

PINE MEADOWS RESERVE PHASE 1A

A REPLAT OF A PORTION OF LOTS 11, 12, 25, 26 AND 37 THROUGH 39 AND ALL OF LOTS 21 THROUGH 24 AND LOT 40, MAP OF EUSTIS MEADOWS, BLOCK 2, A PORTION OF LOTS 2, 6 AND ALL OF LOTS 3, 4, 7 AND 8, BLOCK 3, A PORTION OF LOTS 4, 7, 8 AND ALL LOTS 1, 2, 3, 4, 5, AND 6 BLOCK 14, A PORTION OF LOTS 2, 6, 7, 8 AND ALL OF LOTS 3 AND 4, BLOCK 15, A PORTION OF LOTS 2, 3, 4 AND ALL OF LOT 1, TOWN PLAT OF EUSTIS MEADOWS, RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A PORTION OF TRACT "B" COBB COMMERCE PARK, RECORDED IN PLAT BOOK 70, PAGE 10 OF SAID PUBLIC RECORDS AND LOT 3 THROUGH 8, PINE MEADOWS FAIRWAY ESTATES, RECORDED IN PLAT BOOK 17, PAGE 56 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALSO A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 26 EAST, ALL LOCATED IN SECTIONS 35 AND 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST, CITY OF EUSTIS, LAKE COUNTY, FLORIDA.

LEGAL DESCRIPTION

A TRACT OF LAND, BEING A PORTION OF LOTS 11, 12, 25, 26 AND 37 THROUGH 39 AND ALL OF LOTS 21 THROUGH 24 AND LOT 40, MAP OF EUSTIS MEADOWS, BLOCK 2, A PORTION OF LOTS 2, 6 AND ALL OF LOTS 3, 4, 7 AND 8, BLOCK 3, A PORTION OF LOTS 4, 7, 8 AND ALL OF LOTS 1 THROUGH 6, BLOCK 14, A PORTION OF LOTS 2, 6, 7, 8 AND ALL OF LOTS 3 AND 4, BLOCK 15, A PORTION OF LOTS 2, 3, 4 AND ALL OF LOT 1, TOWN PLAT OF EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A PORTION OF TRACT "B", COBB COMMERCE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 10 OF SAID PUBLIC RECORDS AND LOTS 3 THROUGH 8, PINE MEADOWS FAIRWAY ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 56 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALSO A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 26 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF THE ABOVE REFERENCE SECTION 36 AS THE POINT OF BEGINNING, SAID QUARTER CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 41, MAP OF EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA. THENCE RUN SOUTH 01°05'05" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, ALSO BEING THE WEST LINE OF SAID MAP OF EUSTIS MEADOWS LOT 41, A DISTANCE OF 1,296.64 FEET TO THE SOUTHWEST CORNER OF LOT 12, GOLFVIEW ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED AT PLAT BOOK 17, PAGE 12 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 88°49'42" EAST, ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 68.96 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PINE MEADOWS ROAD, SAID POINT LYING ON A CURVE CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 383.79 FEET, A CENTRAL ANGLE OF 10°23'18"; AN ARC LENGTH OF 69.59 FEET, A CHORD LENGTH OF 69.49 FEET AND A CHORD BEARING OF SOUTH 83°38'02" WEST TO THE AFORESAID EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36; THENCE RUN SOUTH 01°05'05" WEST, ALONG SAID EAST LINE 51.44 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF PINE MEADOWS ROAD SAID POINT LIES ON A NON-TANGENT CURVE CONCAVE SOUTHERLY; THENCE RUN EASTERLY, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 333.79 FEET, A CENTRAL ANGLE OF 12°19'18", AN ARC LENGTH OF 71.78 FEET, A CHORD LENGTH OF 71.64 FEET AND A CHORD BEARING OF NORTH 82°40'03" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 88°49'42" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 1222.62 FEET TO THE WEST LINE OF LOT 27 OF SAID MAP OF EUSTIS MEADOWS, ALSO BEING THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE RUN SOUTH 07°44'53" WEST, ALONG SAID WEST LOT LINE AND SAID EAST LINE, 1257.41 FEET TO THE SOUTHWEST CORNER OF SAID LOT 27, ALSO BEING THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 36; THENCE RUN SOUTH 89°19'27" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER AND THE WESTERLY EXTENSION THEREOF, 2453.41 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH 21°55'17" WEST, 977.16 FEET; THENCE RUN SOUTH 22°46'41" WEST, 394.93 FEET; THENCE RUN SOUTH 21°34'29" WEST, 200.30 FEET; THENCE RUN SOUTH 23°17'26" WEST, 200.06 FEET; THENCE RUN SOUTH 26°26'28" WEST, 108.33 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD 44; THENCE RUN NORTH 89°43'00" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 314.70 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 01°48'35" EAST, 431.66 FEET TO THE SOUTH LINE OF LOT 11 OF THE ABOVE REFERENCED MAP OF EUSTIS MEADOWS; THENCE RUN NORTH 01°48'20" EAST, 1293.76 FEET TO THE NORTH LINE OF SAID LOT 11; THENCE RUN SOUTH 89°19'27" WEST, ALONG SAID NORTH LINE, 475.79 FEET; THENCE RUN NORTH 89°39'22" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 35, AND THE WESTERLY EXTENSION THEREOF, 1490.55 FEET TO THE WEST LINE OF THE EAST 169.5 FEET OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 18 SOUTH RANGE 26 EAST; THENCE RUN NORTH 01°56'05" EAST, ALONG SAID WEST LINE, 1134.58 FEET TO THE SOUTH RIGHT OF WAY LINE OF PINE MEADOWS GOLF COURSE ROAD; THENCE RUN NORTH 69°07'12" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 183.26 FEET TO A POINT LYING ON THE WEST LINE OF LOT 1, PINE MEADOWS FAIRWAY ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 56 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 01°56'22" WEST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 121.35 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE RUN SOUTH 89°51'42" EAST, ALONG THE SOUTH LINE OF LOT 1 AND LOT 2 OF SAID PINE MEADOWS FAIRWAY ESTATES, 180.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE RUN NORTH 01°55'20" EAST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 125.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID PINE MEADOWS GOLF COURSE ROAD; THENCE RUN SOUTH 89°51'42" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE 1267.13 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST RIGHT OF WAY LINE OF FAIRWAY DRIVE OF SAID PINE MEADOWS FAIRWAY ESTATES; THENCE RUN ALONG THE EAST AND SOUTHERLY RIGHT OF WAY LINE OF SAID FAIRWAY DRIVE THE FOLLOWING COURSES: NORTH 06°54'55" EAST, 904.65 FEET; NORTH 78°19'40" EAST, 178.01 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 45°01'30"; AN ARC LENGTH OF 157.17 FEET, A CHORD LENGTH OF 153.15 FEET AND A CHORD BEARING OF NORTH 56°52'36" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 34°21'51" EAST, 13.03 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 60°27'30", AN ARC LENGTH OF 158.28 FEET, A CHORD LENGTH OF 151.04 FEET AND A CHORD BEARING OF NORTH 64°35'36" EAST; THENCE RUN SOUTH 85°43'43" EAST, NON-TANGENT TO SAID CURVE, 98.30 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 24°02'50"; AN ARC LENGTH OF 125.91 FEET, A CHORD LENGTH OF 124.99 FEET AND A CHORD BEARING OF NORTH 81°50'19" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 69°48'54" EAST, 44.70 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 180°06'29"; AN ARC LENGTH OF 157.17 FEET, A CHORD LENGTH OF 100.00 FEET AND A CHORD BEARING OF NORTH 20°14'21" WEST; THENCE RUN NORTH 25°52'20" WEST, NON-TANGENT TO SAID CURVE, 25.64 FEET TO THE NORTH LINE OF THE AFORESAID SECTION 36; THENCE RUN NORTH 88°20'50" EAST, ALONG SAID NORTH SECTION LINE 1335.74 FEET TO THE POINT OF BEGINNING.

LESS AND ACCEPT:

