ARLINGTON RIDGE PHASE I-C

BEING A REPLAT OF TRACTS M AND D28 AND PORTION OF TRACTS G17 AND R,
ARLINGTON RIDGE PHASE I-B, AS RECORDED IN PLAT BOOK 55, PAGES 80 THROUGH 96,
CITY OF LEESBURG, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA,
LYING WITHIN SECTIONS 22 AND 23, TOWNSHIP 20 SOUTH, RANGE 24 EAST,
CITY OF LEESBURG, LAKE COUNTY, FLORIDA

P.B.	PG.
SHEET 1 OF 4	

LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTIONS 22 AND 23, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA AND BEING A REPLAT OF TRACTS M AND D28 AND A PORTION OF TRACT G17 AND A PORTION OF TRACT R OF THE PLAT ARLINGTON RIDGE PHASE I-B, PLAT BOOK 55, PAGES 80 THROUGH 96 AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT, SAID POINT BEING THE NORTHWEST CORNER OF TRACT C4 OF THE PLAT ARLINGTON RIDGE PHASE I-B, PLAT BOOK 55, PAGES 80 THROUGH 96; THENCE S88°37'46"E ALONG THE NORTH BOUNDARY LINE OF THE AFORESAID PLAT, A DISTANCE OF 654.76 FEET; THENCE N00°18'46"E, A DISTANCE OF 34.01 FEET; THENCE S88°37'46"E, A DISTANCE OF 654.53 FEET; THENCE S89°01'16"E, A DISTANCE OF 25.89 FEET TO THE NORTHWEST CORNER OF TRACT M OF THE AFOREMENTIONED PLAT SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY, S89°01'16"E, A DISTANCE OF 58.96 FEET TO A POINT OF INTERSECTION BETWEEN THE NORTH BOUNDARY LINE OF THE AFORESAID PLAT AND THE NORTH BOUNDARY LINE OF TRACT M; THENCE S74°45'16"E DEPARTING THE AFORESAID NORTH BOUNDARY LINE AND ALONG THE NORTH BOUNDARY LINE OF TRACT M OF THE AFOREMENTIONED PLAT A DISTANCE OF 411.91 FEET; THENCE S78°15'48"E, A DISTANCE OF 189.36 FEET; THENCE N90°00'00"E, A DISTANCE OF 458.05 FEET; THENCE S00°00'00"E, A DISTANCE OF 120.12 FEET, TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE TO THE RIGHT, THENCE SOUTHEASTERLY 118.16 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 67°42'04" AND A CHORD BEARING AND DISTANCE OF S33°51'02"E, 111.41 FEET; THENCE S00°00'00"E, A DISTANCE OF 32.16 FEET; THENCE N90°00'00"E, A DISTANCE OF 110.00 FEET TO A POINT OF INTERSECTION OF THE NORTH BOUNDARY LINE OF TRACT M AND THE WEST BOUNDARY LINE OF TRACT R OF THE AFORESAID PLAT; THENCE S00°00'00"E DEPARTING THE NORTH BOUNDARY LINE OF TRACT M AND ALONG THE EASTERLY BOUNDARY LINE OF TRACT M BEING THE WESTERLY BOUNDARY LINE OF TRACT R A DISTANCE OF 145.23 FEET; THENCE S03°18'17"E DEPARTING THE EASTERLY BOUNDARY LINE OF SAID TRACT M A DISTANCE OF 17.35 FEET; THENCE S11°45'59"W, A DISTANCE OF 134.58 FEET TO A POINT ON THE EASTERLY LINE OF TRACT M; THENCE S03°13'12"E ALONG THE AFORESAID LINE A DISTANCE OF 134.47 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ARLINGTON RIDGE BOULEVARD, BEING A POINT OF INTERSECTION WITH A NON TANGENT CURVE TO THE RIGHT, THENCE WESTERLY ALONG THE AFORESAID RIGHT-OF-WAY LINE A DISTANCE 163.06 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 820.00 FEET, A CENTRAL ANGLE OF 15°04'06" AND A CHORD BEARING AND DISTANCE OF S81°47'08"W, 162.59 FEET; THENCE S88°16'12"W ALONG SAID LINE A DISTANCE OF 20.49 FEET, TO A POINT OF CURVE TO THE RIGHT; THENCE WESTERLY 330.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 879.69 FEET, A CENTRAL ANGLE OF 21°29'45" AND A CHORD BEARING AND DISTANCE OF N79°58'55"W, 328.10 FEET TO THE SOUTHEAST CORNER OF LOT 123 OF THE AFORESAID PLAT, ALSO BEING THE SOUTHWEST CORNER OF TRACT M; THENCE N20°47'06"E, A DISTANCE OF 110.00 FEET TO A POINT OF INTERSECTION OF THE NORTHEAST CORNER OF SAID LOT 123 AND THE SOUTH BOUNDARY LINE OF TRACT D28 BEING THE POINT OF INTERSECTION WITH A NON TANGENT CURVE TO THE RIGHT, THENCE NORTHWESTERLY ALONG THE SOUTH BOUNDARY LINE OF SAID TRACT D28 A DISTANCE OF 62.64 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 769.69 FEET, A CENTRAL ANGLE OF 04°39'46" AND A CHORD BEARING AND DISTANCE OF N66°54'20"W, 62.62 FEET, TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE WESTERLY 221.74 FEET ALONG THE ARC, HAVING A RADIUS OF 1,180.00 FEET, A CENTRAL ANGLE OF 10°46'00" AND A CHORD BEARING AND DISTANCE OF S69°57'27"W, 221.41 FEET TO A POINT OF INTERSECTION OF THE NORTHWEST LOT 127 AND THE SOUTH BOUNDARY LINE OF SAID TRACT D28 BEING THE SOUTHEAST CORNER OF TRACT G17; THENCE N12°09'56"W ALONG THE EASTERLY LINE OF THE AFOREMENTIONED TRACT G17 OF THE AFORESAID PLAT A DISTANCE OF 26.80 FEET; THENCE N15°45'46"E, A DISTANCE OF 76.71 FEET; THENCE N06°33'51"W, A DISTANCE OF 73.06 FEET TO A POINT OF INTERSECTION OF THE EASTERLY BOUNDARY LINE OF TRACT G17 AND THE SOUTHERLY BOUNDARY LINE OF TRACT M; THENCE N76°10'08"W DEPARTING SAID SOUTH BOUNDARY LINE OF TRACT M OF THE AFORESAID PLAT A DISTANCE OF 106.07 FEET; THENCE N61°50'03"W, A DISTANCE OF 14.28 FEET TO THE SOUTHERLY BOUNDARY LINE OF TRACT M; THENCE N74°29'41"W ALONG THE AFORESAID BOUNDARY LINE A DISTANCE OF 480.97 FEET TO THE SOUTHEAST CORNER OF LOT 239 OF THE AFOREMENTIONED PLAT; THENCE N15°30'19"E ALONG THE EASTERLY LINE OF SAID LOT, ALSO BEING THE WEST LINE OF TRACT M A DISTANCE OF 110.00 FEET; THENCE DEPARTING THE EAST LINE OF LOT 239 AND ALONG THE WESTERLY LINE OF TRACT M THE FOLLOWING 4 COURSES: 1) S74°29'41"E, A DISTANCE OF 14.19 FEET; 2) THENCE N15°30'19"E, A DISTANCE OF 50.00 FEET, TO THE POINT OF INTERSECTION WITH A NON TANGENT CURVE TO THE RIGHT, 3) THENCE NORTHERLY 65.36 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 36.00 FEET, A CENTRAL ANGLE OF 104°01'07" AND A CHORD BEARING AND DISTANCE OF N22°29'08"W, 56.74 FEET, TO A POINT OF REVERSE CURVE TO THE LEFT; 4) THENCE NORTHERLY 51.21 FEET ALONG THE ARC, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 23°28'22" AND A CHORD BEARING AND DISTANCE OF N17°47'15"E, 50.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.179 ACRES, MORE OR LESS.

