HIDDEN HARBOR TOWNHOMES

A REPLAT OF A PORTION OF 'EDWARD DELQUEST'S SUBDIVISION, PLAT BOOK 1, PAGE 1, SUMTER COUNTY, FLORIDA AND A PORTION OF GOVERNMENT LOT 3, SECTION 2, ALL LYING IN SECTIONS 2 AND 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST, CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

DESCRIPTION:

THAT PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3366, PAGE 603 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; SAID LANDS CONTAINING A PORTION OF LOTS 1, 2, 3 AND 4, 'SUBDIVISION OF LANDS OF EDWARD DELQUEST', PLAT BOOK 1, PAGE 1 OF THE PUBLIC RECORDS OF SUMTER COUNTY FLORIDA AND LYING IN SECTIONS 2 AND 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST LAKE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGINNING AT NORTH 1/4 CORNER OF AFORESAID SECTION 11; THENCE ALONG THE EASTERLY, SOUTHERLY, WESTERLY AND NORTHERLY BOUNDARY OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3366, PAGE 603 THE FOLLOWING COURSES: RUN SOUTH 00°53'13" WEST FOR 330.00 FEET; THENCE NORTH 89°21'58" WEST FOR 1,137.76 FEET TO THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 27, (STATE ROAD 25); THENCE NORTH 25°03'50" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE FOR 80.26 FEET; THENCE SOUTH 89°18'10" EAST FOR 333.11 FEET; THENCE NORTH 25°03'50" WEST FOR 725.00 FEET TO THE SOUTHERLY BOUNDARY OF 'FRISCH'S SUBDIVISION', PLAT BOOK 14, PAGE 33 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA; THENCE DEPARTING AFORESAID WESTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3366, PAGE 603 RUN SOUTH 89°18'10" EAST ALONG SAID SOUTHERLY BOUNDARY OF 'FRISCH'S SUBDIVISION' FOR 1,130.88 FEET TO LAKE HARRIS; THENCE ALONG LAKE HARRIS THE FOLLOWING APPROXIMATE COURSE GIVEN FOR MATHEMATICAL CLOSURE ONLY; RUN SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING OF SOUTH 07°10'03" EAST AND A RADIUS OF 482.16 FEET THROUGH A CENTRAL ANGLE OF 19°10'40" FOR 161.39 FEET TO THE NORTH SOUTH MID SECTION LINE OF AFORESAID SECTION 2; THENCE DEPARTING LAKE HARRIS RUN SOUTH 00°00'00" WEST ALONG SAID MID SECTION LINE FOR 234.86' FEET TO THE POINT OF BEGINNING.

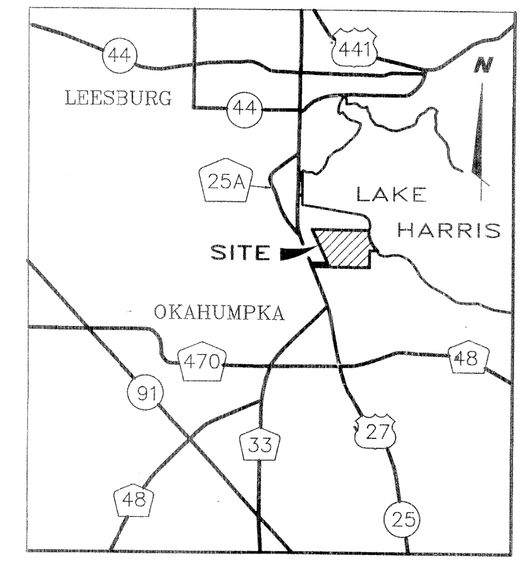
CONTAINING 16.78 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST AS BEING NORTH 89°21'58" WEST BASED LAKE COUNTY CONTROL STATION'S LK08 AND LC05 STATE PLANE COORDINATES.
2. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SHALL INTERFERE WITH THE FACILITIES AND 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. THE 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. LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES.
4. STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATED TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
5. IT IS THE RESPONSIBILITY OF THE THE HIDDEN HARBOR TOWNHOMES OWNERS ASSOCIATION, INC. TO OPERATE AND MAINTAIN ANY STORMWATER MANAGEMENT LOCATED ON THEIR LOT AND NOT LOCATED WITHIN THE RIGHTS-OF-WAY OF ROADS UNLESS SUCH RESPONSIBILITY IS VOLUNTARILY ASSUMED BY THE BY THE HOMEOWNERS OR CITY OF LEESBURG AND IN SUCH CASE, CITY OF LEESBURG SHALL BE ENTITLED TO UTILIZE ALL TRACTS AND EASEMENTS DESIGNATED ON THIS PLAT FOR STORMWATER PURPOSES.

