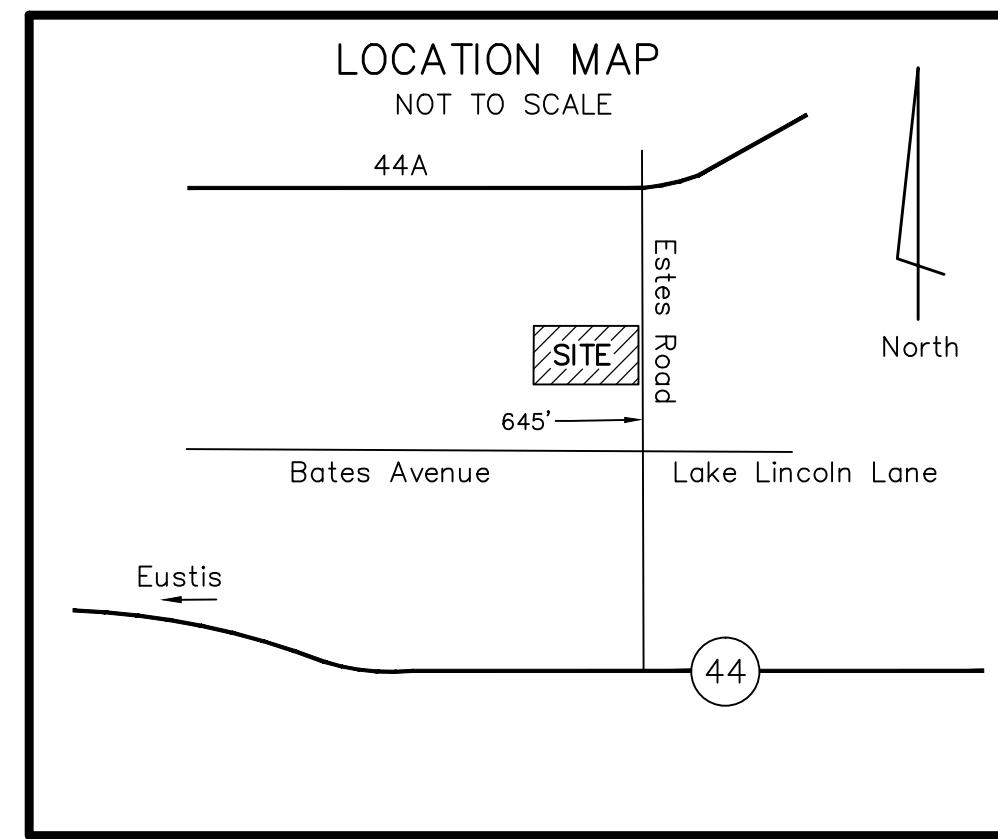


Estes Reserve

Section 5, Township 19 South, Range 27 East,
City of Eustis, Lake County, Florida



