

# SORRENTO PINES PHASE 1B

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA

INSTRUMENT #2023154413  
PLAT BK 82 PG 80 (5 PGS)  
DATE: 12/20/2023 1:28:45 PM  
GARY J. COONEY, CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER, LAKE COUNTY, FLORIDA  
RECORDING FEES \$90.00

PLAT BOOK **82** PAGE **80**  
SHEET 1 OF 5

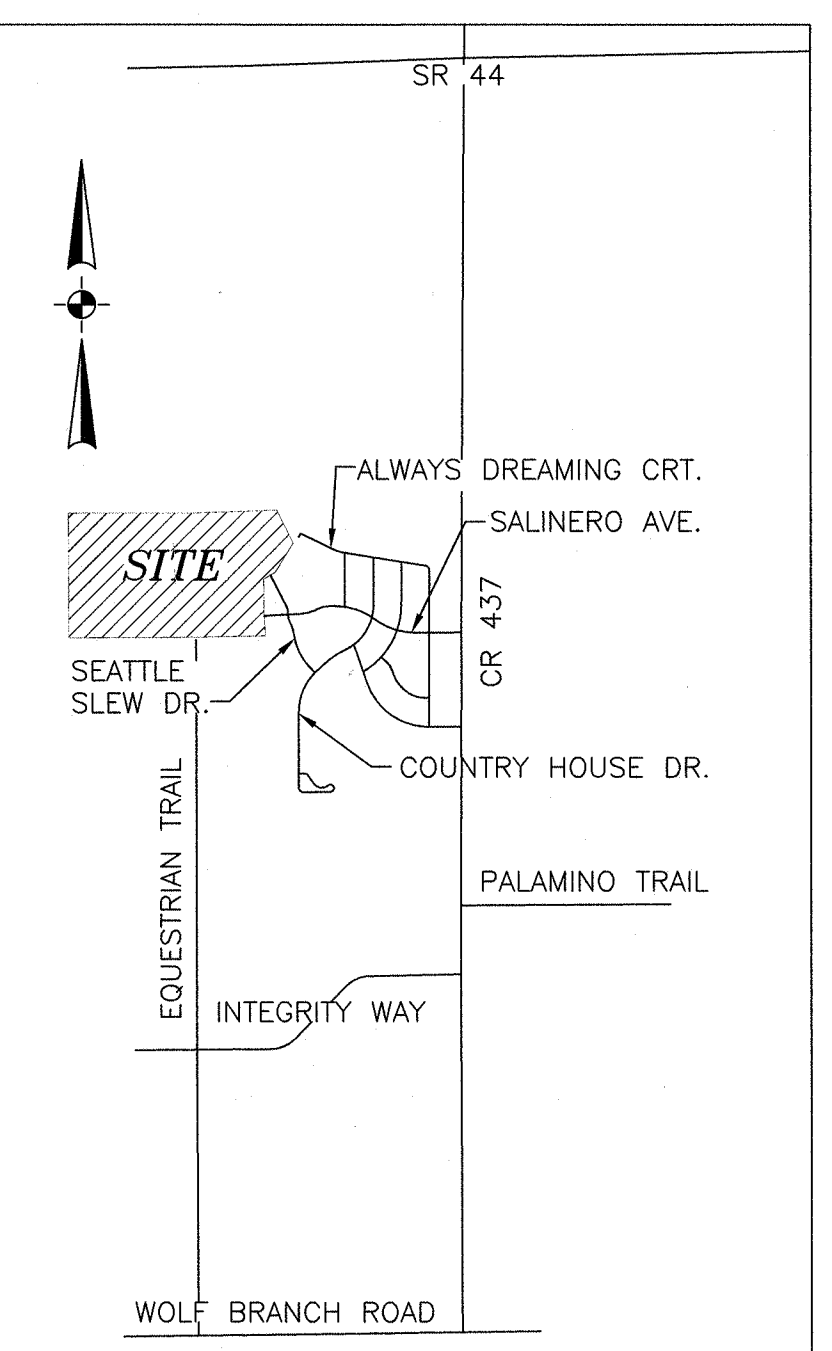
## SORRENTO PINES PHASE 1B

### DESCRIPTION:

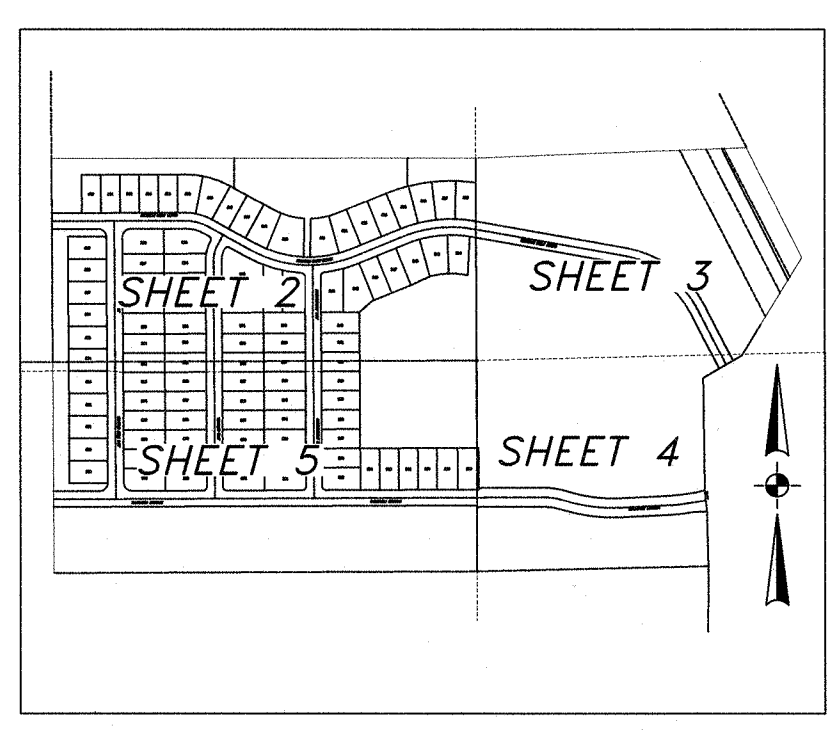
A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE SOUTHWEST CORNER OF SORRENTO HILLS, PHASE 3, AS RECORDED IN PLAT BOOK 52, PAGES 69 THROUGH 78, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN NORTH 89°53'44" EAST, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 1327.47 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE NORTH 87°49'27" EAST 846.38 FEET; THENCE DEPARTING SAID SOUTH LINE RUN THENCE SOUTH 26°42'35" EAST, 293.14 FEET; THENCE SOUTH 26°43'24" EAST, 91.22 FEET; THENCE SOUTH 31°35'42" WEST, 359.19 FEET; THENCE SOUTH 59°45'17" WEST, 139.79 FEET; THENCE SOUTH 00°47'31" EAST, 350.26 FEET; THENCE SOUTH 05°26'12" EAST, 66.93 FEET; THENCE SOUTH 01°30'53" EAST, 171.04 FEET TO THE NORTHEAST CORNER OF THE SOUTH 3/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH 88°43'43" WEST ALONG THE NORTH LINE OF SAID SOUTH 3/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 722.88 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH 89°44'59" WEST ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 1323.90 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 00°15'50" WEST ALONG THE WEST LINE OF SAID NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 658.98 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13; THENCE NORTH 00°16'59" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 635.84 FEET TO THE POINT OF BEGINNING.  
CONTAINING 63.882 ACRES, MORE OR LESS.

