

ASHTON WOODS

THOSE PORTIONS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 25 EAST AND THOSE PORTIONS OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 25 EAST, ALL IN THE CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

CFN 2007135224 Bk 00062 Pgs 0074 - 76, (3pgs)
DATE: 10/09/2007 11:00:43 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES \$0.00

PLAT BOOK 62, PAGE 74

DESCRIPTION

THOSE PORTIONS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 25 EAST AND THOSE PORTIONS OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE N89°16'31"W ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30, A DISTANCE OF 666.43 FEET TO THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 30, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30, N89°16'31"W 666.43 FEET TO THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE N00°39'38"E 1985.97 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 30 TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SAID SECTION 30; THENCE S89°25'31"E 1002.43 FEET ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 30 TO THE NORTHEAST CORNER OF THE EAST 2/3 OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE S00°44'26"W 70.00 FEET ALONG THE EAST LINE OF THE EAST 2/3 OF THE WEST 3/4 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE S89°25'31"E 334.11 FEET TO THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE N00°46'02"E 70.00 FEET ALONG SAID LINE TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE S89°03'37"E 110.00 FEET ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE S00°43'04"W 451.70 FEET TO A 4" OCTAGON SHAPED CONCRETE MONUMENT; THENCE N89°46'37"W 31.24 FEET TO A 4" OCTAGON SHAPED CONCRETE MONUMENT; THENCE S00°11'32"W 210.20 FEET TO A 4" OCTAGON SHAPED CONCRETE MONUMENT; THENCE N89°40'57"W 81.27 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE N89°22'41"W 667.67 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE S00°42'50"W 1325.11 FEET TO THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 30 AND THE POINT OF BEGINNING.

NOTES

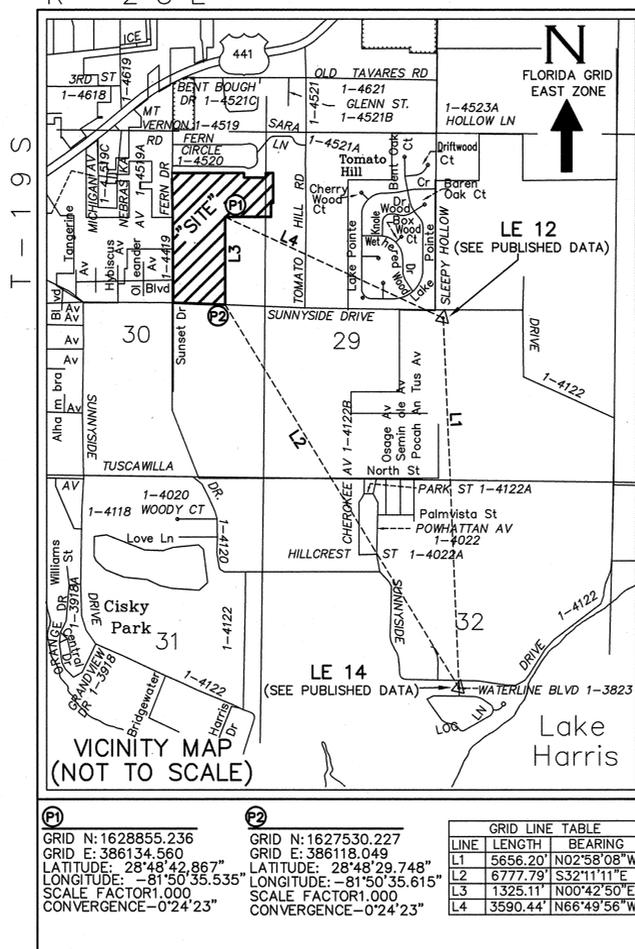
- Bearings based on the East line of the West 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 30-19-25, Lake County, Florida, As being South 00°42'50" West, Said Line based on the Florida Grid System East Zone, Controlling monuments used were LE14 and LE12, established by City of Leesburg, Engineering Department. (See Vicinity Map)
- All distances shown are in U.S. Survey Feet.
- All monumentation set by this company will have a cap or tag bearing the number "PSM #3715".
- Unless specifically noted as private utility easements, all utility easements shown on this plat shall also be easements for the construction, installation, maintenance and operation of cable television services as provided for in Chapter 177.091(29) of Florida Statutes.
- All Lot lines are non-radial unless otherwise noted. Radial lot lines will be indicated by (R) which is the symbol used on this plat for "Radial".
- The documents detailing the formation of the Ashton Woods Homeowners Association, Inc. can be found in the Public Records of Lake County, Florida.
- Drainage Easements are granted to the Ashton Woods Homeowners Association, Inc. The maintenance of said Drainage Easements are the responsibility of the Ashton Woods Homeowners Association, Inc.
- Utility Easements are granted to the perpetual use of the public.
- According to the Federal Emergency Management Agency's (FEMA), Flood Insurance Rate Map (FIRM), Map Number 12069C0340 D, Effective Date: July 3, 2002, Ashton Woods lies in Zone "X".
- Tracts "A" & "B" are for a Water Retention Areas (Drainage) dedicated to the Ashton Woods Homeowners Association, Inc. The maintenance of said Tracts are the responsibility of the Ashton Woods Homeowners Association, Inc.
- Tract "C" is dedicated to the City of Leesburg, Florida for Sanitary Lift Station Site.
- Tract "D" is dedicated to the Ashton Woods Homeowners Association, Inc. as a Park (Recreation Area) The maintenance of said tract is the responsibility of the Ashton Woods Homeowners Association, Inc.
- Tract "E" is dedicated to the public as Right-of-Way.