NOTES:

6. TRACT "A" IS DEDICATED TO THE CITY OF LEESBURG, LAKE COUNTY BY THIS PLAT AS LIFT STATION SITE.
7. TRACTS "B" AND "G", IS DESIGNATED FOR OPEN SPACE, STORMWATER RETENTION, LANDSCAPE AND RECREATION AND IS TO BE OWNED AND MAINTAINED BY THE HIDDEN HARBOR TOWNHOMES OWNERS ASSOCIATION, INC.
8. TRACTS "C", "D", "E", "H" "I" AND "J" ARE DESIGNATED FOR OPEN SPACE, STORMWATER RETENTION AND LANDSCAPE AND ARE TO BE OWNED AND MAINTAINED BY THE HIDDEN HARBOR TOWNHOMES OWNERS ASSOCIATION, INC.
9. TRACT "F", IS A CONSERVATION TRACT TO BE OWNED BY THE HIDDEN HARBOR TOWNHOMES OWNERS ASSOCIATION, INC. SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES.
10. ALL LOT LINES SHOWN HEREON ARE NON-RADIAL.
11. MORTGAGEE'S JOINDER AND CONSENT TO DEDICATION IS RECORDED BY SEPARATE INSTRUMENT.
12. ALL ROADS (RIGHTS OF WAY) ARE TO BE BE OWNED AND MAINTAINED BY THE HIDDEN HARBOR TOWNHOMES HOMEOWNERS ASSOCIATION.
13. LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN) AND FLOOD ZONE "AE" (WITH A BASE FLOOD ELEVATION DETERMINED TO BE 64 FEET) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 120421 0320 D EFFECTIVE DATE: JULY 3, 2002.
14. ELEVATIONS ARE BASED ON LAKE COUNTY CONTROL POINTS L 431 (WITH AN ELEVATION OF 91.75) AND N 431 (WITH AN ELEVATION OF 85.13).
15. WATER BOUNDARY OF LAKE HARRIS IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT ACTUAL LOCATION OF THE LIMIT OF TITLE.
16. LANDS DESCRIBED HEREON ARE SUBJECT TO AND/OR THE BENEFACTOR OF FOLLOWING LISTED INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA:
    - PLAT BOOK 17, PAGE 5 – RESTRICTIONS AND EASEMENTS
    - PLAT BOOK 14, PAGE 33 – RESTRICTIONS AND EASEMENTS
    - OFFICIAL RECORD BOOK 3366 PAGE 6031 – WARRANTY DEED
    - OFFICIAL RECORD BOOK 3366 PAGE 613 – MORTGAGE
    - OFFICIAL RECORD BOOK 3366 PAGE 628 – COLLATERAL ASSIGNMENT OF LEASES, RENTS AND INCOME
    - OFFICIAL RECORD BOOK 3366 PAGE 638 –FINANCING STATEMENT
    - OFFICIAL RECORD BOOK 1467 PAGE 171 – AGREEMENT FOR JOINT USE
    - OFFICIAL RECORD BOOK 2664 PAGE 1867 – ASSIGNMENT OF RIGHTS
    - OFFICIAL RECORD BOOK 2152 PAGE 1351 – AGREEMENT FOR ANNEXATION
    - OFFICIAL RECORD BOOK 923 PAGE 2341 – AGREEMENT FOR RESTRICTIONS
    - OFFICIAL RECORD BOOK 1467 PAGE 128 – AMENDED AGREEMENT FOR RESTRICTIONS