### SURVEYOR'S NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SORRENTO HILLS, PHASE 3, PLAT BOOK 52, PAGES 69-78, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING N89°53'44"E A GRID BEARING BASE ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD-83-2011 ADJUSTMENT), EAST ZONE, REFERENCED TO THE GEODETIC CONTROL POINTS ESTABLISHED WITHIN THE LAKE COUNTY CONTROL NETWORK, CONTROL POINTS "LK 254 2006" AND "LK 253 2006".
- ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS (NR) = NON-RADIAL.
- PROPERTY IS LOCATED IN FLOOD ZONE X, ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 12089C0385E, MAP REVISED DECEMBER 18, 2012. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THIS SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
- THE STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM 1983 (NAD 83-2011 ADJUSTMENT), EAST ZONE. (COORDINATES SHOWN AS NORTHING= N:1431064.72, EASTING= E:762080.25).
- ALL PLATTED UTILITY 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 PARAGRAPH SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. FURTHER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- LOT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9) FLORIDA STATUTES.
- THE LANDS SHOWN HEREON ARE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR SORRENTO PINES (HEREAFTER REFERRED TO AS "DECLARATION") RECORDED IN THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA AND ANY SUPPLEMENT AND/OR AMENDMENT THERETO.
- INDIVIDUAL LOT PURCHASERS SHALL BE REQUIRED TO COMPLY WITH ALL LANDSCAPE MAINTENANCE REQUIREMENTS SET FORTH IN SECTION 9.01, LAKE COUNTY LAND DEVELOPMENT REGULATIONS.
- TRACTS OS-7, OS-8, OS-9, OS-10, OS-11, OS-12 AND OS-13 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE SORRENTO PINES OWNERS ASSOCIATION, INC. (HEREAFTER REFERRED TO AS "ASSOCIATION").
- TRACTS SW-4 AND SW-5 (STORMWATER POND) SHALL BE OWNED AND MAINTAINED BY SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (HEREAFTER REFERRED TO AS "CDD"), SAID TRACTS ARE SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF LAKE COUNTY, OVER THE ENTIRETY OF THE TRACTS.
- TRACTS RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY) SHALL BE OWNED AND MAINTAINED BY THE CDD. AN ACCESS EASEMENT OVER TRACTS RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY) IS HEREBY GRANTED TO GALVIN LAND SERVICES, LLC., THEIR SUCCESSORS AND/OR ASSIGNS.
- THE ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO CR 437 LAND INVESTMENTS, LLC., THEIR SUCCESSORS AND/OR ASSIGNS.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CDD, ITS SUCCESSORS AND/OR ASSIGNS.
- THERE IS A 5.00' WIDE DRAINAGE EASEMENT ON ALL SIDE AND REAR LOT LINES AND A 10.00' WIDE UTILITY EASEMENT ALONG ALL FRONT LOT LINES UNLESS OTHERWISE NOTED. (SEE SHEET 3 FOR TYPICAL LOT DETAIL.)
- IT IS THE RESPONSIBILITY OF THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS TO OPERATE AND MAINTAIN ANY STORMWATER MANAGEMENT SYSTEM NOT LOCATED WITHIN THE RIGHTS-OF-WAY UNLESS SUCH RESPONSIBILITY IS VOLUNTARILY ASSUMED BY LAKE COUNTY AND IN SUCH CASE, LAKE COUNTY SHALL BE ENTITLED TO UTILIZE ALL TRACTS AND EASEMENTS DESIGNATED ON THIS PLAT FOR STORMWATER PURPOSES. THE REAL PROPERTY UNDERLYING DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL OWNER OF EACH LOT.
- PURSUANT TO SECTION 193.0235, F.S., ALL TRACTS DEDICATED TO A HOMEOWNER'S ASSOCIATION HEREUNDER ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.
- FINAL CONVEYANCE OF ANY UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE COUNTY BOARD AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE CDD.
- PROPERTY IS SUBJECT TO AND BENEFITED BY THE NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5737, PAGE 2287, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (NOT PLOTTABLE)



VICINITY MAP  
SCALE: 1" = 2000'



KEY MAP  
SCALE: 1" = 600'

SHEET INDEX:  
SHEET 1: LEGAL DESCRIPTION, DEDICATION, NOTES  
SHEETS 2-5: GEOMETRY-PLAT DETAIL

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.

### LEGEND AND ABBREVIATIONS:

■	SET 4"x4" CONCRETE MONUMENT, PRM LB #8060 PERMANENT REFERENCE MONUMENT	(NR)	NON-RADIAL
□	FOUND 4"x4" CONCRETE MONUMENT, PRM LB #8060 PERMANENT REFERENCE MONUMENT	PC	POINT OF CURVATURE
○	SET NAIL AND DISK, PCP LB #8060 PERMANENT CONTROL POINT	PRC	POINT OF REVERSE CURVATURE
●	PERMANENT CONTROL POINT	NT	NON-TANGENT
⊙	PERMANENT REFERENCE MONUMENT	PT	POINT OF TANGENCY
+	CHANGE IN DIRECTION	PI	POINT OF INTERSECTION
⊕	CENTERLINE	⊕	CENTERLINE
C#	CURVE NUMBER	↔	CHANGE IN DIRECTION
L#	LINE NUMBER		
LB	LICENSED BUSINESS		
U.E.	UTILITY EASEMENT		
N.T.S.	NOT TO SCALE		
F.S.	FLORIDA STATUTES		
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER		

ATLANTIC SURVEYING, LLC.  
308 S. DILLARD STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 656-4993/FAX (407) 656-4437  
LICENSED BUSINESS #8060

### DEDICATION

IN WITNESS WHEREOF SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE AUTHORIZED AGENT NAMED BELOW  
BY: SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF THE SPECIAL PURPOSE GOVERNMENT CREATED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES.

WITNESS:  
  
 SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT  
 PRINTED NAME: Genesive LaBuda  
  
 PRINTED NAME: Melissa Martinez  
  
 PRINTED NAME: Seth Bennett

STATE OF Florida  
COUNTY OF Orange  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 10<sup>th</sup> DAY OF October, 2023, BY Seth Bennett, WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC:   
PRINT NAME: Genesive M. LaBuda  
MY COMMISSION EXPIRES: January 20, 2026  
COMMISSION #: HH218159

### CERTIFICATE OF SURVEYOR REVIEW

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

CARY MELVIN  
REGISTRATION NO. LS6329  
DATE: 10/30/2023

### CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON THE 5<sup>th</sup> DAY OF December 2023, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA.  
BY:   
CHAIRMAN OF THE BOARD  
ATTEST:   
CLERK OF THE BOARD

### CERTIFICATES OF APPROVAL

COUNTY ENGINEER:   
DATE: 08.30.2023  
PLANNING AND ZONING MANAGER:   
DATE: 11-3-23  
COUNTY ATTORNEY:   
DATE: Dec 19, 2023

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT GALVIN LAND SERVICES, 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 AND DEDICATES THE UTILITY EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC.

