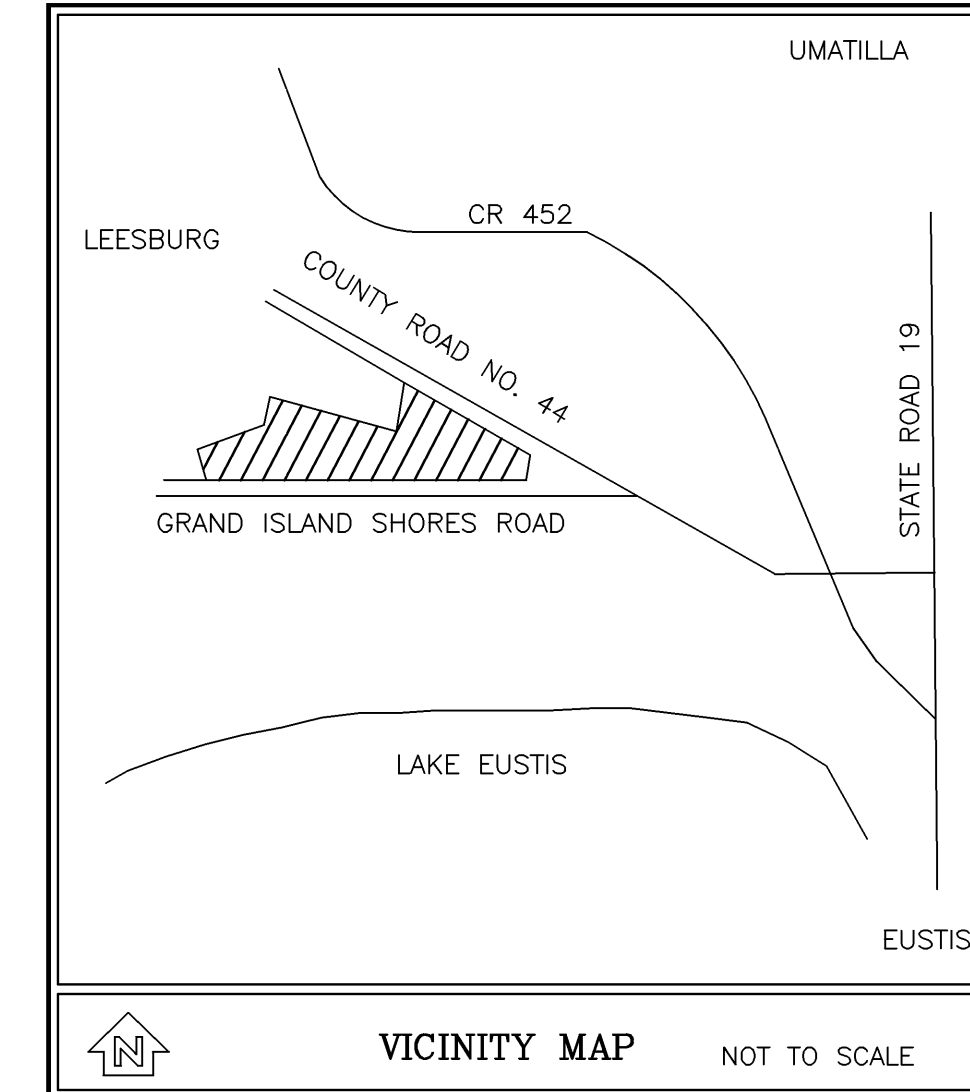


# JOHNSON'S POINT TOWNHOMES

SHEET 1 OF 2

A REPLAT OF  
 OF LOTS 51 THROUGH 54 AND LOTS 58 THROUGH 60  
 JOHNSON'S POINT  
 RECORDED IN PLAT BOOK 28, PAGE 14,  
 SECTION 33, TOWNSHIP 18 SOUTH, RANGE 26 EAST  
 CITY OF EUSTIS, LAKE COUNTY, FLORIDA



PLAT BOOK  
 PAGE

**JOHNSON'S POINT TOWNHOMES  
 DEDICATION**

KNOWN ALL MEN BY THESE PRESENTS, JP Townhomes, 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 EASEMENT as shown to Florida power corporation.

All local, state and federal governments and their respective agencies and departments, shall have the right of ingress and egress for the use by emergency vehicles.

WITNESSES: \_\_\_\_\_ MANAGING MEMBERS:  
 \_\_\_\_\_ ROBERT L. WILSON  
 Title or Rank MANAGER  
 JP TOWNHOMES, LLC

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
 THIS IS TO CERTIFY THAT ON \_\_\_\_\_ BEFORE  
 ME, AN OFFICER DULY AUTHORIZED TO TAKE  
 ACKNOWLEDGEMENTS IN THE STATE AND COUNTY  
 AFORESAID, PERSONALLY APPEARED \_\_\_\_\_  
 AND \_\_\_\_\_ RESPECTIVELY  
 AND \_\_\_\_\_ OF THE ABOVE NAMED CORPORATION  
 INCORPORATED UNDER THE LAWS OF THE STATE OF  
 TO ME KNOWN TO BE THE INDIVIDUALS  
 AND OFFICERS DESCRIBED IN AND WHO EXECUTED  
 THE FOREGOING JOINDER AND CONSENT AND  
 SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO  
 BE THEIR FREE ACT AND DEED AS SUCH OFFICERS  
 THEREUNTO DULY AUTHORIZED; THAT THE SAID JOINDER  
 AND CONSENT IS THE ACT AND DEED OF SAID  
 CORPORATION.