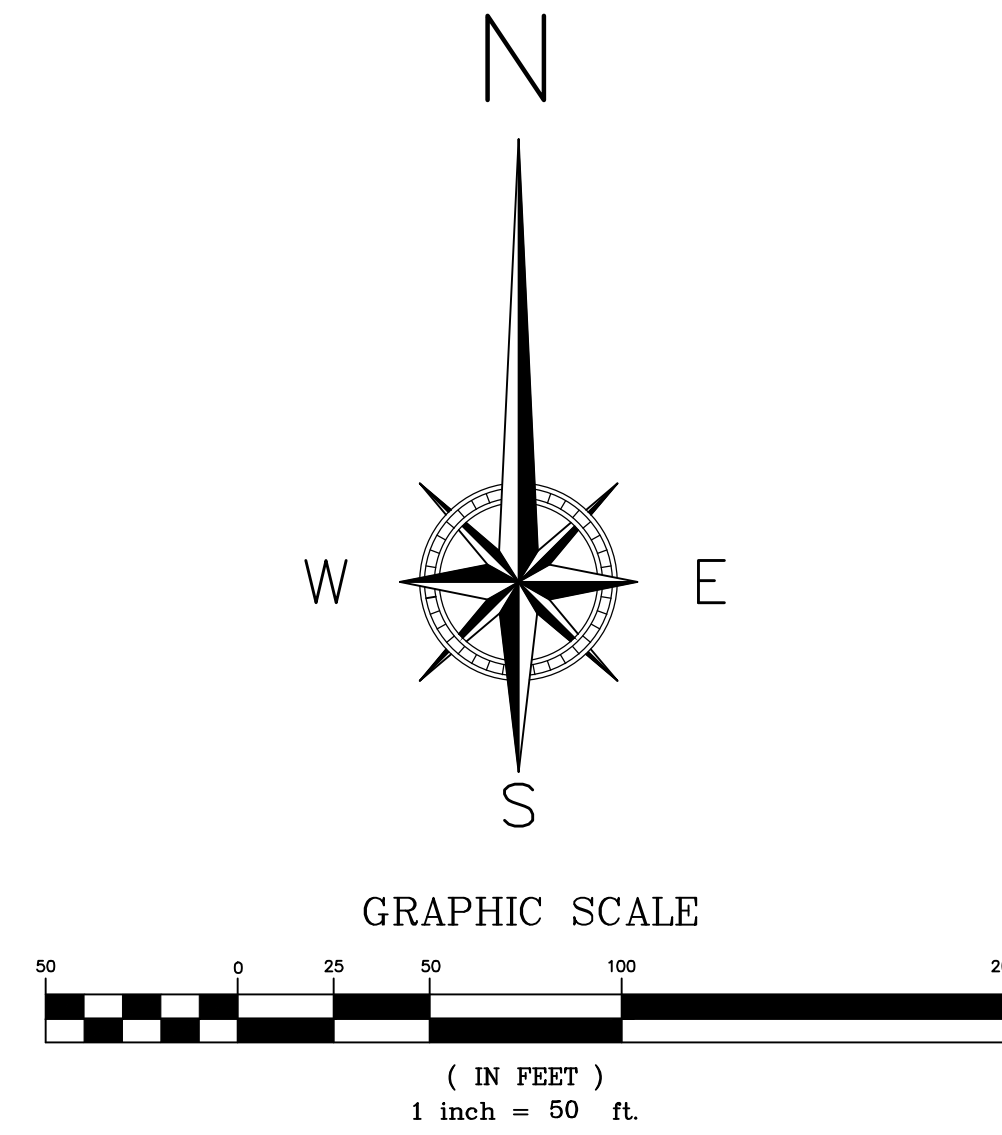
Property Description

That part of Lots 9 and 10, of R. C. Tremain's Subdivision, unrecorded, Section 5, Township 19 South, Range 27 East, in Lake County, Florida, bounded and described as follows:
Commence at the Southwest corner of the Southwest 1/4 of Section 5, Township 19 South, Range 27 East, and run North 00°36'44" West, along the West line of the Southwest 1/4, a distance of 25.01 feet to a point on the North right-of-way line of Bates Avenue, said right-of-way being 50 feet in width; thence North 87°38'34" East, along the North right-of-way line of Bates Avenue, a distance of 338.51 feet; thence North 00°43'28" West, 629.69 feet; thence North 88°12'54" East, 337.19 feet, to the Point of Beginning of this description; from said Point of Beginning; run North 00°50'17" West, 325.50 feet; thence North 88°30'58" East, 631.37 feet to a point on the West right-of-way line of Estes Road, said right-of-way being 66 feet in width; thence South 01°09'51" East, along the West right-of-way line of Estes Road 322.15 feet; thence South 88°12'54" West, 633.25 feet to the Point of Beginning.