THE SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT (HEREAFTER REFERRED TO AS "CDD"), ITS SUCCESSORS AND/OR ASSIGNS IS HEREBY DEDICATED TRACTS RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY), WHICH ARE INTENDED TO BE USED FOR ROADWAY AND RELATED PURPOSE, AND TRACTS SW-4 AND SW-5 (STORMWATER POND), WHICH ARE INTENDED TO BE USED FOR STORMWATER AND/OR CONSERVATION PURPOSES, FOR OWNERSHIP AND MAINTENANCE. THERE IS NO OBLIGATION OF OWNERSHIP OR MAINTENANCE OF SAID TRACTS TO LAKE COUNTY, FLORIDA OR ANY OTHER PUBLIC AGENCY.

A NON-EXCLUSIVE, PERPETUAL ACCESS EASEMENT OVER TRACT RW-2, RW-3 AND RW-4 (PRIVATE ROADWAY) IS DEDICATED TO THE PROVIDERS OR PUBLIC UTILITIES FOR THE PROPER PURPOSE.

TRACTS OS-7, OS-8, OS-9, OS-10, OS-11, OS-12 AND OS-13 (OPEN SPACE) SHALL BE OWNED AND MAINTAINED BY THE SORRENTO PINES OWNERS ASSOCIATION, INC. (HEREAFTER REFERRED TO AS "ASSOCIATION").

TRACTS SW-4 AND SW-5 (STORMWATER POND) SHALL BE OWNED AND MAINTAINED BY SORRENTO PINES COMMUNITY DEVELOPMENT DISTRICT, AND ITS SUCCESSORS AND ASSIGNS (HEREAFTER REFERRED TO AS "CDD"), SAID TRACTS ARE SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF LAKE COUNTY, OVER THE ENTIRETY OF THE TRACTS.

THE ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO CR 437 LAND INVESTMENTS, LLC., THEIR SUCCESSORS AND/OR ASSIGNS.  
THE DRAINAGE EASEMENTS SHOWN HEREON ARE DEDICATED TO THE CDD, ITS SUCCESSORS AND/OR ASSIGNS.

THE OWNER DOES HEREBY GRANT TO LAKE COUNTY THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS ALL OF THE PRIVATE ROADWAYS SHOWN AND DOES HEREBY GRANT TO THE PRESENT AND FUTURE OWNERS OF LOTS AND THEIR GUESTS, INVITEES, AND DOMESTIC HELP, AND TO