

LAKE DENHAM
ESTATES

by
Geosam

- EXPRESS - 50' Home Sites
- EXPRESS - 40' Home Sites
- DR HORTON - Villas
- MERITAGE - 40' Home Sites
- AVEX - 50' Home Sites

LAKE DENHAM ESTATES PHASE II

A REPLAT OF TRACT "F-2" AND A PORTION OF TRACT "F-3", LAKE DENHAM ESTATES PHASE I, AS RECORDED IN PLAT BOOK 72, PAGES 14 THROUGH 23, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN THE SOUTH 1/2 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 24 EAST, IN THE CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

Legal Description

BEGIN AT THE SOUTHWEST CORNER OF LOT 207, LAKE DENHAM ESTATES PHASE I, AS RECORDED IN PLAT BOOK 72, PAGES 14 THROUGH 23, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE THE FOLLOWING ELEVEN (11) COURSES ALONG THE NORTH LINE OF TRACT "S-4", SAID LAKE DENHAM ESTATES PHASE I: (1) S71°15'28"W A DISTANCE OF 37.50 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 300.00 FEET, A CHORD BEARING OF N54°05'09"W, A CHORD DISTANCE OF 160.66 FEET, (2) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°03'48", A DISTANCE OF 162.65 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2052.72 FEET, A CHORD BEARING OF N66°57'50"W, A CHORD DISTANCE OF 190.08 FEET, (3) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°18'26", A DISTANCE OF 190.15 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 497.74 FEET, A CHORD BEARING OF N77°02'01"W, A CHORD DISTANCE OF 219.25 FEET, (4) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°26'49", A DISTANCE OF 221.06 FEET TO A POINT OF TANGENCY, (5) N89°45'25"W A DISTANCE OF 106.27 FEET; (6) N00°14'35"E A DISTANCE OF 120.00 FEET; (7) N89°45'25"W A DISTANCE OF 20.00 FEET; (8) S00°14'35"W A DISTANCE OF 120.00 FEET; (9) N89°45'25"W A DISTANCE OF 50.00 FEET; (10) N00°14'35"E A DISTANCE OF 170.00 FEET; (11) N89°45'25"W A DISTANCE OF 15.24 FEET TO A POINT ON THE SOUTH BOUNDARY OF TRACT "F-3", SAID LAKE DENHAM ESTATES PHASE I; THENCE N00°14'35"E, ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 120.00 FEET; THENCE S89°45'25"E, ALONG SAID SOUTH BOUNDARY AND ITS EXTENSION, A DISTANCE OF 120.00 FEET; THENCE CONTINUE THE FOLLOWING THIRTY-THREE (33) COURSES ALONG SAID SOUTH BOUNDARY: (1) N00°14'35"E A DISTANCE OF 140.00 FEET; (2) S89°45'25"E A DISTANCE OF 130.00 FEET; (3) S85°21'05"E A DISTANCE OF 50.15 FEET; (4) S89°45'25"E A DISTANCE OF 120.00 FEET; (5) S00°14'35"W A DISTANCE OF 42.80 FEET; (6) S89°45'25"E A DISTANCE OF 120.00 FEET; (7) S67°57'20"E A DISTANCE OF 53.85 FEET; (8) S89°45'25"E A DISTANCE OF 240.00 FEET; (9) S89°45'21"E A DISTANCE OF 50.00 FEET; (10) S89°45'25"E A DISTANCE OF 120.00 FEET; (11) S00°14'35"W A DISTANCE OF 80.00 FEET; (12) S89°45'25"E A DISTANCE OF 120.00 FEET; (13) S77°53'02"E A DISTANCE OF 51.09 FEET; (14) S89°45'25"E A DISTANCE OF 120.00 FEET; (15) S00°14'35"W A DISTANCE OF 120.00 FEET; (16) S89°45'25"E A DISTANCE OF 120.00 FEET; (17) N75°47'38"E A DISTANCE OF 51.63 FEET; (18) S89°45'25"E A DISTANCE OF 120.00 FEET; (19) S00°14'35"W A DISTANCE OF 30.87 FEET; (20) S89°45'25"E A DISTANCE OF 120.00 FEET; (21) N00°14'35"E A DISTANCE OF 51.48 FEET; (22) S89°45'25"E A DISTANCE OF 50.00 FEET; (23) S00°14'35"W A DISTANCE OF 59.81 FEET; (24) S89°40'07"E A DISTANCE OF 213.98 FEET; (25) N00°14'35"E A DISTANCE OF 120.00 FEET; (26) S89°45'25"E A DISTANCE OF 10.00 FEET; (27) S00°14'35"W A DISTANCE OF 120.00 FEET; (28) S89°39'15"E A DISTANCE OF 54.69 FEET; (29) S00°19'53"W A DISTANCE OF 80.00 FEET; (30) S89°40'07"E A DISTANCE OF 120.00 FEET; (31) N00°19'53"E A DISTANCE OF 40.00 FEET; (32) S71°26'01"E A DISTANCE OF 52.64 FEET; (33) S00°19'53"W A DISTANCE OF 181.78 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF ANAHID DRIVE, AS SHOWN ON THE PLAT OF SAID LAKE DENHAM ESTATES PHASE I; THENCE THE