LEGEND	
■	PERMANENT REFERENCE MONUMENT (P.R.M.)
●	4 1/4" CONC. MONUMENT SET (PSM 3715) UNLESS OTHERWISE NOTED
○	PERMANENT CONTROL POINT (P.C.P.)
□	NAIL/DISC (PSM 3715) UNLESS OTHERWISE NOTED
○	PERMANENT CONTROL POINT (P.C.P.)
○	4 1/4" CONC. MONUMENT SET (PSM 3715) UNLESS OTHERWISE NOTED
○	LOT CORNER 5/8" IRON PIN MARKED 3715 UNLESS OTHERWISE NOTED
---	EASEMENT BOUNDARY
○	CENTERLINE
R/W	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
R.L.S.	REGISTERED LAND SURVEYOR
USGLD	U.S. GENERAL LAND OFFICE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
BR	BEARING
LB	LICENSED BUSINESS
S.E.	SIDEWALK EASEMENT
L.E.	LANDSCAPE EASEMENT
W.E.	WALL EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.T.	POINT OF TANGENCY
CI	CURVE NUMBER
(TYP.)	TYPICAL
S.P.C.	STATE PLANE COORDINATE
N.T.S.	NOT TO SCALE
W.R.A.	WATER RETENTION AREA
O.R.B.	OFFICIAL RECORDS BOOK
P.I.	POINT OF INTERSECTION
CONV.	CONVERGENCE
CM	CONCRETE MONUMENT
MEAS.	MEASURED
NO ID	NO IDENTIFICATION

McGlohorn Land Surveyor, Inc.
1501 AKRON DRIVE
LEESBURG, FLORIDA 32784
Telephone: (352) 326-5089

SHEET 1 OF 3

VICINITY MAP



NOTICES

IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS TO OPERATE AND MAINTAIN ANY STORMWATER MANAGEMENT SYSTEM NOT LOCATED WITHIN THE RIGHT-OF-WAY OF THE ROADS UNLESS SUCH RESPONSIBILITY IS VOLUNTARILY ASSUMED BY THE 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.

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

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.

UNLESS SPECIFICALLY NOTED AS PRIVATE UTILITY EASEMENTS, ALL UTILITY EASEMENTS SHOWN ON THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES AS PROVIDED FOR IN CHAPTER 177.091(29) OF FLORIDA STATUTES.

JOINDER AND CONSENT BY MORTGAGEE

The undersigned hereby certifies it is the holder of a mortgage, lien, or other encumbrance upon the property which is more particularly described on Page 1 of the record plat. The mortgage, lien and encumbrance in favor of the undersigned is represented by that certain Mortgage and Security Agreement recorded in O.R. Book 3178, Page 941, Public Records of Lake County, Florida, that certain Assignment of Rents, Leases and Proceeds recorded in O.R. Book 3178, Page 941, Public Records of Lake County, Florida and the UCC Financing Statement recorded in O.R. Book 3178, Page 961, Public Records of Lake County, Florida. The undersigned hereby joins in and consents to the dedication by the owner of those certain rights-of-way and easements shown on the plat of Ashton Woods, and agrees its security instruments, more particularly described above, shall be subordinated to said dedication.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF: Centerstate Bank Mid Florida

SIGNED: *Sarah Ward* SIGNED: *Steve Knowles*

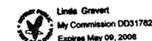
PRINTED: *Sarah Ward* PRINTED: *STEVE KNOWLES*

SIGNED: *Steve Knowles* TITLE: *VICE PRESIDENT*

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 29th day of June, 2007, by Centerstate Bank Mid Florida He/She () is personally known to me () has produced as identification.