DELIVERY, PICK UP AND FIRE PROTECTION SERVICES, POLICE, AUTHORITIES OF THE UNITED STATES POSTAL SERVICE MAIL CARRIES, REPRESENTATIVES OF UTILITIES AUTHORIZED BY THE OWNER, HOLDERS OF MORTGAGE LIENS ON SUCH LANDS THE NON-EXCLUSIVE AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID PRIVATE ROADWAYS AND UTILITY EASEMENTS.

IN WITNESS WHEREOF, THE UNDERSIGNED, GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE EXECUTED AND ACKNOWLEDGED BY ITS UNDERSIGNED Mike Galvin MANAGER THEREUNTO DULY AUTHORIZED ON THIS 17<sup>th</sup> DAY OF October, 2023.

GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
BY:   
DATE: 10/12/2023  
PRINTED NAME: MIKE GALVIN  
TITLE: MANAGER  
121 SNELL ISLE BLVD.  
ST PETERSBURG, FLORIDA 33704

WITNESS:  
  
WITNESS:   
PRINTED NAME: Genesive LaBuda  
PRINTED NAME: Melissa Martinez

STATE OF Florida  
COUNTY OF Orange  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 17<sup>th</sup> DAY OF October, 2023, BY MIKE GALVIN, MANAGER, GALVIN LAND SERVICES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY HE IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC:   
PRINT NAME: Genesive M. LaBuda  
MY COMMISSION EXPIRES: January 20, 2026  
COMMISSION #: HH218159

### CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A REGISTERED SURVEYOR AND MAPPER, LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

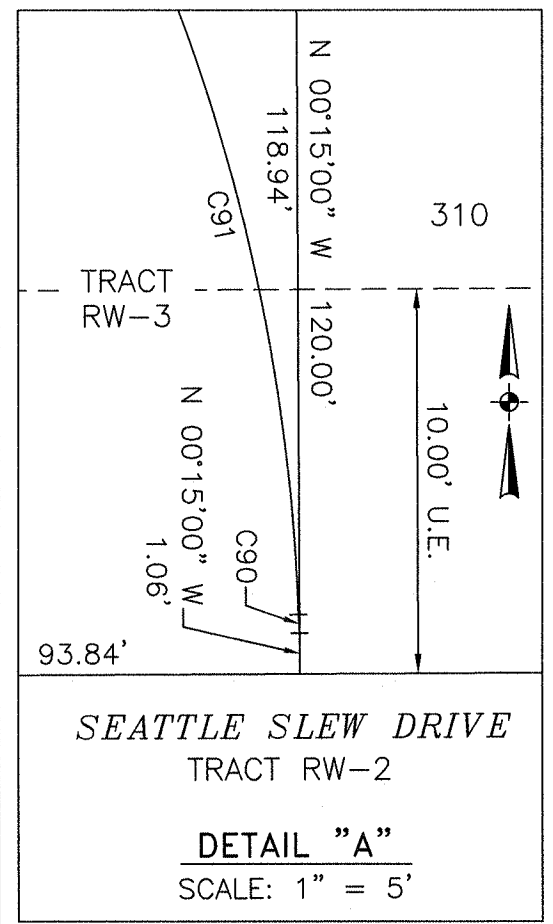
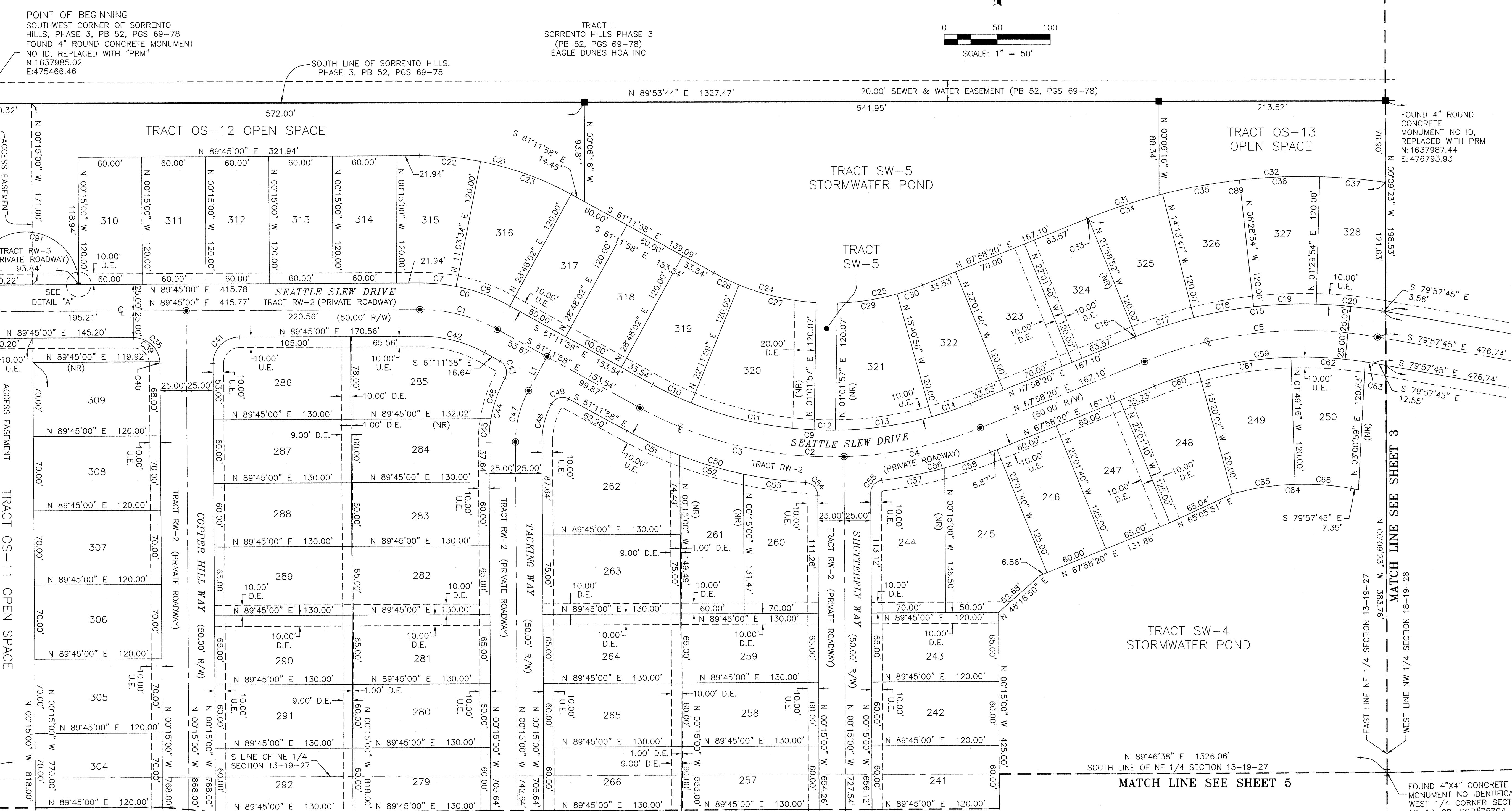
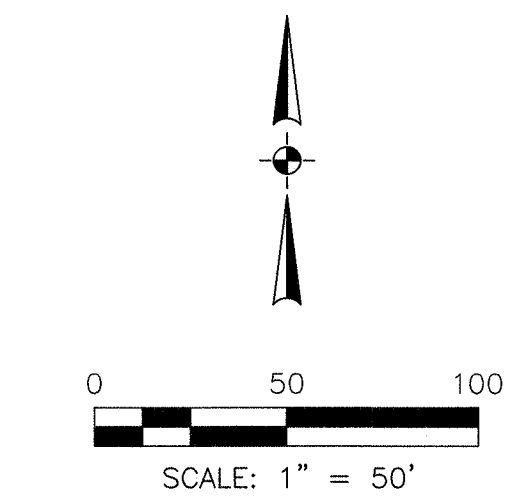
DATE: 10/06/2023  
STEVEN E. BLANKENSHIP, P.S.M.  
REGISTRATION NO. 5361  
ATLANTIC SURVEYING, LLC.  
308 S. DILLARD STREET  
WINTER GARDEN, FLORIDA 34787  
LICENSED BUSINESS #8060

