LEGACY OF LEESBURG UNIT 7

SECTIONS 13 AND 24, TOWNSHIP 20 SOUTH, RANGE 24 EAST & SECTION 18, TOWNSHIP 20 SOUTH, RANGE 25 EAST, CITY OF LEESBURG, LAKE COUNTY, FLORIDA

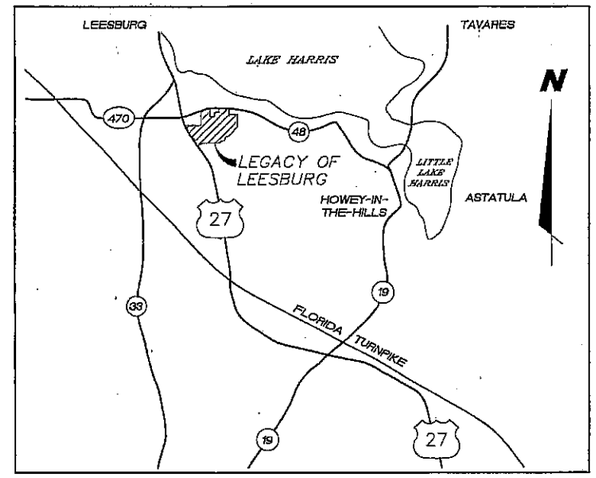
LEGAL DESCRIPTION

THAT PORTION OF SECTIONS 13 AND 24, TOWNSHIP 20 SOUTH, RANGE 24 EAST, AND SECTION 18, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF ABOVE SAID SECTION 18, SAID CORNER ALSO BEING A POINT ON THE NORTHWESTERLY LINE OF HIGHLAND LAKES, PHASE 2-C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 41 THROUGH 43, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN S51°48'22"W, ALONG SAID LINE 154.21 FEET TO A POINT ON NORTHWESTERLY LINE OF HIGHLAND LAKES, PHASE 2-A, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 33, PAGES 75 THROUGH 78, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID NORTHWESTERLY LINE CONTINUE S51°48'22"W, 134.41 FEET; THENCE S67°44'03"W, 113.47 FEET; THENCE S87°42'08"W, 185.93 FEET; THENCE S52°33'55"W, 137.00 FEET; THENCE S24°51'30"W, 160.85 FEET; THENCE S16°09'22"W, 263.20 FEET; THENCE S54°25'31"W, 193.77 FEET TO THE NORTHERLY BOUNDARY OF HIGHLAND LAKES, PHASE 2-D, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 35, PAGES 40 THROUGH 41, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE RUN N85°23'18"W, 142.50 FEET; THENCE N69°18'14"W, 50.18 FEET; THENCE S54°16'27"W, 15.28 FEET TO THE MOST EASTERLY CORNER OF TRACT D, LEGACY OF LEESBURG UNIT 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGES 1 THROUGH 4, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY OF SAID UNIT 5 THE FOLLOWING COURSES AND DISTANCES; N35°03'20"W, 216.00 FEET; THENCE N29°00'25"W, 94.56 FEET; THENCE N32°16'52"W, 87.09 FEET; THENCE N44°32'25"W, 72.86 FEET; THENCE N28°39'51"W, 100.21 FEET; THENCE N40°26'05"W, 53.64 FEET; THENCE N62°42'12"W, 213.11 FEET; THENCE N43°09'18"W, 132.68 FEET; THENCE N12°12'54"W, 162.92 FEET; THENCE N20°30'29"E, 155.90 FEET; THENCE N60°01'11"E, 137.34 FEET; THENCE N72°50'20"E, 77.04 FEET; THENCE N80°16'21"E, 87.07 FEET; THENCE S85°00'14"E, 146.21 FEET; THENCE S66°41'52"E, 202.00 FEET; THENCE S46°54'45"E, 168.10 FEET; THENCE S46°56'05"E, 124.56 FEET; THENCE S50°00'39"E, 125.92 FEET; THENCE N68°29'15"E, 42.47 FEET; THENCE N50°33'24"E, 101.50 FEET; THENCE N78°51'30"E, 39.19 FEET; THENCE N10°56'24"W, 67.59 FEET; THENCE N32°37'15"E, 58.83 FEET; THENCE N11°15'31"W, 42.85 FEET; THENCE N56°30'41"W, 65.69 FEET; THENCE N54°11'17"W, 68.87 FEET; THENCE N05°56'26"E, 40.36 FEET; THENCE N07°39'12"W, 94.90 FEET; THENCE N04°57'11"W, 77.78 FEET; THENCE N69°07'31"E, 83.83 FEET; THENCE N64°18'56"E, 83.19 FEET; THENCE N47°00'55"E, 32.54 FEET; THENCE N75°21'59"E, 80.37 FEET; THENCE N33°25'44"E, 82.06 FEET; THENCE N42°43'23"E, 84.08 FEET; THENCE N10°54'41"W, 36.49 FEET; THENCE N35°21'56"W, 71.04 FEET; THENCE N30°30'38"E, 45.91 FEET; THENCE N33°00'30"W, 90.86 FEET; THENCE N55°44'11"W, 85.05 FEET; THENCE N73°01'44"W, 165.73 FEET; THENCE N88°09'29"W, 138.66 FEET; THENCE N44°37'05"W, 115.39 FEET; THENCE N28°32'56"E, 58.82 FEET; THENCE N57°40'22"E, 75.82 FEET; THENCE N07°22'18"E, 150.37 FEET; THENCE N37°42'33"W, 54.36 FEET; THENCE DEPARTING SAID BOUNDARY OF LEGACY OF LEESBURG UNIT 5 AND ALONG THE BOUNDARY OF LEGACY OF LEESBURG UNIT 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGES 77 THROUGH 83, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA THE FOLLOWING COURSES AND DISTANCES; N28°39'48"W, 158.15 FEET; THENCE N23°54'29"W, 76.59 FEET; THENCE N30°27'19"W, 65.74 FEET; THENCE N02°36'33"E, 70.81 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,960.00 FEET AND A CHORD BEARING AND DISTANCE