A STRIP OF LAND, BEING A PORTION OF THE LANDS, DESCRIBED IN THAT CERTAIN INDENTURE, AS RECORDED IN OFFICIAL RECORDS BOOK 666, PAGE 1637 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF THE ABOVE REFERENCE SECTION 36 AS THE POINT OF REFERENCE, SAID QUARTER CORNER ALSO BEING THE NORTHWEST CORNER OF LOT 41, MAP OF EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA; THENCE RUN SOUTH 01°05'05" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36, ALSO BEING THE WEST LINE OF SAID MAP OF EUSTIS MEADOWS LOT 41, A DISTANCE OF 1,296.64 FEET TO THE SOUTHWEST CORNER OF LOT 12, GOLFVIEW ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED AT PLAT BOOK 17, PAGE 12 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 88°49'42" EAST, ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 68.96 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PINE MEADOWS ROAD, SAID POINT LYING ON A CURVE CONCAVE SOUTHERLY; THENCE RUN WESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 383.79 FEET, A CENTRAL ANGLE OF 10°23'18"; AN ARC LENGTH OF 69.59 FEET, A CHORD LENGTH OF 69.49 FEET AND A CHORD BEARING OF SOUTH 83°38'02" WEST TO THE AFORESAID EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 36 AND THE POINT OF BEGINNING; THENCE RUN SOUTH 01°05'05" WEST, ALONG SAID EAST LINE 51.44 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 333.79 FEET, A CENTRAL ANGLE OF 10°12'12"; AN ARC LENGTH OF 59.44 FEET, A CHORD LENGTH OF 59.36 FEET AND A CHORD BEARING OF SOUTH 71°24'18" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 66°18'12" WEST, 377.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 426.26 FEET, A CENTRAL ANGLE OF 16°37'20"; AN ARC LENGTH OF 123.66 FEET, A CHORD LENGTH OF 123.23 FEET AND A CHORD BEARING OF SOUTH 74°36'52" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 82°55'32" WEST, 457.88 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 436.24 FEET, A CENTRAL ANGLE OF 21°34'10"; AN ARC LENGTH OF 164.23 FEET, A CHORD LENGTH OF 163.26 FEET AND A CHORD BEARING OF NORTH 86°17'23" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 75°30'18" WEST, 321.12 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 670.55 FEET, A CENTRAL ANGLE OF 12°31'40"; AN ARC LENGTH OF 146.62 FEET, A CHORD LENGTH OF 146.32 FEET AND A CHORD BEARING OF NORTH 81°46'08" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 88°01'58" WEST, 376.82 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 398.97 FEET, A CENTRAL ANGLE OF 14°56'00"; AN ARC LENGTH OF 103.99 FEET, A CHORD LENGTH OF 103.69 FEET AND A CHORD BEARING OF NORTH 80°33'58" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 73°05'58" WEST, 129.05 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 821.47 FEET, A CENTRAL ANGLE OF 16°45'50"; AN ARC LENGTH OF 240.35 FEET, A CHORD LENGTH OF 239.49 FEET AND A CHORD BEARING OF NORTH 81°28'53" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 89°51'48" WEST, 29.68 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF FAIRWAY DRIVE, AS RECORDED IN PLAT BOOK 17, PAGE 56 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 06°54'55" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 50.35 FEET; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°51'48" EAST, 23.73 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 871.47 FEET, A CENTRAL ANGLE OF 16°45'30"; AN ARC LENGTH OF 254.98 FEET, A CHORD LENGTH OF 254.07 FEET AND A CHORD BEARING OF SOUTH 81°28'53" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 73°05'58" EAST, 129.05 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 348.97 FEET, A CENTRAL ANGLE OF 14°56'00"; AN ARC LENGTH OF 90.95 FEET, A CHORD LENGTH OF 90.70 FEET AND A CHORD BEARING OF SOUTH 80°33'58" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 88°01'58" EAST, 376.82 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 720.55 FEET, A CENTRAL ANGLE OF 12°31'40"; AN ARC LENGTH OF 157.55 FEET, A CHORD LENGTH OF 157.24 FEET AND A CHORD BEARING OF SOUTH 81°46'08" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 75°30'18" EAST, 321.12 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY; THENCE RUN EASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 386.24 FEET, A CENTRAL ANGLE OF 21°34'10"; AN ARC LENGTH OF 145.55 FEET AND A CHORD BEARING OF SOUTH 86°17'23" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 82°55'32" EAST, 457.88 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 376.26 FEET, A CENTRAL ANGLE OF 16°37'20"; AN ARC LENGTH OF 109.16 FEET, A CHORD LENGTH OF 108.78 FEET AND A CHORD BEARING OF NORTH 74°36'52" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 66°18'12" EAST, 377.68 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 383.79 FEET, A CENTRAL ANGLE OF 12°08'12"; AN ARC LENGTH OF 81.30 FEET, A CHORD LENGTH OF 81.14 FEET AND A CHORD BEARING OF NORTH 72°22'17" EAST TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA AND CONTAINS 241.141 ACRES MORE OR LESS.

ITEMS INCLUDED IN THE PROPERTY INFORMATION REPORT NO. 11417985

- 1. Map of Eustis Meadows and Town Plat of Eustis Meadows recorded in Plat Book 1, Page 2 and together with and affected by Resolution recorded October 11, 1995 in Official Records Book 296, Page 616, all of the Public Records of Lake County, Florida. IS SHOWN HEREON AND DOES AFFECT THE SUBJECT PARCEL.
- 2. Plat of Pine Meadows Fairway Estates recorded in Plat Book 17, Page 56, Public Records of Lake County, Florida. IS SHOWN HEREON AND DOES AFFECT THE SUBJECT PARCEL.
- 3. Plat of Cobb Commerce Park recorded in Plat Book 70, Page 10, Public Records of Lake County, Florida. IS SHOWN HEREON AND DOES NOT AFFECT THE SUBJECT PARCEL.
- 4. Warranty Deed in favor of the County of Lake, a political subdivision of the State of Florida, recorded December 2, 1958 in Official Records Book 68, Page 125 and Quit Claim Deed to the City of Eustis recorded January 2, 1979 in Official Records Book 666, Page 1637, all of the Public Records of Lake County, Florida. IS SHOWN HEREON AND DOES AFFECT THE SUBJECT PARCEL.
- 5. Right-of-Way Easement in favor of Sumter Electric Cooperative, Inc., a Florida corporation, recorded August 1, 1966 in Official Records Book 317, Page 533, Public Records of Lake County, Florida. MAY AFFECT THE SUBJECT PROPERTY, BUT THE LEGAL IS ILLEGIBLE.
- 6. Right-of-Way Easement in favor of Sumter Electric Cooperative, Inc., a Florida corporation, recorded June 29, 1970 in Official Records Book 407, Page 842, Public Records of Lake County, Florida. IS SHOWN HEREON AND DOES AFFECT THE SUBJECT PARCEL.
- 7. Right-of-Way Easement in favor of Sumter Electric Cooperative, Inc., a Florida corporation, recorded June 29, 1970 in Official Records Book 407, Page 848, Public Records of Lake County, Florida. IS SHOWN HEREON AND DOES AFFECT THE SUBJECT PARCEL.
- 8. Grant of Easement in favor of Lena M. Rhodes recorded June 2, 1972 in Official Records Book 467, Page 536 and together with the Amendment to Grant of Easement recorded August 4, 1972 in Official Records Book 474, Page 535; all of the Public Records of Lake County, Florida. IS SHOWN HEREON AND DOES AFFECT THE SUBJECT PARCEL.
- 9. Easement as contained in that certain Quit-Claim Deed recorded May 26, 1982 in Official Records Book 750, Page 1135, Public Records of Lake County, Florida. DOES NOT AFFECT THE SUBJECT PARCEL.
- 10. Easement in favor of Florida Power Corporation recorded June 4, 1986 in Official Records Book 878, Page 1571, Public Records of Lake County, Florida. IS SHOWN HEREON AND DOES NOT AFFECT THE SUBJECT PARCEL.
- 11. City of Eustis Ordinance No. 94-03 recorded March 14, 1994 in Official Records Book 1282, Page 930, Public Records of Lake County, Florida. IS BLANKET IN NATURE AND DOES AFFECT LOT 12.
- 12. City of Eustis Ordinance No. 95-11 recorded June 15, 1995 in Official Records Book 1368, Page 1368, Public Records of Lake County, Florida. IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
- 13. City of Eustis Resolution 02-61 recorded March 25, 2003 in Official Records Book 2284, Page 252, Public Records of Lake County, Florida. IS BLANKET IN NATURE AND DOES AFFECT SECTION 35 LYING NORTH OF COUNTY ROAD 44.
- 14. City of Eustis Resolution 02-62 recorded March 25, 2003 in Official Records Book 2284, Page 451, Public Records of Lake County, Florida. IS SHOWN HEREON AND DOES NOT AFFECT THE SUBJECT PARCEL.
- 15. City of Eustis Resolution No. 06-17 recorded May 18, 2006 in Official Records Book 3164, Page 2312, Public Records of Lake County, Florida. IS BLANKET IN NATURE AND DOES AFFECT THE TRIANGLE PARCEL.
- 16. Notice of City of Eustis' Approval of a Lot Split recorded May 22, 2009 in Official Records Book 3773, Page 1296, Public Records of Lake County, Florida. IS BLANKET IN NATURE AND DOES AFFECT THE TRIANGLE PARCEL.
- 17. Lake County Ordinance #2009-35 recorded July 20, 2009 in Official Records Book 3796, Page 1037, Public Records of Lake County, Florida. IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
- 18. Perpetual Utility Easement in favor of Sumter Electric Cooperative, Inc., a Florida corporation, recorded August 25, 2009 in Official Records Book 3810, Page 1829, Public Records of Lake County, Florida. IS NOT SHOWN HEREON AND DOES NOT AFFECT THE SUBJECT PARCEL.

19. Notice of City of Eustis' Approval of a Lot Split recorded August 26, 2009 in Official Records Book 3811, Page 816, Public Records of Lake County, Florida. IS BLANKET IN NATURE AND DOES AFFECT THE TRIANGLE PARCEL.

20. Perpetual Utility Easement in favor of Sumter Electric Cooperative, Inc., a Florida corporation, recorded October 19, 2009 in Official Records Book 3831, Page 482 and together with and affected by Partial Release of Easement recorded February 6, 2018 in Official Records Book 5063, Page 716, all of the Public Records of Lake County, Florida. IS SHOWN HEREON AND DOES AFFECT THE TRIANGLE PARCEL.

21. City of Eustis Resolution No. 17-73 recorded November 20, 2017 in Official Records Book 5028, Page 2152, Public Records of Lake County, Florida. IS BLANKET IN NATURE AND DOES AFFECT THE TRIANGLE PARCEL.

22. Recorded Notice of Environmental Resource Permit recorded May 8, 2018 in Official Records Book 5106, Page 393, Public Records of Lake County, Florida. NOT A MATTER OF SURVEY.

23. Declaration of Covenants, Conditions and Restrictions for Cobb Commerce Park recorded May 18, 2018 in Official Records Book 5112, Page 204, Public Records of Lake County, Florida. IS BLANKET IN NATURE AND DOES AFFECT THE TRIANGLE PARCEL.

24. Lake County Ordinance No. 2020-35 recorded July 24, 2020 in Official Records Book 5510, Page 1259, Public Records of Lake County, Florida. IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.

25. City of Eustis Ordinance Number 20-41 recorded March 30, 2021 in Official Records Book 5674, Page 781, Public Records of Lake County, Florida. IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.

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."

PINE MEADOWS RESERVE PHASE 1A DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, That TLC Pine Meadows, LLC, a Florida Limited Liability Company fee simple owner of a portion of the land described and platted herein, as Pine Meadows Reserve Phase 1, being in the City of Eustis, Lake County, Florida, have caused said lands to be surveyed and platted as shown hereon and does hereby dedicate as follows: All easements, streets and rights-of-way, shown on this plat are hereby dedicated in perpetuity to public utilities and to the city for the use and benefit of the public.