### CERTIFICATE OF CLERK

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD  
ON December 20, 2023 AT 1:28:15 PM.  
FILE NO. 2023154413, PLAT BOOK 82, PAGE 80.  
  
CLERK OF THE CIRCUIT COURT  
IN AND FOR LAKE COUNTY, FLORIDA

# SORRENTO PINES PHASE 1B

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA



DETAIL "A"  
SCALE: 1" = 5'

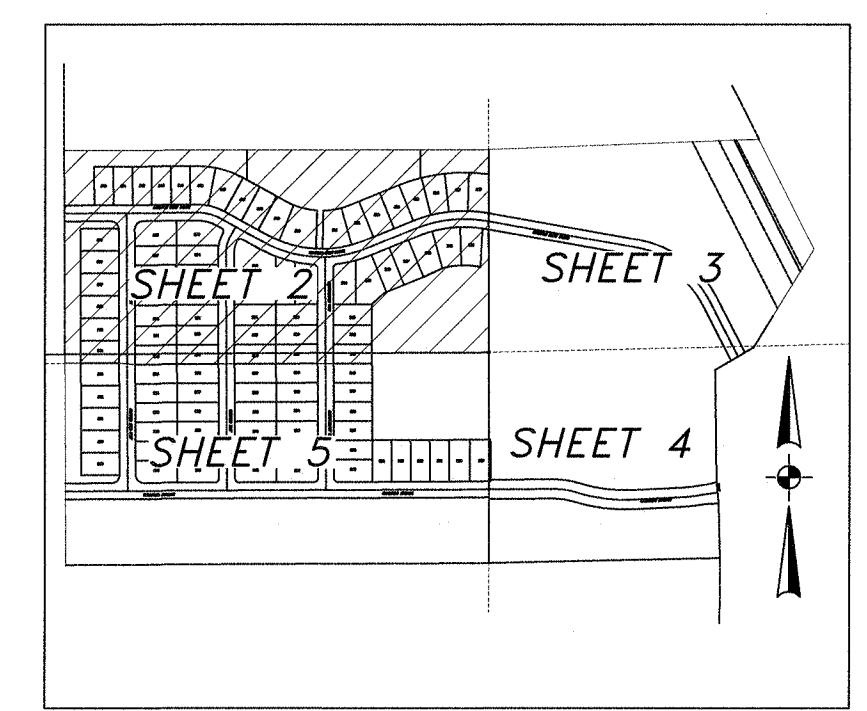
SW CORNER OF SE 1/4 OF NE 1/4 OF SECTION 13-19-27 FOUND 4" ROUND CONCRETE MONUMENT L/S 707, E 0.34', N 0.44' FOUND 1/2" IRON ROD LB#8060 REMOVED ALL AND SET "PRM"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	150.00'	76.05'	75.24'	S 75°43'29" E	29°03'01"
C2	375.00'	332.67'	321.87'	S 86°36'49" E	50°49'42"
C3	375.00'	200.42'	198.04'	S 76°30'38" E	30°37'19"
C4	375.00'	132.25'	131.57'	N 78°04'31" E	20'12'23"
C5	400.00'	223.86'	220.95'	N 84°00'18" E	32°03'56"
C6	175.00'	88.73'	87.78'	S 75°43'29" E	29°03'01"
C7	175.00'	34.54'	34.49'	S 84°35'43" E	11°18'34"
C8	175.00'	54.19'	53.97'	S 70°04'12" E	17°44'28"
C9	350.00'	310.48'	300.41'	S 86°36'49" E	50°49'42"
C10	350.00'	40.32'	40.30'	S 64°30'00" E	06°36'02"
C11	350.00'	119.30'	118.73'	S 77°33'55" E	19°31'49"
C12	350.00'	20.00'	20.00'	S 88°58'03" E	03°16'28"
C13	350.00'	92.10'	91.84'	N 81°51'24" E	15°04'38"
C14	350.00'	38.77'	38.74'	N 71°08'42" E	06°20'45"
C15	425.00'	237.85'	234.76'	N 84°00'18" E	32°03'56"
C16	425.00'	1.33'	1.33'	N 68°03'42" E	00°10'45"
C17	425.00'	57.49'	57.44'	N 72°01'35" E	07°45'00"
C18	425.00'	57.44'	57.40'	N 79°46'26" E	07°44'39"
C19	425.00'	59.15'	59.10'	N 87°37'58" E	07°58'26"
C20	425.00'	62.44'	62.39'	S 84°10'17" E	08°25'05"
C21	295.00'	149.57'	147.98'	S 75°43'29" E	29°03'01"
C22	295.00'	58.23'	58.13'	S 84°35'43" E	11°18'34"
C23	295.00'	91.34'	90.98'	S 70°04'12" E	17°44'28"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C24	230.00'	101.47'	100.64'	S 73°50'15" E	25°16'34"
C25	230.00'	82.56'	82.12'	N 78°15'23" E	20°34'06"
C26	230.00'	26.50'	26.48'	S 64°30'00" E	06°36'02"
C27	230.00'	74.97'	74.64'	S 77°08'17" E	18°40'32"
C28	NOT USED, INTENTIONALLY DELETED				
C29	230.00'	57.09'	56.95'	N 81°25'45" E	14°13'21"
C30	230.00'	25.47'	25.46'	N 71°08'42" E	06°20'45"
C31	545.00'	71.74'	71.69'	N 71°44'36" E	07°32'32"
C32	545.00'	215.29'	213.90'	N 86°49'53" E	23°38'02"
C33	545.00'	1.43'	1.43'	N 68°02'50" E	00°09'00"
C34	545.00'	73.72'	73.67'	N 71°59'51" E	07°45'01"
C35	545.00'	73.67'	73.62'	N 79°44'42" E	07°44'42"
C36	545.00'	75.86'	75.80'	N 87°36'19" E	07°58'31"
C37	545.00'	62.36'	62.32'	S 85°07'46" E	06°33'19"
C38	25.00'	39.27'	35.36'	N 45°15'00" W	90°00'00"
C39	25.00'	37.27'	33.91'	N 47°32'39" W	85°24'41"
C40	25.00'	2.00'	2.00'	N 02°32'39" W	04°35'19"
C41	25.00'	39.27'	35.36'	N 44°45'00" E	90°00'00"
C42	125.00'	63.38'	62.70'	S 75°43'29" E	29°03'01"
C43	125.00'	18.80'	18.94'	S 16°18'34" E	89°46'50"
C44	125.00'	62.90'	62.24'	N 14°09'56" E	28°49'51"
C45	125.00'	22.48'	22.45'	N 04°54'11" E	10°18'21"
C46	125.00'	40.42'	40.24'	N 19°19'06" E	18°31'30"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C47	100.00'	50.78'	50.24'	N 14°17'52" E	29°05'44"
C48	75.00'	37.40'	37.02'	N 14°02'15" E	28°34'28"
C49	12.00'	18.95'	17.04'	N 73°33'45" E	90°28'33"
C50	400.00'	176.86'	175.42'	S 73°51'57" E	25°19'57"
C51	400.00'	54.74'	54.69'	S 65°07'11" E	07°50'25"
C52	400.00'	62.71'	62.65'	S 73°31'52" E	08°58'58"
C53	400.00'	59.41'	59.35'	S 82°16'38" E	08°30'34"
C54	12.00'	18.07'	16.41'	N 43°23'27" W	86°16'56"
C55	12.00'	17.47'	15.97'	N 41°27'18" E	83°24'36"
C56	400.00'	106.03'	105.72'	N 75°33'58" E	15°11'16"
C57	400.00'	60.53'	60.47'	N 78°49'29" E	08°40'14"
C58	400.00'	45.50'	45.47'	N 71°13'51" E	06°31'02"
C59	375.00'	209.87'	207.14'	N 84°00'18" E	32°03'56"
C60	375.00'	43.81'	43.79'	N 71°19'09" E	06°41'38"
C61	375.00'	88.44'	88.24'	N 81°25'21" E	13°30'46"
C62	375.00'	70.20'	70.09'	S 86°27'32" E	10°43'30"
C63	375.00'	7.42'	7.42'	S 80°31'46" E	01°08'02"
C64	255.00'	112.92'	112.00'	N 87°21'07" E	25°22'18"
C65	255.00'	60.14'	60.00'	N 81°25'21" E	13°30'46"
C66	255.00'	52.78'	52.68'	S 85°53'30" E	11°51'32"
C67	545.00'	287.04'	283.73'	N 83°03'37" E	30°10'34"
C68	13.49'	0.48'	0.48'	N 03°01'47" W	02°01'56"
C69	50.00'	130.49'	96.49'	N 76°46'51" W	149°32'05"

LINE	BEARING	DISTANCE
L1	N 28°50'44" E	136.40'



