIDGE LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LAND DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREON EXPRESSED:

1. ROADS. TRACT "A" (THE "ROADS") SHOWN ON THE PLAT IS DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, BUT SHALL BE OWNED BY THE ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT OF THE STATE OF FLORIDA ("CDD"), ESTABLISHED UNDER AND PURSUANT TO CHAPTER 190, FLORIDA STATUTES. WHEN CONVEYED BY TO THE CDD BY DEED. THE CDD WILL GOVERN, MAINTAIN AND REPLACE, AS NECESSARY, THE ROADS. ALL ROADS ARE SUBJECT TO PRIVATE UTILITY AND DRAINAGE EASEMENTS AS SET FORTH BELOW.
2. UTILITY EASEMENTS. ALL UTILITY EASEMENTS SHOWN HEREON ARE PRIVATE EASEMENTS ONLY, AND ARE NOT FOR PUBLIC USE, AND ARE GRANTED ONLY TO A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER UTILITY OR RESERVED BY ARLINGTON RIDGE LLC. SUCH EASEMENTS ARE NOT HEREIN DEDICATED, GRANTED, OR RESERVED TO, OR FOR, A PUBLIC USE. A PERPETUAL, PRIVATE UTILITY EASEMENT OVER THE UTILITY EASEMENTS, TRACTS "B", "D", "E", "G" AND "H" AND THE ROADS SHOWN ON THIS PLAT ARE DEDICATED TO EACH OF THE FOLLOWING PARTIES FOR THE SPECIFIED PURPOSES: (A) TO PROGRESS ENERGY FLORIDA, INC., A FLORIDA CORPORATION, AND TO SUMTER ELECTRIC COOPERATIVE, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE PROVISION OF ELECTRIC ENERGY, ELECTRIC SERVICE, AND COMMUNICATION SYSTEMS USED SOLELY FOR THE PURPOSE OF FACILITATING THE PROVISION OF ELECTRIC ENERGY AND ELECTRIC SERVICE. (B) TO SPRINT–FLORIDA, INCORPORATED, FOR PROVISION OF TELEPHONE SERVICE, (C) TO THE CITY OF LEESBURG FOR PROVISION OF GAS SERVICE, AND FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF ANY FACILITIES NECESSARY FOR PROVISION OF WATER, SEWER AND RECLAIMED WATER, AND (D) TO MULTISTATE SERVICES LLC, AND ITS SUCCESSORS AND ASSIGNS, FOR PROVISION OF CABLE TELEVISION, INTERNET SERVICES AND SECURITY SYSTEMS (COLLECTIVELY, "INFORMATION SERVICES"), AND (E) ARLINGTON RIDGE LLC FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF IRRIGATION FACILITIES. NO OTHER PERSON SHALL HAVE A CLAIM OR RIGHT TO THE UTILITY EASEMENTS SHOWN HEREON EXCEPT AS EXPRESSLY GRANTED BY ARLINGTON RIDGE LLC IN A DOCUMENT TO BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY, AND ARLINGTON RIDGE LLC RESERVES THE RIGHT TO GRANT SUCH PRIVATE EASEMENTS AND/OR LICENSES OVER THE UTILITY EASEMENTS AND ROADS SHOWN ON THIS PLAT AS IT MAY DEEM APPROPRIATE IN ITS SOLE AND ABSOLUTE DISCRETION WITHOUT THE JOINDER OF ANY OTHER PERSON OR PARTY. NO PORTION OF THE PROPERTY WITHIN THIS ARLINGTON RIDGE PHASE 2 MAY BE DEDICATED FOR, MADE SUBJECT TO, OR CONVEYED FOR THE PURPOSE OF ANY UTILITY EASEMENT WITHOUT THE CONSENT OF ARLINGTON RIDGE LLC, ITS SUCCESSORS OR ASSIGNS.
3. RESTRICTIONS. THE LANDS WITHIN THIS PLAT ARE SUBJECT TO, AND UTILIZATION OF THIS LANDS WITHIN THIS PLAT BY THE OWNERS IS FURTHER LIMITED AND RESTRICTED BY, THE PROVISIONS OF THE DECLARATION OF RESTRICTIVE COVENANTS FOR ARLINGTON RIDGE (THE "DECLARATION"), RECORDED AT O.R. BOOK 2809, PAGE 1622, TOGETHER WITH THAT FIRST AMENDMENT TO DECLARATION, RECORDED AT O.R. BOOK 2912, PAGES 2491–2493, AND SECOND AMENDMENT RECORDED AT O.R. BOOK 3099, PAGE 434, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
4. CDD TRACTS. TRACTS "B", "C", "D", "E", "G" AND "H" (COLLECTIVELY, "CDD TRACTS") WILL BE CONVEYED BY DEED TO CDD AND ARE FOR USES PERMITTED BY THE CDD AND FLORIDA LAW ONLY, SUBJECT TO THE PROVISIONS OF THE DECLARATION. THE CDD TRACTS WILL BE MAINTAINED BY THE CDD AND NOT THE CITY OF LEESBURG.
5. DRAINAGE EASEMENTS. EASEMENTS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENTS ARE HEREWITH DEDICATED AS PERPETUAL, NON–EXCLUSIVE EASEMENTS TO THE CDD FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE SURFACE WATER MANAGEMENT SYSTEM.
6. SURFACE WATER MANAGEMENT SYSTEM. THE CDD SHALL MAINTAIN AND OPERATE THE SURFACE WATER MANAGEMENT SYSTEM WITH THE LANDS DESCRIBED IN THIS PLAT IN ACCORDANCE WITH THE PERMIT ISSUED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
7. LIFT STATIONS. LIFT STATION TRACTS "B3" AND "F" SHOWN ON THE PLAT ARE DEDICATED TO THE CITY OF LEESBURG.
8. LANDSCAPE EASEMENTS. LANDSCAPE EASEMENTS ARE HEREWITH DEDICATED AS PERPETUAL NON–EXCLUSIVE EASEMENT TO ARLINGTON RIDGE COMMUNITY ASSOCIATION, INC. FOR THE PURPOSE OF MAINTAINING LANDSCAPING, FENCING AND VEGETATION, AND THE OWNERS OF LOTS SUBJECT TO SUCH EASEMENTS SHALL CONSTRUCT NO IMPROVEMENTS OR STRUCTURES OF ANY TYPE, AND SHALL NOT ALTER, ADD, OR REMOVE ANY LANDSCAPING, FENCING OR VEGETATION IN SUCH EASEMENTS AREAS.
9. GOLF COURSE TRACT. TRACTS LABELED AS GOLF COURSE ("GOLF COURSE TRACTS") ARE NOT FOR PUBLIC USE. UTILIZATION OF THE GOLF COURSE TRACTS BY THE OWNERS OR THEIR GUESTS, AGENTS, LICENSEES AND INVITEES, SHALL BE AT THE SOLE AND ABSOLUTE DISCRETION OF THE OWNER OF THE GOLF COURSE TRACTS ("GOLF COURSE OWNER") WHO MAY, AT ITS SOLE AND ABSOLUTE DISCRETION, PROMULGATE RULES, REGULATIONS AND FEES FOR THE UTILIZATION OF THE GOLF COURSE TRACTS. NONE OF THE OWNERS, NOR ANY AGENT OR EMPLOYEE OF THE CDD, SHALL HAVE THE RIGHT TO UTILIZE THE GOLF COURSE TRACTS EXCEPT UPON THE EXPRESS PERMISSION OF THE GOLF COURSE OWNER.