ALSO DESCRIBED AS

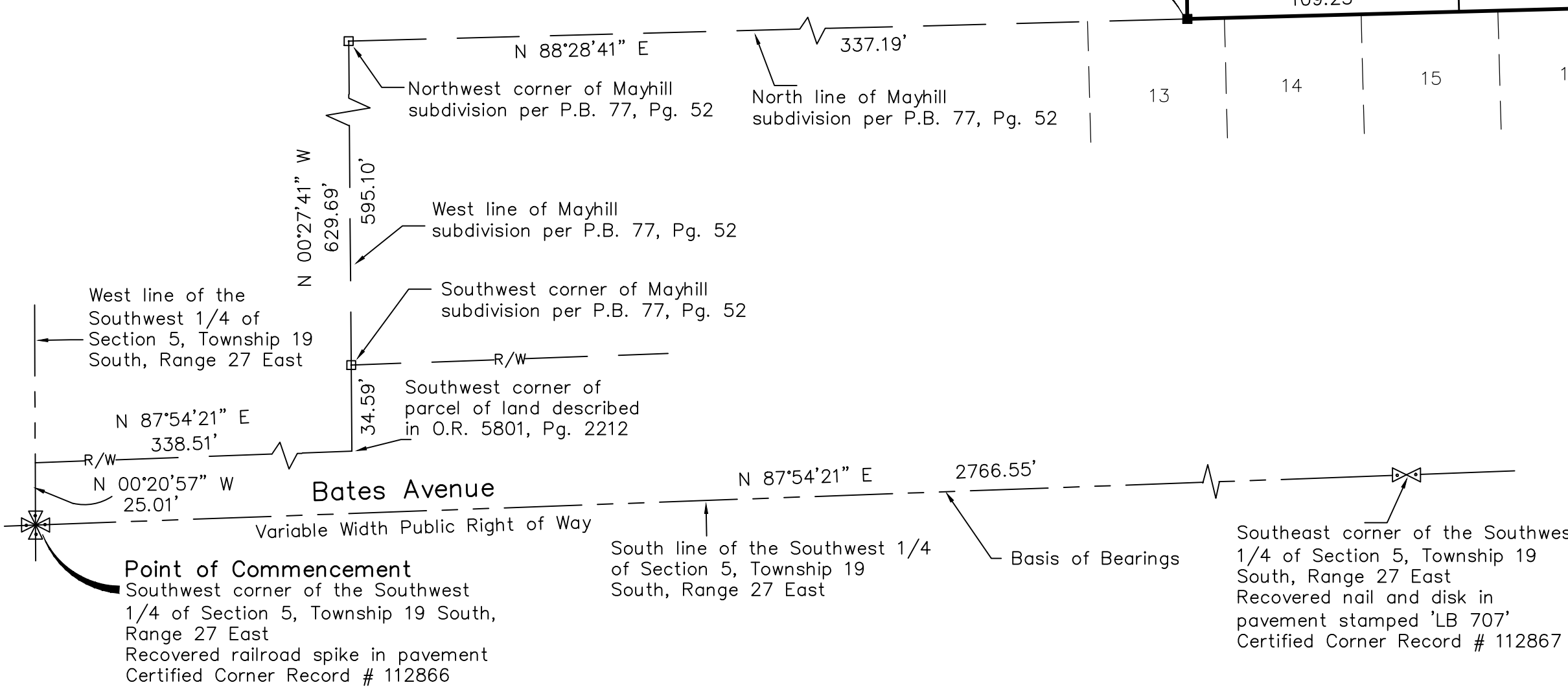
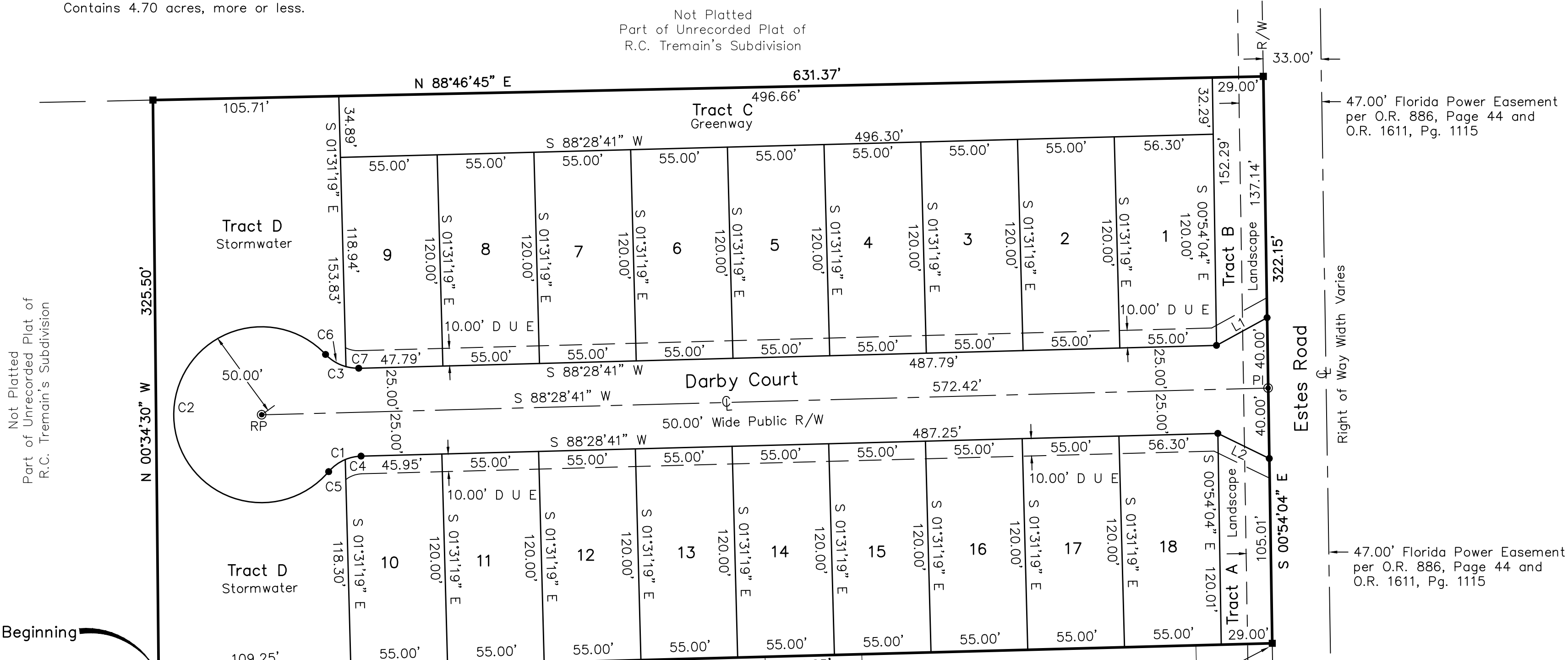
COMMENCE at the Southwest corner of the Southwest 1/4 of Section 5, Township 19 South, Range 27 East, and run North 00°20'57" West, along the West line of the Southwest 1/4, a distance of 25.01 feet to a point on the North right-of-way line of Bates Avenue, said right-of-way being 50 feet in width; thence North 87°54'21" East, along the North right-of-way line of Bates Avenue, a distance of 338.51 feet to the Southwest corner of parcel of land described in Official Records Book 5801, Page 2212 of the Public Records of Lake County, Florida; thence North 00°27'41" West a distance of 34.59 feet to the Southwest corner of MAYHILL subdivision as recorded in Plat Book 77, Page 52 of the Public Records of Lake County, Florida; thence continue North 00°27'41" West, along the West line of said MAYHILL subdivision, a distance of 595.10 feet to the Northwest corner of said MAYHILL subdivision; thence North 88°28'41" East, along the North line of said MAYHILL subdivision, a distance of 337.19 feet to the POINT OF BEGINNING; thence North 00°34'30" West, 325.50 feet; thence North 88°46'45" East, 631.37 feet to a point on the West right-of-way line of Estes Road, said right-of-way being 66 feet in width; thence South 00°54'04" East, along the West right-of-way line of Estes Road 322.15 feet to the Northeast corner of Mayhill subdivision according to the plat thereof as recorded in Plat Book 77, Pages 52 and 53 of the Public Records of Lake County, Florida; thence South 88°28'41" West, along the North line of said Mayhill subdivision, 633.25 feet to the POINT OF BEGINNING.