NOTES

1.) 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.
2.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3.) BEARINGS ARE BASED ON THE NORTHERLY BOUNDARY LINE OF ARLINGTON RIDGE PHASE I-B AS RECORDED IN PLAT BOOK 55, PAGES 80 THROUGH 96, INCLUSIVE, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA BEING S89°01'16"E.
4.) ALL LINES INTERSECTING CURVES SHOWN HEREON ARE RADIAL UNLESS NOTED WITH (NR).
5.) AN APPROVED SIDEWALK AND/OR GOLF CART PATH SHALL BE PROVIDED ON OR ADJACENT TO ALL PAVED ROADS IN THIS AND ALL FUTURE PHASES.

CONSENT TO PLATTING OF LANDS AND SUBORDINATION OF MORTGAGE

WACHOVIA BANK, NATIONAL ASSOCIATION (THE "BANK") IS THE MORTGAGEE UNDER A CERTAIN MORTGAGE, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT AND FINANCING STATEMENT (THE "MORTGAGE"), DATED JUNE 2, 2004 AND RECORDED IN OFFICIAL RECORDS BOOK 02589, PAGE 0056, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, GIVEN BY ARLINGTON RIDGE LLC, TOGETHER WITH MORTGAGE MODIFICATION AGREEMENT (THE "MODIFICATION"), DATED NOVEMBER 8, 2004, AND RECORDED IN OFFICIAL RECORDS BOOK 2709, PAGE 1280; MORTGAGE MODIFICATION, FUTURE ADVANCE AND SPREADER AGREEMENT, DATED JUNE 10, 2005, AND RECORDED IN O.R. BOOK 2895, PAGE 1680; AND MORTGAGE MODIFICATION AND FUTURE ADVANCE AGREEMENT, DATED JANUARY 27, 2006, AND RECORDED IN O.R. BOOK 3092, PAGE 1256 OF THE AFORESAID PUBLIC RECORDS. THE BANK HEREBY CONSENTS TO THE PLATTING OF THE REAL PROPERTY SUBJECT TO THE MORTGAGE, AS MODIFIED, AND HEREBY JOINS IN ON THE DEDICATIONS CONTAINED ON THIS PLAT.

ACKNOWLEDGMENT

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

BY:_____
NAME:_____

BY:_____
NAME:_____

WACHOVIA BANK, NATIONAL ASSOCIATION
BY:_____
NAME:_____
TITLE:_____

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2006 A.D. BY _____ AS _____ OF WACHOVIA BANK, NATIONAL ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED_____ AS IDENTIFICATION.

_____
NOTARY PUBLIC
NAME:_____
COMMISSION EXPIRES:_____
COMMISSION NO._____

STATEMENT OF REVIEWER

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 INCLUDED FIELD VERIFICATION OF ANY COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

_____

BY:_____ REGISTRATION NUMBER: _____
ENGINEERING DEPARTMENT, CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

DEDICATION: ARLINGTON RIDGE PHASE 1-C

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, ARLINGTON RIDGE LLC, A FLORIDA LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LAND DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, DOES HEREBY DEDICATE SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREON EXPRESSED:

1. ROADS. ALL TRACTS LABELED AS "ROADWAY TRACT" OR "DRIVEWAY" (THE "ROADS") SHOWN ON THE PLAT ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC, BUT SHALL BE OWNED BY THE ARLINGTON RIDGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT OF THE STATE OF FLORIDA ("CDD"), ESTABLISHED UNDER AND PURSUANT TO CHAPTER 190, FLORIDA STATUTES. WHEN CONVEYED BY TO THE CDD BY DEED. THE CDD WILL GOVERN, MAINTAIN AND REPLACE, AS NECESSARY, THE ROADS. ALL ROADS ARE SUBJECT TO PRIVATE UTILITY AND DRAINAGE EASEMENTS AS SET FORTH BELOW.
2. UTILITY EASEMENTS. ALL UTILITY EASEMENTS SHOWN HEREON ARE PRIVATE EASEMENTS ONLY, AND ARE NOT FOR PUBLIC USE, AND ARE GRANTED ONLY TO A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER UTILITY OR RESERVED BY ARLINGTON RIDGE LLC. SUCH EASEMENTS ARE NOT HEREIN DEDICATED, GRANTED, OR RESERVED TO, OR FOR, A PUBLIC USE. A PERPETUAL, PRIVATE UTILITY EASEMENT OVER THE UTILITY EASEMENTS, TRACT C AND TRACT A AND THE ROADS SHOWN ON THIS PLAT ARE DEDICATED TO EACH OF THE FOLLOWING PARTIES FOR THE SPECIFIED PURPOSES: (A) TO PROGRESS ENERGY FLORIDA, INC., A FLORIDA CORPORATION, AND TO SUMTER ELECTRIC COOPERATIVE, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE PROVISION OF ELECTRIC ENERGY, ELECTRIC SERVICE, AND COMMUNICATION SYSTEMS USED SOLELY FOR THE PURPOSE OF FACILITATING THE PROVISION OF ELECTRIC ENERGY AND ELECTRIC SERVICE. (B) TO SPRINT-FLORIDA, INCORPORATED, FOR PROVISION OF TELEPHONE SERVICE, (C) TO THE CITY OF LEESBURG FOR PROVISION OF GAS SERVICE, AND FOR THE INSTALLATION, MAINTENANCE AND REPAIR OF ANY FACILITIES NECESSARY FOR PROVISION OF WATER, SEWER AND RECLAIMED WATER, AND (D) TO MULTISTATE SERVICES LLC, AND ITS SUCCESSORS AND ASSIGNS, FOR PROVISION OF CABLE TELEVISION, INTERNET SERVICES AND SECURITY SYSTEMS (COLLECTIVELY, "INFORMATION SERVICES"), AND (E) ARLINGTON RIDGE LLC FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF IRRIGATION FACILITIES. NO OTHER PERSON SHALL HAVE A CLAIM OR RIGHT TO THE UTILITY EASEMENTS SHOWN HEREON EXCEPT AS EXPRESSLY GRANTED BY ARLINGTON RIDGE LLC IN A DOCUMENT TO BE RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY, AND ARLINGTON RIDGE LLC RESERVES THE RIGHT TO GRANT SUCH PRIVATE EASEMENTS AND/OR LICENSES OVER THE UTILITY EASEMENTS AND ROADS SHOWN ON THIS PLAT AS IT MAY DEEM APPROPRIATE IN ITS SOLE AND ABSOLUTE DISCRETION WITHOUT THE JOINDER OF ANY OTHER PERSON OR PARTY. NO PORTION OF THE PROPERTY WITHIN THIS ARLINGTON RIDGE PHASE I-C MAY BE DEDICATED FOR, MADE SUBJECT TO, OR CONVEYED FOR THE PURPOSE OF ANY UTILITY EASEMENT WITHOUT THE CONSENT OF ARLINGTON RIDGE LLC, ITS SUCCESSORS OR ASSIGNS.
3. RESTRICTIONS. THE LANDS WITHIN THIS PLAT ARE SUBJECT TO, AND UTILIZATION OF THIS LANDS WITHIN THIS PLAT BY THE OWNERS IS FURTHER LIMITED AND RESTRICTED BY, THE PROVISIONS OF THE DECLARATION OF RESTRICTIVE COVENANTS FOR ARLINGTON RIDGE (THE "DECLARATION"), RECORDED AT O.R. BOOK 2809, PAGE 1622, TOGETHER WITH THAT FIRST AMENDMENT TO DECLARATION, RECORDED AT O.R. BOOK 2912, PAGES 2491-2493, AND SECOND AMENDMENT RECORDED AT O.R. BOOK 3099, PAGE 434, ALL OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
4. CDD TRACTS. TRACTS A, B, AND C (COLLECTIVELY, "CDD TRACTS") WILL BE CONVEYED BY DEED TO CDD AND ARE FOR USES PERMITTED BY THE CDD AND FLORIDA LAW ONLY, SUBJECT TO THE PROVISIONS OF THE DECLARATION. THE CDD TRACTS WILL BE MAINTAINED BY THE CDD AND NOT THE CITY OF LEESBURG.
5. DRAINAGE EASEMENTS. EASEMENTS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENTS, TOGETHER WITH BLANKET EASEMENTS OVER TRACT A AND TRACT C, ARE HEREWITH DEDICATED AS PERPETUAL, NON-EXCLUSIVE EASEMENTS TO THE CDD FOR THE PURPOSE OF THE OPERATION AND MAINTENANCE OF THE SURFACE WATER MANAGEMENT SYSTEM.
6. SURFACE WATER MANAGEMENT SYSTEM. THE CDD SHALL MAINTAIN AND OPERATE THE SURFACE WATER MANAGEMENT SYSTEM WITH THE LANDS DESCRIBED IN THIS PLAT IN ACCORDANCE WITH THE PERMIT ISSUED BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
7. LIFT STATIONS. ALL LIFT STATION TRACTS SHOWN ON THE PLAT ARE DEDICATED TO THE CITY OF LEESBURG.
8. LANDSCAPE EASEMENTS. LANDSCAPE EASEMENTS ARE HEREWITH DEDICATED AS PERPETUAL NON-EXCLUSIVE EASEMENT TO ARLINGTON RIDGE COMMUNITY ASSOCIATION, INC. FOR THE PURPOSE OF MAINTAINING LANDSCAPING, FENCING AND VEGETATION, AND THE OWNERS OF LOTS SUBJECT TO SUCH EASEMENTS SHALL CONSTRUCT NO IMPROVEMENTS OR STRUCTURES OF ANY TYPE, AND SHALL NOT ALTER, ADD, OR REMOVE ANY LANDSCAPING, FENCING OR VEGETATION IN SUCH EASEMENTS AREAS.