OF N36°21'58"E, 211.07 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°10'23", FOR 211.17 FEET; THENCE N56°57'53"E, 53.46 FEET; THENCE S63°21'53"E, 158.28 FEET; THENCE S77°44'18"E, 171.19 FEET; THENCE S87°38'23"E, 159.24 FEET; THENCE S31°59'06"E, 315.40 FEET; THENCE S28°40'06"E, 201.42 FEET; THENCE S38°38'17"E, 79.16 FEET; THENCE N42°06'12"E, 74.63 FEET; THENCE N80°16'55"E, 82.57 FEET; THENCE S82°29'46"E, 70.74 FEET; THENCE N60°27'00"E, 66.04 FEET; THENCE N36°47'41"E, 47.32 FEET; THENCE N20°30'53"E, 87.59 FEET; THENCE N24°27'49"W, 190.83 FEET; THENCE N03°35'31"W, 21.59 FEET; THENCE N27°44'39"E, 112.19 FEET; THENCE N35°26'08"E, 97.30 FEET; THENCE N21°34'08"E, 96.41 FEET; THENCE N00°06'13"E, 198.23 FEET; THENCE N57°49'03"W, 199.13 FEET; THENCE S72°44'42"W, 69.91 FEET; THENCE N00°06'13"E, 215.04 FEET; THENCE N00°48'13"E, 50.00 FEET; THENCE N00°11'41"E, 30.51 FEET; THENCE N89°48'34"W, 30.53 FEET TO A POINT ON THE WEST LINE OF GOVERNMENT LOT 3 OF ABOVE MENTIONED SECTION 18; THENCE DEPARTING SAID BOUNDARY OF LEGACY OF LEESBURG UNIT 6 RUN N00°11'26"E ALONG THE WEST LINE OF GOVERNMENT LOT 3 AND GOVERNMENT LOT 2, A DISTANCE OF 450.59 FEET TO A 4" ROUND CONCRETE MONUMENT WITH A DOME TOP AND NO IDENTIFICATION NUMBER; THENCE ALONG THE WEST LINE OF GOVERNMENT LOT 2, N00°15'47"E 177.59 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 429.00 FEET OF SAID GOVERNMENT LOT 2; THENCE S89°53'07"E, ALONG THE NORTH LINE THEREOF 1,162.06 FEET; THENCE S00°13'14"W, 429.00 FEET TO THE NORTHEAST CORNER OF THE WEST 1182.06 FEET OF GOVERNMENT LOT 3; THENCE S00°11'26"W ALONG THE EAST LINE OF SAID WEST 1182.06 FEET OF GOVERNMENT LOT 3, A DISTANCE OF 1,329.59 FEET TO A POINT ON THE NORTHWESTERLY LINE OF HIGHLAND LAKES PHASE 2-C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGES 41 THROUGH 43, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S41°54'45"W, ALONG SAID NORTHWESTERLY LINE 1,778.89 FEET TO THE POINT OF BEGINNING.
CONTAINING 110.50 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 23 EAST AS BEING N00°11'26"E AN ASSUMED MERIDIAN.
2. UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION AND MAINTENANCE OF CABLE TELEVISION SERVICES, AS PROVIDED IN CHAPTER 177.091 (28) FLORIDA STATUTES.
3. LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES.
4. TRACTS "A", "B", AND "C" ARE COMMON AREAS DESIGNATED FOR LANDSCAPING, DRAINAGE, PASSIVE RECREATION, UTILITIES AND OPEN SPACE AND ARE AFFECTED BY THE PROVISIONS OF THE COMMUNITY DECLARATION OF COVENANTS AND RESTRICTIONS. HOWEVER, THOSE PORTIONS OF THE ABOVE LISTED TRACTS SUBJECT TO THE CONSERVATION EASEMENTS AS DEPICTED HEREON, ARE TO BE UTILIZED IN ACCORDANCE WITH THE CONDITIONS SET FORTH IN SAID CONSERVATION EASEMENTS.
5. TRACT "D" IS A LIFT STATION TRACT DEDICATED TO THE CITY OF LEESBURG BY THIS PLAT.
6. THE STORM WATER MANAGEMENT SYSTEM AND THE ASSOCIATED DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE LEGACY OF LEESBURG PROPERTY OWNERS ASSOCIATION, INC.
7. THE PRIVATE ROADWAYS ARE COMMON AREAS AND ARE AFFECTED BY THE PROVISIONS OF THE COMMUNITY DECLARATION OF COVENANTS AND RESTRICTIONS.
8. MORTGAGEE'S JOINDER AND CONSENT TO DEDICATION IS BY SEPARATE INSTRUMENT.
9. UNLESS OTHERWISE NOTED THERE SHALL BE A 5 FOOT WIDE UTILITY AND DRAINAGE EASEMENT ALONG ALL SIDE AND REAR LOT LINES AND A 10 FOOT WIDE UTILITY AND DRAINAGE EASEMENT ALONG ALL FRONT LOT LINES CONTIGUOUS TO THE RIGHT-OF-WAY.
10. ALL LOT LINES ARE NON-RADIAL UNLESS NOTED. RADIAL LINES ARE NOTED BY (R).
11. COMMON AREAS ARE THOSE AREAS AS DEFINED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1787, PAGE 1494 (AS AMENDED).



