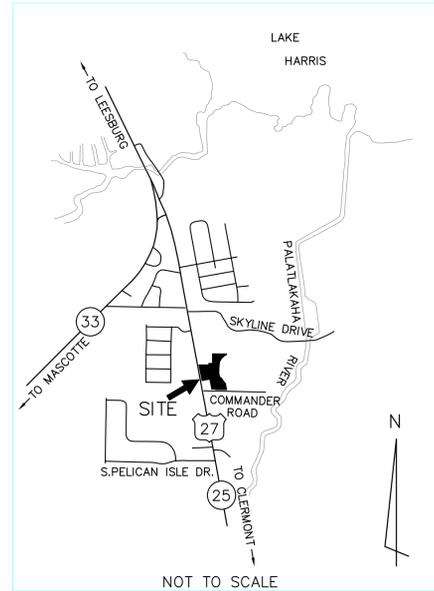
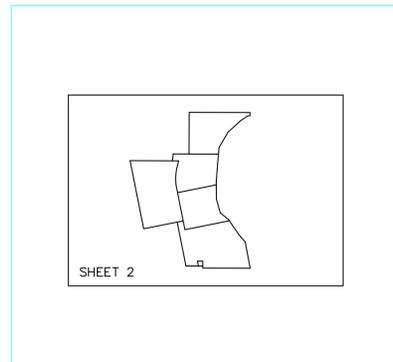


# Commander Road Office Park

lying in the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 20 South, Range 24 East, City of Leesburg, Lake County, Florida



LOCATION MAP



KEY MAP

- NOTES:
- BEARINGS BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 11-20-24 AS BEING SOUTH 89°45'30" EAST.
  - DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
  - LOT CORNERS HAVE BEEN SET IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES.
  - ROADWAY PERMANENT CONTROL POINTS HAVE BEEN SET IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES.
  - TRACT "A" IS DESIGNATED FOR LIFT STATION AREA AND IS TO BE OWNED AND MAINTAINED BY COMMANDER ROAD PROPERTY OWNERS ASSOCIATION, INC.
  - TRACT "B" IS DESIGNATED FOR WATER RETENTION AND DRAINAGE AND IS TO BE OWNED AND MAINTAINED BY COMMANDER ROAD PROPERTY OWNERS ASSOCIATION, INC.
  - PURSUANT TO "DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS OF COMMANDER ROAD PROPERTY OWNERS ASSOCIATION, INC.", IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS TO OPERATE AND MAINTAIN ANY STORMWATER MANAGEMENT SYSTEM.
  - ALL UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF 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.
  - LANDS DESCRIBED HEREON ARE SUBJECT TO AND/OR THE BENEFICIARY OF THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR COMMANDER ROAD PROPERTY OWNERS ASSOCIATION, INC. AS RECORDED IN PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
  - IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS TO OPERATE AND MAINTAIN ANY STORMWATER MANAGEMENT SYSTEM NOT LOCATED WITHIN THE RIGHTS OF WAY OF ROADS UNLESS SUCH RESPONSIBILITY IS VOLUNTARILY ASSUMED BY CITY OF LEESBURG AND IN SUCH CASE, THE CITY OF LEESBURG SHALL BE ENTITLED TO UTILIZE ALL TRACTS AND EASEMENTS DESIGNATED ON THIS PLAT FOR STORMWATER PURPOSES.
  - THE 25 FOOT WIDE DRAINAGE EASEMENT ALONG THE REAR LINE OF LOTS 3, 4 AND 5 SHALL BE MAINTAINED BY THE COMMANDER ROAD PROPERTY OWNERS ASSOCIATION, INC.

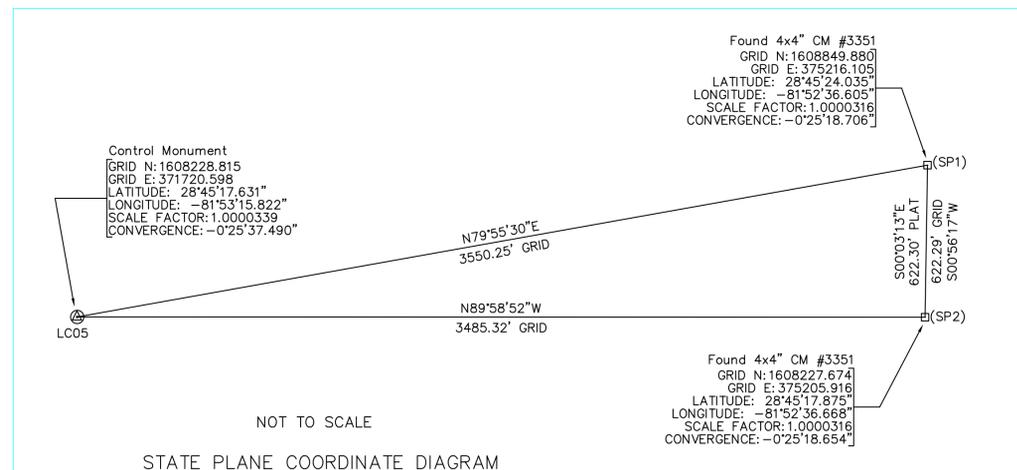
"NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county."