ACKNOWLEDGMENT

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

BY:_____
NAME:_____

BY:_____
NAME:_____

ARLINGTON RIDGE LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: BLAIR COMMUNITIES, INC., A FLORIDA CORPORATION,
ITS MANAGER

BY:_____
DAVID M. FELICE, PRESIDENT

STATE OF FLORIDA
COUNTY OF _____

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2006 A.D. BY DAVID M. FELICE, AS PRESIDENT OF BLAIR COMMUNITIES, INC., A FLORIDA CORPORATION, THE MANAGER OF ARLINGTON RIDGE LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED_____ AS IDENTIFICATION.

_____
NOTARY PUBLIC
NAME:_____
COMMISSION EXPIRES:_____
COMMISSION NO._____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT IN JANUARY 2006, HE COMPLETED THE SURVEY OF THE SAID LANDS AS SHOWN IN THE FOREGOING PLAT AND SAID SURVEY WAS MADE UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION. THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF FLORIDA STATUTES, CHAPTER 177. THE PERMANENT REFERENCE MONUMENTS (PRMs) HAVE BEEN PLACED SHOWN HEREON AS REQUIRED BY CHAPTER 177, THE PERMANENT CONTROL POINTS (PCPs) AND LOT CORNERS HAVE NOT BEEN PLACED AS OF THE TIME OF THIS CERTIFICATE.

FOR THE FIRM BY:

SIGNED AND SEALED THIS _____ DAY OF _____, 2006

_____
CURTIS N. FRIED
FLORIDA PROFESSIONAL LAND SURVEYOR NO. 4537
CERTIFICATE OF AUTHORIZATION NO. 6890

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.

CERTIFICATE OF APPROVAL BY 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 LS-5 AND THE PRIVATE UTILITY EASEMENTS GRANTED IN PARAGRAPH 2c IS ACCEPTED FOR MUNICIPAL PURPOSES BY SAID CITY ON THE _____ DAY OF _____, 2006 PROVIDED THAT IT IS RECORDED IN THE OFFICE OF THE CLERK WITHIN _____ DAYS FROM THE DATE OF APPROVAL BY SAID CITY OF LEESBURG.

_____
ATTEST: CLERK

_____
BY: MAYOR / COMMISSIONER

SEE SHEET 2 OF 4 FOR LEGEND
SEE SHEET 2 OF 4 FOR KEYMAP
SEE SHEET 2 OF 4 FOR DETAILS

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BURCAW and associates, inc.
LB# 6890

Engineers • Surveyors • Planners
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6402 W. Linebaugh Ave., Suite A
Tampa, Florida 33625
PHONE: 813.882.4815
FAX: 813.882.3808
www.burcawinc.com

ARLINGTON RIDGE PHASE I-C

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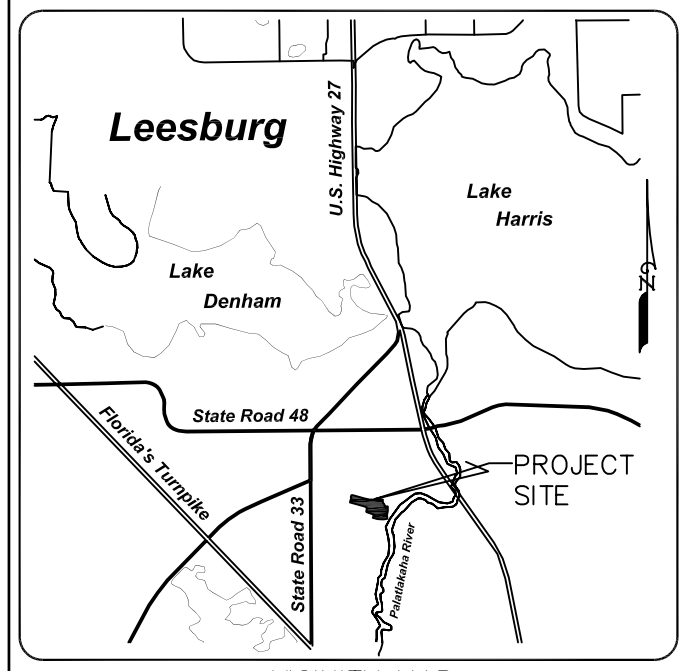
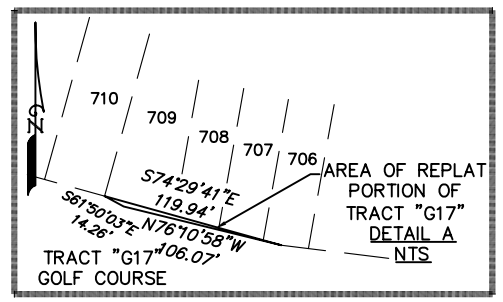
P.B.	PG.
SHEET 2 OF 4	