IN WITNESS WHEREOF, TLC Pine Meadows, LLC., a Florida Limited Liability Company, has caused this Dedication to be executed in its name by the below-named officer thereunto duly authorized this _____ day of _____, 2024.

Signed, sealed and delivered in the presence of the following two witnesses:

TLC Pine Meadows LLC
a Florida Limited Liability Company
Print Name: _____ Andrew J. Orosz
(Witness) _____ President

Print Name: _____
(Witness) _____
STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, on _____ day of _____, 2024, by Andrew J. Orosz as _____ President of TLC Pine Meadows LLC, on behalf of the company, who [] is personally known to me or [] has produced _____ as identification.

(AFFIX NOTARY SEAL)

Notary Public
Print Name _____
My Commission Expires _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered professional surveyor & mapper, pursuant to F.S. ch 472, does hereby certify that on _____ day of _____, 2024, I have completed the survey of the lands as shown in the foregoing plat; that said plat is a correct presentation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed and each P.C.P. will be set as shown thereon as required by Florida Statutes, and that said land is located in the City of Eustis, Florida. Further, the undersigned certifies that the foregoing plat was prepared under his or her direction and supervision and that the plat complies with all requirements of Chapter 177, Part 1, Platting, Florida Statutes.

Dated: _____ Signed: _____
DAVID A. WHITE, P.S.M.
REGISTRATION NUMBER LS 4044
PEC - SURVEYING AND MAPPING, LLC
2100 ALAFAYA TRAIL, SUITE 203
OWIEDO, FLORIDA 32765
CERTIFICATE OF AUTHORIZATION
LB-7808

CERTIFICATE OF APPROVAL BY MUNICIPALITY

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

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

REVIEW OF SURVEYOR & MAPPER FOR THE CITY OF EUSTIS

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, 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".

Signed: _____ Date: _____
Printed Name: _____ Registration No. _____
Florida Professional Surveyor and Mapper
representing The City of Eustis

CIRCUIT COURT CLERK CERTIFICATION

I hereby certify that the foregoing Plat was filed for record this _____ day of _____, 2024 and recorded on Page _____ of Plat Book _____ in the office of the Clerk of the Circuit Court of Lake County, Florida.

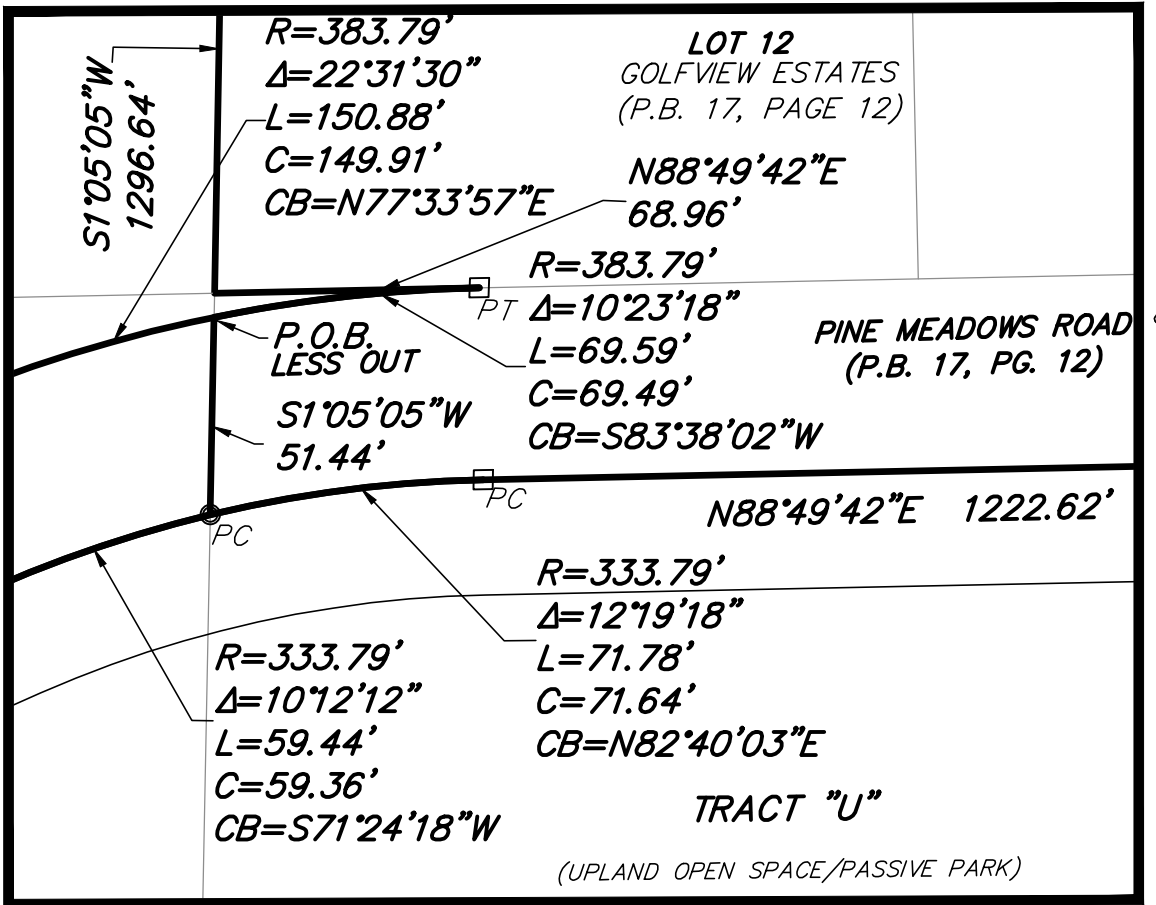
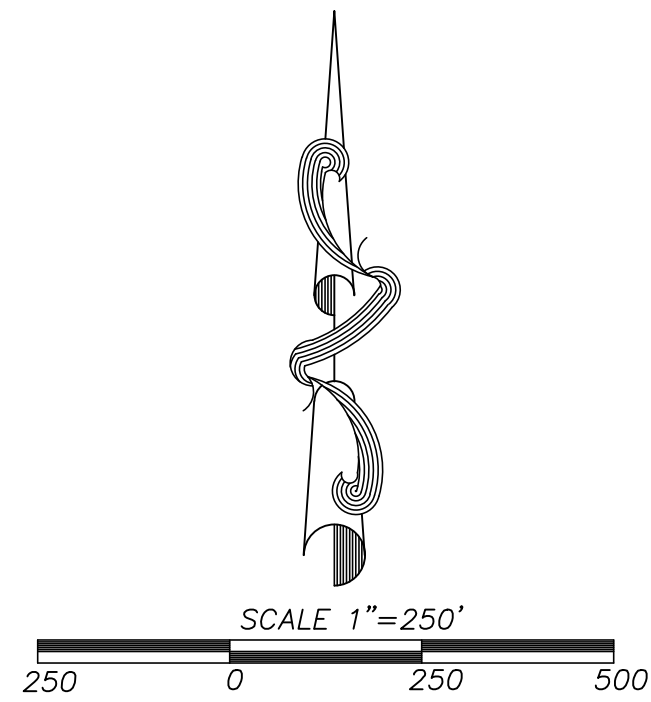
By: _____
Clerk of Circuit Court, Lake County, Florida.

INDEX
SHEET 1 = COVER SHEET
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PEC SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