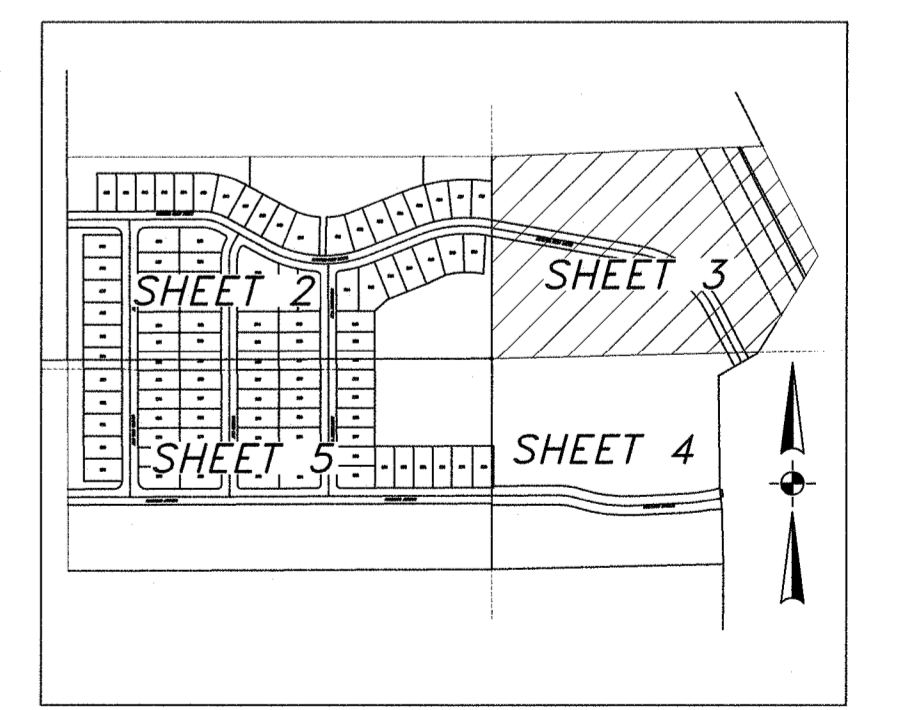
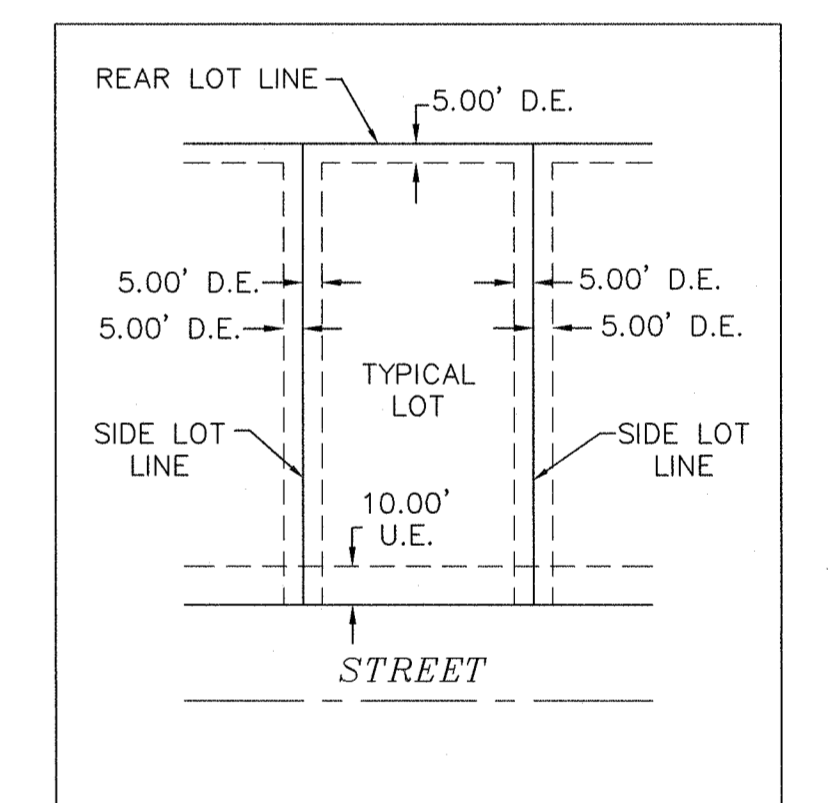
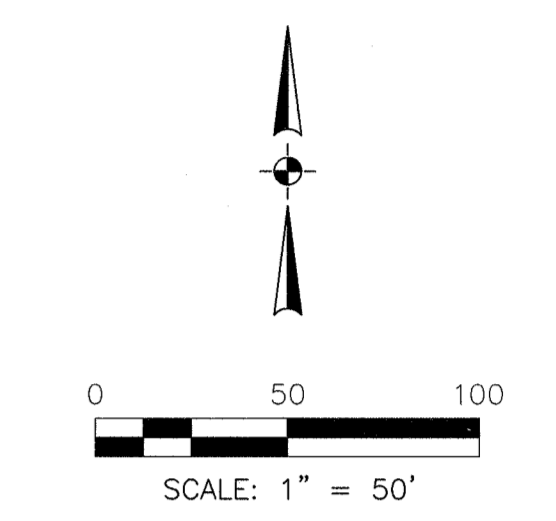
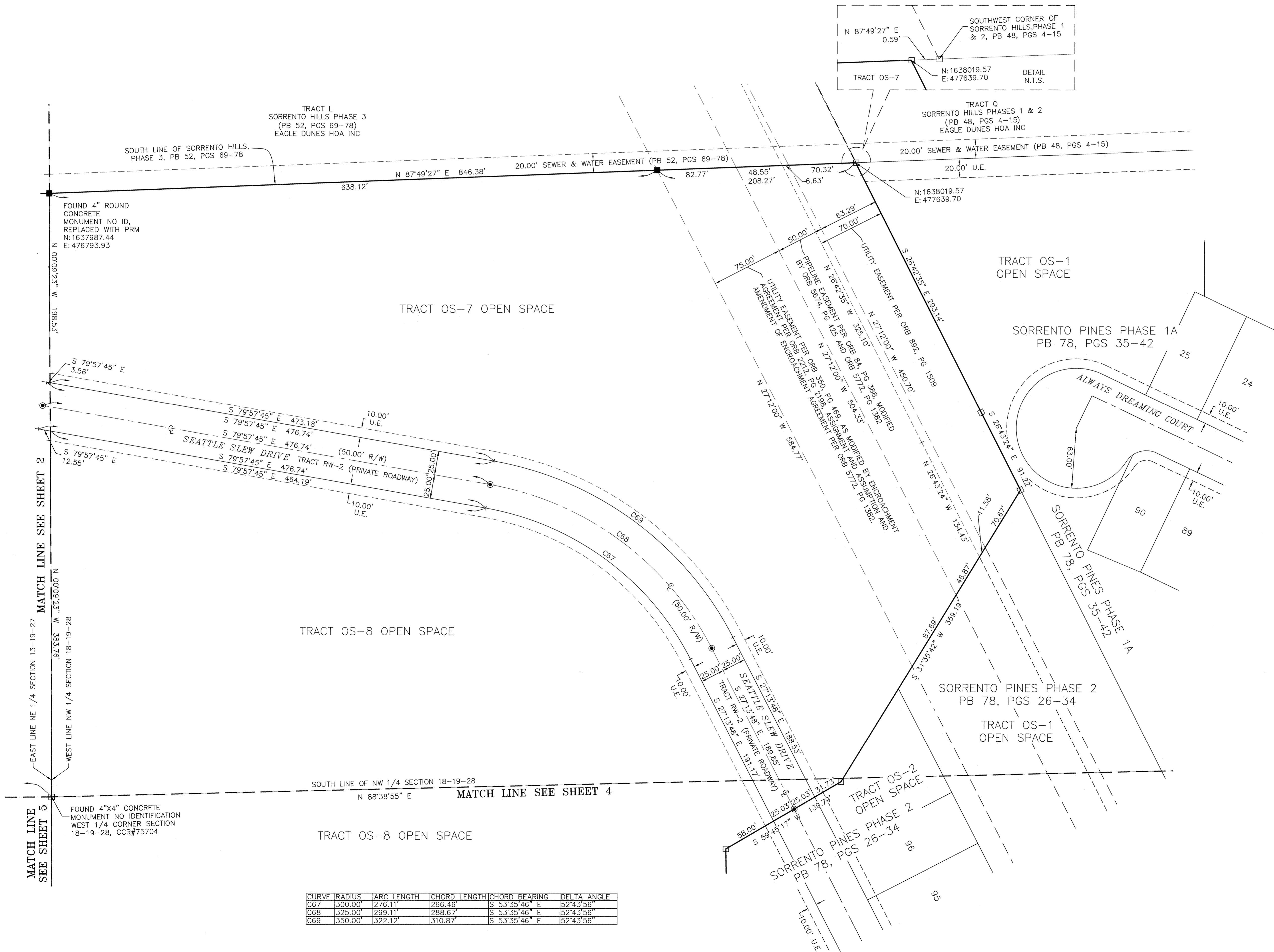
KEY MAP  
SCALE: 1" = 600'

ATLANTIC SURVEYING, LLC.  
308 S. DILLARD STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 656-4993/FAX (407) 656-4437  
LICENSED BUSINESS #80660