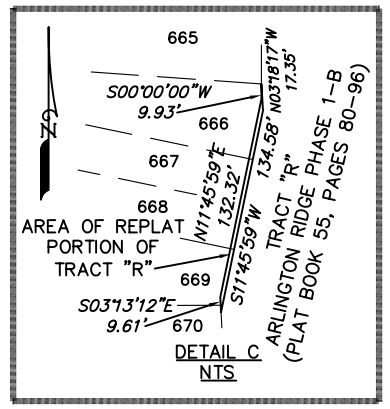


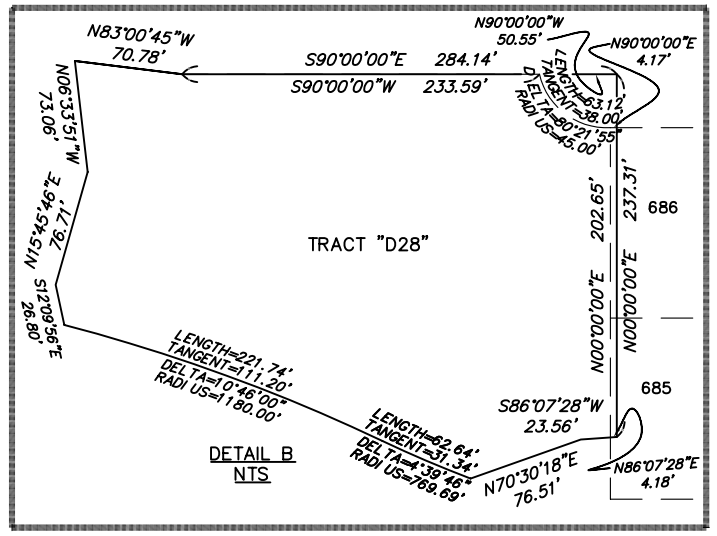
VICINITY MAP
NOT TO SCALE

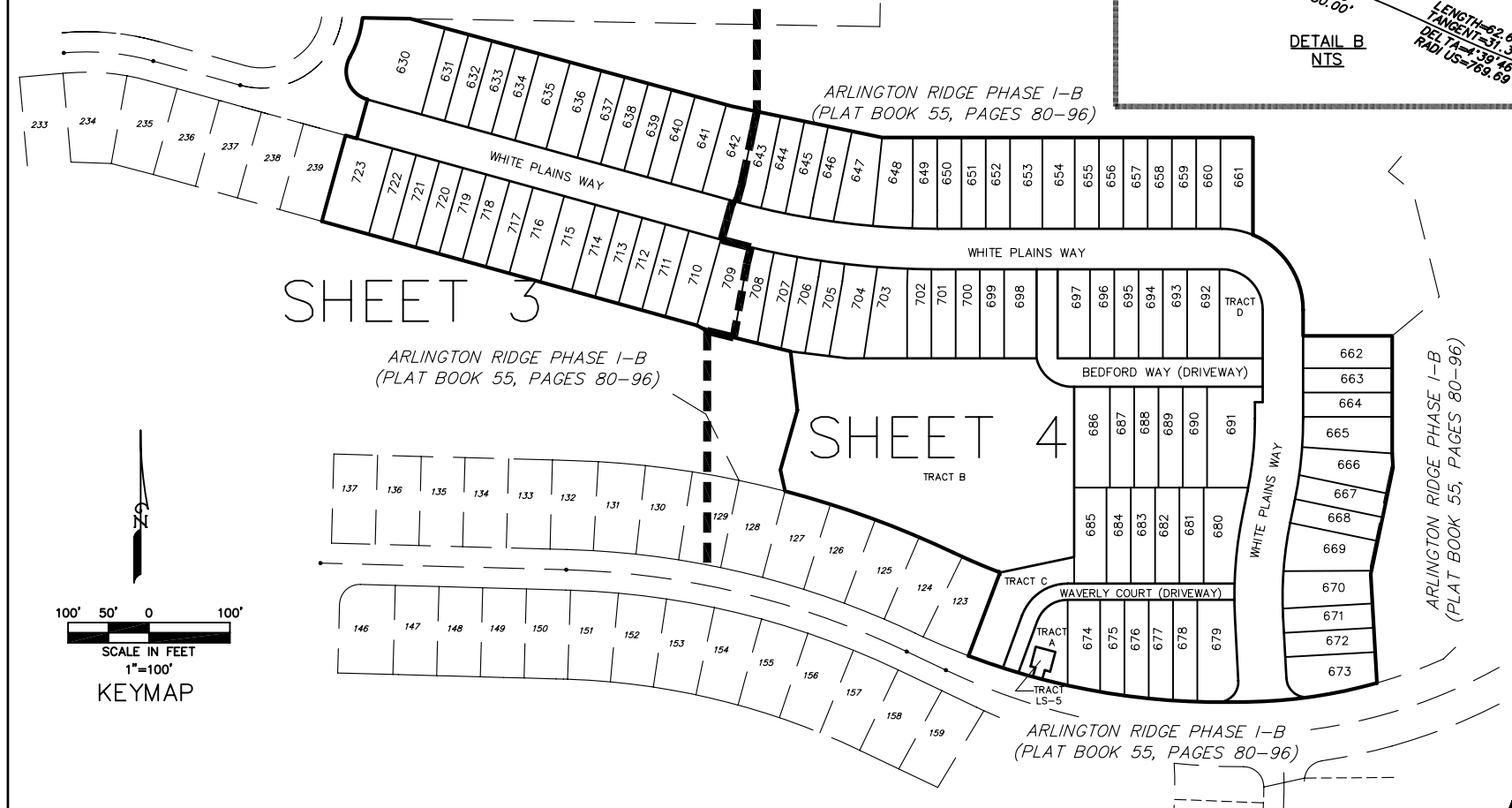
LEGEND

LE	INDICATES LANDSCAPE EASEMENT
PED,I/E&D	INDICATES PEDESTRIAN, INGRESS/EGRESS & DRAINAGE EASEMENT
O/A	INDICATES OVERALL DIMENSION
L	INDICATES LINE NUMBER (SEE LINE TABLE)
C	INDICATES CURVE NUMBER (SEE CURVE TABLE)
DE	INDICATES DRAINAGE EASEMENT
(SPC)	INDICATES STATE PLANE COORDINATE VALUE
(TYP)	INDICATES TYPICAL
	INDICATES UNABLE TO SET MONUMENT AT CORNER
LB	INDICATES LICENSED BUSINESS
	INDICATES PERMANENT REFERENCE MONUMENT 4" X 4" CONCRETE MONUMENT "PRM LB6890" SET
	INDICATES PERMANENT REFERENCE MONUMENT 4" X 4" CONCRETE MONUMENT (PRM) FOUND, NUMBER AS NOTED
	INDICATES PERMANENT CONTROL POINT PARKER KAYLON NAIL & DISK LB6890 (PCP) TO BE SET AFTER CONSTRUCTION IS COMPLETE
O	INDICATES LOT CORNER, SET 5/8" IRON ROD AND CAP LB 6890 TO BE SET AFTER CONSTRUCTION IS COMPLETE