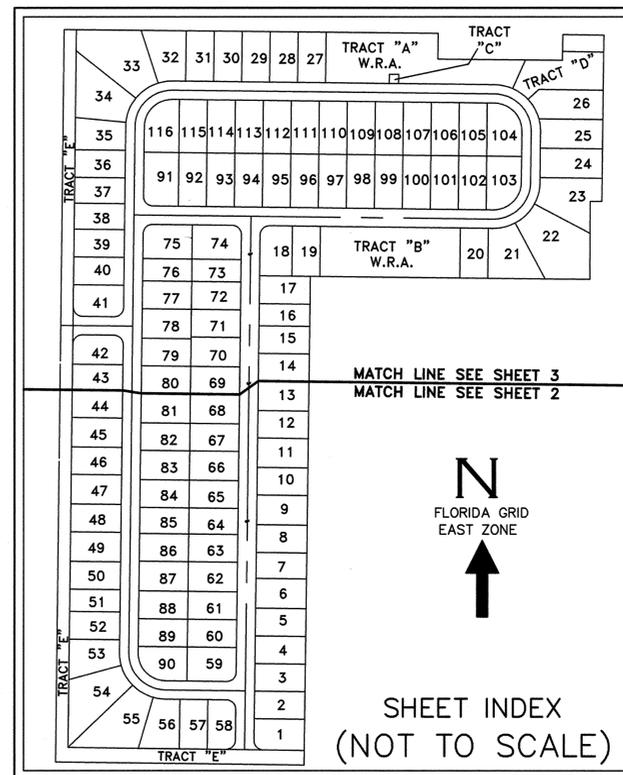
(SEAL)



NOTARY SIGNATURE
Linda Gravert
PRINTED NOTARY SIGNATURE
MY COMMISSION EXPIRES: 5-9-08

TOTAL PLAT ACREAGE
41.598 ACRES

SHEET INDEX



DEDICATION

ASHTON WOODS

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, Ashton Woods, LLC, being the owners in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes thereon expressed and dedicate the streets Angel Fish Loop, Ashton Woods Lane, and Sweet Bailey Way, as shown hereon to the perpetual use of the public. Tracts A, B, and D are dedicated to the Ashton Woods Homeowners Association, Inc. The drainage easements as shown hereon are granted to the Ashton Woods Homeowners Association, Inc. The Utility Easements as shown hereon are granted to the perpetual use of the public. Tract C is dedicated to the City of Leesburg, Florida. Tract E is dedicated to the public.

IN WITNESS WHEREOF, The undersigned owners have executed this Dedication in the manner provided by law on 6/29/07 Signed, sealed and delivered in our presence as witnesses:

WITNESSES: OWNER(S): Ashton Woods, LLC.
1. *Jama R. Swann* P.O. Box 895430
James R. Gardner Leesburg, Florida 34789

By: *Richard J. Rojas* x Richard J. Rojas As Managing Member
Daniel C. McGlohorn
PRINTED NAME

STATE OF FLORIDA COUNTY OF LAKE

The foregoing Dedication was acknowledged before me this 29th day of June, 2007 by Richard J. Rojas As Managing Member of Ashton Woods, LLC.

who is personally known to me and did not take an oath.

Signature of Acknowledger: *Lisa C. Boynton* NOTARY PUBLIC-STATE OF FLORIDA
Printed name of Acknowledger: Lisa C. Boynton Commission # DD398138
Title or Rank: Notary Public Expires: MAR. 30, 2009
My commission Expires: March 30, 2009 (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 supervision, and that this plat complies with all the provisions of Chapter 177, Florida Statutes.

Date: June 08, 2007
Robert McGlohorn PSM #3715, State of Florida
MCGLOHORN LAND SURVEYOR, INC. (L.B. #6451)
1501 AKRON DRIVE, LEESBURG, FLORIDA 34748

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 Rights-of-way, Grant of Utility Easements and Tract "C" are accepted for municipal purposes of said City on the 29th day of June, 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 approval by said City Commission, CITY OF LEESBURG, FLORIDA.