# SORRENTO PINES PHASE 1B

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA

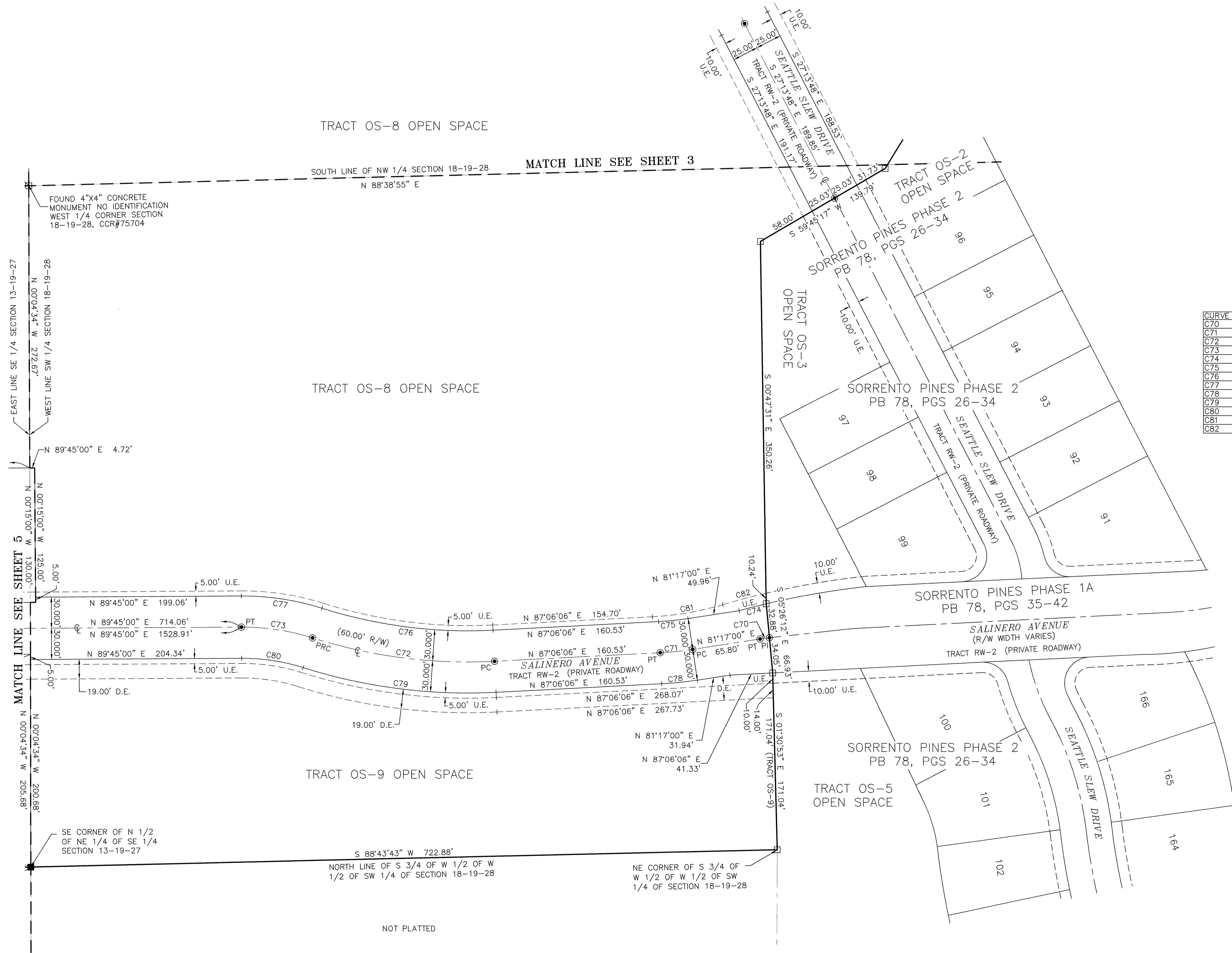
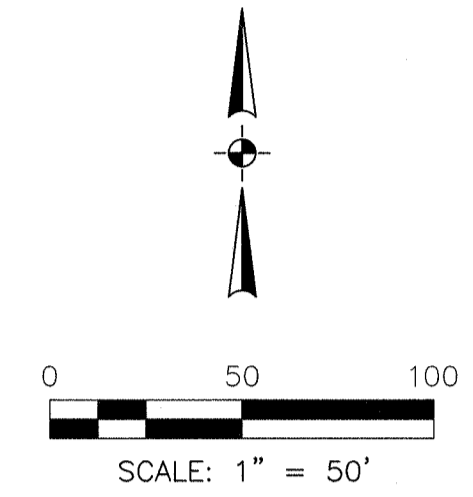
PLAT BOOK **82** PAGE **82**  
SHEET 3 OF 5



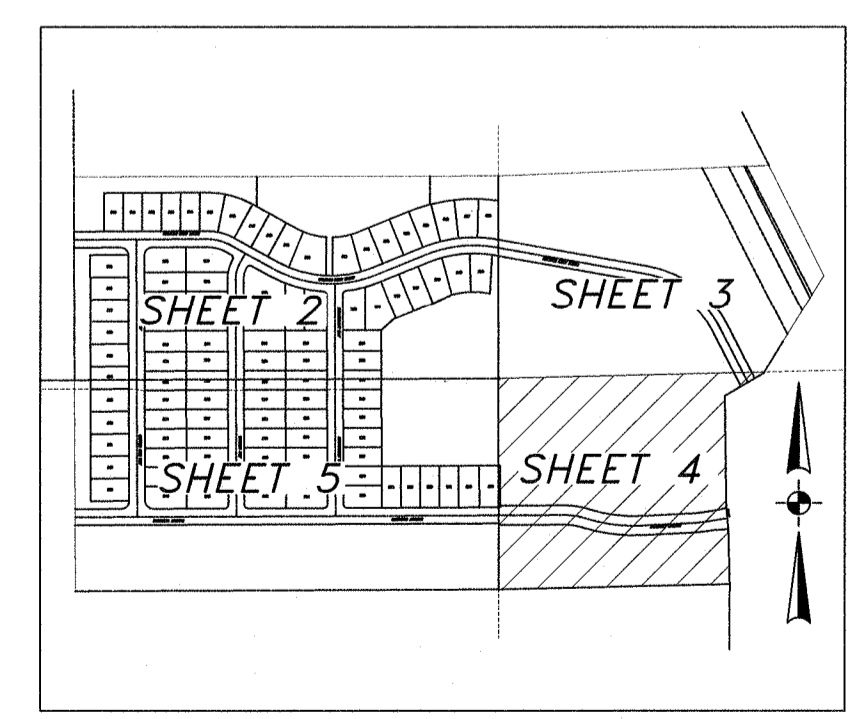
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C67	300.00'	276.11'	266.46'	S 53°35'46" E	52°43'56"
C68	325.00'	299.11'	288.67'	S 53°35'46" E	52°43'56"
C69	350.00'	322.12'	310.87'	S 53°35'46" E	52°43'56"

# SORRENTO PINES PHASE 1B

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C70	212.93'	9.21'	9.21'	S 82°31'20" W	02°28'41"
C71	312.00'	31.68'	31.67'	S 84°11'33" W	05°49'06"
C72	500.00'	178.54'	177.59'	N 82°40'08" W	20°27'33"
C73	225.00'	69.94'	69.66'	N 81°20'40" W	17°48'39"
C74	785.44'	27.06'	27.06'	S 75°42'40" W	01°58'25"
C75	282.00'	28.64'	28.62'	S 84°11'33" W	05°49'06"
C76	470.00'	167.83'	166.94'	N 82°40'08" W	20°27'33"
C77	255.00'	79.27'	78.95'	N 81°20'40" W	17°48'39"
C78	342.00'	34.73'	34.72'	S 84°11'33" W	05°49'06"
C79	530.00'	189.25'	188.25'	N 82°40'08" W	20°27'33"
C80	195.00'	60.62'	60.37'	N 81°20'40" W	17°48'39"
C81	290.00'	69.29'	69.13'	N 80°15'24" E	13°41'24"
C82	795.44'	43.20'	43.20'	N 75°18'07" E	03°06'43"