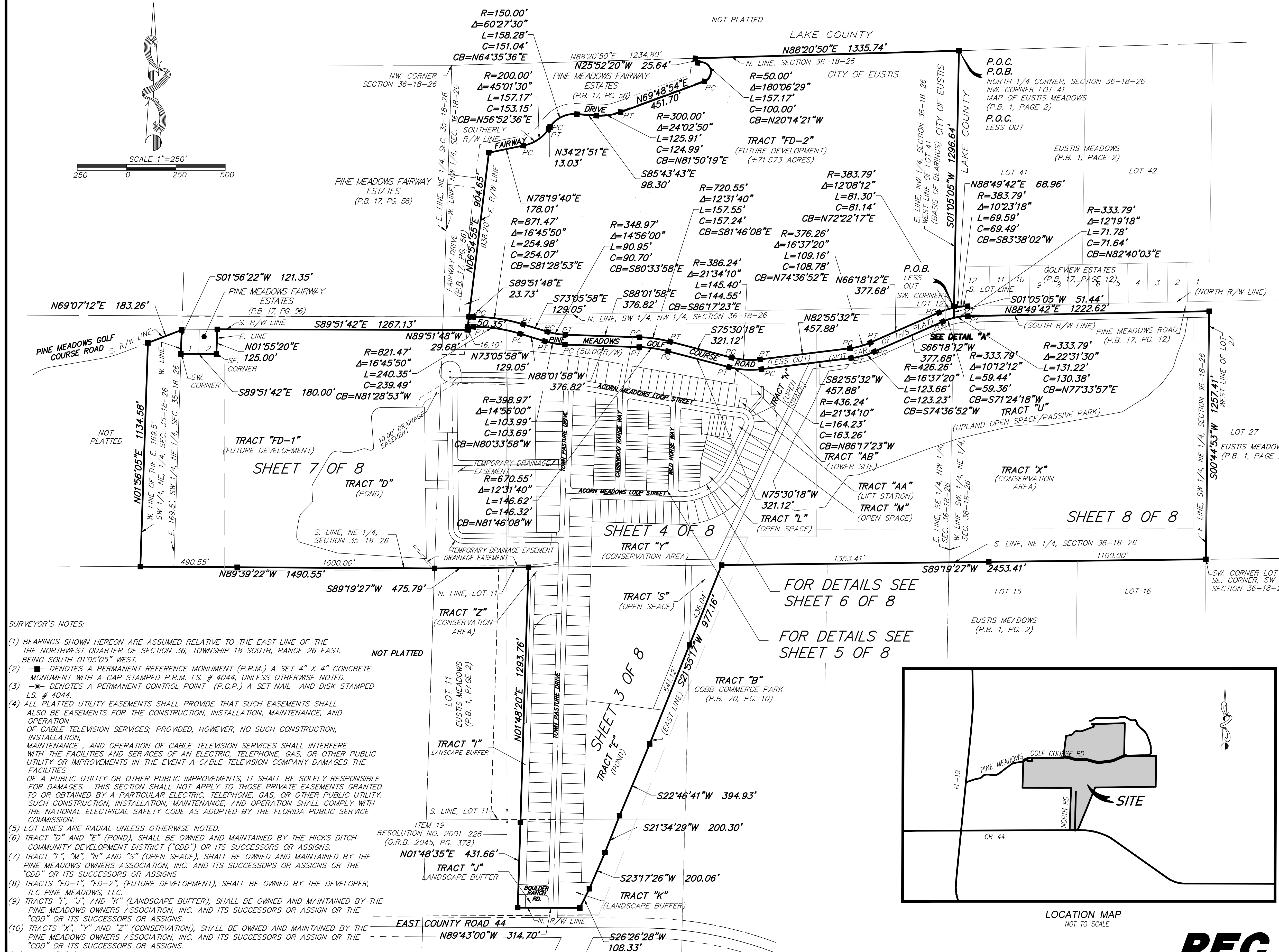
PINE MEADOWS RESERVE PHASE 1A

A REPLAT OF A PORTION OF LOTS 11, 12, 25, 26 AND 37 THROUGH 39 AND ALL OF LOTS 21 THROUGH 24 AND LOT 40, MAP OF EUSTIS MEADOWS, BLOCK 2, A PORTION OF LOTS 2, 6 AND ALL OF LOTS 3, 4, 7 AND 8, BLOCK 3, A PORTION OF LOTS 4, 7, 8 AND ALL LOTS 1, 2, 3, 4, 5, AND 6 BLOCK 14, A PORTION OF LOTS 2, 6, 7, 8 AND ALL OF LOTS 3 AND 4, BLOCK 15, A PORTION OF LOTS 2, 3, 4 AND ALL OF LOT 1, TOWN PLAT OF EUSTIS MEADOWS, RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A PORTION OF TRACT "B" COBB COMMERCE PARK, RECORDED IN PLAT BOOK 70, PAGE 10 OF SAID PUBLIC RECORDS AND LOT 3 THROUGH 8, PINE MEADOWS FAIRWAY ESTATES, RECORDED IN PLAT BOOK 17, PAGE 56 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALSO A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 26 EAST, ALL LOCATED IN SECTIONS 35 AND 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST, CITY OF EUSTIS, LAKE COUNTY, FLORIDA.

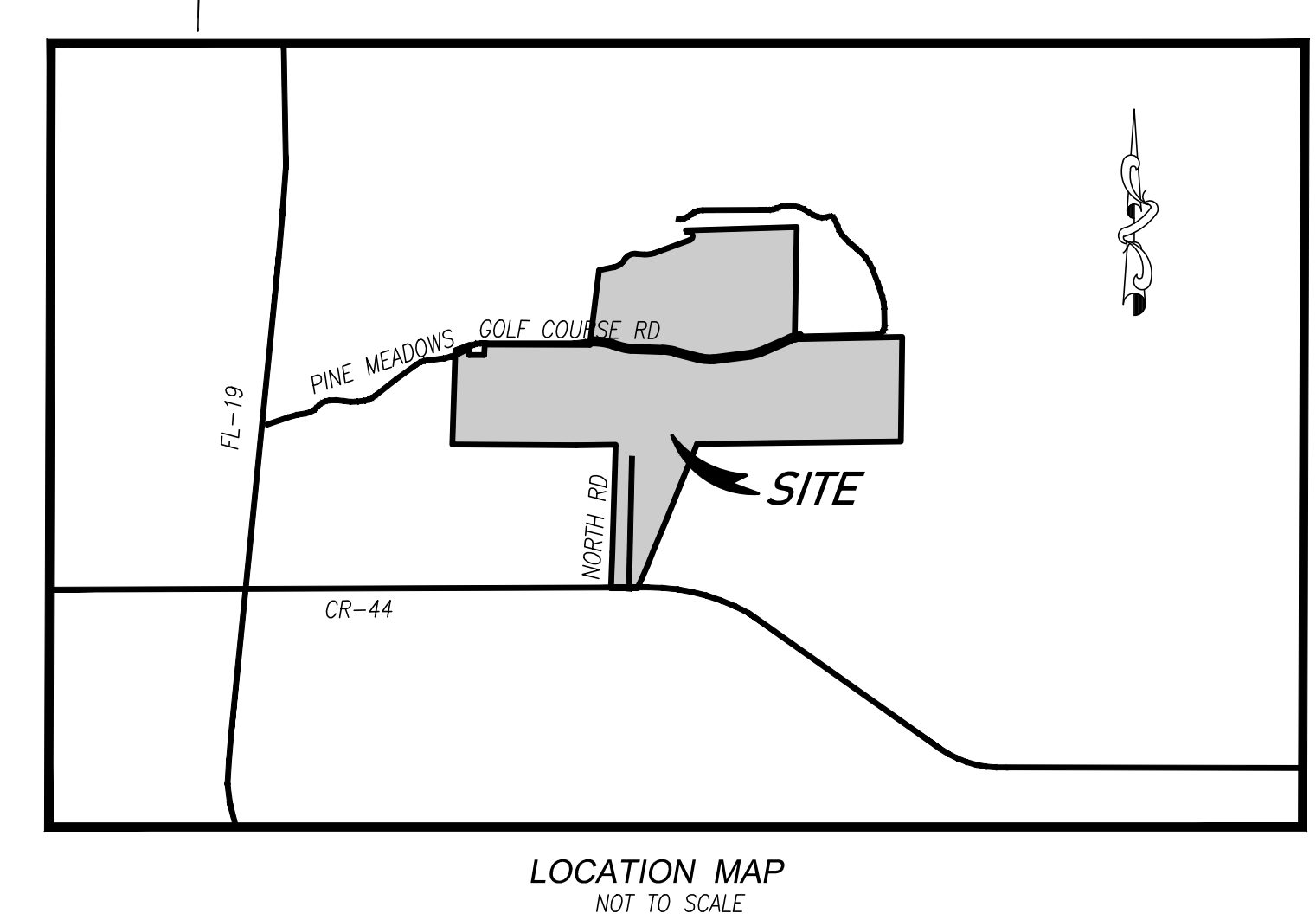


DETAIL "A"
1"=50'

- LEGEND**
- (NR) NON-RADIAL
 - R RADIUS
 - Δ DELTA
 - L LENGTH
 - C CHORD DISTANCE
 - CB CHORD BEARING
 - ⊙ CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.B. PLAT BOOK
 - PC POINT OF CURVATURE
 - PG POINT OF CURVATURE
 - PCC POINT OF COMPOUND CURVE
 - PCP PERMANENT CONTROL POINT
 - PI POINT OF INTERSECTION
 - P.O.B. POINT OF BEGINNING
 - P.O.C. POINT OF COMMENCEMENT
 - PRC POINT OF REVERSE CURVATURE
 - PRM PERMANENT REFERENCE MONUMENT
 - PT POINT OF TANGENCY
 - RP RADIAL POINT
 - R/W RIGHT-OF-WAY
 - SEC. SECTION
 - U.E. UTILITY EASEMENT
 - DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED LS 4044.
 - SET 4"x4" CONCRETE MONUMENT DENOTES A PERMANENT REFERENCE MONUMENT (PRM) STAMPED PRM LS 4044.
 - DENOTES A SET 4"x4" CONCRETE MONUMENT STAMPED LB 7808.



- SURVEYOR'S NOTES:**
- (1) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST, BEING SOUTH 01°05'05" WEST.
 - (2) ■ DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.) A SET 4" X 4" CONCRETE MONUMENT WITH A CAP STAMPED P.R.M. LS # 4044, UNLESS OTHERWISE NOTED.
 - (3) ● DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED LS # 4044.
 - (4) 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 OR IMPROVEMENTS IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY OR OTHER PUBLIC IMPROVEMENTS, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - (5) LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
 - (6) TRACT "D" AND "E" (POND), SHALL BE OWNED AND MAINTAINED BY THE HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT ("CDD") OR ITS SUCCESSORS OR ASSIGNS.
 - (7) TRACT "L", "M", "N" AND "S" (OPEN SPACE), SHALL BE OWNED AND MAINTAINED BY THE PINE MEADOWS OWNERS ASSOCIATION, INC. AND ITS SUCCESSORS OR ASSIGNS OR THE "CDD" OR ITS SUCCESSORS OR ASSIGNS.
 - (8) TRACTS "FD-1", "FD-2", (FUTURE DEVELOPMENT), SHALL BE OWNED BY THE DEVELOPER, TLC PINE MEADOWS, LLC.
 - (9) TRACTS "I", "J", AND "K" (LANDSCAPE BUFFER), SHALL BE OWNED AND MAINTAINED BY THE PINE MEADOWS OWNERS ASSOCIATION, INC. AND ITS SUCCESSORS OR ASSIGNS OR THE "CDD" OR ITS SUCCESSORS OR ASSIGNS.
 - (10) TRACTS "X", "Y" AND "Z" (CONSERVATION), SHALL BE OWNED AND MAINTAINED BY THE PINE MEADOWS OWNERS ASSOCIATION, INC. AND ITS SUCCESSORS OR ASSIGNS OR THE "CDD" OR ITS SUCCESSORS OR ASSIGNS.
 - (11) TRACT "U" (UPLAND BUFFER/PASSIVE PARK), SHALL BE OWNED AND MAINTAINED BY THE PINE MEADOWS OWNERS ASSOCIATION, INC. AND ITS SUCCESSORS OR ASSIGNS OR THE HICKS DITCH COMMUNITY DEVELOPMENT DISTRICT ("CDD") OR ITS SUCCESSORS OR ASSIGNS.
 - (12) TRACT "AA" (LIFT STATION TRACT) SHALL BE OWNED AND MAINTAINED BY THE CITY.
 - (13) TRACT "AB" (TOWER SITE) TO BE RETAINED BY THE DEVELOPER.

