MAGNOLIA PARK

PLAT BOOK ____, PAGE ____

A SUBDIVISION IN SECTION 26, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN THE CITY OF LEESBURG, LAKE COUNTY, FLORIDA, BEING A REPLAT OF THOSE PORTIONS OF LOTS 2 AND 3, BLOCK 31, ACCORDING TO THE OFFICIAL PLAT OF LEESBURG, RECORDED IN PLAT BOOK 2, PAGE 19, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING NORTH OF THE LEESBURG MULTI-PURPOSE DOWNTOWN TRAIL.

DESCRIPTION

Those portions of Lots 2 and 3, Block 31, according to the Official Plat of Leesburg, recorded in Plat Book 2, Page 19, Public Records of Lake County, Florida, described as follows: Begin at a 4" round concrete monument marked R.L.S. #492 on the North boundary of Lot 2, Block 31, according to the said Official Plat of Leesburg, that is 10.00 feet East of when measured at right angles to the West boundary of said Block 31, said monument being on the Easterly right-of-way line of the now 50.00 feet wide Eleventh Street; from said monument, run thence South 00°27'09" West (said bearing related to the Florida Grid East Zone) 136.13 feet along the Easterly right-of-way line of Eleventh Street to the Northerly boundary of the Leesburg Multi-Purpose Downtown Trail; departing said Easterly right-of-way line of Eleventh Street, run thence South 73°57'30" East 304.35 feet along the Northerly boundary of the Leesburg Multi-Purpose Downtown Trail to the Westerly right-of-way line of the now 40.00 feet wide Euclid Avenue; departing said Northerly boundary of the Leesburg Multi-Purpose Downtown Trail, run thence North 00°28'55" East 216.96 feet to a point on the North boundary of said Lot 2 that is South 89°21'34" East of the Point of Beginning; departing said Westerly right-of-way line of Euclid Avenue, run thence North 89°21'34" West 293.27 feet along the North boundary of said Lot 2 to the Point of Beginning.

NOTES

1. Bearings based on Florida Grid East Zone (NAD 83/90 Datum), Controling monuments used were LE10 and LE 07, established by the City of Leesburg Engineering Department (See Vicinity Map).
2. All distances shown are in U.S. Survey Feet.
3. All monumentation set by this company will have a cap or tag bearing the number "PSM #3715".
4. 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.
5. 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".
6. According to the Federal Emergency Management Agency's (FEMA), Flood Insurance Rate Map (FIRM), Map Number 12069C0317E, Effective Date: December 18, 2012, Magnolia Park lies in Zone "X".
7. Tract "A" is for Water Retention and/or Drainage to be reserved by owner. The maintenance of said Tract "A" is the responsibility of said owner. Subject to utility easements as shown.
8. Tract "B" is for parking, access and landscaping to be reserved by owner. The maintenance of said Tract "B" is the responsibility of said owner. Subject to and together with an easement, over and across Tract "B" for ingress and egress and utilities, and access for the use and benefit of Tract "C".
9. Tract "C" is reserved by owner for future development, together with an appurtenant non-exclusive easement for ingress, egress and access over, under, and across Tract "B" as depicted hereon. Tract "C" is subject to a drainage easement as depicted hereon.

NOTICES

IT IS THE RESPONSIBILITY OF THE OWNER 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.

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

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.

JOINDER AND CONSENT

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 Official Record Book 4375, Pages 1049 through 1062, Public Records of Lake County, Florida. The undersigned hereby joins in and consents to the dedication by the owner of those certain easements shown on the plat of Magnolia Park, and agrees its security instruments, more particularly described above, shall be subordinated to said dedication.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

SIGNED: _____ SIGNED: _____

PRINTED: _____ PRINTED: Larry Hamrick

TITLE: Banker
Wells Fargo Bank, N.A.

SIGNED: _____

PRINTED: _____

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this ___ day of _____ 2014, by Larry Hamrick, Banker, Wells Fargo Bank, N.A. He/She is personally known to me or has produced _____ as identification.