DESCRIPTION:

That part of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 20 South, Range 24 East, lying East of the Easterly line of right of way of U.S. Highway No. 27, LESS the South 25 feet thereof, lying and being in Lake County, Florida; ALSO LESS land described in Warranty Deed recorded on June 11, 1998 in Official Records Book 1617, page 387; ALSO LESS land described in Statutory Quit Claim Deed recorded on February 29, 2000 in Official Records Book 1798, page 968; ALSO LESS land described in Warranty Deed recorded on March 1, 2000 in Official Records Book 1798, page 1765; ALSO LESS land described in Warranty Deed recorded in Official Records Book 3442, page 186, all of the Public Records of Lake County, Florida.

ALSO DESCRIBED AS:

That part of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, Township 20 South, Range 24 East, Lake County, Florida, lying East of the Easterly line of right of way of U.S. Highway No. 27 bounded and described as follows: Commence at the Northeast corner of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 11, run thence North 89°45'57" West along the North line of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 a distance of 450.00 feet to the Point of Beginning; thence South 00°14'03" West, 12.27 feet to a point on an existing jurisdictional wetland line; thence along said jurisdictional wetland line the following eleven (11) courses: South 82°52'53" West, 9.13 feet; South 56°25'22" West, 35.09 feet; South 47°49'11" West, 69.56 feet; South 30°35'51" West, 72.44 feet; South 05°13'13" West, 69.96 feet; South 04°10'26" West, 72.23 feet; South 00°49'30" East, 71.06 feet; South 15°57'15" East, 56.37 feet; South 51°36'50" East, 42.26 feet; South 34°19'45" East, 74.85 feet; South 41°11'04" East, 40.56 feet; thence leaving said jurisdictional wetland line run South 10°45'27" East, 109.08 feet to a point on a line that is 25.00 feet North of when measured at right angles to the South line of the Southeast 1/4 of said Section 11; thence North 89°45'30" West, along said line 194.03 feet; thence North 00°14'30" East, 8.00 feet to a point on a line that is 33.00 feet North of when measured at right angles to the South line of the Southeast 1/4 of said Section 11; thence North 89°45'30" West, along said line 69.00 feet; thence North 11°18'58" West, 182.72 feet; thence South 78°41'02" West, 140.00 feet to a point on the Easterly right of way line of U.S. Highway No. 27; thence North 11°18'58" West, along said Easterly right of way line of U.S. Highway No. 27 a distance of 283.33 feet; thence South 89°45'46" East, 173.02 feet to a point on a curve concave Westerly and having a radius of 175.00 feet; thence Northerly along the arc of said curve 28.20 feet through a central angle of 91°3'56" (chord distance of 28.16 feet and chord bearing of North 06°29'15" East); thence leaving said curve run South 89°45'46" East, 65.08 feet; thence North 00°14'14" East, 170.00 feet to an intersection with the North line of the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 11; thence South 89°45'57" East, along said North line, a distance of 249.22 feet to the Point of Beginning.



NOT TO SCALE

STATE PLANE COORDINATE DIAGRAM

## PLAT BOOK AND PAGE

### DEDICATION

#### Commander Road Office Park

KNOW ALL MEN BY THESE PRESENTS, That the undersigned individuals, being the owner(s) in fee simple of the lands described herein do hereby dedicate and convey the following for the purposes thereon expressed, subject to the general notes contained herein.

- TO THE COMMANDER ROAD PROPERTY OWNERS ASSOCIATION, INC.: Tracts "A" and "B".
- TO THE PROVIDERS OF ELECTRIC, TELEPHONE, AND CABLE TELEVISION SERVICES: A utility easement is hereby granted over, across, and upon the ingress/egress easement and those areas designated as utility easements shown hereon.
- TO THE PROVIDERS OF SANITATION, POSTAL, FIRE, LAW ENFORCEMENT AND EMERGENCY MEDICAL SERVICES, THEIR VEHICLES AND PERSONNEL: A perpetual right of ingress and egress over and across the ingress/egress easement shown hereon.