LOCATION 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.

LANDS DESCRIBED HEREON ARE AFFECTED BY THE FOLLOWING LISTED INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA:

CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, CONTAINED IN INSTRUMENT RECORDED NOVEMBER 25, 2002, IN O.R. BOOK 2213, PAGE 422, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

DECLARATION OF UNITY OF TITLE RECORDED IN O.R. BOOK 1734, PAGE 339, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

DEDICATION

LEGACY OF LEESBURG UNIT 7

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owners in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate the following for the purposes thereon expressed, subject to the general notes contained herein.

1. TO THE LEGACY OF LEESBURG PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT: COMMON AREAS WHICH INCLUDE TRACTS "A", "B", "C" AND ALL ROADWAYS
2. TO THE CITY OF LEESBURG, FLORIDA: TRACT "D"
3. TO THE PROVIDERS OF ELECTRIC, TELEPHONE, CABLE TELEVISION SERVICES AND THE CITY OF LEESBURG:
   All utility easements are hereby granted over, across and upon the roadways and those areas designated as utility easements shown herein.
4. TO THE PROVIDERS OF SANITATION, POSTAL, FIRE PROTECTION, LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICES, THEIR VEHICLES AND PERSONNEL:
   A perpetual right of ingress and egress over and across roadways as shown herein.

EXCEPT AS NOTED ABOVE, NO PART OF THE LANDS DESCRIBED HEREIN IS DEDICATED TO THE CITY OF LEESBURG OR THE GENERAL PUBLIC.