FOLLOWING TWENTY (20) COURSES ALONG SAID NORTH RIGHT-OF-WAY LINE: (1) S66°25'53"W A DISTANCE OF 54.69 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF S37°46'30"W, A CHORD DISTANCE OF 24.32 FEET, (2) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°53'11", A DISTANCE OF 26.14 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2050.00 FEET, A CHORD BEARING OF S74°19'42"W, A CHORD DISTANCE OF 63.67 FEET, (3) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°46'46", A DISTANCE OF 63.67 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 888.04 FEET, A CHORD BEARING OF S83°20'34"W, A CHORD DISTANCE OF 305.49 FEET, (4) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°48'31", A DISTANCE OF 307.02 FEET TO POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF N43°15'18"W, A CHORD DISTANCE OF 27.53 FEET, (5) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°59'45", A DISTANCE OF 30.37 FEET TO A POINT OF NON-TANGENCY; (6) N79°05'37"W A DISTANCE OF 50.88 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF S49°56'27"W, A CHORD DISTANCE OF 30.51 FEET, (7) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 99°23'44", A DISTANCE OF 34.70 FEET TO A POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1889.32 FEET, A CHORD BEARING OF N77°13'11"W, A CHORD DISTANCE OF 207.08 FEET, (8) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°16'59", A DISTANCE OF 207.18 FEET TO A POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF N36°55'04"W, A CHORD DISTANCE OF 24.16 FEET, (9) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 74°19'17", A DISTANCE OF 25.94 FEET TO A POINT OF NON-TANGENCY; (10) N63°12'11"W A DISTANCE OF 55.90 FEET TO A POINT OF NON-TANGENCY ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF S52°34'00"W, A CHORD DISTANCE OF 31.66 FEET, (11) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 104°38'51", A DISTANCE OF 36.53 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2797.44 FEET, A CHORD BEARING OF N77°11'36"W, A CHORD DISTANCE OF 203.45 FEET, (12) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°10'05", A DISTANCE OF 203.50 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF N39°31'02"W, A CHORD DISTANCE OF 25.58 FEET, (13) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°31'13", A DISTANCE OF 27.76 FEET TO A POINT OF NON-TANGENCY; (14) N72°54'23"W A DISTANCE OF 52.24 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF S49°33'17"W, A CHORD DISTANCE OF 30.33 FEET, (15) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°37'25", A DISTANCE OF 34.43 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2797.44 FEET, A CHORD BEARING OF N81°42'06"W, A CHORD DISTANCE OF 55.49 FEET, (16) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°08'11", A DISTANCE OF 55.49 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1882.72 FEET, A CHORD BEARING OF N80°00'43"W, A CHORD DISTANCE OF 148.36 FEET, (17) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°30'58", A DISTANCE OF 148.40 FEET TO A POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF N38°45'19"W, A CHORD DISTANCE OF 25.17 FEET, (18) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 77°59'48", A DISTANCE OF 27.23 FEET TO A POINT OF NON-TANGENCY; (19) N66°30'14"W A DISTANCE OF 54.42 FEET TO A NON-TANGENCY POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF S52°40'04"W, A CHORD DISTANCE OF 31.70 FEET, (20) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 104°50'59", A DISTANCE OF 36.60 FEET TO A POINT OF NON-TANGENCY; THENCE S23°04'34"W A DISTANCE OF 50.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 207 LAKE DENHAM ESTATES PHASE I; THENCE S15°26'55"W ALONG THE WEST LINE OF SAID LOT 207, A DISTANCE OF 147.50 FEET TO THE POINT OF BEGINNING.

