

SOUTHWINDS COVE
A PORTION OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST
CITY OF LEESBURG
LAKE COUNTY, FLORIDA

SHEET 1 OF 4

PLAT BOOK _____ PAGE _____

LEGAL DESCRIPTION:

A portion of the Northwest 1/4 of Section 28, Township 19 South, Range 24 East, Lake County, Florida, being more particularly described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of Section 28, Township 19 South, Range 24 East, Lake County, Florida; thence run North 89°58'58" East, along the North line of the said Southwest 1/4 of Section 28, for a distance of 30,000 feet to a point on the Eastern Right-of-way line of Flatwoods Road; thence departing said North line run South 00°06'03" West, along said Eastern right of way line, for a distance of 695.76 feet to a POINT OF BEGINNING; thence departing said Eastern right of way line, run South 89°58'09" East, for a distance of 1217.13 feet to a point on the Western right of way line of South Street, also known as County Road 488; thence run South 00°02'44" East, along said Western right of way line, for a distance of 39.37 feet; thence run North 89°57'16" East, along said Western right of way line, for a distance of 20.00 feet; thence run South 00°02'44" West, for a distance of 1238.93 feet to a point on the aforementioned Eastern right of way line of Flatwoods Road; thence run North 00°08'31" East, along said Eastern right of way line, for a distance of 54.17 feet to the point of intersection of said Eastern right of way line with the South line of the aforesaid Southwest 1/4 of Section 28; thence run North 00°06'03" East, along said Eastern right of way line, for a distance of 635.79 feet to the POINT OF BEGINNING.

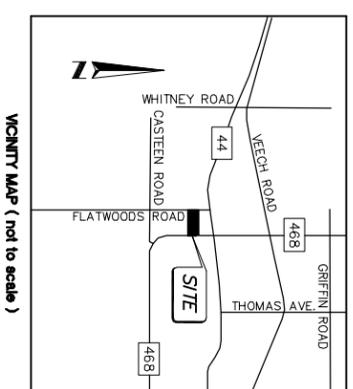
Containing 19.58 acres, more or less.

TOGETHER WITH:

Rights under Access Easement Agreement dated September 11, 2008 and recorded September 15, 2008 in Official Records Book 36777, Page 2040, Public Records of Lake County, Florida.

SURVEYORS NOTES:

1. Bearings shown herein are based on an assumed datum, the West line of the Northwest 1/4 of Section 28, Township 19 South, Range 24 East as being South 00°06'03" West for angular designation only.
2. All lot lines are radial, unless otherwise noted non--radial (N.R.).
3. Coordinates as shown herein are in U.S. feet, based on City of Leesburg horizontal information, with datum based on National Adjusted Datum of 1983, 1990 adjustment.
4. Tract B (Private Right of Way) is reserved for ingress and egress and is to be owned and maintained by the Southwinds Cove Homeowners Association, Inc., a Florida not--for--profit corporation.
5. Tracts C and H are reserved as Open Space/Retention and are to be owned and maintained by the Southwinds Cove Homeowners Association, Inc., a Florida not--for--profit corporation.
6. Tract D is reserved as a Lift Station Site and is hereby dedicated to and shall be owned and maintained by the City of Leesburg.
7. Tracts F & G are reserved as Open Space and are to be owned and maintained by the Southwinds Cove Homeowners Association, Inc., a Florida not--for--profit corporation.
8. Tract E is reserved as Clubhouse/Common Area/Open Space and is to be owned and maintained by the Southwinds Cove Homeowners Association, Inc., a Florida not--for--profit corporation.
9. A Utility Easement under Tract B (Private Right of Way), Tract H (Open Space/Retention) and Tract F (Open Space) is hereby dedicated to the City of Leesburg, in its capacity as a provider of water, sewer, electric and gas utilities for the sole purpose of providing water, sewer, electric and gas utilities and is not dedicated to the public.
10. All easements reserved on this plat are in favor of the Southwinds Cove Homeowners Association, Inc., a not--for--profit corporation, unless otherwise noted.
11. All platted Utility Easements are hereby dedicated to the City of Leesburg, in its capacity as a provider of water, sewer, electric and gas utilities for the sole purpose of providing water, sewer, electric and gas utilities and are not dedicated to the public.
12. The Access Easement over a portion of Tract A (Future Development) is hereby dedicated to the City of Leesburg, in its capacity as a provider of water, sewer, electric and gas utilities, for the purpose of providing ingress, egress and regress for pedestrian and vehicular traffic and access to and from the utility facilities constructed in the adjacent Utility Easement and Tract B (Private Right of Way), in order to install, operate and maintain such utility facilities.