Contains 4.70 acres, more or less.



General Notes

- The line bearings and the bearing calls within the ALSO DESCRIBES AS property description shown hereon are based on the Florida State Plane Coordinate System, East Zone of the North American Datum of 1983. The bearings shown are based on the South line of the Southwest 1/4 of Section 5, Township 19 South, Range 27 East, Lake County, Florida being assumed as North 87°54'21" East.
- Tracts A and B are landscaped areas to be owned and maintained by the Estes Reserve Community Association, Inc. (Association).
- Tract C is a Greenway area to be owned and maintained by the Association.
- Tract D is a Stormwater area to be owned and maintained by the Association.
- The drainage easement portion of the 10.00' Drainage and Utility Easements (DUE) shown hereon is to be owned and maintained by the Association.
- The utility easement portion of the 10.00' Drainage and Utility Easements (DUE) shown hereon is dedicated to the City of Eustis and perpetual use of the public utility companies.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas, or other public utilities. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.
- Lot corners to be set in accordance with Chapter 177, Part 1 Platting, Florida Statutes.



Line	Bearing	Distance
L1	N 61°15'36" E	32.80'
L2	S 64°02'30" E	32.51'

Number	Radius	Delta	Length	Chord	Chord Bearing
C1	25.00'	48°11'23"	21.03'	20.41'	S 64°23'00" W
C2	50.00'	276°22'46"	241.19'	66.67'	S 01°31'19" E
C3	25.00'	48°11'23"	21.03'	20.41'	S 67°25'37" E
C4	25.00'	21°13'24"	9.26'	9.21'	S 77°51'59" W
C5	25.00'	26°57'59"	11.77'	11.66'	S 53°46'18" W
C6	25.00'	31°25'56"	13.72'	13.54'	S 59°02'54" E
C7	25.00'	16°45'27"	7.31'	7.29'	S 83°08'36" E

Abbreviations and Legend

- PRM - denotes permanent reference monument
- PCP - denotes permanent control point
- PSM - denotes Professional Surveyor and Mapper
- LB - denotes licensed business
- R/W - denotes right of way
- P.B. - denotes Plat Book
- O.R. - denotes Official Records Book
- Pg. - denotes Page
- PI - denotes point of intersection
- RP - denotes radius point
- DUE - denotes Drainage & Utility Easement
- ☉ - denotes center line of right of way
- - denotes change of direction
- ⊙ - denotes set nail and disk stamped "PCP - PSM 5205"
- - denotes set 4" x 4" concrete monument stamped "PRM - PSM 5205"

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.

DEDICATION Estes Reserve

KNOW ALL MEN BY THESE PRESENTS, That Burglund LH Estes Reserve LLC, a Florida limited liability company being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed, including as set forth in the plat notes, and hereby dedicates the street right of ways and utility easements to the City of Eustis, Florida and public and/or private utility companies for the perpetual use of the public.

IN WITNESS WHEREOF, That Burglund LH Estes Reserve LLC, a Florida limited liability company have caused these presents to be signed by the individuals named below this _____ day of _____, 2024.

Burglund LH Estes Reserve LLC,
a Florida limited liability company

Signature: _____
Print Name: _____ Title: _____

Signed and sealed in the presence of:
Witness Sign: _____
Print: _____
Witness Sign: _____
Print: _____

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2024, by

LH Estes Reserve LLC, a Florida limited liability company who is [] personally known to me or has [] produced _____ as identification.

Notary Signature _____
Printed Notary Name _____
Commission # _____
Expiration Date _____

NOTARY SEAL

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered professional 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 provisions of Chapter 177, Part 1 Platting, Florida Statutes.

Signature: _____ Date _____
Billy Joe Jenkins, Jr., P.S.M.
Florida Licensed Surveyor and Mapper # 5205
Benchmark Surveying and Mapping LLC
3110 Red Fox Run, Kissimmee, Florida 34746
Certificate of Authorization # 7874

REVIEWER STATEMENT

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to Chapter 177, Part 1, Platting, Florida Statutes, and find 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 _____
Jennings E. Griffin, PLS
Florida Licensed Surveyor and Mapper # 4486
HALFF, Inc.
902 N. Sinclair Avenue
Tavares, Florida 32778
Certificate of Authorization # 8348

CERTIFICATE OF APPROVAL BY THE MUNICIPALITY

THIS IS TO CERTIFY, that this plat has been reviewed in accordance with Chapter 177 including Section 177.081(1), Florida Statutes and approved by the City Council of Eustis for record on the _____ day of _____, 2024.

Attest: _____ City of Eustis
City Clerk _____ Mayor _____
Print Name _____ Print Name _____

Certification 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 Circuit Court in and for Lake County, Florida.

Benchmark Surveying and Mapping, LLC
Certificate of Authorization Number - LB-7874
Post Office Box 771065, Winter Garden, Florida 34777-1065
3110 Red Fox Run, Kissimmee, Florida 34746
(407) 509-9674 www.benchmarksurveyingandmapping.com