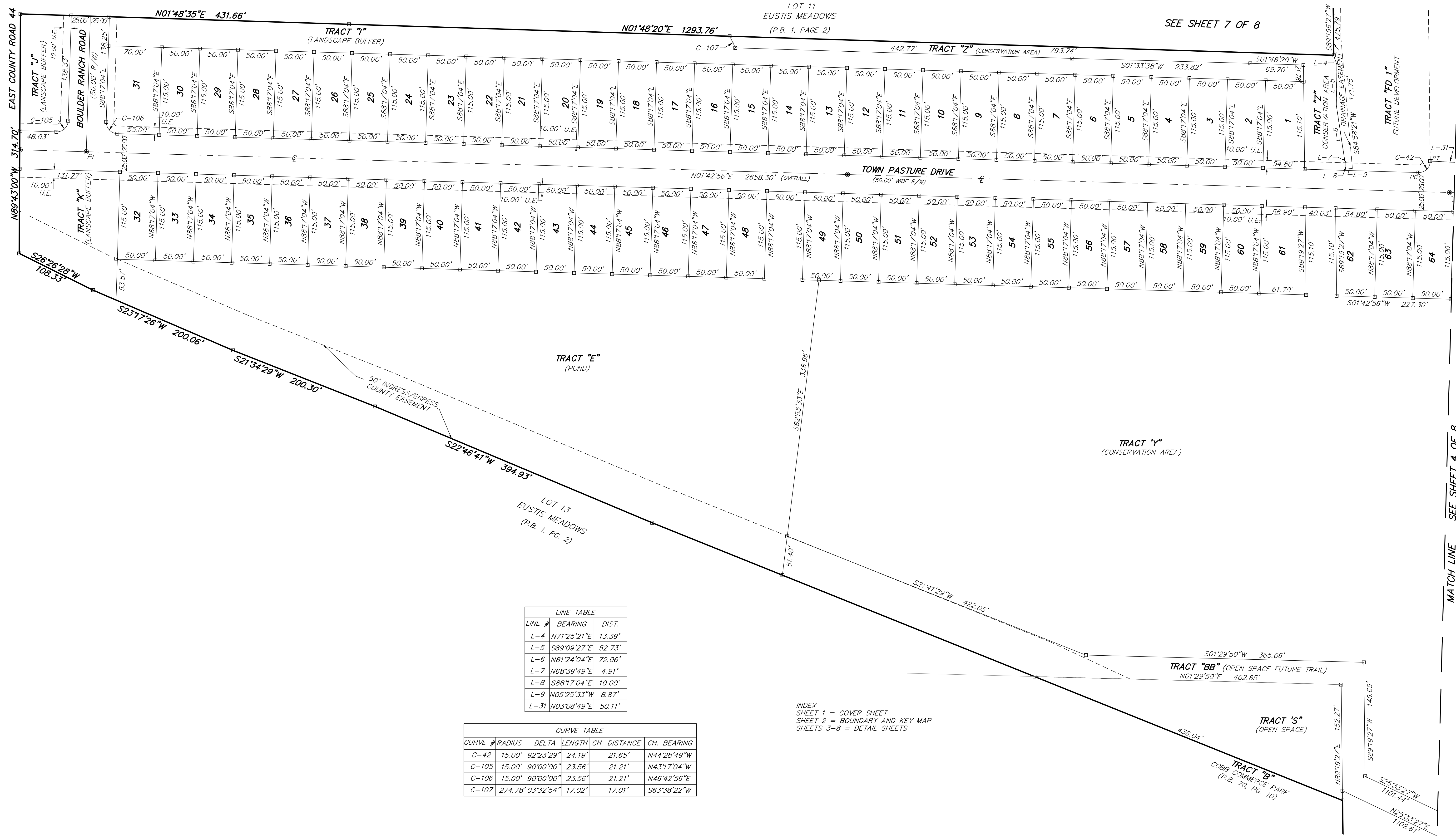
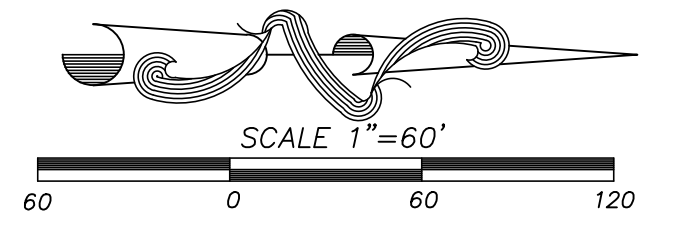


PINE MEADOWS RESERVE PHASE 1A

SHEET 3 OF 8

PLAT BOOK PAGE

A REPLAT OF A PORTION OF LOTS 11, 12, 25, 26 AND 37 THROUGH 39 AND ALL OF LOTS 21 THROUGH 24 AND LOT 40, MAP OF EUSTIS MEADOWS, BLOCK 2, A PORTION OF LOTS 2, 6 AND ALL OF LOTS 3, 4, 7 AND 8, BLOCK 3, A PORTION OF LOTS 4, 7, 8 AND ALL LOTS 1, 2, 3, 4, 5, AND 6 BLOCK 14, A PORTION OF LOTS 2, 6, 7, 8 AND ALL OF LOTS 3 AND 4, BLOCK 15, A PORTION OF LOTS 2, 3, 4 AND ALL OF LOT 1, TOWN PLAT OF EUSTIS MEADOWS, RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A PORTION OF TRACT "B" COBB COMMERCE PARK, RECORDED IN PLAT BOOK 70, PAGE 10 OF SAID PUBLIC RECORDS AND LOT 3 THROUGH 8, PINE MEADOWS FAIRWAY ESTATES, RECORDED IN PLAT BOOK 17, PAGE 56 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALSO A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 26 EAST, ALL LOCATED IN SECTIONS 35 AND 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST, CITY OF EUSTIS, LAKE COUNTY, FLORIDA.



LINE #	BEARING	DIST.
L-4	N71°25'21"E	13.39'
L-5	S89°09'27"E	52.73'
L-6	N81°24'04"E	72.06'
L-7	N68°39'49"E	4.91'
L-8	S88°17'04"E	10.00'
L-9	N05°25'33"W	8.87'
L-31	N03°08'49"E	50.11'

CURVE #	RADIUS	DELTA	LENGTH	CH. DISTANCE	CH. BEARING
C-42	15.00'	92°23'29"	24.19'	21.65'	N44°28'49"W
C-105	15.00'	90°00'00"	23.56'	21.21'	N43°17'04"W
C-106	15.00'	90°00'00"	23.56'	21.21'	N46°42'56"E
C-107	274.78'	03°32'54"	17.02'	17.01'	S63°38'22"W

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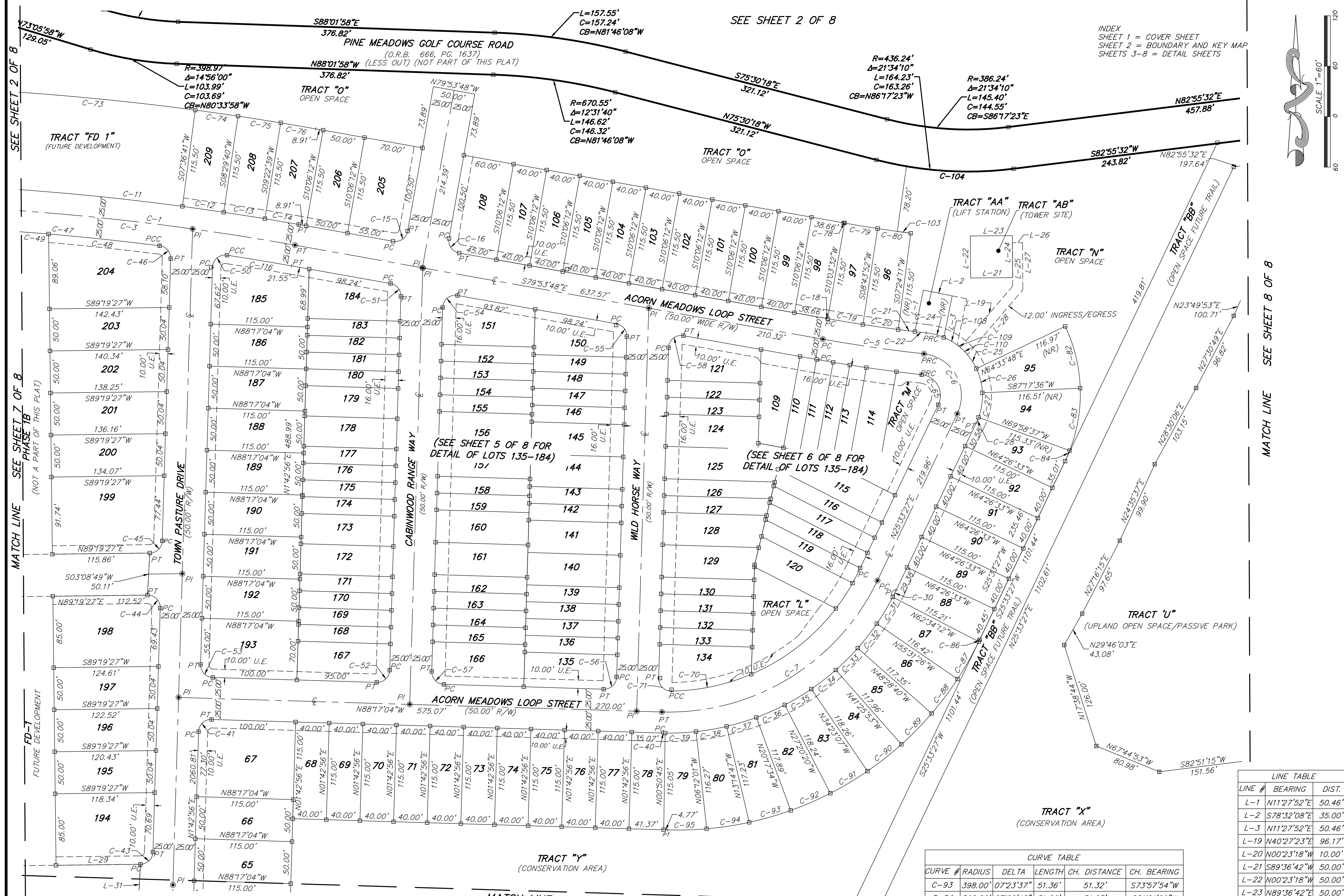
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 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."