ACKNOWLEDGMENT

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

BY: _____
NAME: _____

BY: _____
NAME: _____

ARLINGTON RIDGE LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: BLAIR COMMUNITIES, INC., A FLORIDA CORPORATION,
ITS MANAGER

BY: _____
DAVID M. FELICE, PRESIDENT

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2006 A.D. BY DAVID M. FELICE, AS PRESIDENT OF BLAIR COMMUNITIES, INC., A FLORIDA CORPORATION, THE MANAGER OF ARLINGTON RIDGE LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED_____ AS IDENTIFICATION.

_____
NOTARY PUBLIC
NAME: _____
COMMISSION EXPIRES: _____
COMMISSION NO._____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT IN JANUARY 2006, HE COMPLETED THE SURVEY OF THE SAID LANDS AS SHOWN IN THE FOREGOING PLAT AND SAID SURVEY WAS MADE UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION. THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177. THE PERMANENT REFERENCE MONUMENTS (PRMs) HAVE BEEN PLACED SHOWN HEREON AS REQUIRED BY CHAPTER 177, THE PERMANENT CONTROL POINTS (PCPs) AND LOT CORNERS HAVE NOT BEEN PLACED AS OF THE TIME OF THIS CERTIFICATE.

FOR THE FIRM BY:

SIGNED AND SEALED THIS _____ DAY OF _____, 2006

_____
CURTIS N. FRIED
FLORIDA PROFESSIONAL LAND SURVEYOR 4537
CERTIFICATE OF AUTHORIZATION NO. 6890

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 TRACTS 3B AND F, AND THE PRIVATE UTILITY EASEMENTS GRANTED IN PARAGRAPH 2(C) OF THE DEDICATION IS ACCEPTED FOR MUNICIPAL PURPOSES BY SAID CITY ON THE _____ DAY OF _____, 2006 PROVIDED THAT IT IS RECORDED IN THE OFFICE OF THE CLERK WITHIN _____ DAYS FROM THE DATE OF APPROVAL BY SAID CITY OF LEESBURG.

_____
ATTEST: CLERK

_____
BY: MAYOR / COMMISSIONER

SEE SHEET 3 OF 15 FOR LEGEND
SEE SHEET 3 OF 15 FOR KEYMAP
SEE SHEET 2 OF 15 FOR LEGAL DESCRIPTIONS

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.

BURCAW and associates, inc.
LB# 6890

Engineers • Surveyors • Planners
Environmental Services

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