LEGEND:

- Denotes set 4"x4" concrete permanent reference monument P.M. LB #6723
- Denotes set 5/8" iron rod with cap or nail & disk LB #6723
- LB Denotes licensed business
- PSM Denotes professional surveyor and mapper
- Q Denotes centerline
- G.I.S. Denotes geographic information system.
- P.C. Denotes point of curvature
- P.T. Denotes point of tangency
- P.I. Denotes point of intersection (N.R.)
- ORB Denotes Official Records Book
- PG. Denotes page
- U.E. Denotes Utility Easement

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE ORIGINAL DETENTION OF THE CITY OF LEESBURG. ANY REPRODUCTION OF THIS PLAT, IN ANY FORM, SHALL BE SUPPLIED 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.

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 _____ of _____ File No. _____

Clerk of Circuit Court
in and for Lake County, Florida

SOUTHWINDS COVE DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that the Partnership named below, each being the owner of the land hereinafter described, has hereby dedicated said land and plat for the uses and purposes herein expressed.

I, WITNESS WHEREOF, the undersigned has caused these presents to be signed and attested to by the officer named below on the _____ day of _____, 2009.

SOUTHWINDS PARTNERS, L.L.L.P., a Florida limited liability partnership;
By: Southwinds Cove Managers, L.L.C., a Florida limited liability company

By: _____
Title: Manager
Signed in the presence of:

Print Name: _____

Print Name: _____

STATE OF FLORIDA, COUNTY OF ORANGE.

THIS IS TO CERTIFY, that on _____, 2009, before me, an officer duly authorized to take acknowledgments in the State and County of Florida, appeared _____, as Manager of Southwinds Cove Partners, L.L.L.P., a Florida limited liability partnership, on behalf of the limited liability limited partnership described in and who executed the foregoing instrument, and acknowledged to me that he executed the free act and deed as such officer hereunto duly authorized and that the said dedication is the act and deed of said partnership.

I, WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC Expires _____
by Commission Expires _____

I, WITNESS WHEREOF, the undersigned has caused these presents to be signed and attested to by the officer named below on the _____ day of _____, 2009.

SOUTHWINDS COVE III, L.L.L.P., a Florida limited liability limited partnership;
By: Southwinds Cove Managers III, L.L.C., a Florida limited liability company

By: _____
Title: Manager
Signed in the presence of:

Print Name: _____

Print Name: _____

STATE OF FLORIDA, COUNTY OF ORANGE.

THIS IS TO CERTIFY, that on _____, 2009, before me, an officer duly authorized to take acknowledgments in the State and County of Florida, personally appeared _____, as Manager of Southwinds Cove III, L.L.L.P., a Florida limited liability limited partnership, on behalf of the limited liability limited partnership described in and who executed the foregoing instrument, and acknowledged to me that he executed the free act and deed as such officer hereunto duly authorized and that the said dedication is the act and deed of said partnership.

I, WITNESS WHEREOF, I have hereunto set my hand and seal on the above date.

NOTARY PUBLIC Expires _____
by Commission Expires _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a professional surveyor and mapper, certifies that I have prepared the foregoing plat and it was made under my direction and supervision and that the plat complies with all the survey requirements of Chapter 177, Florida Statutes, and that said land is located in the City of Leesburg, Lake County, Florida

James L. Rickmon P.S.M. # 5833 Date: _____
Allen & Company
Licensed Surveyors # 6723
16 East Plant Street
Winter Garden, Florida 34787

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, 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, Florida.