PEC SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
 2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

MATCH LINE SEE SHEET 4 OF 8

PINE MEADOWS RESERVE PHASE 1A

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CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CH. DISTANCE	CH. BEARING
C-1	3194.00'	09°58'01"	555.61'	554.91'	S84°52'48"E
C-3	3194.00'	07°45'16"	432.28'	431.95'	S85°59'10"E
C-4	3194.00'	02°12'44"	123.33'	123.32'	N81°00'10"W
C-5	1856.00'	03°45'09"	121.55'	121.53'	S81°46'22"E
C-6	50.00'	109°12'24"	95.30'	81.52'	S29°02'45"E
C-7	275.00'	66°09'28"	317.54'	300.19'	S58°38'12"W
C-10	3219.00'	09°58'01"	559.96'	559.25'	S84°52'48"E
C-11	3219.00'	07°28'30"	419.96'	419.66'	S86°07'34"E
C-12	3219.00'	00°52'59"	49.61'	49.61'	S81°56'49"E
C-13	3219.00'	00°52'59"	49.61'	49.61'	S81°03'50"E
C-14	3219.00'	00°43'33"	40.78'	40.78'	S80°15'34"E
C-15	15.00'	90°00'00"	23.56'	21.21'	N55°06'12"E
C-16	15.00'	90°00'00"	23.56'	21.21'	S34°53'48"E
C-17	1831.00'	03°45'09"	119.92'	119.90'	S81°46'22"E
C-18	1831.00'	00°02'40"	1.42'	1.42'	S79°55'08"E
C-19	1831.00'	01°19'40"	42.43'	42.43'	S80°36'18"E
C-20	1831.00'	01°19'40"	42.43'	42.43'	S81°55'58"E
C-21	1831.00'	00°37'33"	20.00'	20.00'	S82°54'35"E
C-22	1831.00'	00°25'35"	13.63'	13.63'	S83°26'09"E
C-23	75.00'	109°12'24"	142.95'	122.27'	S29°02'45"E
C-24	75.00'	16°26'49"	21.53'	21.46'	S75°25'32"E
C-25	75.00'	15°01'12"	19.66'	19.60'	S32°53'37"E
C-26	75.00'	22°46'40"	29.82'	29.62'	S13°55'41"E
C-27	75.00'	22°45'06"	29.78'	29.59'	S08°50'13"W
C-28	75.00'	05°20'41"	7.00'	6.99'	S22°53'07"W
C-29	300.00'	06°09'28"	346.40'	327.48'	S58°38'12"W
C-30	300.00'	01°52'20"	9.80'	9.80'	S26°29'37"W
C-31	300.00'	00°02'46"	36.89'	36.87'	S30°57'11"W
C-32	300.00'	00°02'46"	36.89'	36.87'	S37°59'57"E
C-33	300.00'	07°02'46"	36.89'	36.87'	S45°02'44"W
C-34	300.00'	07°02'46"	36.89'	36.87'	S52°05'30"W
C-35	300.00'	07°02'46"	36.89'	36.87'	S59°08'17"W
C-36	300.00'	07°02'46"	36.89'	36.87'	S66°11'03"W
C-37	300.00'	07°02'46"	36.89'	36.87'	S73°13'49"W
C-38	300.00'	07°02'46"	36.89'	36.87'	S80°16'36"W
C-39	300.00'	07°02'46"	36.89'	36.87'	S87°19'22"W
C-40	300.00'	00°52'10"	4.55'	4.55'	N88°43'09"W
C-41	15.00'	90°00'00"	23.56'	21.21'	S46°42'56"W
C-43	15.00'	87°36'31"	22.94'	20.77'	N45°31'11"E
C-44	15.00'	92°23'29"	24.19'	21.65'	N44°28'49"W
C-45	15.00'	87°36'31"	22.94'	20.77'	N45°31'11"E
C-46	15.00'	84°28'35"	22.12'	20.17'	S40°31'22"E
C-47	3169.00'	07°06'10"	392.84'	392.59'	N86°18'44"W
C-48	3169.00'	02°24'07"	132.85'	132.84'	N83°57'42"W
C-49	3169.00'	04°42'03"	259.99'	259.92'	N87°30'47"W
C-50	15.00'	96°59'09"	25.39'	22.47'	N50°12'30"E
C-51	15.00'	81°36'43"	21.37'	19.61'	S39°05'26"E
C-52	15.00'	90°00'00"	23.56'	21.21'	S46°42'56"W
C-53	15.00'	90°00'00"	23.56'	21.21'	S43°17'04"E
C-54	15.00'	98°23'17"	25.76'	22.71'	N50°54'34"E
C-55	15.00'	81°36'43"	21.37'	19.61'	S39°05'26"E
C-56	15.00'	90°00'00"	23.56'	21.21'	S46°42'56"W
C-57	15.00'	90°00'00"	23.56'	21.21'	N43°17'04"W
C-58	15.00'	98°23'17"	25.76'	22.71'	N50°54'34"E
C-59	1881.00'	03°45'09"	123.19'	123.17'	S81°46'22"E
C-65	25.00'	109°12'24"	47.65'	40.76'	S29°02'45"E
C-66	250.00'	06°34'44"	278.10'	263.98'	S57°25'31"W
C-70	250.00'	02°23'43"	97.72'	97.10'	S78°05'44"W
C-71	15.00'	092°25'20"	24.20'	21.66'	N44°29'44"W
C-72	3334.50'	09°58'01"	580.05'	579.32'	S84°52'48"E
C-73	3334.50'	07°28'30"	435.02'	434.72'	S86°07'34"E
C-74	3334.50'	00°52'59"	51.39'	51.39'	S81°56'49"E
C-75	3334.50'	00°52'59"	51.39'	51.39'	S81°03'50"E
C-76	3334.50'	00°43'33"	42.24'	42.24'	S80°15'34"E
C-77	1715.50'	02°42'01"	80.85'	80.84'	S81°14'48"E
C-78	1715.50'	00°02'40"	1.33'	1.33'	S79°55'08"E
C-79	1715.50'	01°19'40"	39.76'	39.76'	S80°36'18"E
C-80	1715.50'	01°19'40"	39.76'	39.76'	S81°55'58"E
L-19	N40°27'23"E	96.17'			
L-20	N00°23'18"W	10.00'			
L-21	S89°36'42"W	50.00'			
L-22	N00°23'18"W	50.00'			
L-23	N89°36'42"E	50.00'			
L-24	S00°23'18"E	50.00'			
L-25	N00°23'18"W	51.50'			
L-26	N89°36'42"E	12.00'			
L-27	S00°23'18"E	55.92'			
L-28	S40°27'23"W	101.61'			
L-29	N89°19'27"E	100.40'			
L-31	N03°08'49"E	50.11'			

LINE TABLE

LINE #	BEARING	DIST.
L-1	N11°27'52"E	50.46'
L-2	S78°32'08"E	35.00'
L-3	N11°27'52"E	50.46'
L-19	N40°27'23"E	96.17'
L-20	N00°23'18"W	10.00'
L-21	S89°36'42"W	50.00'
L-22	N00°23'18"W	50.00'
L-23	N89°36'42"E	50.00'
L-24	S00°23'18"E	50.00'
L-25	N00°23'18"W	51.50'
L-26	N89°36'42"E	12.00'
L-27	S00°23'18"E	55.92'
L-28	S40°27'23"W	101.61'
L-29	N89°19'27"E	100.40'
L-31	N03°08'49"E	50.11'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CH. DISTANCE	CH. BEARING
C-93	398.00'	07°23'37"	51.36'	51.32'	S73°57'54"W
C-94	398.00'	07°22'48"	51.26'	51.23'	S81°21'06"W
C-95	398.00'	06°40'26"	46.36'	46.33'	S88°22'43"W
C-103	1715.50'	00°32'15"	16.09'	16.09'	S82°19'41"E
C-104	436.24'	16°47'29"	127.85'	127.39'	S88°40'44"E
C-108	75.00'	14°04'47"	18.43'	18.38'	N60°09'44"W
C-109	75.00'	03°34'44"	4.68'	4.68'	N51°19'59"W
C-110	75.00'	09°12'25"	12.05'	12.04'	N44°56'25"W
C-117	436.24'	04°46'41"	36.38'	36.37'	S77°53'39"E