Attest: *Beth Richardson* CLERK
Sanna Henderson MAYOR/COMMISSIONER
PRINTED: *BETH RICHARDSON* PRINTED: *SANNA HENDERSON*

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.

Signature: *G. J. ...* Date: 10/05/07 Registration Number: ...

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 10/05/07 at ... File No.

NOT REQUIRED

ASHTON WOODS

THOSE PORTIONS OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 19 SOUTH, RANGE 25 EAST AND THOSE PORTIONS OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 25 EAST, ALL IN THE CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

FLORIDA GRID EAST ZONE

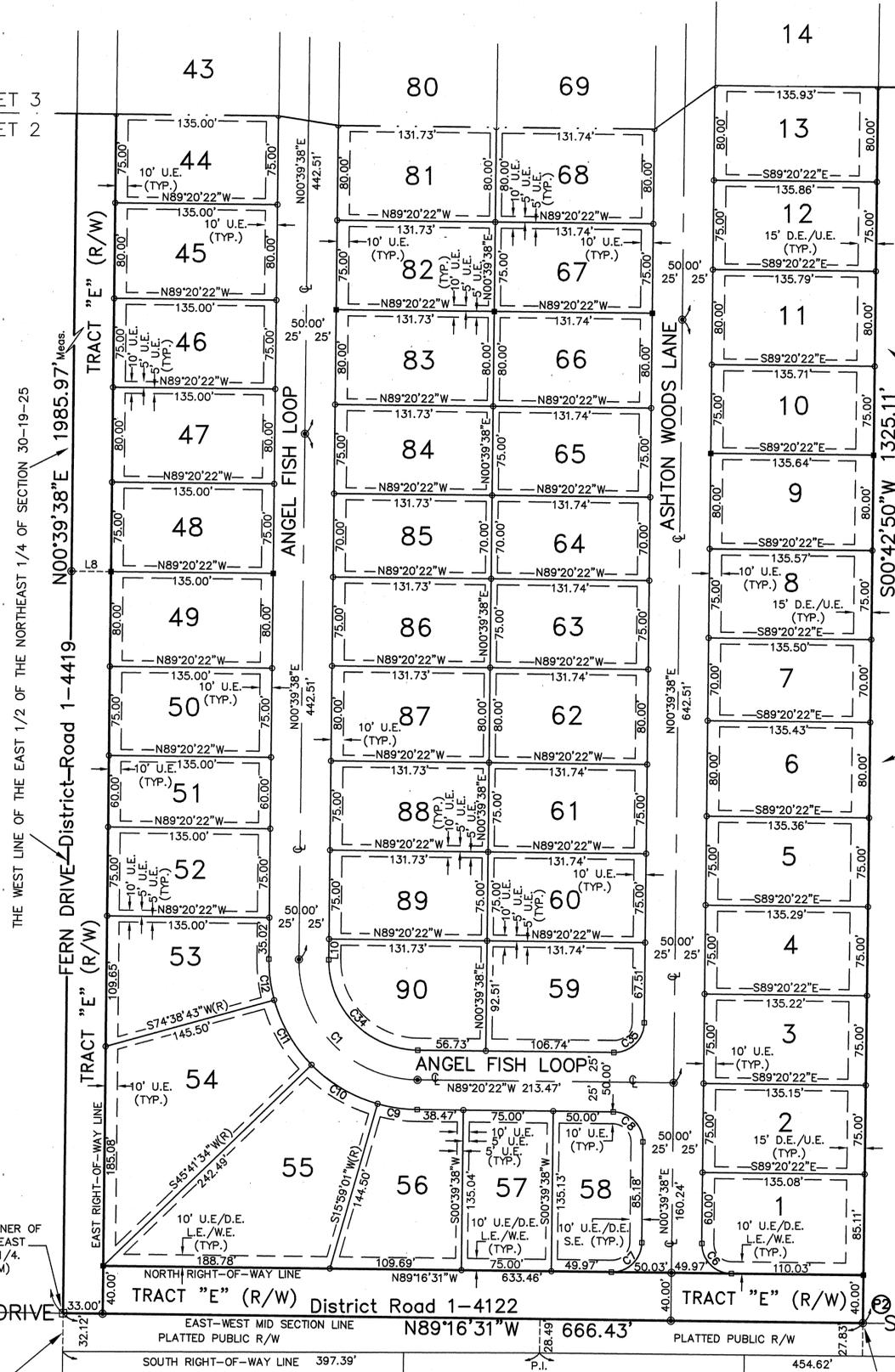
MATCH LINE SEE SHEET 3
MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 3
MATCH LINE SEE SHEET 2