IN WITNESS WHEREOF, The undersigned owner has executed this Dedication in the manner provided by law on JULY 27 2006 Signed, sealed and delivered in our presence as witnesses:

WITNESSES:
1. Catherine Meyer — SIGNATURE
2. Catherine Meyer — PRINTED NAME
1. Suzanne E Spurling — SIGNATURE
2. Suzanne E Spurling — PRINTED NAME

OWNER:
ROGERS BROTHERS LAND COMPANY, A FLORIDA CORPORATION SEAL
SAM R. ROGERS — PRESIDENT
Kathleen S. Dixon — KATHLEEN S. DIXON, ASSISTANT SECRETARY

STATE OF FLORIDA COUNTY OF Lake

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF July, 20 06, by Sam R. Rogers AND Kathleen S. Dixon AS President AND Asst Secretary, RESPECTIVELY, OF THE ABOVE CORPORATION WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED _____ AS IDENTIFICATION AND DID (DID NOT) TAKE AN OATH.

Signature of Acknowledger: Suzanne E Spurling
Printed name of Acknowledger: Suzanne E. Spurling
Title
My commission Expires: NOTARY SUZANNE E. SPURLING, Notary Public, State of Florida, My comm. expires Feb. 11, 2008, Comm. No. DD296963 (SEAL OR STAMP)

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.

PRINT NAME _____
SIGN NAME _____
REGISTRATION # _____ DATE _____

Engineering Department, City of Leesburg, Leesburg, Florida

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.

Farner, Barley & Associates, Inc. – 4450 NE 83RD ROAD
WILDWOOD, FL 34785 Licensed Business No. 4709

SEAL

Judy W. Sturgill — JUDY W. STURGILL, P.S.M. — Dated 7/25/06
Registration No. 4379

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 TRACT "D" AND THE UTILITY AND INGRESS/EGRESS EASEMENTS STATED ABOVE ARE ACCEPTED FOR MUNICIPAL PURPOSES OF SAID CITY ON _____ DAY OF _____, 20__, 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 — MAYOR/COMMISSIONER

APPROVAL OF MUNICIPAL PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, THAT ON _____ DAY OF _____, 2006, THE FOREGOING PLAT WAS OFFICIALLY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF LEESBURG, FLORIDA.

ATTEST

SECRETARY — CHAIRMAN

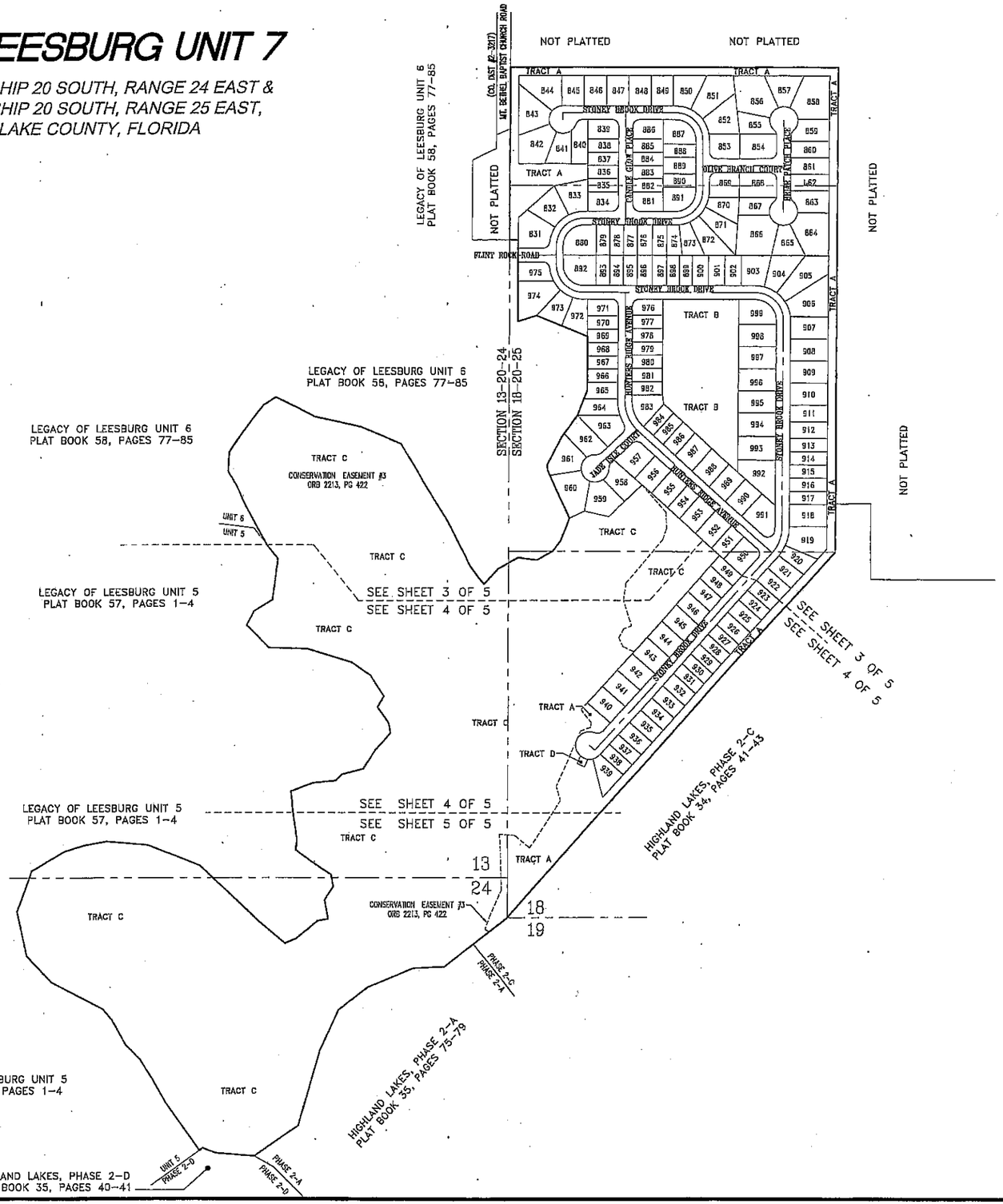
PREPARED BY:

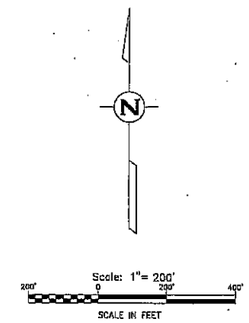
FARNER BARLEY AND ASSOCIATES, INC.
LICENSED BUSINESS No. 4709
4450 NE 83RD ROAD – WILDWOOD, FL 34785 – (352) 753-3114