℄	INDICATES CENTERLINE
O.R.B.	INDICATES OFFICIAL RECORD BOOK
PB,PG	INDICATES PLAT BOOK, PAGE
(NR)	INDICATES NON-RADIAL LINE
UE	INDICATES UTILITY EASEMENT
±AC	INDICATES ACREAGE MORE OR LESS
XXXX sq.ft.	INDICATES AREA IN SQUARE FEET, MORE OR LESS
©	INDICATES BLOCK NUMBER









KEYMAP

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ARLINGTON RIDGE PHASE I-C

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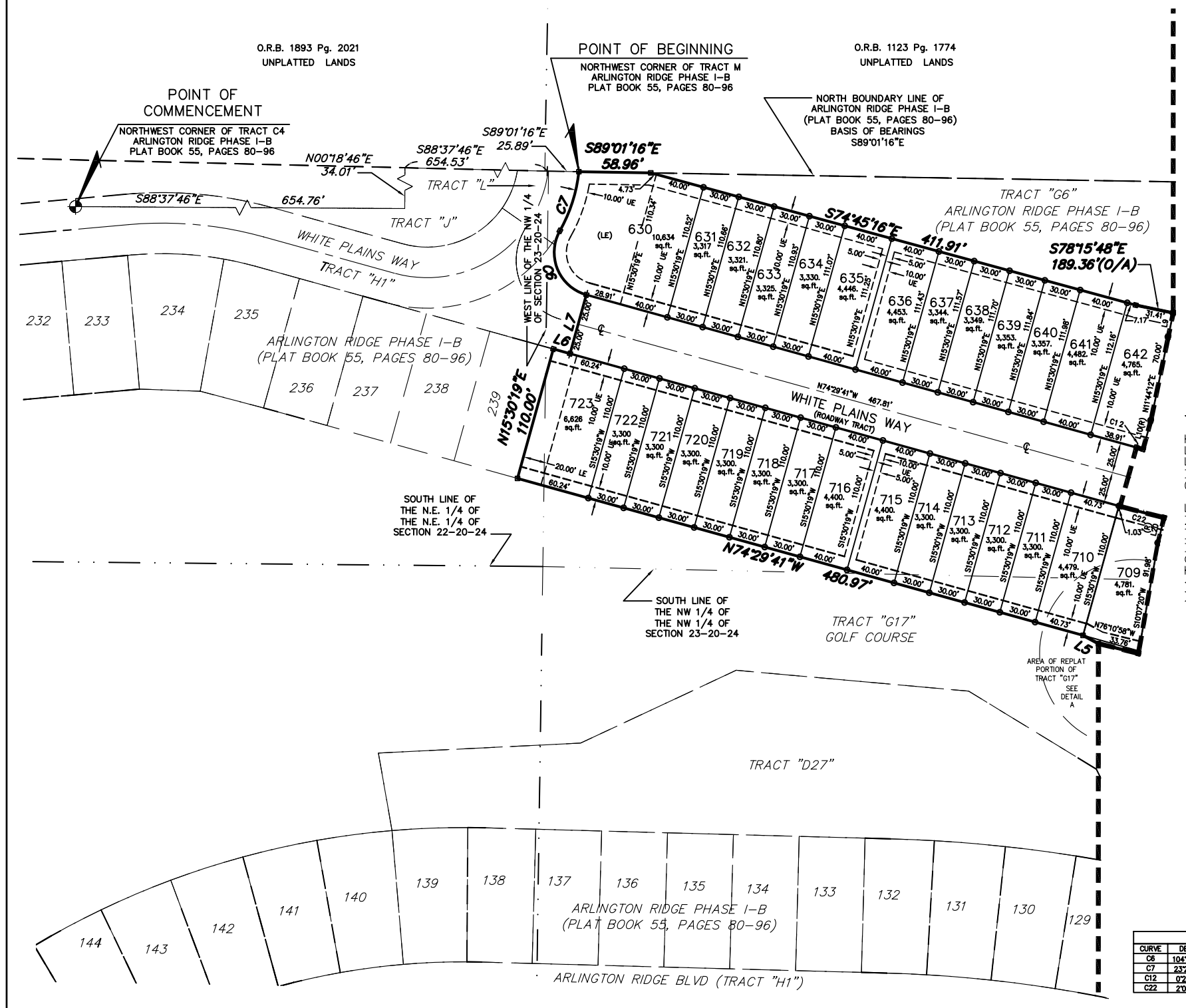
P.B.	PG.
SHEET 3 OF 4	



LINE TABLE		
LINE	BEARING	DISTANCE
L5	N61°50'03"W	14.26'
L6	S74°29'41"E	14.19'
L7	N15°30'19"E	50.00'
L9	N11°44'12"E	20.00'
L10	S15°06'34"W	24.43'
L20	N13°22'23"E	21.26'

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C6	104°01'07"	36.00	65.36	56.74	46.09	N22°29'08"W
C7	23°28'22"	125.00	51.21	50.85	25.97	N17°47'15"E
C12	0°20'33"	950.00	5.68	5.68	2.84	S74°39'58"E
C22	2°07'56"	1000.00	37.21	37.21	18.61	S75°33'39"E