IN WITNESS WHEREOF, I HAVE HERETO SET MY  
 HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC  
 MY COMMISSION EXPIRES: \_\_\_\_\_  
 \_\_\_ PERSONALLY KNOWN  
 \_\_\_ OTHER IDENTIFICATION NUMBER

**CERTIFICATE OF SURVEYOR**

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a registered surveyor and mspper, fully licensed to practice in the State of Florida, does hereby certify that a survey of the lands was completed on \_\_\_\_\_ and that this plat was prepared under his direction and supervision, and that this plat complies with all the requirements of Chapter 177, Part 1, Platting, Florida Statutes, and that said land is located in Lake County, Florida.

Dated \_\_\_\_\_  
 STEVEN B. WILEY Registration No. 5951  
 EAST LAKE SURVEY INC.  
 18400 BAKER ROAD UMATILLA, FLORIDA 32784  
 PROFESSIONAL SURVEYORS AND MAPPERS LB 8397

**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.

Dated \_\_\_\_\_  
 Registration No. PLS 4486  
 JENNINGS E. GRIFFIN, HALFF INC.  
 902 N. SINCLAIR AVENUE, TAVARES, FL 32778

**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 Eustis City Commission for record on the \_\_\_\_\_ day of \_\_\_\_\_ 2024

Attest: \_\_\_\_\_ City of Eustis  
 \_\_\_\_\_ Mayor  
 \_\_\_\_\_ City Clerk  
 \_\_\_\_\_ Print Name \_\_\_\_\_ Print Name

**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 the Circuit Court,  
 Lake County, Florida

**DESCRIPTION**

LOTS 51, 52, 53, 54, 58, 59 AND 60 JOHNSON'S POINT AS RECORDED IN PLAT BOOK 28, PAGE 14 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 51, JOHNSON'S POINT, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 14, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, THENCE RUN N15°58'14"W., ALONG THE WEST LINE OF SAID LOT 51 67.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE N.69°53'37"E., 147.39 FEET; THENCE N.11°51'26"E., ALONG THE WEST LINE OF LOT 52 OF SAID JOHNSON'S POINT 60.24 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S.74°39'04"E., ALONG THE NORTH LINE OF LOTS 52, 53 AND 54 OF SAID JOHNSON'S POINT 273.22 FEET TO THE NORTHEAST CORNER OF LOT 54; THENCE N.08°51'54"E., ALONG THE WEST LINE OF LOT 58 OF SAID JOHNSON'S POINT 102.88 FEET TO THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 44; THENCE S.60°10'17"E., ALONG SAID SOUTHERLY RIGHT OF WAY LINE 302.91 FEET TO THE NORTHEAST CORNER OF LOT 60 OF SAID JOHNSON'S POINT; THENCE S.08°51'54"W., ALONG THE EAST LINE OF SAID LOT 60 53.27 FEET TO THE SOUTHEAST CORNER THEREOF; SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY OF GRAND ISLAND SHORES ROAD; THENCE RUN N90°00'00"W., ALONG SAID NORTH RIGHT OF WAY LINE 666.27 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 85754.66 SQUARE FEET MORE OR LESS.

**NOTES**

- BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND MATCHED TO THE NORTH RIGHT OF WAY LINE OF GRAND ISLAND SHORES ROAD AS BEING N. 90°00'00" E. AS SHOWN ON PLAT FOR JOHNSON'S POINT
- 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.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES.

**LEGEND**

- PRM = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT CONTROL POINT
- RLS = REGISTERED LAND SURVEYOR
- R/W = RIGHT OF WAY
- CL = CENTERLINE
- PLS = PROFESSIONAL LAND SURVEYOR
- PLS = PROFESSIONAL LAND SURVEYOR
- CM = CONCRETE MONUMENT
- = SET IRON PIN LB 8397
- LB = LICENSED BUSINESS

**JOINDER AND CONSENT TO DEDICATION**

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY, AND THAT THE UNDERSIGNED HEREBY JOINS IN AND CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED ABOVE BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

PUBLIC RECORDS OF LAKE COUNTY, FLORIDA SHALL BE SUBORDINATED TO THE ABOVE DEDICATION.

WITNESS UNITED SOUTHERN BANK

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

THIS IS TO CERTIFY THAT ON \_\_\_\_\_ BEFORE

ME, AN OFFICER DULY AUTHORIZED TO TAKE

ACKNOWLEDGEMENTS IN THE STATE AND COUNTY

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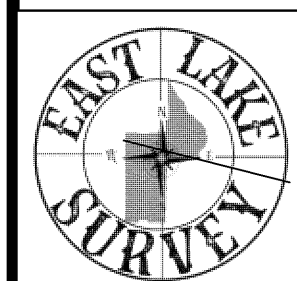
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 UMATILLA, FLORIDA 32784  
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