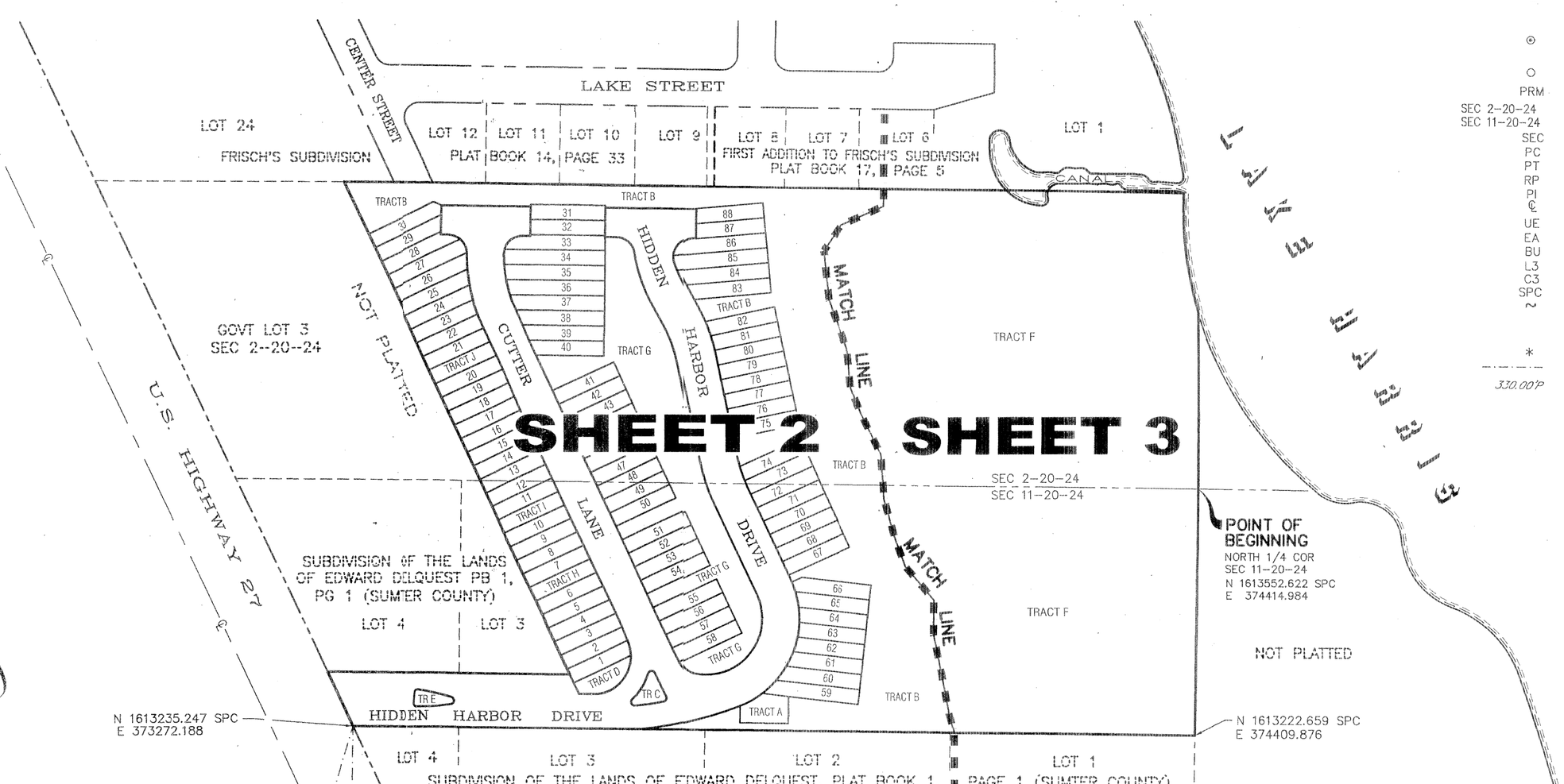


VICINITY MAP
NOT TO SCALE

LEGEND

■	FOUND 4x4" CONCRETE MONUMENT NO IDENTIFICATION NUMBER UNLESS OTHERWISE NOTED
⊡	PERMANENT REFERENCE MONUMENT (PRM) SET 4"x4" CONCRETE MONUMENT WITH DISC STAMPED 'BESH PRM LB #7514'
⊙	PERMANENT CONTROL POINT (PCP) SET NAIL & DISK STAMP 'BESH PCP LB #7514'
○	SET 5/8" STEEL ROD AND CAP MARKED 'BESH LB #7514'
PRM	PERMANENT REFERENCE MONUMENT
SEC 2-20-24	SECTION 2, TOWNSHIP 20 SOUTH, RANGE 24 EAST
SEC 11-20-24	SECTION 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST
SEC	SECTION
PC	POINT OF CURVE
PT	POINT OF TANGENT
RP	RADIUS POINT
PI	POINT OF INTERSECTION
℄	CENTERLINE
UE	UTILITY EASEMENT
EA	EMERGENCY ACCESS EASEMENT
BU	UPLAND BUFFER
L3	REFERENCE TO LINE TABLE
C3	REFERENCE TO CURVE TABLE
SPC	STATE PLANE COORDINATES
~	APPROXIMATE DISTANCE TO A AMBULATORY BOUNDARY GIVEN TO A HUNDRED OF A FOOT FOR MATHEMATICAL CLOSURE ONLY
*	REFERENCE TO LOTS BEING REPLATTED
– – – –	UNDERLYING LOT LINE BEING REPLATTED
330.00'P	DENOTES PLATTED DISTANCE (OF REPLATTED LOTS