City Clerk _____ Mayor
Printed Name: _____ Printed Name: _____

RECORD PLAT REVIEW 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 the coordinates, points, or measurements shown on this plat.

Signed _____ Dated _____
printed name and registration number

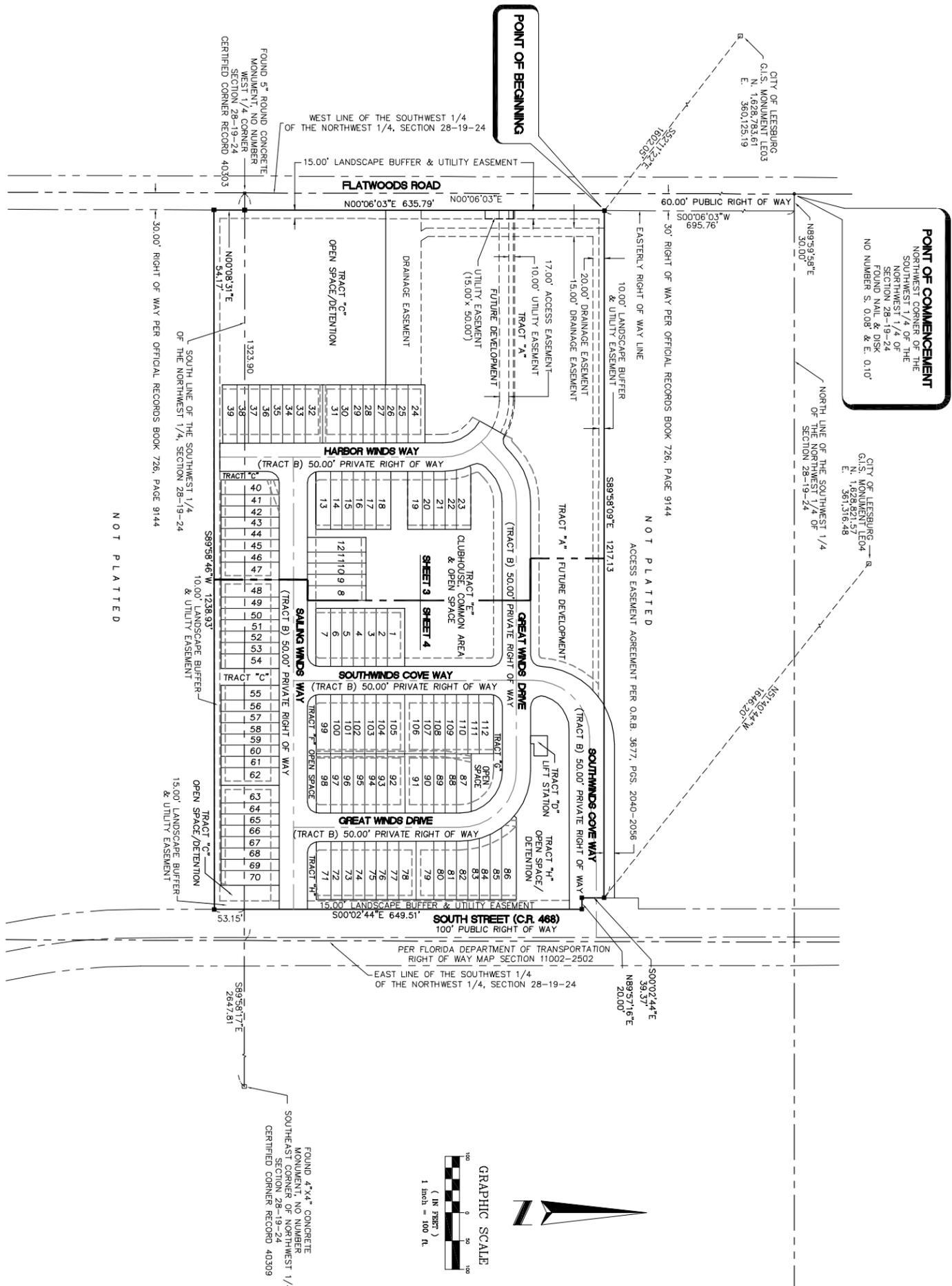


16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 398-7223
28201 PLANSHEET 1