SEE SHEET 2 OF 4 FOR LEGEND
SEE SHEET 2 OF 4 FOR KEYMAP
SEE SHEET 2 OF 4 FOR DETAILS

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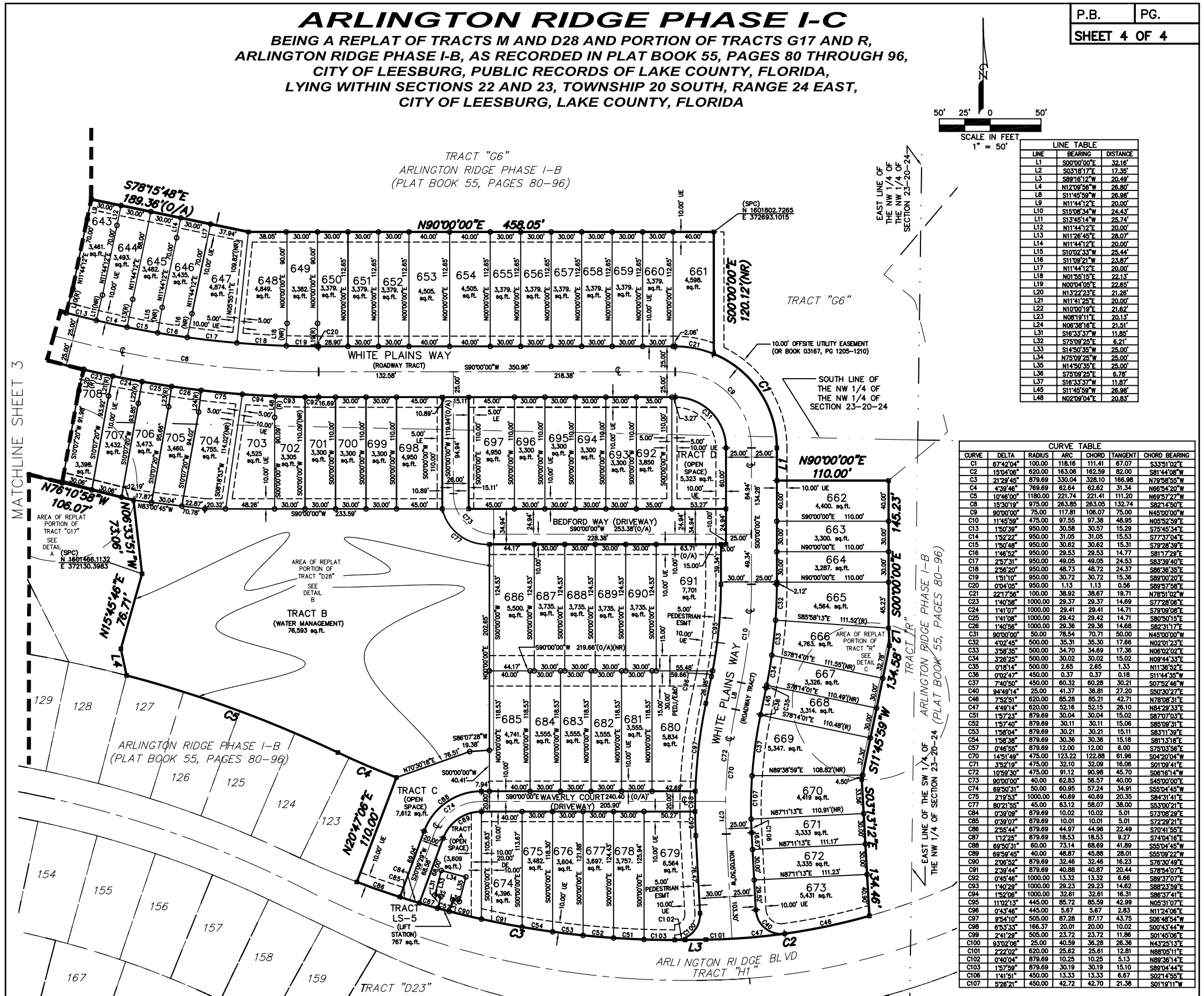
ARLINGTON RIDGE PHASE I-C

BEING A REPLAT OF TRACTS M AND D28 AND PORTION OF TRACTS G17 AND R, ARLINGTON RIDGE PHASE I-B, AS RECORDED IN PLAT BOOK 55, PAGES 80 THROUGH 96, CITY OF LEESBURG, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING WITHIN SECTIONS 22 AND 23, TOWNSHIP 20 SOUTH, RANGE 24 EAST, CITY OF LEESBURG, LAKE COUNTY, FLORIDA

P.B.	PG.
SHEET 4 OF 4	



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°00'00"E	32.16'
L2	S03°16'17"E	17.35'
L3	S89°16'12"W	20.49'
L4	N12°09'56"W	26.80'
L8	S11°45'59"W	26.98'
L9	N11°44'12"E	20.00'
L10	S15°08'34"W	24.43'
L11	S13°45'14"W	25.74'
L12	N11°44'12"E	20.00'
L13	N11°26'45"E	28.07'
L14	N11°44'12"E	20.00'
L15	S10°02'33"W	25.44'
L16	S11°09'21"W	23.87'
L17	N11°44'12"E	20.00'
L18	N01°35'15"E	22.13'
L19	N00°04'05"E	22.65'
L20	N13°22'23"E	21.26'
L21	N11°41'25"E	20.00'
L22	N10°00'19"E	21.62'
L23	N08°19'11"E	20.13'
L24	N06°38'16"E	21.51'
L31	S16°33'37"W	11.85'
L32	S75°09'25"E	6.21'
L33	S14°50'35"W	25.00'
L34	N75°09'25"W	25.00'
L35	N14°50'35"E	25.00'
L36	S75°09'25"E	6.78'
L37	S16°33'37"W	11.87'
L45	S11°45'59"W	26.98'
L48	N02°09'04"E	20.83'