HWY	HIGHWAY
TR	TRACT
PB	PLAT BOOK
ORB	OFFICIAL RECORD BOOK
PG	PAGE
PGS	PAGES
R/W	RIGHT-OF-WAY
CM	CONCRETE MONUMENT
N&C	NAIL AND CAP
IR	IRON ROD
IP	IRON PIPE
ID	IDENTIFICATION
BESH	BOOTH ERN STRAUGHAN HIOTT
COR	CORNER
FD	FOUND
LB	LICENSE BUSINESS
NLY	NORTHERLY
ELY	EASTERLY
SLY	SOUTHERLY
WLY	WESTERLY
BDY	BOUNDARY
10'	10.00 FEET
14'	14.00 FEET
20'	20.00 FEET
25'	25.00 FEET
50'	50.00 FEET



KEY MAP

120 0 60 120 240
GRAPHIC SCALE 1 INCH = 120 FEET

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.

BOOTH ERN STRAUGHAN HIOTT, INC.
ENGINEERS • SURVEYORS • LAND PLANNERS
350 North Sinclair Ave.
Tavares, Florida 32778
Office: 352.343.8481
Fax: 352.343.8728
www.besainc.com
LICENSED BUSINESS 7514

PLAT BOOK PAGE

DEDICATION

HIDDEN HARBOR TOWNHOMES (A REPLAT)

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner 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 HIDDEN HARBOR TOWNHOMES OWNERS ASSOCIATION, INC. Tracts "B", "C", "D", "E", "F", "G", "H", "I" and "J" and all roadways.
2. TO THE CITY OF LEESBURG, LAKE COUNTY, FLORIDA: Tract "A" as a lift station site.
3. TO THE PROVIDERS OF ELECTRIC, WATER, SEWER, TELEPHONE, CABLE TELEVISION SERVICES AND CITY OF LEESBURG. A utility easement is hereby granted over, across and upon the roadways and those areas designated as utility easements shown or noted herein.
4. TO THE PROVIDERS OF SANITATION, POSTAL, LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICES, THEIR VEHICLES AND PERSONNEL: A perpetual right of ingress and egress over and across roadways as shown herein.
5. TO THE PROVIDERS OF FIRE PROTECTION VEHICLES AND THEIR PERSONNEL: A perpetual right of ingress and egress over and across roadways as shown herein and the emergency access easement over Tract "B".

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

IN WITNESS WHEREOF, The undersigned owner has executed this Dedication in the manner provided by law on 10-12-07. Signed, and delivered in our presence as witnesses:

WITNESSES:
1. Brooke Ward
SIGNATURE
2. Brooke Ward
PRINTED NAME
1. Bernadeane T. Gilbertson
SIGNATURE
2. Bernadeane T. Gilbertson
PRINTED NAME

OWNER:
HIDDEN HARBOR TOWNHOMES, LLC
BY: FRANK NATOLI MANAGING MEMBER

STATE OF FLORIDA COUNTY OF LAKE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF OCTOBER, 2007, by FRANK NATOLI AS MANAGING MEMBER OF THE ABOVE NAMED LIMITED LIABILITY CORPORATION. WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION AND DID (DID NOT) TAKE AN OATH.

Signature of Acknowledger
Printed name of Acknowledger: Roseanne R. Jones
Title
My commission Expires:
Roseanne R. Jones
Commission #DD271181
Expires: Jan 16, 2008
Bonded Thru
Atlantic Bonding Co., Inc.
(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

Michael R Burnette
MICHAEL R. BURNETTE
Dated 10/11/07
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.

Date _____

PROFESSIONAL SURVEYOR AND MAPPER No. _____

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 and Tract A is accepted for municipal purposes of said city on _____ day of _____, 2007 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

07-133A