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS

LEGACY OF LEESBURG UNIT 7

SECTIONS 13 AND 24, TOWNSHIP 20 SOUTH, RANGE 24 EAST &
SECTION 18 AND 19, TOWNSHIP 20 SOUTH, RANGE 25 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA





LEGEND

- ■ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND, UNLESS OTHERWISE NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (LB # 4700)
- ⊕ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB # 4700 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE # 5.)
- C1 INDICATES CURVE NUMBER IN CURVE TABLE.
- L1 INDICATES LINE NUMBER IN LINE TABLE.
- U/D INDICATES UTILITY AND DRAINAGE EASEMENT
- P.C. INDICATES POINT OF CURVATURE
- P.C.C. INDICATES POINT OF COMPOUND CURVATURE
- P.R.C. INDICATES POINT OF REVERSE CURVATURE
- P.T. INDICATES POINT OF TANGENCY
- P.I. INDICATES POINT OF INTERSECTION
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- L INDICATES ARC LENGTH
- C.L. INDICATES CHORD LENGTH
- C.B. INDICATES CHORD BEARING
- R INDICATES RADIUS LENGTH
- ℄ INDICATES CENTERLINE
- P.S.M. INDICATES PROFESSIONAL SURVEYOR AND MAPPER
- NO. INDICATES NUMBER
- (R) INDICATES RADIAL LINE
- LB. INDICATES LICENSED BUSINESS
- P.O.C. INDICATES POINT OF COMMENCEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- O.R.B. INDICATES OFFICIAL RECORD BOOK
- R/W INDICATES RIGHT-OF-WAY
- PLS INDICATES REGISTERED LAND SURVEYOR
- (H.T.) INDICATES HIGH-TENSION
- DB INDICATES DEED BOOK
- FND. INDICATES FOUND

PREPARED BY:
FARNER BARLEY AND ASSOCIATES, INC.
LICENSED BUSINESS No. 4700
4450 NE 83RD ROAD – WILDWOOD, FL 34785 – (352) 793-3114
▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS

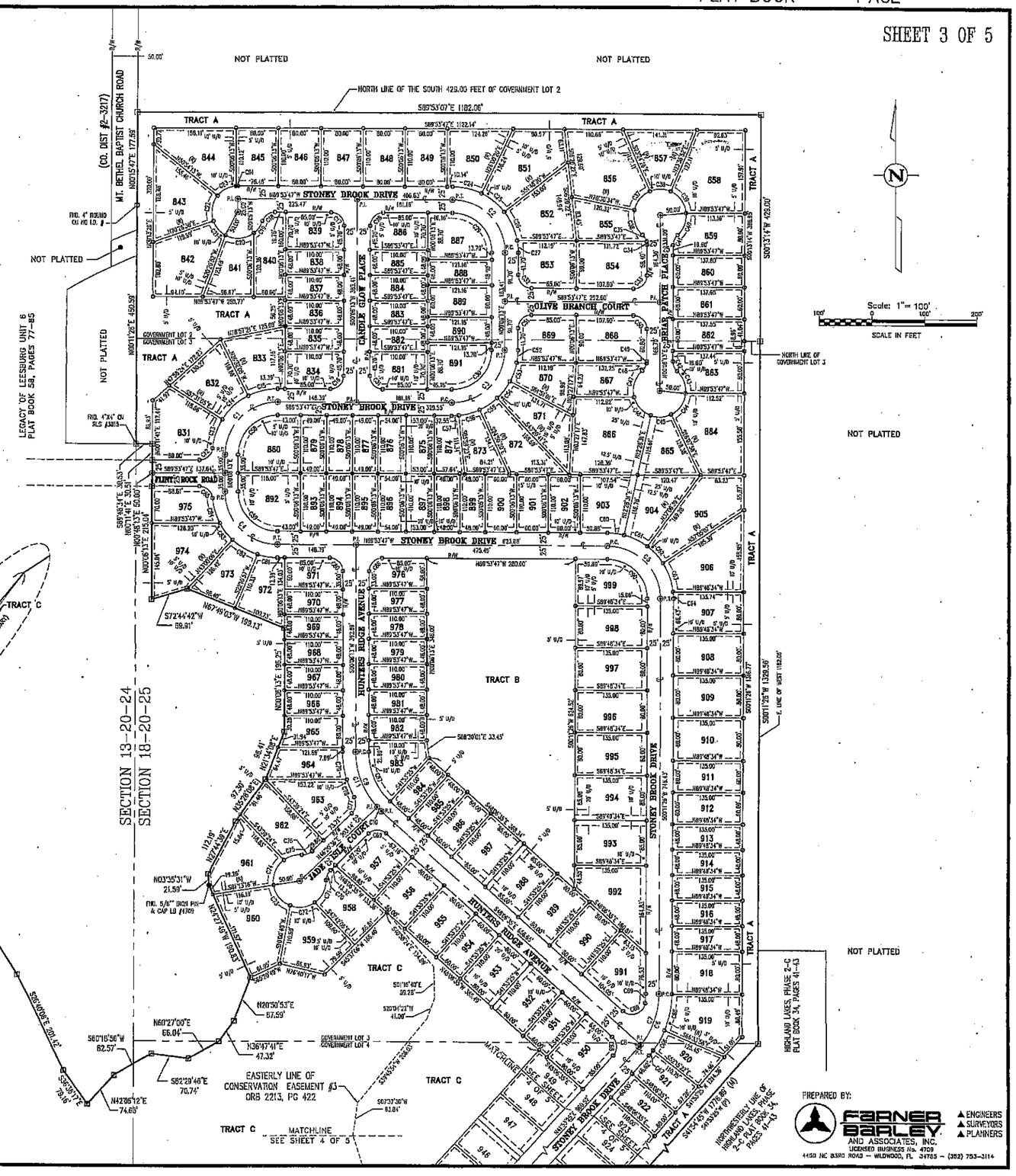
LEGACY OF LEESBURG UNIT 7

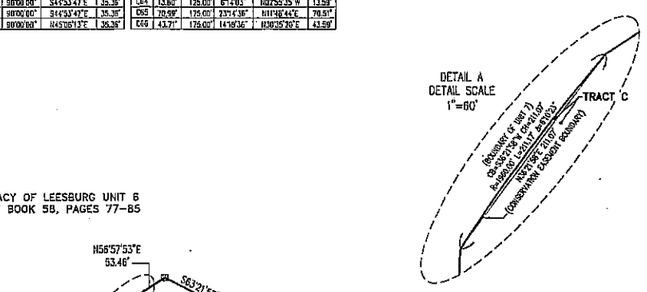
SECTIONS 13 AND 24, TOWNSHIP 20 SOUTH, RANGE 24 EAST &
SECTION 18, TOWNSHIP 20 SOUTH, RANGE 25 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA

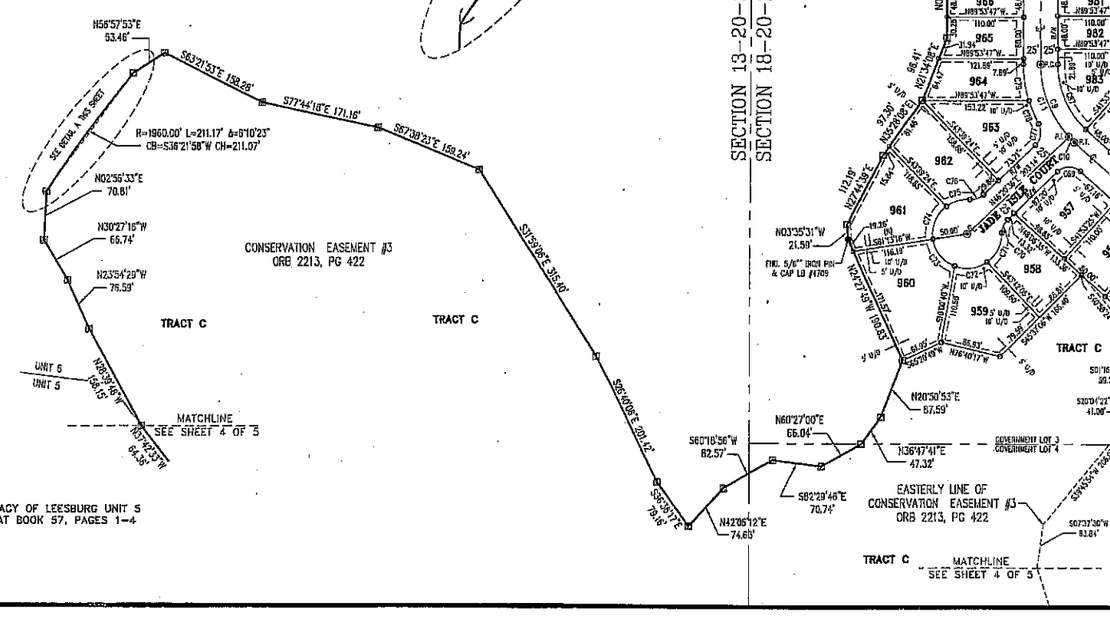
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	157.08'	100.00'	90°00'00"	S45°09'13"W	141.42'
C2	157.08'	100.00'	90°00'00"	N44°53'47"W	141.42'
C3	157.08'	100.00'	90°00'00"	N45°06'13"E	141.42'
C4	157.08'	100.00'	90°00'00"	S44°53'47"E	141.42'
C5	157.23'	100.00'	90°03'12"	N44°51'08"W	141.53'
C6	109.17'	150.00'	41°41'56"	N21°02'28"E	106.78'
C7	103.87'	150.00'	39°40'37"	N20°09'45"E	101.81'
C8	8.30'	150.00'	2°38'22"	N48°52'44"E	8.30'
C9	128.22'	150.00'	48°57'48"	S24°56'01"E	124.37'
C10	11.65'	150.00'	4°27'11"	S45°53'06"E	11.65'
C11	114.56'	150.00'	43°43'37"	S21°46'36"E	111.80'
C12	36.77'	25.00'	84°15'38"	N47°58'24"E	33.54'
C13	68.12'	125.00'	29°38'21"	S80°09'44"W	67.60'
C14	61.55'	125.00'	28°58'58"	S42°59'24"W	60.77'
C15	59.12'	125.00'	29°28'21"	S76°47'01"W	57.92'
C16	39.27'	25.00'	90°00'00"	N45°06'13"E	35.36'
C17	39.27'	25.00'	90°00'00"	N44°53'47"W	35.36'
C18	39.77'	25.00'	90°11'44"	S54°52'27"W	35.87'
C19	29.26'	50.00'	33°59'07"	N39°19'03"E	28.33'
C20	57.26'	50.00'	65°33'40"	N65°19'56"E	54.13'
C21	38.95'	50.00'	42°20'15"	S40°43'33"E	38.11'
C22	51.19'	50.00'	58°38'17"	S05°45'05"W	48.99'
C23	40.95'	50.00'	46°58'19"	S62°34'57"W	39.85'
C24	56.91'	125.00'	25°51'02"	N76°36'44"W	56.43'
C25	56.78'	125.00'	26°48'09"	N50°05'46"W	56.49'
C26	60.17'	125.00'	27°33'26"	N24°24'56"W	59.58'
C27	23.43'	125.00'	10°44'26"	N05°18'00"W	23.40'
C28	39.27'	25.00'	90°00'00"	S45°06'13"E	35.36'
C29	117.81'	75.00'	90°00'00"	N44°53'47"W	106.07'
C30	117.81'	75.00'	90°00'00"	N45°06'13"E	106.07'
C31	39.27'	25.00'	90°00'00"	S44°53'47"E	35.36'
C32	39.27'	25.00'	90°00'00"	S45°53'47"E	35.36'
C33	39.27'	25.00'	90°00'00"	N45°06'13"E	35.36'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C34	6.68'	25.00'	15°18'41"	N07°33'08"W	6.66'
C35	14.35'	25.00'	32°52'42"	N31°16'49"W	14.15'
C36	51.69'	50.00'	59°24'38"	S38°12'59"E	49.58'
C37	48.69'	50.00'	55°38'07"	S39°02'35"W	46.78'
C38	41.61'	50.00'	47°80'16"	N89°53'47"W	39.69'
C39	53.56'	50.00'	61°16'42"	N35°43'17"W	51.07'
C40	46.56'	50.00'	53°21'02"	N71°37'05"E	44.89'
C41	21.03'	25.00'	48°13'32"	S24°15'54"W	20.41'
C42	21.03'	25.00'	48°13'32"	S23°58'38"E	20.41'
C43	46.56'	50.00'	53°21'02"	N31°24'30"W	44.89'
C44	51.14'	50.00'	58°36'05"	N34°35'50"E	48.94'
C45	40.68'	50.00'	45°53'23"	N68°49'47"E	39.61'
C46	49.81'	50.00'	55°35'58"	S41°41'31"E	46.99'
C47	54.60'	50.00'	62°31'16"	S12°30'36"W	51.93'
C48	16.88'	25.00'	38°31'38"	N25°09'35"E	16.49'
C49	4.22'	25.00'	9°39'53"	N04°56'10"E	4.21'
C50	39.27'	25.00'	90°00'00"	N44°53'47"W	35.36'
C51	39.27'	25.00'	90°00'00"	S45°06'13"W	35.36'
C52	33.43'	125.00'	10°44'26"	N05°18'00"W	33.40'
C53	37.75'	125.00'	17°18'20"	N19°23'49"E	37.61'
C54	40.37'	125.00'	18°30'21"	S37°21'08"E	40.20'
C55	40.37'	125.00'	18°30'21"	S55°51'30"E	40.20'
C56	41.12'	125.00'	18°50'57"	S74°25'08"E	40.94'
C57	13.29'	125.00'	6°05'34"	N87°00'28"E	13.29'
C58	117.81'	75.00'	90°00'00"	S45°06'13"W	106.07'
C59	117.81'	75.00'	90°00'00"	S44°53'47"E	106.07'
C60	38.99'	125.00'	14°38'44"	N82°33'59"W	38.90'
C61	48.75'	125.00'	22°20'41"	N54°07'47"W	48.44'
C62	43.59'	125.00'	19°58'26"	N42°51'30"W	43.36'
C63	58.62'	125.00'	26°52'16"	N12°28'45"W	58.09'
C64	13.60'	125.00'	6°14'03"	N02°55'25"W	13.59'
C65	70.69'	175.00'	23°14'36"	N11°46'44"E	70.51'
C66	43.71'	175.00'	14°18'36"	N30°25'20"E	43.59'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C67	12.66'	175.00'	4°08'47"	N37°45'03"E	12.66'
C68	39.27'	25.00'	90°00'00"	N51°16'25"W	35.36'
C69	37.33'	25.00'	85°32'48"	S80°07'02"W	33.96'
C70	31.03'	25.00'	71°11'23"	S27°14'55"W	29.11'
C71	49.38'	50.00'	56°35'21"	N34°26'35"E	47.40'
C72	48.61'	50.00'	55°36'14"	N31°47'51"E	46.90'
C73	52.83'	50.00'	60°32'19"	S39°02'51"E	50.41'
C74	53.05'	50.00'	61°31'14"	S22°08'38"W	51.33'
C75	36.26'	50.00'	41°32'50"	S21°45'20"W	35.47'
C76	31.03'	25.00'	71°11'23"	N27°14'55"E	29.11'
C77	32.93'	25.00'	75°31'21"	N08°24'59"E	30.63'
C78	38.53'	125.00'	17°37'34"	S23°11'58"E	38.49'
C79	57.51'	125.00'	17°19'24"	S08°33'13"E	57.31'
C80	39.27'	25.00'	90°00'00"	N44°53'47"W	35.36'
C81	39.12'	125.00'	17°55'46"	S89°55'52"E	38.99'
C82	54.47'	125.00'	24°58'03"	S59°28'39"E	54.04'
C83	40.18'	125.00'	18°25'08"	S37°47'24"E	40.01'
C84	58.05'	125.00'	23°36'48"	S17°08'31"E	57.73'
C85	39.27'	25.00'	84°15'38"	N47°58'24"E	35.54'
C86	39.27'	25.00'	90°00'00"	S45°06'13"W	35.36'
C87	105.49'	125.00'	48°12'46"	S21°00'11"E	102.11'
C88	53.67'	25.00'	123°01'11"	N70°05'20"E	44.08'
C89	17.74'	125.00'	8°07'46"	N24°15'20"E	17.73'
C90	117.81'	75.00'	90°00'00"	N44°53'46"W	106.07'
C91	3.52'	50.00'	4°00'07"	S88°05'19"W	3.52'