IN WITNESS WHEREOF, The undersigned owner\_ have executed this Dedication in the manner provided by law on \_\_\_\_\_ Signed, sealed and delivered in our presence as witnesses:

WITNESSES:	OWNER(S):
1.) _____	company or owner
1.) _____	print name
2.) _____	Eric H. Coe, Owner
2.) _____	By Steven Kneipp as his attorney-in-fact
1.) _____	print name
WITNESSES:	OWNER(S):
1.) _____	company or owner
1.) _____	print name
2.) _____	Diane R. Coe Owner
2.) _____	By Steven Kneipp as her attorney-in-fact
1.) _____	print name
WITNESSES:	OWNER(S):
1.) _____	company or owner
1.) _____	print name
2.) _____	Eze D. Uche Owner
2.) _____	print name

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
The foregoing Dedication was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_ He (is personally known to me) or (has produced \_\_\_\_\_ as identification) and (did) (did not) take an oath.  
Signature of Acknowledger \_\_\_\_\_  
Printed name of Acknowledger \_\_\_\_\_  
Title or Rank \_\_\_\_\_  
Commission Number, if any \_\_\_\_\_  
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/her ) supervision, and that this plat complies with all the provisions of Chapter 177, Florida Statutes.

\_\_\_\_\_  
Date \_\_\_\_\_  
Ronald R. Stevenot, Jr. Registration P.L.S. #5940  
Address of Surveyor and Mapper or Name, Address and registration number of Legal Entity:  
827 North Bay Street  
Eustis, Florida 32726

### 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.

Name \_\_\_\_\_ Registration # \_\_\_\_\_ Date \_\_\_\_\_

### CERTIFICATE OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, that this plat was presented to the City of Leesburg, Lake County, Florida, and approved by said City of Leesburg for record, and the dedication of \_\_\_\_\_ is accepted for municipal purposes of said city on \_\_\_\_\_, provided that this plat is recorded in the Office of the Clerk of the Circuit Court of Lake County, Florida within \_\_\_\_\_ days from the date of approval by said City of Leesburg.

CITY OF LEESBURG, FLORIDA  
\_\_\_\_\_  
City Clerk \_\_\_\_\_ Mayor \_\_\_\_\_

### 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

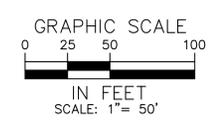
# Commander Road Office Park

lying in the Southwest 1/4 of the Southeast 1/4  
of Section 11, Township 20 South, Range 24 East,  
City of Leesburg, Lake County, Florida

**"EASEMENT NOTE"**  
Deed Book 298, Page 432 reads: Center line of said power line will be located 5 feet west of east right of way line of new State Highway No. 25. Right of Way clearing is restricted to 50 feet from center line of said power line and danger timber. In event property is subdivided or developed, ornamental or shade trees planted under or adjacent to said power line shall have a minimum vertical clearance of 10 feet and a minimum horizontal clearance of 20 feet to the nearest conductor.

- LEGEND AND ABBREVIATIONS**
- ◻ = FOUND PERMANENT REFERENCE MONUMENT (PRM) (CONCRETE MONUMENT PRM PLS 3351)
  - = SET PERMANENT REFERENCE MONUMENT (PRM) (CONCRETE MONUMENT PRM PLS 3351)
  - △ = FOUND MISCELLANEOUS CONCRETE MONUMENTS (IDENTIFIED AS NOTED)
  - = SET PERMANENT CONTROL POINT (PCP) (NAIL & DISC LB 6676)
  - = SET 5/8" PIN (LB 6676)
  - = FOUND MISCELLANEOUS PINS (IDENTIFIED AS NOTED)

- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PI = POINT OF INTERSECTION
- PRC = POINT OF REVERSE CURVATURE
- ℄ = CENTERLINE
- RP = RADIUS POINT
- LB = LICENSED BUSINESS
- PLS = PROFESSIONAL LAND SURVEYOR
- RLS = REGISTERED LAND SURVEYOR
- SEC. = SECTION
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- CM = CONCRETE MONUMENT
- WIT = WITNESS CORNER
- O.R., PG. = OFFICIAL RECORDS BOOK AND PAGE
- P.B., PG. = PLAT BOOK AND PAGE
- D.B., PG. = DEED BOOK AND PAGE
- R.O.W. = RIGHT OF WAY
- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- TYP = TYPICAL
- (NR) = NOT RADIAL
- (SP1) = STATE PLANE IDENTIFICATION
- MEAS = MEASURED
- NAVD88 = NORTH AMERICAN VERTICAL DATUM 1988
- (F) = DIMENSION PER FIELD MEASUREMENT
- (D1) = DIMENSION PER O.R. 1617, PG. 387
- (D2) = DIMENSION PER O.R. 1798, PG. 968
- (D3) = DIMENSION PER O.R. 1798, PG. 1765
- (D4) = DIMENSION PER O.R. 1617, PG. 351