NOT INCLUDED
NOT PLATTED

NOT INCLUDED
NOT PLATTED

NOT INCLUDED
NOT PLATTED



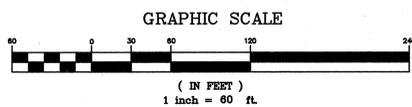
LINE	LENGTH	BEARING
L1	25.00	N00°39'38"E
L2	25.00	N89°20'22"W
L3	25.00	N00°39'38"E
L4	25.00	S89°20'22"E
L5	40.00	N47°13'32"E
L6	25.33	N89°22'41"W
L7	49.67	N89°20'22"W
L8	33.00	N89°20'22"W
L9	33.00	N89°20'22"W
L10	17.51	N00°39'38"E
L11	18.44	N89°20'22"W
L12	13.44	N00°39'38"E

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	100.00	157.08	100.00	141.42	S44°20'22"E
C2	90°00'00"	100.00	157.08	100.00	141.42	S45°39'38"W
C3	90°00'00"	100.00	157.08	100.00	141.42	N44°20'22"W
C4	90°00'00"	100.00	157.08	100.00	141.42	N45°39'38"E
C5	90°00'00"	25.00	39.27	25.00	35.36	S45°39'38"W
C6	89°58'36"	25.00	39.24	24.97	35.33	S44°18'27"E
C7	90°04'24"	25.00	39.30	25.03	35.38	N45°41'33"E
C8	90°00'00"	25.00	39.27	25.00	35.36	N44°20'22"W
C9	15°19'23"	125.00	33.43	16.82	33.33	S81°40'41"E
C10	29°42'33"	125.00	64.82	33.15	64.09	S59°09'43"E
C11	28°57'09"	125.00	63.16	32.27	62.49	S29°49'52"E
C12	16°00'55"	125.00	34.94	17.58	34.83	S07°20'50"E
C13	90°00'00"	25.00	39.27	25.00	35.36	N44°20'22"W
C14	90°00'00"	25.00	39.27	25.00	35.36	S45°39'38"W
C15	90°00'00"	25.00	39.27	25.00	35.36	S44°20'22"E
C16	90°00'00"	25.00	39.27	25.00	35.36	N45°39'38"E
C17	5°00'51"	125.00	10.94	5.47	10.94	S03°10'03"W
C18	33°06'28"	125.00	72.23	37.15	71.23	S22°13'43"W
C19	33°35'21"	125.00	73.28	37.73	72.24	S55°34'37"W
C20	18°17'20"	125.00	39.90	20.12	39.73	S81°30'59"W
C21	23°07'27"	125.00	50.45	25.57	50.11	N77°46'39"W
C22	23°26'27"	125.00	51.14	25.93	50.78	N54°29'42"W
C23	27°55'09"	125.00	60.91	31.07	60.31	N28°48'54"W
C24	15°30'57"	125.00	33.85	17.03	33.75	N07°05'51"E
C25	27°31'46"	125.00	60.06	30.62	59.48	N14°25'31"E
C26	33°52'40"	125.00	73.91	38.07	72.84	N45°07'44"E
C27	28°35'34"	125.00	62.38	31.85	61.73	N76°21'51"E
C28	90°00'00"	75.00	117.81	75.00	106.07	N45°39'38"E
C29	90°00'00"	25.00	39.27	25.00	35.36	S44°20'22"E
C30	90°00'00"	75.00	117.81	75.00	106.07	S45°39'38"W
C31	90°00'00"	75.00	117.81	75.00	106.07	N44°20'22"W
C32	90°00'00"	25.00	39.27	25.00	35.36	N44°20'22"W
C33	90°00'00"	25.00	39.27	25.00	35.36	S45°39'38"W
C34	90°00'00"	75.00	117.81	75.00	106.07	S44°20'22"E
C35	90°00'00"	25.00	39.27	25.00	35.36	N45°39'38"E

POINT OF COMMENCEMENT

FOUND 3" BRASS CAP IN 6X6 CONCRETE MARKED #3522. THE EAST 1/4 CORNER OF SECTION 30-19-25

POINT OF BEGINNING
THE SOUTHWEST CORNER OF WEST 1/2 OF SOUTHWEST 1/4 OF NORTHEAST 1/4.