CONTAINS 804,599 SQUARE FEET OR 18.471 ACRES MORE OR LESS.

INSTRUMENT #2020014168
 PLAT BK 72 PG 58 (3 PGS)
 DATE: 2/4/2020 10:08:50 AM
 GARY J. COONEY, CLERK OF THE CIRCUIT COURT
 AND COMPTROLLER, LAKE COUNTY, FLORIDA
 RECORDING FEES \$60.00

SHEET 1 OF 3

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.

VICINITY MAP (NTS)

SHEET INDEX

SHEET 1: COVER, DESCRIPTION, NOTES AND KEY MAP
 SHEETS 2 THROUGH 3: PLAT DETAILS

PLAT BOOK: **72** PAGE: **58**

LAKE DENHAM ESTATES PHASE II
 (A REPLAT)
 DEDICATION

KNOW ALL BY THESE PRESENTS, Lake Denham Ventures, LLC, a Florida limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates the Utility and Drainage Easements, and Roads as shown hereon to the perpetual use of the public.

IN WITNESS THEREOF, has caused these presents to be signed by the person named below on the 20th day of December, 2019.

OWNER: Lake Denham Ventures LLC, a Florida limited liability company

BY: David Shahinian, Manager

Signed in the presence of:
Christopher Roy (Printed Name) (Signature)
Amber Coleman (Printed Name) (Signature)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF FLORIDA, COUNTY OF VOLUSIA

THIS IS TO CERTIFY, That on this 20th day of December, 2019, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared David Shahinian, Manager of Lake Denham Ventures LLC, a Florida limited liability company, formed under the laws of the State of Florida, who has produced a _____ as identification, and did not take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized; and that the said conveyance is the act and deed of said Limited Liability Company.

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

Tonya Gandy
 NOTARY PUBLIC SIGNATURE
Tonya Gandy
 PRINT NAME

Commission Number: 083972
 Commission Expires: 7-16-2021

Notes

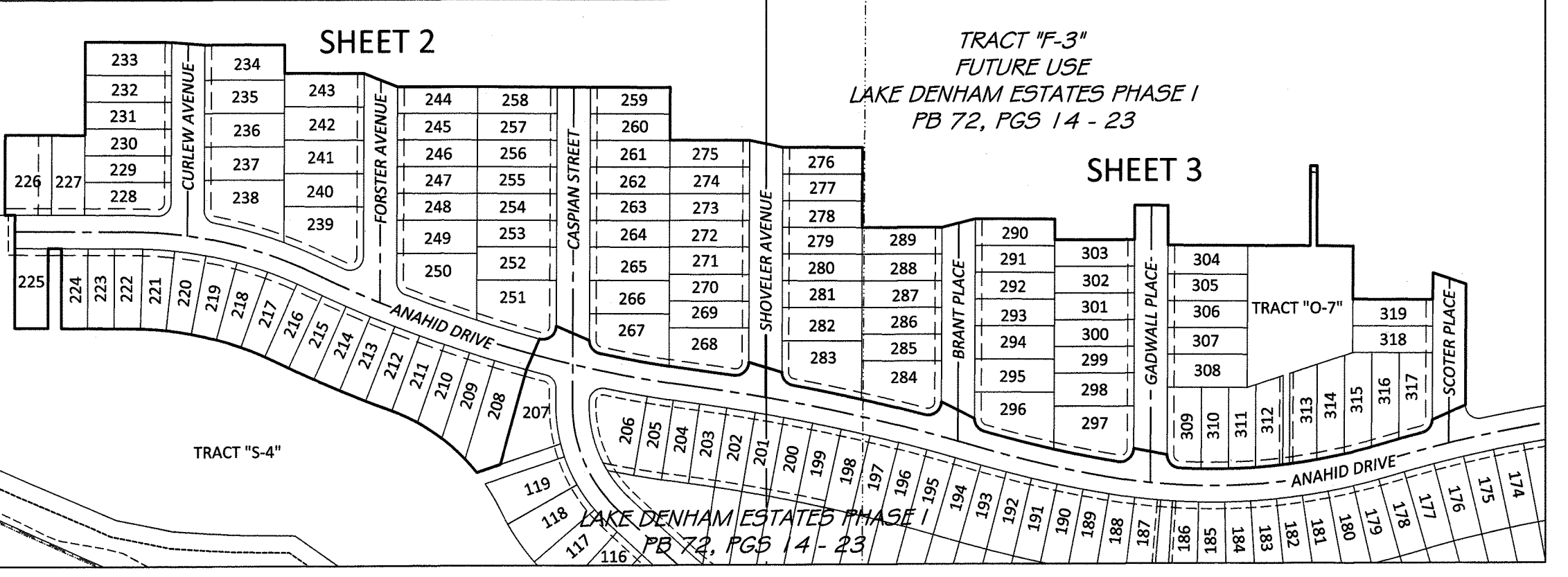
- BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED EAST-WEST CENTER OF SECTION LINE OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 24 EAST BEING S89°29'12"E
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION; 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 UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION - FLORIDA STATUTE 177.091 (28)
- - DENOTES A PERMANENT REFERENCE MONUMENT (PRM), BEING A 1/2" REBAR WITH CAP MARKED "PRM LB 7833".
- ⊙ - DENOTES A PERMANENT CONTROL POINT (PCP); BEING A NAIL & DISK MARKED "PCP LB 7833".
- ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- THIS PLAT CONTAINS 112 LOTS AND 1 TRACTS FOR A TOTAL OF 113.
- THIS PLAT CONTAINS 811 LINEAL FEET OF ROAD.
- OPEN SPACE TRACT O-7 IS TO BE OWNED AND MAINTAINED BY LAKE DENHAM HOMEOWNERS' ASSOCIATION, INC.
- COORDINATES SHOWN HEREON (NORTHING, EASTING) ARE RELATIVE TO NORTH AMERICAN DATUM 83, FLORIDA EAST ZONE.