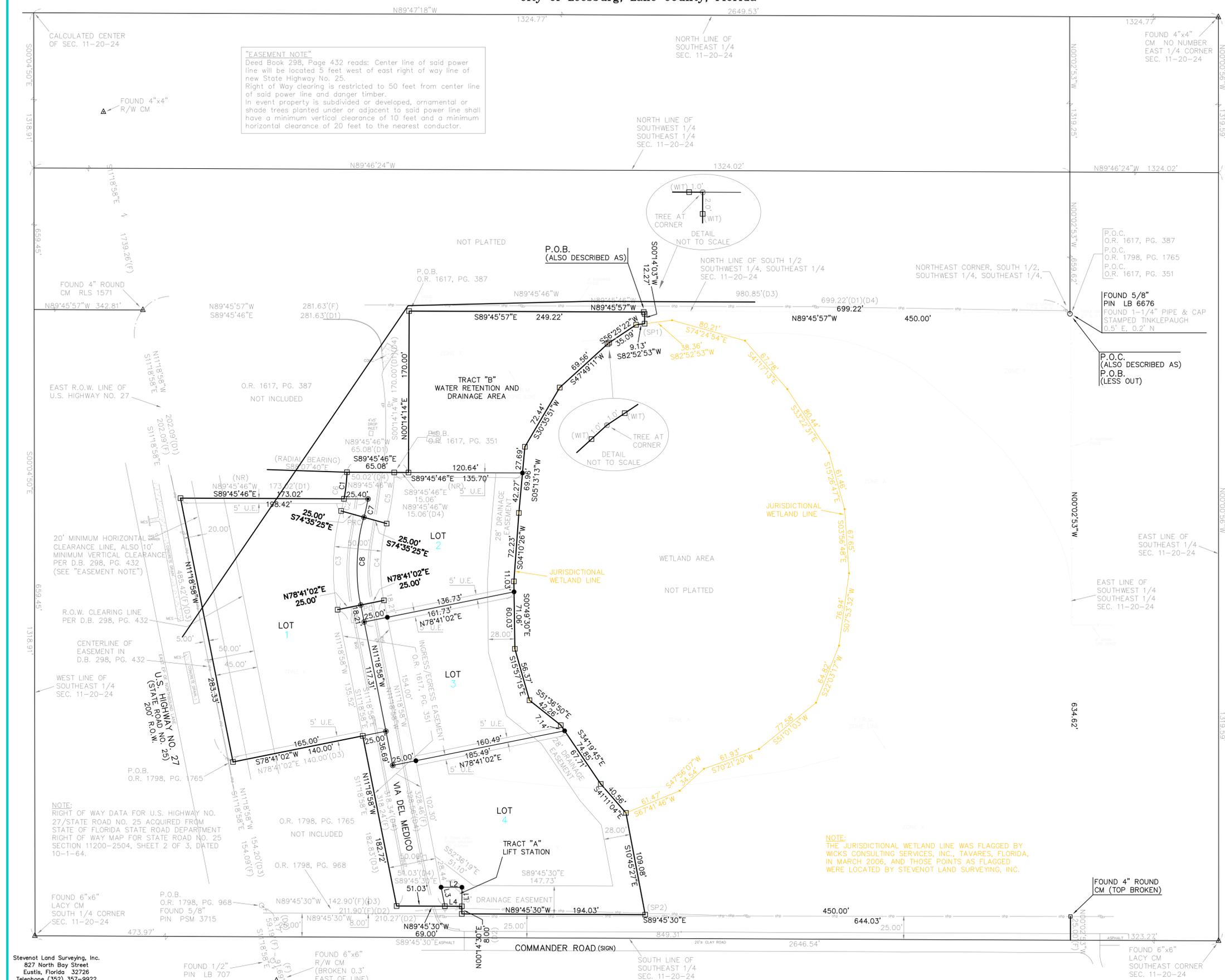


**LINE TABLE**

LINE	LENGTH	BEARING
L1	25.00'	N00°14'30"E
L2	30.11'	N89°45'30"W
L3	25.52'	S11°18'58"E
L4	17.97'	N89°45'30"W
L5	7.03'	N89°45'30"W

**CURVE TABLE**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1(D1)	175.00'	28.20'	28.16'	N06°29'15"E	9'13"56"
C2	175.00'	13.15'	13.15'	N13°15'20"E	4'18"19"
C3(D4)	225.00'	104.97'	104.02'	N02°02'42"E	26°43'46"
C4(D4)	175.00'	81.64'	80.90'	N02°02'42"E	26°43'46"
C5(D4)	225.00'	54.60'	54.45'	N08°27'30"E	13°54'16"
C6(D4)	175.00'	41.36'	41.25'	N08°38'25"E	13°32'09"
C7	200.00'	19.82'	19.81'	N12°34'11"E	5°40'37"
C8	200.00'	93.31'	92.46'	N02°02'42"E	26°43'46"



Stevenot Land Surveying, Inc.  
827 North Bay Street  
Eustis, Florida 32726  
Telephone (352) 357-9922