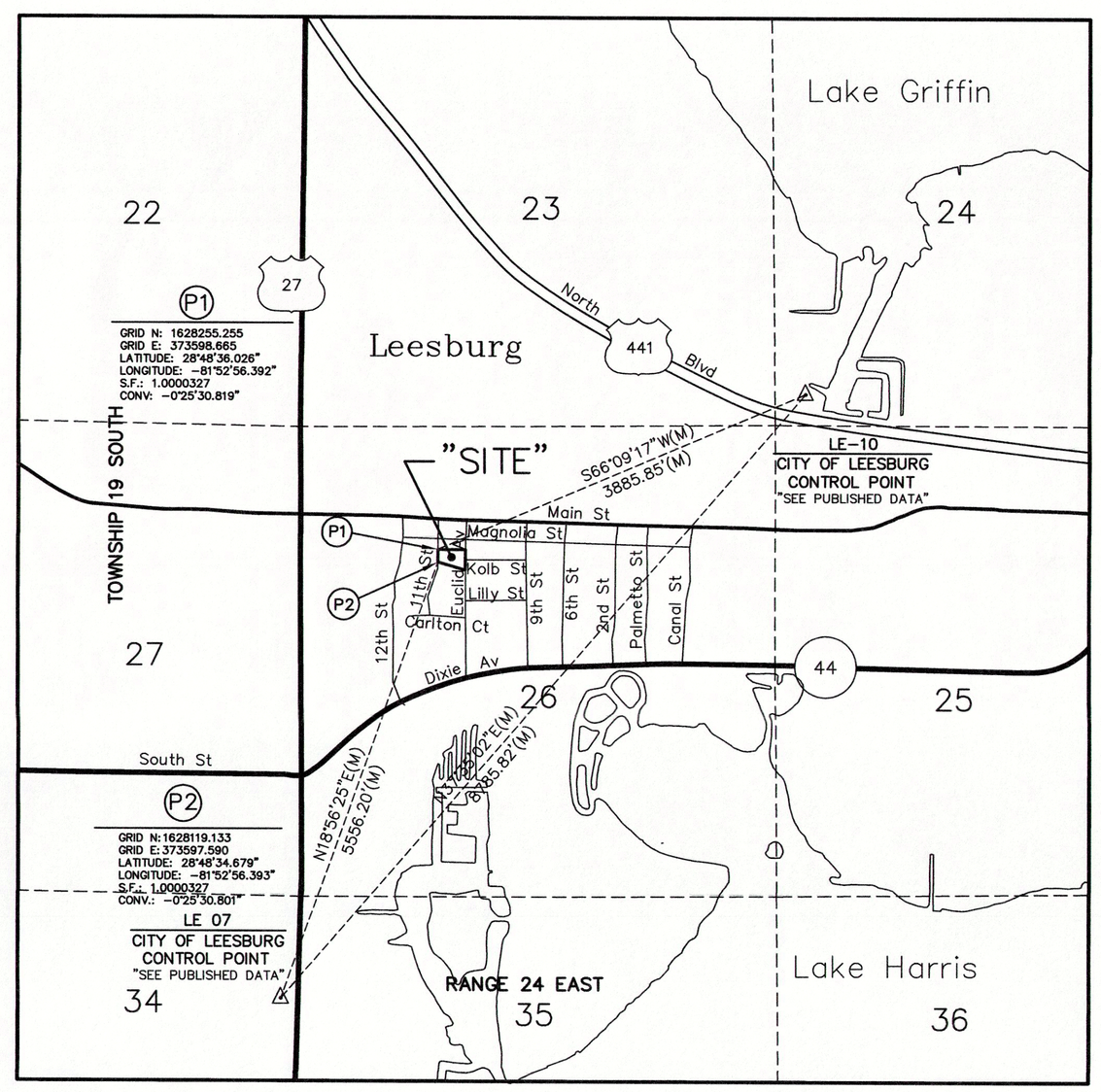
(SEAL)

_____
NOTARY SIGNATURE

_____
PRINTED NOTARY SIGNATURE

MY COMMISSION EXPIRES: _____

VICINITY MAP
(NOT TO SCALE)



Instrument Prepared by:
McGlohorn Land Surveyor, Inc.
1501 AKRON DRIVE
Leesburg, Florida 34748
Telephone: (352) 326-5089

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.

Steve Wiley, P.S.M., REGISTRATION #????

DEDICATION
MAGNOLIA PARK

KNOW ALL MEN BY THESE PRESENTS, That, GreenBlue Group, LLC, a Florida limited liability company, fee simple owner of the land described and platted herein, as Magnolia Park, being in the City of Leesburg, Lake County, Florida, have caused said lands to be surveyed and platted as shown hereon. Tract "A", Tract "B" and Tract "C" are to be reserved by owner. Tract "B" is subject to and together with an easement which is reserved by owner for ingress and egress to Tract "C". Tract "C" is subject to a drainage easement. The Utility Easements as shown hereon are granted for the perpetual use of the City of Leesburg.

IN WITNESS WHEREOF, The above named coporation has caused these presents to be signed by its Manager and its corporate seal to be affixed hereto by and with the authority of its board of directors this _____day of _____, 2014.

WITNESSES:

1. _____ OWNER(S): By: _____
SIGNATURE

_____
PRINTED NAME

Ronald M. Klein, Managing Member of GreenBlue Group, LLC, a Florida Limited Liability Company.

2. _____
SIGNATURE

_____
PRINTED NAME

STATE OF FLORIDA COUNTY OF LAKE

The foregoing Dedication was acknowledged before me this _____day of _____ _____ by _____
Year Officer

and _____
Officer

personally known to me and 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 supervision, and that this plat complies with all the provisions of Chapter 177, Florida Statutes.

_____ _____
Tolbert McGlohorn PSM #3715, State of Florida Date

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 Grant of Easements are accepted for municipal purposes of said City on the _____day of _____, 2014 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: CLERK MAYOR/COMMISSIONER

_____ _____
PRINTED PRINTED

APPROVAL OF MUNICIPAL PLANNING AND ZONING AUTHORITY

THIS IS TO CERTIFY, that on_____day of_____,2014 the foregoing plat was officially approved by the Planning and Zoning Commission of the City of Leesburg, Florida.

_____ _____
Attest: SECRETARY BY: CHAIRMAN

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

SHEET 1 of 2