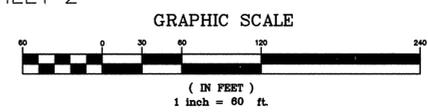
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LINE	LENGTH	BEARING
L1	25.00	N00°39'38"E
L2	25.00	N89°20'22"W
L3	25.00	N00°39'38"E
L4	25.00	S89°20'22"E
L5	40.00	N47°13'32"E
L6	25.33	N89°22'41"W
L7	49.67	N89°20'22"W
L8	33.00	N89°20'22"W
L9	33.00	N89°20'22"W
L10	17.51	N00°39'38"E
L11	18.44	N89°20'22"W
L12	13.44	N00°39'38"E

CURVE TABLE										CURVE TABLE									
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING						
C1	90°00'00"	100.00	157.08	100.00	141.42	S44°20'22"E	C19	33°35'21"	125.00	73.28	37.73	72.24	S55°34'37"W						
C2	90°00'00"	100.00	157.08	100.00	141.42	N44°20'22"W	C20	16°17'20"	125.00	39.90	20.12	39.73	S81°30'58"W						
C3	90°00'00"	100.00	157.08	100.00	141.42	N45°39'38"E	C21	23°10'27"	125.00	50.43	25.57	50.11	N77°46'39"W						
C4	90°00'00"	25.00	39.27	25.00	35.36	S45°39'38"E	C22	23°26'27"	125.00	51.14	25.93	50.78	N57°29'42"W						
C5	89°55'36"	25.00	39.24	24.97	35.33	S44°18'27"E	C23	27°55'09"	125.00	60.91	31.07	60.31	N28°48'54"W						
C6	90°04'24"	25.00	39.30	25.03	35.38	N45°41'33"E	C24	15°30'57"	125.00	33.85	17.03	33.75	N07°05'51"W						
C7	90°00'00"	25.00	39.27	25.00	35.36	N44°20'22"W	C25	27°31'46"	125.00	60.06	30.62	59.48	N14°25'31"E						
C8	15°19'23"	125.00	33.43	16.82	33.33	S81°40'41"E	C26	33°52'40"	125.00	73.91	38.07	72.84	N45°07'44"E						
C9	29°42'33"	125.00	64.82	33.15	64.09	S59°09'43"E	C27	28°35'34"	125.00	62.38	31.85	61.73	N76°21'51"E						
C10	28°57'09"	125.00	63.16	32.27	62.49	S29°49'52"E	C28	90°00'00"	75.00	117.81	75.00	106.07	N45°39'38"E						
C11	16°00'55"	125.00	34.94	17.58	34.83	S07°20'50"E	C29	90°00'00"	25.00	39.27	25.00	35.36	S44°20'22"E						
C12	90°00'00"	25.00	39.27	25.00	35.36	N44°20'22"W	C30	90°00'00"	75.00	117.81	75.00	106.07	S45°39'38"E						
C13	90°00'00"	25.00	39.27	25.00	35.36	N44°20'22"W	C31	90°00'00"	75.00	117.81	75.00	106.07	N44°20'22"W						
C14	90°00'00"	25.00	39.27	25.00	35.36	S44°20'22"E	C32	90°00'00"	25.00	39.27	25.00	35.36	N44°20'22"W						
C15	90°00'00"	25.00	39.27	25.00	35.36	N45°39'38"E	C33	90°00'00"	25.00	39.27	25.00	35.36	S45°39'38"E						
C16	90°00'00"	125.00	10.94	5.47	10.94	S03°10'03"W	C34	90°00'00"	75.00	117.81	75.00	106.07	S44°20'22"E						
C17	33°06'28"	125.00	72.23	37.15	71.23	S22°13'43"W	C35	90°00'00"	25.00	39.27	25.00	35.36	N45°39'38"E						



MATCH LINE SEE SHEET 3
MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 3
MATCH LINE SEE SHEET 2

McGlohorn Land Surveyor, Inc.
1501 AKRON DRIVE
LEESBURG, FLORIDA 32784
Telephone: (352) 326-5089