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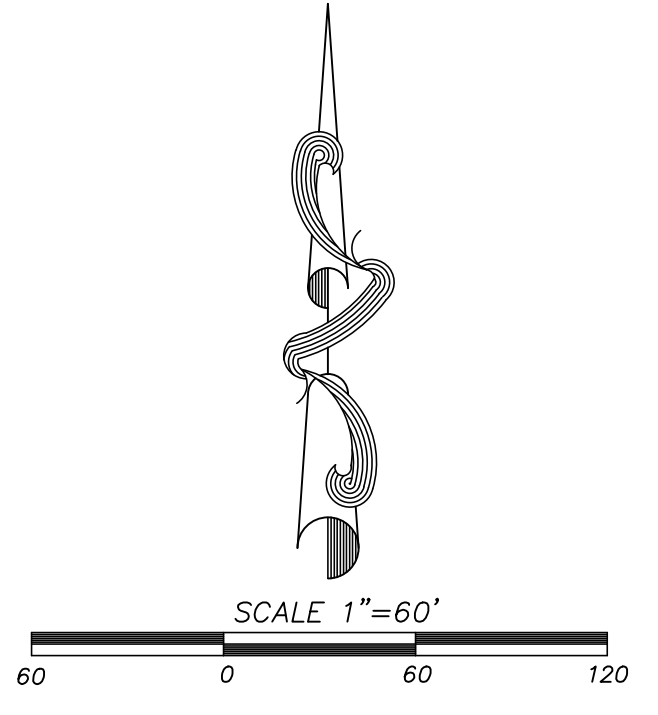
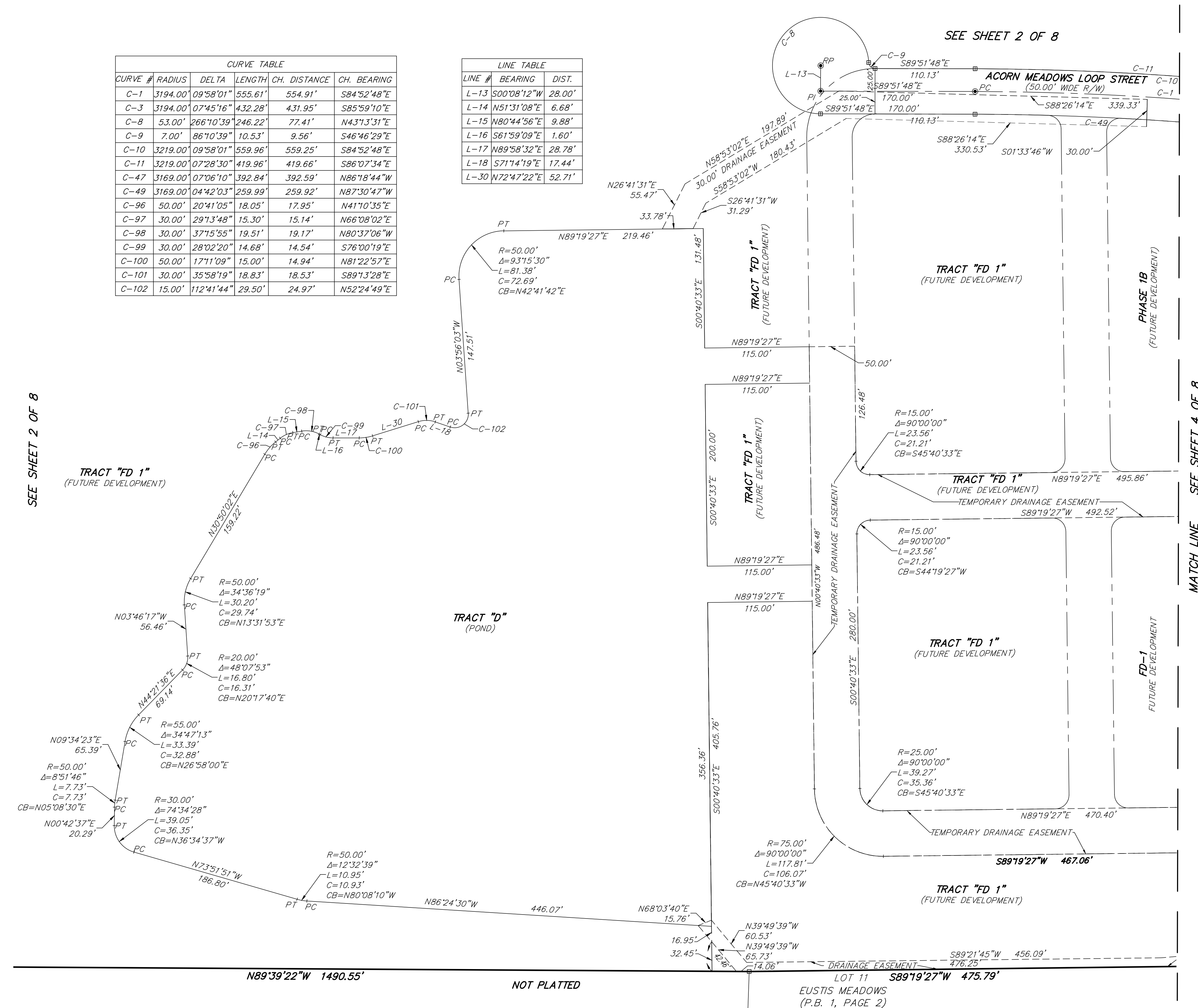
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C-8	53.00'	266°10'39"	246.22'	77.41'	N43°13'31"E
C-9	7.00'	86°10'39"	10.53'	9.56'	S46°46'29"E
C-10	3219.00'	09°58'01"	559.96'	559.25'	S84°52'48"E
C-11	3219.00'	07°28'30"	419.96'	419.66'	S86°07'34"E
C-47	3169.00'	07°06'10"	392.84'	392.59'	N86°18'44"W
C-49	3169.00'	04°42'03"	259.99'	259.92'	N87°30'47"W
C-96	50.00'	20°41'05"	18.05'	17.95'	N41°10'35"E
C-97	30.00'	29°13'48"	15.30'	15.14'	N66°08'02"E
C-98	30.00'	37°15'55"	19.51'	19.17'	N80°37'06"W
C-99	30.00'	28°02'20"	14.68'	14.54'	S76°00'19"E
C-100	50.00'	17°11'09"	15.00'	14.94'	N81°22'57"E
C-101	30.00'	35°58'19"	18.83'	18.53'	S89°13'28"E
C-102	15.00'	112°41'44"	29.50'	24.97'	N52°24'49"E

LINE TABLE		
LINE #	BEARING	DIST.
L-13	S00°08'12"W	28.00'
L-14	N51°31'08"E	6.68'
L-15	N80°44'56"E	9.88'
L-16	S61°59'09"E	1.60'
L-17	N89°58'32"E	28.78'
L-18	S71°14'19"E	17.44'
L-30	N72°47'22"E	52.71'