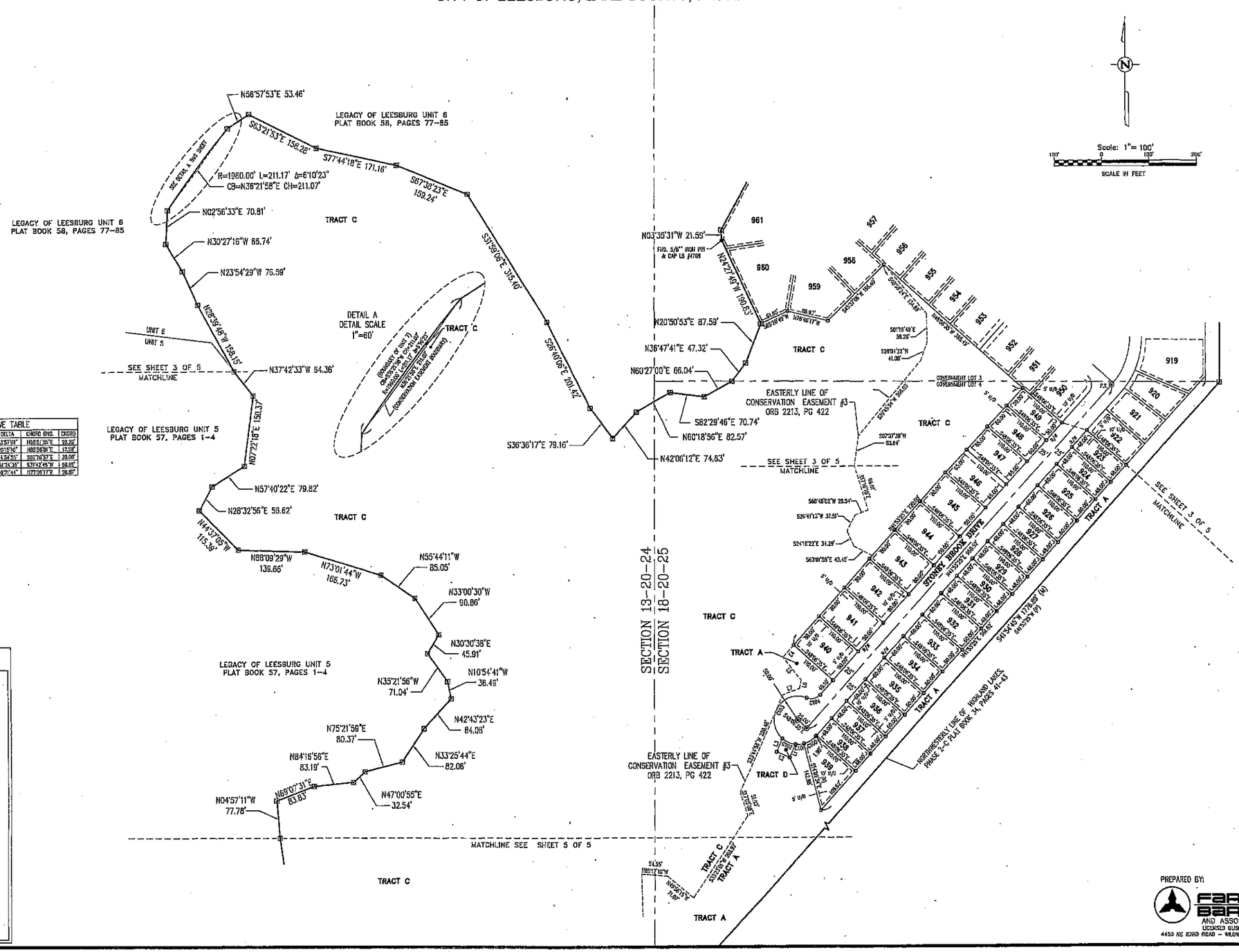
LEGEND

- ⊠ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND, UNLESS OTHERWISE NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (LB # 4709)
- ⊕ INDICATES PK, JUM, AND DISK PERMANENT CONTROL POINT (P.C.P.) LB # 4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(9) FLORIDA STATUTES. (SEE NOTE # 5.)
- ● INDICATES 5/8" IRON PIN AND CAP FOUND (LB #4709) UNLESS OTHERWISE NOTED.
- C3 INDICATES CURVE NUMBER IN CURVE TABLE.
- L9 INDICATES LINE NUMBER IN LINE TABLE.
- U/D INDICATES UTILITY AND DRAINAGE EASEMENT
- P.C. INDICATES POINT OF CURVATURE
- P.C.C. INDICATES POINT OF COMPOUND CURVATURE
- P.R.C. INDICATES POINT OF REVERSE CURVATURE
- P.T. INDICATES POINT OF TANGENCY
- P.I. INDICATES POINT OF INTERSECTION
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- L INDICATES ARC LENGTH
- CH. INDICATES CHORD LENGTH
- C.B. INDICATES CHORD BEARING
- R INDICATES RADIUS LENGTH
- ℄ INDICATES CENTERLINE
- P.S.M. INDICATES PROFESSIONAL SURVEYOR AND MAPPER
- NO. INDICATES NUMBER
- (R) INDICATES RADIAL LINE
- LB. INDICATES LICENSED BUSINESS
- P.O.C. INDICATES POINT OF COMMENCEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- O.R.B. INDICATES OFFICIAL RECORD BOOK
- R/W INDICATES RIGHT-OF-WAY
- R.L.S. INDICATES REGISTERED LAND SURVEYOR
- (C.T.) INDICATES RIGHT-TANGENT
- BK INDICATES DEED BOOK
- FND. INDICATES FOUND
- CM INDICATES CONCRETE MONUMENT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED

PREPARED BY:
FARNER BARLEY AND ASSOCIATES, INC.
LICENSED BUSINESS No. 4709
4450 NE 83RD ROAD — WILDWOOD, FL 34785 — (352) 753-3114
▲ENGINEERS
▲SURVEYORS
▲PLANNERS

LEGACY OF LEESBURG UNIT 7

SECTIONS 13 AND 24, TOWNSHIP 20 SOUTH, RANGE 24 EAST &
SECTION 18, TOWNSHIP 20 SOUTH, RANGE 25 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA



LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	S23°23'03"W
L2	30.00'	S66°29'57"E
L3	30.00'	S23°23'03"W
L4	34.00'	S41°53'25"W
L5	60.88'	S38°37'38"E
L6	17.37'	S31°18'12"W
L7	38.13'	S58°30'07"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD
C109	20.63'	50.00'	23°37'07"	N80°51'55"E	20.49'
C101	17.67'	50.00'	20°15'10"	N85°56'01"E	17.58'
C102	38.47'	50.00'	31°54'55"	S82°16'23"E	38.00'
C103	149.85'	50.00'	168°24'35"	S31°42'46"W	99.86'
C104	38.77'	25.00'	76°31'44"	N77°06'17"E	35.87'

LEGEND

- ⊠ INDICATES 4" X 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND, UNLESS OTHERWISE NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (LB # 4709).
- ⊗ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB # 4709 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(8) FLORIDA STATUTES. (SEE NOTE # 5)
- ● INDICATES 5/8" IRON PIN AND CAP FOUND (LB #4709) UNLESS OTHERWISE NOTED.
- CB INDICATES CURVE NUMBER IN CURVE TABLE.
- LB INDICATES LINE NUMBER IN LINE TABLE.
- U/D INDICATES UTILITY AND DRAINAGE EASEMENT
- P.C. INDICATES POINT OF CURVATURE
- P.C.C. INDICATES POINT OF COMPOUND CURVATURE
- P.R.C. INDICATES POINT OF REVERSE CURVATURE
- P.T. INDICATES POINT OF TANGENCY
- P.I. INDICATES POINT OF INTERSECTION
- Δ INDICATES DELTA (CENTRAL ANGLE OF CURVE)
- L INDICATES ARC LENGTH
- CH. INDICATES CHORD LENGTH
- C.B. INDICATES CHORD BEARING
- R INDICATES RADIUS LENGTH
- C INDICATES CENTERLINE
- P.S.M. INDICATES PROFESSIONAL SURVEYOR AND MAPPER
- NO. INDICATES NUMBER
- (N) INDICATES NORMAL LINE
- L.B. INDICATES LICENSED BUSINESS
- P.O.C. INDICATES POINT OF COMMENCEMENT
- P.O.B. INDICATES POINT OF BEGINNING
- O.R.B. INDICATES OFFICIAL RECORD BOOK
- R/W INDICATES RIGHT-OF-WAY
- R.L.S. INDICATES REGISTERED LAND SURVEYOR
- (N.T.) INDICATES NON-TANGENT
- DB INDICATES DEED BOOK
- FND. INDICATES FOUND
- CM INDICATES CONCRETE MONUMENT
- (P) INDICATES PLAT
- (M) INDICATES MEASURED