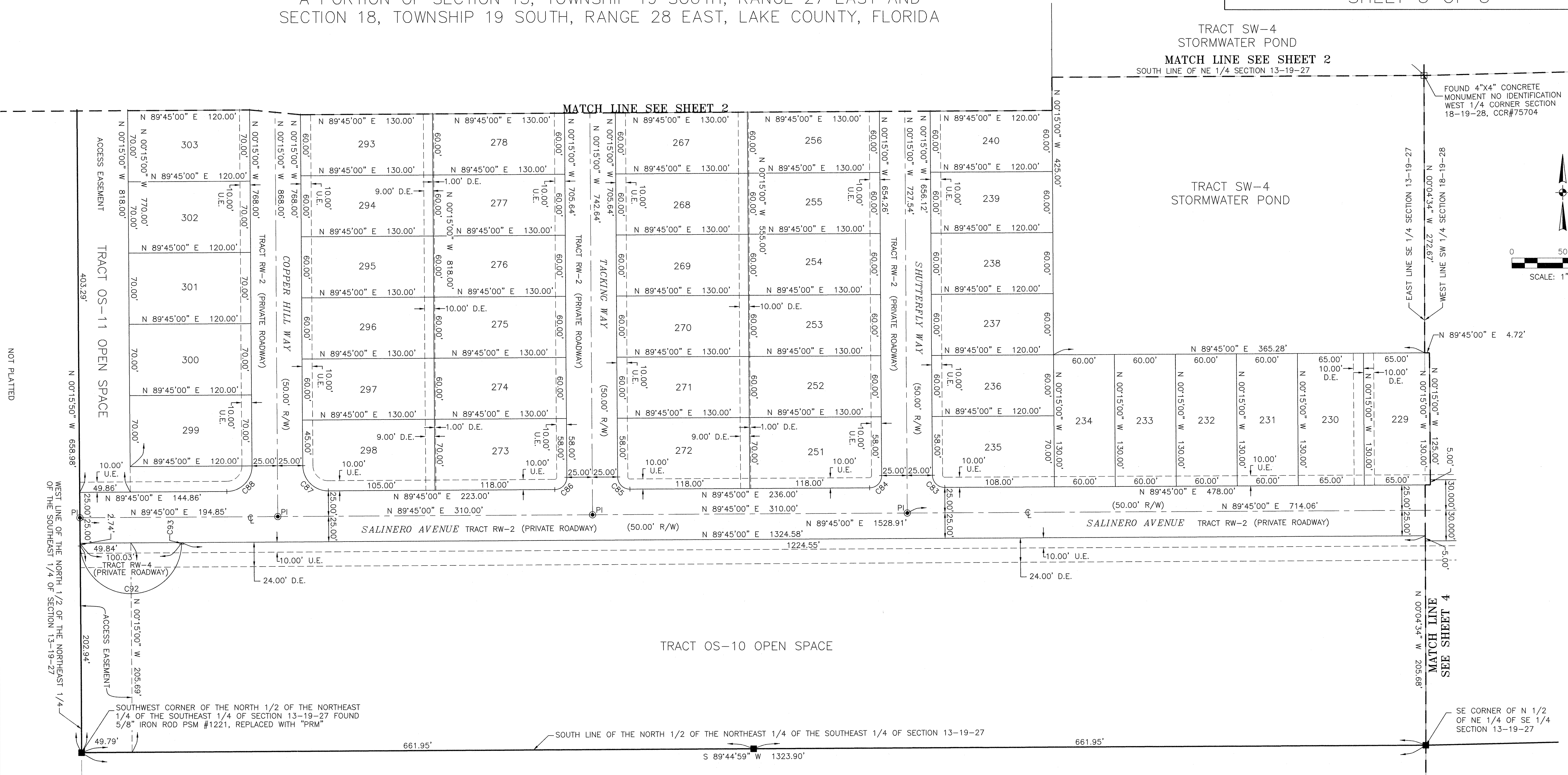


KEY MAP  
SCALE: 1" = 600'

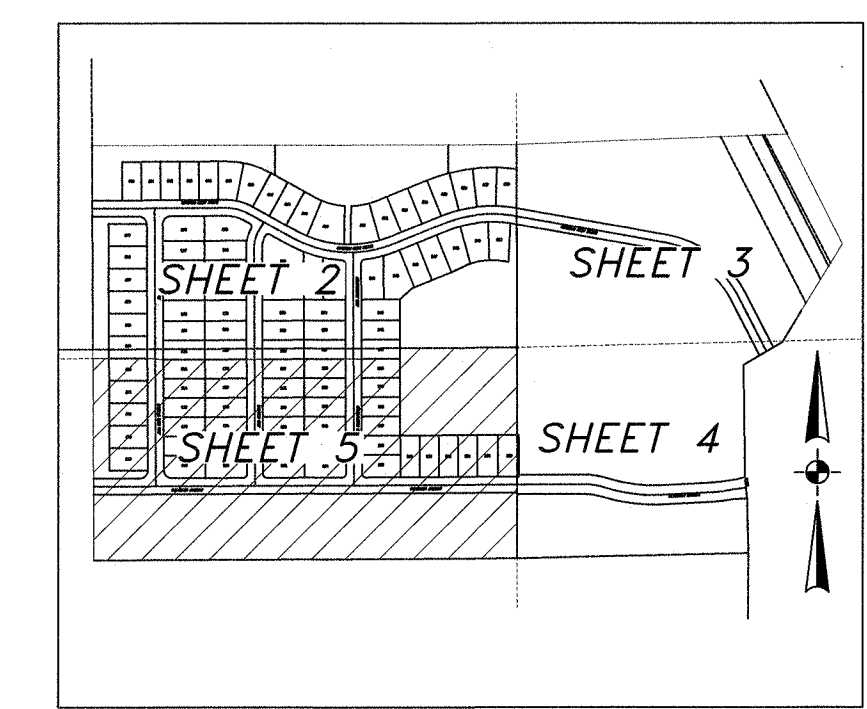
NOT PLATTED

# SORRENTO PINES PHASE 1B

A PORTION OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 27 EAST AND SECTION 18, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C83	12.00'	18.85'	16.97'	N 45°15'00" W	90°00'00"
C84	12.00'	18.85'	16.97'	N 44°45'00" E	90°00'00"
C85	12.00'	18.85'	16.97'	N 45°15'00" W	90°00'00"
C86	12.00'	18.85'	16.97'	N 44°45'00" E	90°00'00"
C87	25.00'	39.27'	35.36'	N 45°15'00" W	90°00'00"
C88	25.00'	39.27'	35.36'	N 44°45'00" E	90°00'00"
C92	50.00'	152.77'	99.91'	N 89°02'43" E	175°03'47"
C93	14.50'	1.52'	1.52'	N 04°30'49" E	06°00'00"



**KEY MAP**  
SCALE: 1" = 600'