

# Record Plat Of LEESBURG COMMERCE PARK PHASE 2

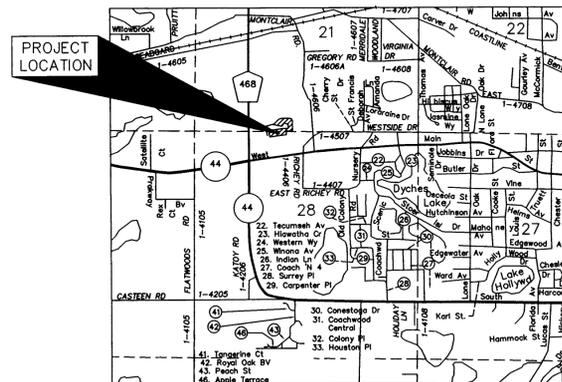
A SUBDIVISION IN SECTIONS 21 & 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST,  
CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

**Legal Description:**

**Leesburg Commerce Park Phase 2:**

Commence at the Northeast Corner of the Northwest 1/4 of Section 28, Township 19 South, Range 24 East, Lake County Florida: thence along the North Line of Section 28-19-24 North 89°43'16" West 64.12 feet to a point on said North Line the Point of Beginning; thence continuing along said North Line North 89°43'16" West 145.88 feet to a point on said North Line of Section 28-19-24; thence departing said North Line South 00°30'45" West 87.97 feet to the Northeast Corner of Parcel "B" of Leesburg Commerce Park Phase 1, recorded in Plat Book 53, Pages 77 & 78; thence along the North Line of Parcel "B" and Lots 12 through 23 of said Leesburg Commerce Park Phase 1, South 82°25'52" West 394.91 feet to a point on the East Right of Way Line of Park Center Street; thence along the said East Right of Way Line North 07°34'08" West 38.11 feet to a point on a curve concave to the Northwest having a radius of 225.00 feet; chord bearing of North 11°31'04" West and a chord distance of 30.99 feet; thence run Northwest along the arc therefore, through a central angle of 07°53'53" for 31.02 feet to a point on said East Right of Way Line; thence continuing along said East Right of Way Line North 15°28'01" West 85.48 feet to a point on said East Right of Way line and the Southwest Corner of Parcel "A" of said Leesburg Commerce Park Phase 1, recorded in Plat Book 53, Pages 77 & 78; thence departing said East Right of Way Line and along the South Line of said Parcel "A" North 82°25'52" East 377.86 feet to a point on the South Line of said Parcel "A"; thence continuing along said South Line of Parcel "A": South 90°00'00" East 95.17 feet to the Southeast Corner of said Parcel "A"; thence continuing along the said Parcel "A" the five (5) following courses and distances; (1) North 00°16'44" East 94.23 feet; (2) North 73°09'59" West 112.61 feet; (3) South 17°35'53" West 43.93 feet; (4) South 51°26'41" West 51.19 feet; (5) North 78°50'49" West 211.44 feet to a point on the North Line of said Parcel "A"; thence departing said North Line of Parcel "A" North 66°14'54" East 36.58 feet to a point; thence North 49°42'00" East 36.45 feet to a point; thence North 41°26'43" East 68.81 feet to a point; thence North 53°36'47" East 68.80 feet to a point; thence North 77°56'56" East 68.80 feet to a point; thence South 89°53'00" East 177.88 feet to a point; thence South 66°55'03" East 49.38 feet to a point; thence South 22°24'36" East 48.62 feet to point; thence South 00°12'16" West 235.39 feet to a point on the North Line of Said Section 28-19-24 the Point of Beginning.

Containing 3.16 Acres more or less



LOCATION MAP  
NOT TO SCALE

**CERTIFICATE OF TITLE:**

1. TAXES FOR YEAR 2004 ARE PAID.
2. DECLARATION OF CONVENTS, CONDITIONS AND RESTRICTIONS RECORDED IN O.R. BOOK 2808, PAGE 1279.
3. COMMON EASEMENTS RECORDED O.R. BOOK 2808, PAGE 1271.
4. ANNEXATION AGREEMENT BETWEEN STORAGE UNLIMITED, INC. AND LEESBURG RECORDED O.B. BOOK 2409, PAGE 152.

**LEESBURG COMMERCE PARK PHASE 2 NOTES:**

1. BEARINGS ARE ASSUMED AND BASED ON THE NORTH LINE OF LOTS 12 - 23 OF LEESBURG COMMERCE PARK PHASE 1 AS BEING S 82°25'52"W.
2. UTILITY EASEMENTS SHALL INCLUDE PROVISIONS FOR CABLE TELEVISION AS REQUIRED BY CHAPTER 177.091(28) OF THE FLORIDA STATUTES.
3. PARCEL C TO BE DEDICATED FOR USE OF ROAD, ROAD-RELATED, UTILITY, DRAINAGE PURPOSES AND WATER RETENTION AREA TO BE PERPETUALLY OWNED AND MAINTAINED BY THE LEESBURG COMMERCE PARK PROPERTY OWNERS' ASSOCIATION, INC.
4. ALL LOTS CORNERS ARE 5/8" REBAR WITH PSM #4447, UNLESS OTHERWISE NOTED OR SHOWN.

**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.

NOTE:  
MORTGAGEE'S JOINDER AND CONSENT TO DEDICATION (IF ANY) IS RECORDED BY SEPARATE INSTRUMENT.

**PETULLA SURVEYING, INC.**  
PROFESSIONAL LAND SURVEYING

EDWARD R. PETULLA, P.L.S.  
101 WEBER AVENUE  
LEESBURG, FL 34748  
(352) 516-0731  
FAX: (352) 315-0500

PLAT BOOK \_\_\_\_\_

PAGE \_\_\_\_\_

Dedication For  
**LEESBURG COMMERCE  
PARK PHASE 2**

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 said lands and plat for the uses and purposes thereon expressed, of said lands to the use of the public.

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

WITNESSES: GRANTOR:  
STORAGE UNLIMITED, INC.

Signed: \_\_\_\_\_  
Printed: \_\_\_\_\_ by: ALAN CHEEK, PRESIDENT

Signed: \_\_\_\_\_  
Printed: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF LAKE  
The foregoing Dedication was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, by ALAN CHEEK, President of Storage Unlimited, Inc.  
He [ ] is personally known to me, or [ ] has produced \_\_\_\_\_ as identification.

Signed: \_\_\_\_\_  
Printed: \_\_\_\_\_  
My commission expires \_\_\_\_\_ (SEAL/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.

Dated \_\_\_\_\_  
Registration No. 4447

EDWARD R. PETULLA, P.S.M.  
PETULLA SURVEYING, INC.  
101 WEBER AVENUE, LEESBURG, FL 34748

**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 \_\_\_\_\_

**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, are accepted for municipal purposes of said city on \_\_\_\_\_ day of \_\_\_\_\_, 2006 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 the approval by said CITY COMMISSION of the CITY OF LEESBURG, FLORIDA.

ATTEST  
CITY CLERK \_\_\_\_\_ MAYOR/COMMISSIONER \_\_\_\_\_

**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 \_\_\_\_\_ File No. \_\_\_\_\_

Clerk of the Circuit Court  
in and for Lake County, Florida