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LEGACY OF LEESBURG UNIT 7

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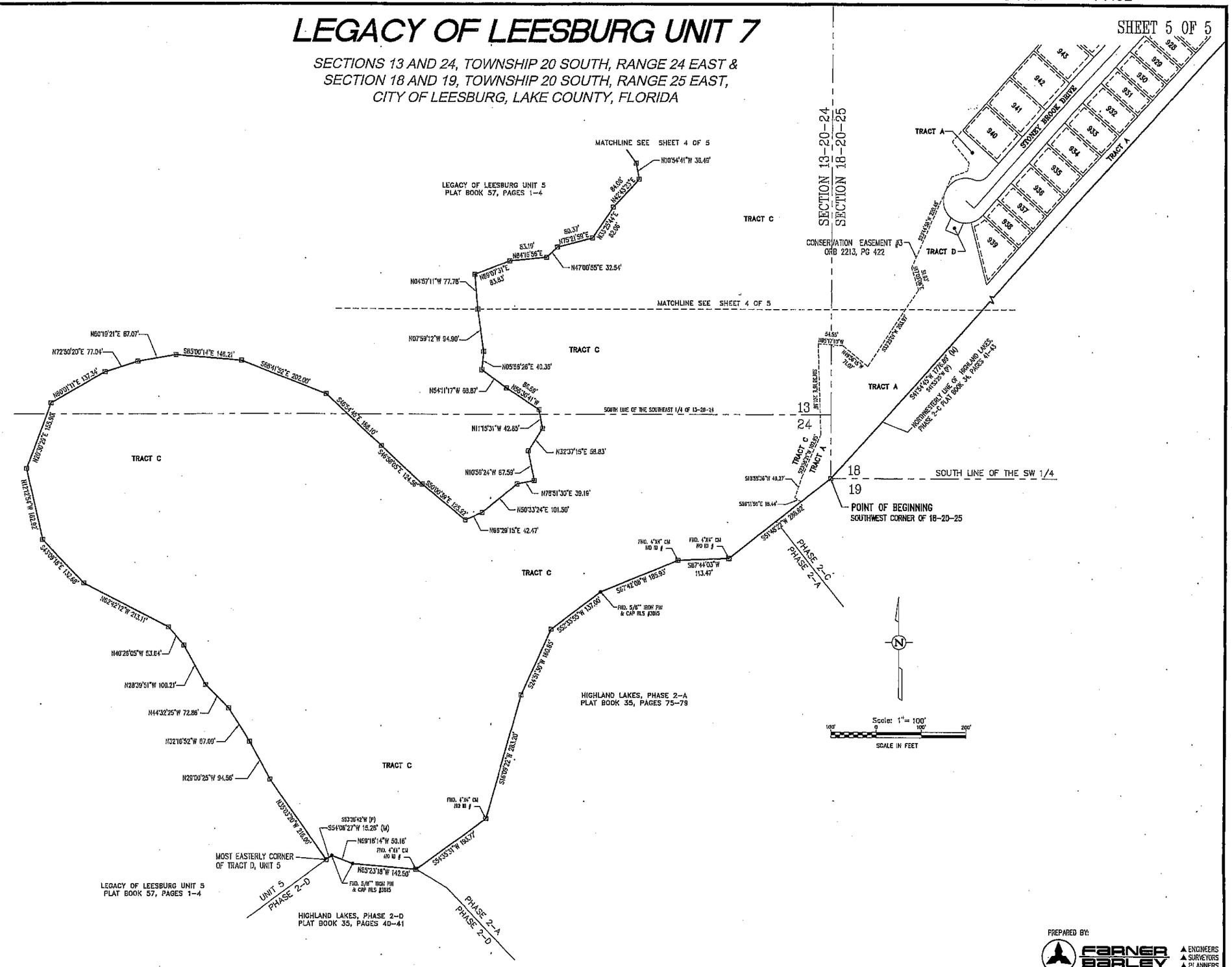

LEGEND

- ⊠ INDICATES 4" X 4" x 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND, UNLESS OTHERWISE NOTED.
- ⊡ INDICATES 4" X 4" X 24" CONCRETE PERMANENT REFERENCE MONUMENT (P.R.M.) SET (LB # 4769)
- ⊕ INDICATES P.K. NAIL AND DISK PERMANENT CONTROL POINT (P.C.P.) LB # 4769 TO BE SET WITHIN ONE YEAR OF THE DATE THIS PLAT IS RECORDED.
- ○ INDICATES 5/8" IRON PIN AND CAP TO BE SET IN ACCORDANCE WITH SECTION 177.091(8) FLORIDA STATUTES. SEE NOTE # 5.)
- ● INDICATES 5/8" IRON PIN AND CAP FOUND (LB #3815) UNLESS OTHERWISE NOTED.

CB	INDICATES CURVE NUMBER IN CURVE TABLE.
LB	INDICATES LINE NUMBER IN LINE TABLE.
U/E	INDICATES UTILITY AND DRAINAGE EASEMENT
P.C.	INDICATES POINT OF CURVATURE
P.C.C.	INDICATES POINT OF COMPOUND CURVATURE
P.R.C.	INDICATES POINT OF REVERSE CURVATURE
P.T.	INDICATES POINT OF TANGENCY
P.I.	INDICATES POINT OF INTERSECTION
Δ	INDICATES DELTA (CENTRAL ANGLE OF CURVE)
L	INDICATES ARC LENGTH
CH.	INDICATES CHORD LENGTH
C.B.	INDICATES CHORD BEARING
R	INDICATES RADIUS LENGTH
℄	INDICATES CENTERLINE
P.S.M.	INDICATES PROFESSIONAL SURVEYOR AND MAPPER
NO.	INDICATES NUMBER
(R)	INDICATES RADIAL LINE
L.B.	INDICATES LICENSED BUSINESS
P.O.C.	INDICATES POINT OF COMMENCEMENT
P.O.B.	INDICATES POINT OF BEGINNING
O.R.B.	INDICATES OFFICIAL RECORD BOOK
R/W	INDICATES RIGHT-OF-WAY
RLS	INDICATES REGISTERED LAND SURVEYOR
(N.T.)	INDICATES NON-TANGENT
DB	INDICATES DEED BOOK
FND.	INDICATES FOUND
CM	INDICATES CONCRETE MONUMENT
(P)	INDICATES PLAT
(M)	INDICATES MEASURED

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