CURVE TABLE						
CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	67°42'04"	100.00	118.16	111.41	67.07	S33°51'02"E
C2	15°04'06"	620.00	163.06	162.59	82.00	S81°44'08"W
C3	21°29'45"	879.69	330.04	328.10	166.98	N79°58'55"W
C4	4°39'46"	769.69	62.64	62.62	31.34	N66°54'20"W
C5	10°46'00"	1180.00	221.74	221.41	111.20	N69°57'27"W
C8	15°30'19"	975.00	263.85	263.05	132.74	S82°14'50"E
C9	90°00'00"	75.00	117.81	106.07	75.00	N45°00'00"W
C10	11°45'59"	475.00	97.55	97.38	48.95	N05°52'59"E
C13	1°50'39"	950.00	30.58	30.57	15.29	S75°45'34"E
C14	1°52'22"	950.00	31.05	31.05	15.53	S77°37'04"E
C15	1°50'48"	950.00	30.62	30.62	15.31	S79°28'39"E
C16	1°46'52"	950.00	29.53	29.53	14.77	S81°17'29"E
C17	2°57'31"	950.00	49.05	49.05	24.53	S83°39'40"E
C18	2°56'20"	950.00	48.73	48.72	24.37	S86°36'35"E
C19	1°51'10"	950.00	30.72	30.72	15.36	S89°00'20"E
C20	0°04'05"	950.00	1.13	1.13	0.56	S89°57'56"E
C21	22°17'56"	100.00	38.92	38.67	19.71	N78°51'02"W
C23	1°40'58"	1000.00	29.37	29.37	14.69	S77°28'06"E
C24	1°41'07"	1000.00	29.41	29.41	14.71	S79°09'08"E
C25	1°41'08"	1000.00	29.42	29.42	14.71	S80°50'15"E
C26	1°40'56"	1000.00	29.36	29.36	14.68	S82°31'17"E
C31	90°00'00"	50.00	78.54	70.71	50.00	N45°00'00"W
C32	4°02'45"	500.00	35.31	35.30	17.66	N02°01'23"E
C33	3°58'35"	500.00	34.70	34.69	17.36	N06°02'02"E
C34	3°26'25"	500.00	30.02	30.02	15.02	N09°44'33"E
C35	0°18'14"	500.00	2.65	2.65	1.33	N11°36'52"E
C36	0°02'47"	450.00	0.37	0.37	0.18	S11°44'35"W
C37	7°40'50"	450.00	60.32	60.28	30.21	S07°52'46"W
C40	94°49'14"	25.00	41.37	36.81	27.20	S50°30'27"E
C46	7°52'51"	620.00	85.28	85.21	42.71	N78°08'31"E
C47	4°49'14"	620.00	52.16	52.15	26.10	N84°29'33"E
C51	1°57'23"	879.69	30.04	30.04	15.02	S87°07'03"E
C52	1°57'40"	879.69	30.11	30.11	15.06	S85°09'31"E
C53	1°58'04"	879.69	30.21	30.21	15.11	S83°11'39"E
C54	1°58'38"	879.69	30.36	30.36	15.18	S81°13'18"E
C57	0°46'55"	879.69	12.00	12.00	6.00	S75°03'56"E
C70	14°51'49"	475.00	123.22	122.88	61.96	S04°20'04"W
C71	3°52'18"	475.00	32.10	32.09	16.06	S01°09'41"E
C73	10°59'30"	475.00	91.12	90.98	45.70	S06°16'14"W
C73	90°00'00"	40.00	62.83	56.57	40.00	S45°00'00"E
C74	69°50'31"	50.00	60.95	57.24	34.91	S55°04'45"W
C75	2°19'53"	1000.00	40.69	40.69	20.35	S84°31'41"E
C77	80°21'55"	45.00	63.12	58.07	38.00	S53°00'21"E
C84	0°39'09"	879.69	10.02	10.02	5.01	S73°08'28"E
C85	0°39'07"	879.69	10.01	10.01	5.01	S72°29'21"E
C86	2°55'44"	879.69	44.97	44.96	22.49	S70°41'55"E
C87	1°12'25"	879.69	18.53	18.53	9.27	S74°04'16"E
C88	69°50'31"	60.00	73.14	68.69	41.89	S55°04'45"W
C89	69°59'45"	40.00	48.87	45.88	28.01	S55°09'22"W
C90	2°06'52"	879.69	32.46	32.46	16.23	S76°30'49"E
C91	2°39'44"	879.69	40.88	40.87	20.44	S78°54'07"E
C92	0°45'46"	1000.00	13.32	13.32	6.66	S89°37'07"E
C93	1°40'29"	1000.00	29.23	29.23	14.62	S88°23'59"E
C94	1°52'06"	1000.00	32.61	32.61	16.31	S86°37'41"E
C95	11°02'13"	445.00	85.72	85.59	42.99	N05°31'07"E
C96	0°45'46"	445.00	5.67	5.67	2.83	N11°24'06"E
C97	9°54'10"	505.00	87.28	87.17	43.75	S06°48'54"W
C98	6°53'33"	166.37	20.01	20.00	10.02	S00°43'44"W
C99	2°41'29"	505.00	23.72	23.72	11.86	S01°45'06"E
C100	93°02'06"	25.00	40.59	36.28	26.36	N43°25'13"E
C101	2°22'02"	620.00	25.62	25.61	12.81	N88°05'11"E
C102	0°40'04"	879.69	10.25	10.25	5.13	N89°36'14"E
C103	1°57'59"	879.69	30.19	30.19	15.10	S89°04'44"E
C106	1°41'51"	450.00	13.33	13.33	6.67	S02°14'55"E
C107	5°26'21"	450.00	42.72	42.70	21.38	S01°19'11"W

SEE SHEET 2 OF 4 FOR LEGEND
SEE SHEET 2 OF 4 FOR KEYMAP
SEE SHEET 2 OF 4 FOR DETAILS

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.

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