SHEET INDEX
SHEET 1 OF 4 - COVER SHEET
SHEET 2 OF 4 - OVERALL BOUNDARY
SHEET 3 OF 4 - LOT DETAILS
SHEET 4 OF 4 - LOT DETAILS

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A PORTION OF SECTION 28, TOWNSHIP 19 SOUTH, RANGE 24 EAST
CITY OF LEESBURG
LAKE COUNTY, FLORIDA



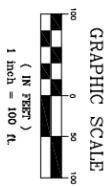
POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE
SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 OF THE
SECTION 28-19-24
FOUND NAIL & DISK
NO NUMBER S. 0.08' & E. 0.10'

CITY OF LEESBURG
G.I.S. MONUMENT 1E04
N. 1,628,821.57
E. 361,316.48

CITY OF LEESBURG
G.I.S. MONUMENT 1E03
N. 1,628,783.61
E. 360,125.19

POINT OF BEGINNING

NOT PLATTED



UTILITY EASEMENT NOTE
ALL SIDE AND REAR LOT LINE EASEMENTS SHOWN
ARE 7.50' IN WIDTH
ALL FRONT/RIGHT OF WAY LINE EASEMENTS SHOWN
ARE 15.00' IN WIDTH

- LEGEND:**
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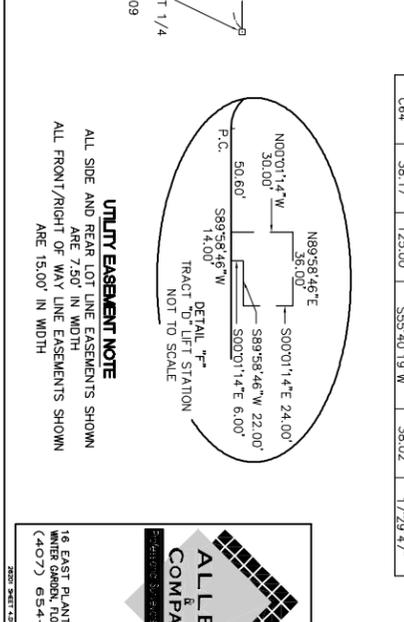
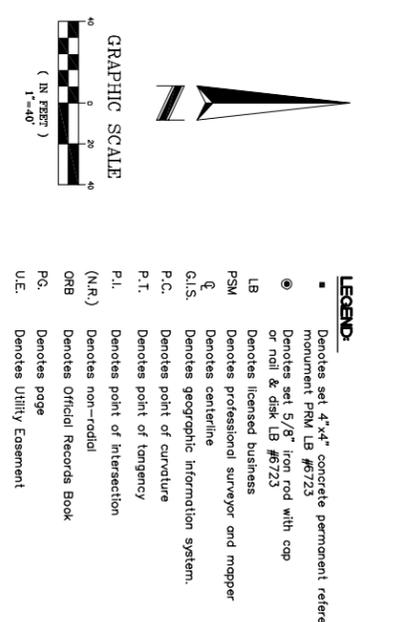
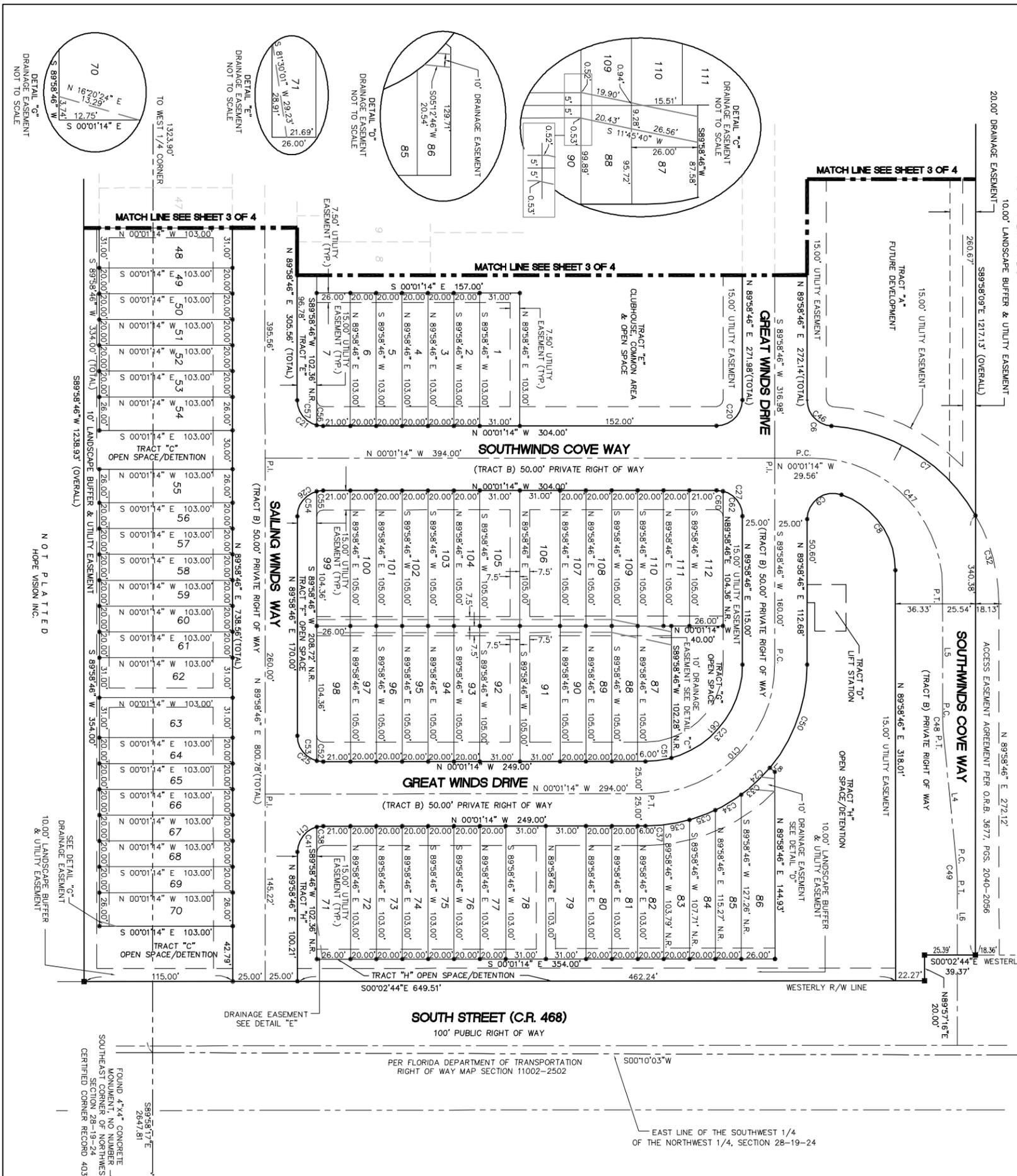
FOUND 4"x4" CONCRETE MONUMENT, NO NUMBER SOUTHEAST CORNER OF NORTHWEST 1/4 CERTIFIED CORNER RECORD 40309

FOUND 5" ROUND CONCRETE MONUMENT, NO NUMBER WEST 1/4 CORNER SECTION 28-19-24 CERTIFIED CORNER RECORD 40303

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

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ALLEN COMPANY