INDEX
SHEET 1 = COVER SHEET
SHEET 2 = BOUNDARY AND KEY MAP
SHEETS 3-8 = DETAIL SHEETS

SEE SHEET 2 OF 8

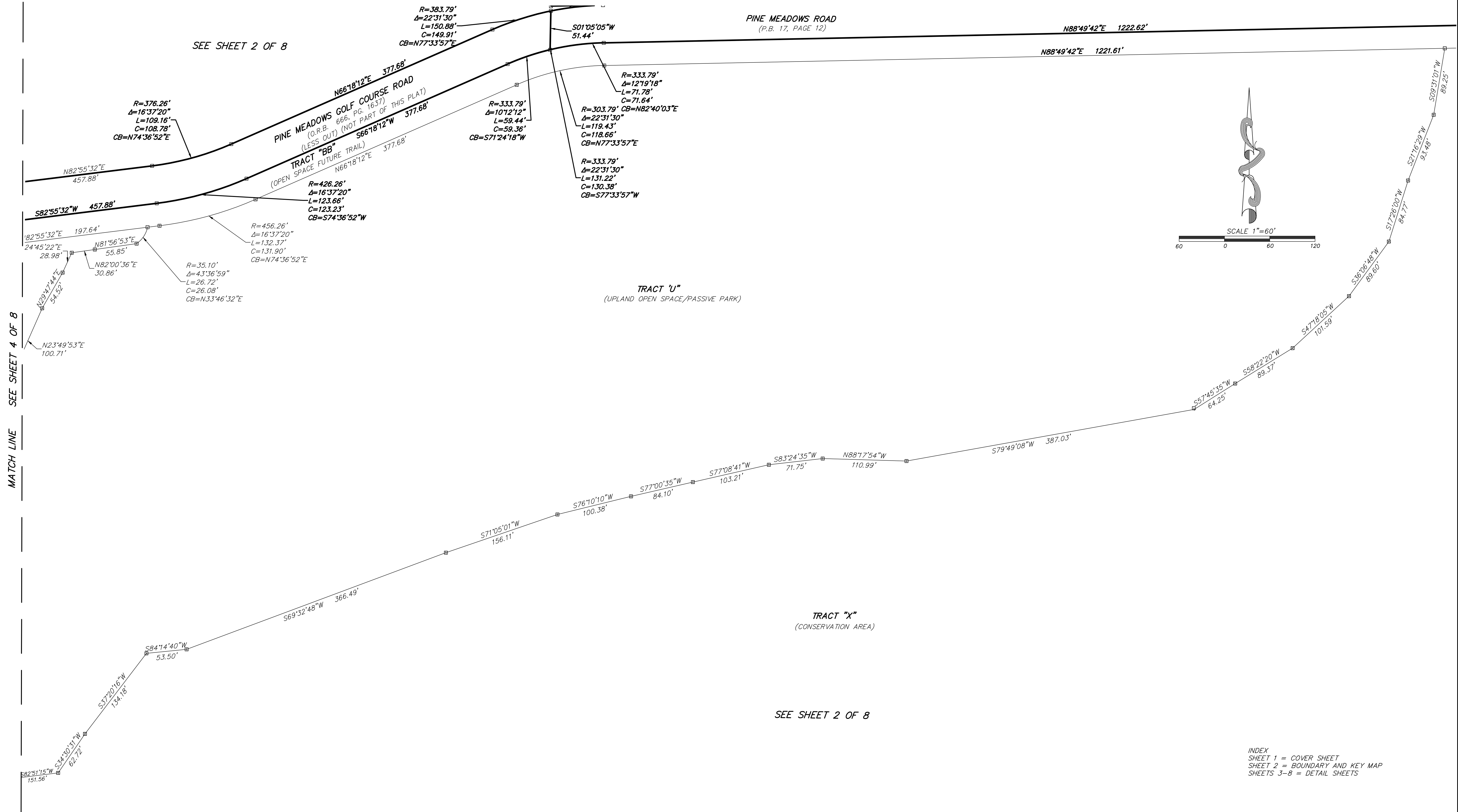
SEE SHEET 4 OF 8

PINE MEADOWS RESERVE PHASE 1A

SHEET 8 OF 8

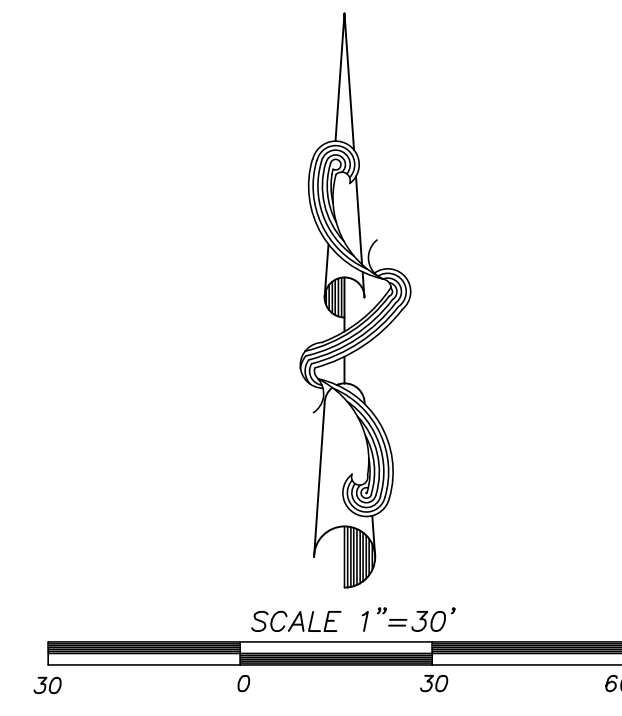
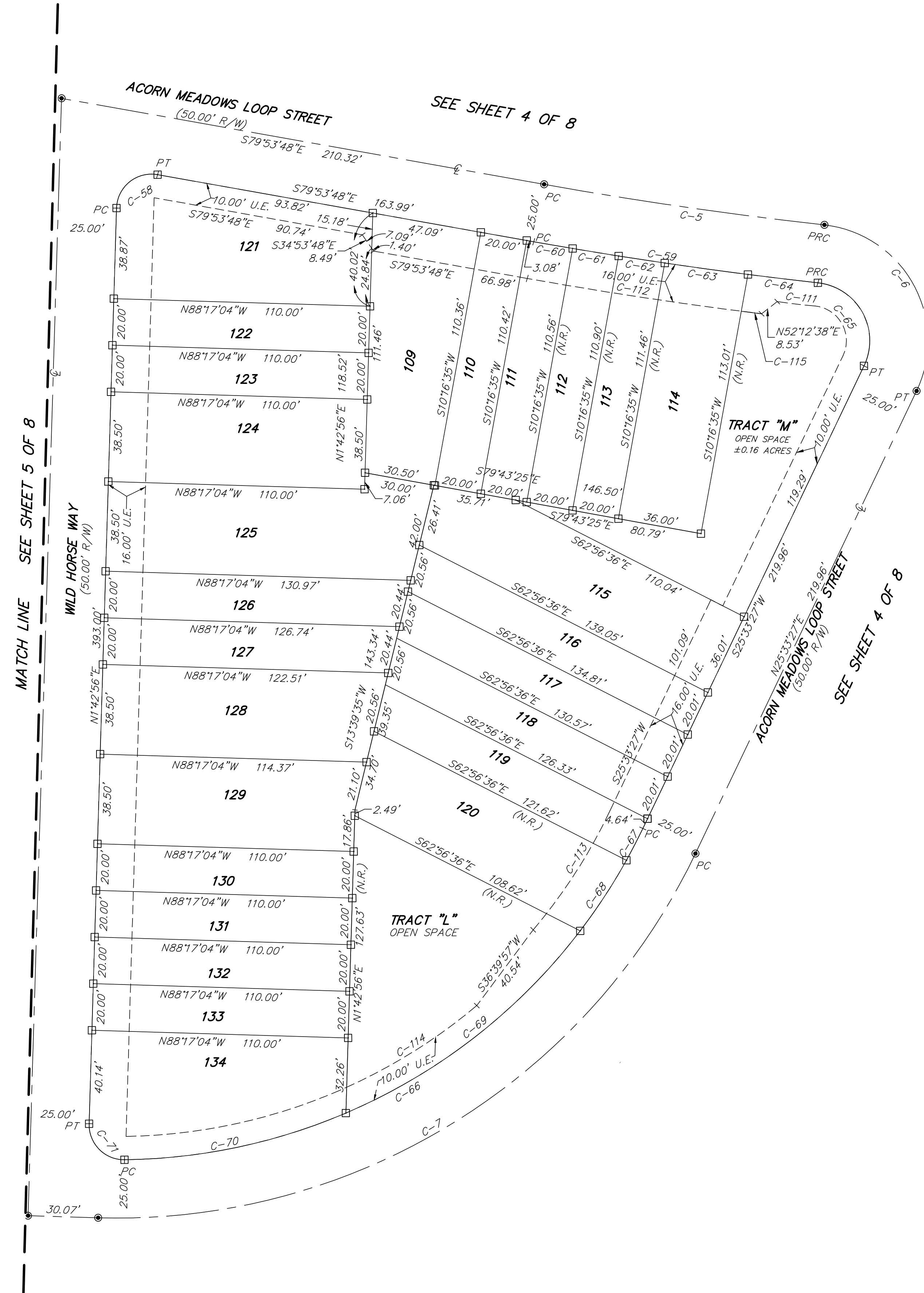
PLAT BOOK _____ PAGE _____

A REPLAT OF A PORTION OF LOTS 11, 12, 25, 26 AND 37 THROUGH 39 AND ALL OF LOTS 21 THROUGH 24 AND LOT 40, MAP OF EUSTIS MEADOWS, BLOCK 2, A PORTION OF LOTS 2, 6 AND ALL OF LOTS 3, 4, 7 AND 8, BLOCK 3, A PORTION OF LOTS 4, 7, 8 AND ALL LOTS 1, 2, 3, 4, 5, AND 6 BLOCK 14, A PORTION OF LOTS 2, 6, 7, 8 AND ALL OF LOTS 3 AND 4, BLOCK 15, A PORTION OF LOTS 2, 3, 4 AND ALL OF LOT 1, TOWN PLAT OF EUSTIS MEADOWS, RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A PORTION OF TRACT "B" COBB COMMERCE PARK, RECORDED IN PLAT BOOK 70, PAGE 10 OF SAID PUBLIC RECORDS AND LOT 3 THROUGH 8, PINE MEADOWS FAIRWAY ESTATES, RECORDED IN PLAT BOOK 17, PAGE 56 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALSO A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 26 EAST, ALL LOCATED IN SECTIONS 35 AND 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST, CITY OF EUSTIS, LAKE COUNTY, FLORIDA.



PINE MEADOWS RESERVE PHASE 1A

A REPLAT OF A PORTION OF LOTS 11, 12, 25, 26 AND 37 THROUGH 39 AND ALL OF LOTS 21 THROUGH 24 AND LOT 40, MAP OF EUSTIS MEADOWS, BLOCK 2, A PORTION OF LOTS 2, 6 AND ALL OF LOTS 3, 4, 7 AND 8, BLOCK 3, A PORTION OF LOTS 4, 7, 8 AND ALL LOTS 1, 2, 3, 4, 5, AND 6 BLOCK 14, A PORTION OF LOTS 2, 6, 7, 8 AND ALL OF LOTS 3 AND 4, BLOCK 15, A PORTION OF LOTS 2, 3, 4 AND ALL OF LOT 1, TOWN PLAT OF EUSTIS MEADOWS, RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, A PORTION OF TRACT "B" COBB COMMERCE PARK, RECORDED IN PLAT BOOK 70, PAGE 10 OF SAID PUBLIC RECORDS AND LOT 3 THROUGH 8, PINE MEADOWS FAIRWAY ESTATES, RECORDED IN PLAT BOOK 17, PAGE 56 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALSO A PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 26 EAST, ALL LOCATED IN SECTIONS 35 AND 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST, CITY OF EUSTIS, LAKE COUNTY, FLORIDA.



INDEX
 SHEET 1 = COVER SHEET
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 SHEETS 3-7 = DETAIL SHEETS

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CH. DISTANCE	CH. BEARING
C-5	1856.00'	03°45'09"	121.55'	121.53'	S81°46'22"E
C-6	50.00'	109°12'24"	95.30'	81.52'	S29°02'45"E
C-7	275.00'	66°09'28"	317.54'	300.19'	S58°38'12"W
C-58	15.00'	98°23'17"	25.76'	22.71'	N50°54'34"E
C-59	1881.00'	03°45'09"	123.19'	123.17'	S81°46'22"E
C-60	1881.00'	00°30'55"	16.92'	16.92'	S80°09'15"E
C-61	1881.00'	00°36'33"	20.00'	20.00'	S80°43'00"E
C-62	1881.00'	00°36'34"	20.01'	20.01'	S81°19'33"E
C-63	1881.00'	01°05'51"	36.03'	36.03'	S82°10'46"E
C-64	1881.00'	00°55'15"	30.23'	30.23'	S83°11'19"E
C-65	25.00'	109°12'24"	47.65'	40.76'	S29°02'45"E
C-66	250.00'	63°44'08"	278.10'	263.98'	S57°25'31"W
C-67	250.00'	03°31'17"	15.36'	15.36'	S27°19'06"W
C-68	250.00'	08°18'22"	36.24'	36.21'	S33°13'55"W
C-69	250.00'	29°30'48"	128.78'	127.36'	S52°08'29"W
C-70	250.00'	22°23'43"	97.72'	97.10'	S78°05'44"W
C-71	15.00'	92°25'20"	24.20'	21.66'	N44°29'44"W
C-111	251.04'	03°45'09"	16.44'	16.44'	S83°24'00"E
C-112	1897.00'	03°04'16"	101.68'	101.68'	S81°25'56"E
C-113	234.00'	14°44'05"	60.18'	60.18'	N32°55'30"E
C-114	240.00'	15°59'22"	66.98'	66.98'	N57°59'36"E
C-115	1897.00'	00°15'54"	8.77'	8.77'	S82°50'07"E

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.