LEGEND

- CCR - CERTIFIED CORNER RECORD
- CL - CENTERLINE SYMBOL
- Δ - CENTRAL ANGLE
- CM - CONCRETE MONUMENT
- DE - DRAINAGE EASEMENT
- ESMT - EASEMENT
- FND - FOUND
- L - LENGTH
- LB - LICENSED BUSINESS
- MEAS - MEASURED
- N&D - NAIL & DISC
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PCC - POINT OF COMPOUND CURVATURE
- PG - PAGE
- POB - POINT OF BEGINNING
- PRC - POINT OF REVERSE CURVATURE
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- PT - POINT OF TANGENCY
- R - RADIUS
- R/W - RIGHT-OF-WAY
- SF - SQUARE FEET
- UE - UTILITY EASEMENT

KEY MAP

SCALE: 1" = 200'



QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, that I the undersigned, being a professional surveyor and mapper, do hereby certify that on March 25, 2019, a survey of the lands as shown in the foregoing plat or plan is a true and correct representation of the lands surveyed and platted. This plat was prepared under my direction and supervision and this plat complies with all the survey requirements of Chapter 177, Part I, Florida Statutes.

By: James D. Bray
 James D. Bray PSM 6507

Date: 12/20/19

Altamax Surveying
 Licensed Business: #7833
 910 Belle Avenue, Suite 1140
 Casselberry, Florida 32708

CERTIFICATE OF REVIEW BY REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this Plat for conformity to Chapter 177, Part I, 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.

City Surveyor: Steven B. Wacey

Date: 01/26/20

Printed Name: Steven B. Wacey, PSM 5951

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on JANUARY 27, 2020 the City Commission of Leesburg, Lake County, Florida, approved the foregoing plat.

City Clerk: J. Andi Purvis

Mayor / Commissioner: Edward J. Johnson

Printed Name: J. Andi Purvis

Printed Name: Edward J. Johnson

Altamax Surveying
 910 Belle Avenue, Suite 1140
 Casselberry, FL 32708
 Phone: 407-677-0200
 Licensed Business No. 7833
 www.altamaxsurveying.com

LAKE DENHAM ESTATES PHASE III

A REPLAT OF A PORTION OF TRACT "F-3", LAKE DENHAM ESTATES PHASE I, AS RECORDED IN PLAT BOOK 72,
 PAGES 14 THROUGH 23, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN THE SOUTH 1/2 OF
 SECTION 3, TOWNSHIP 20 SOUTH, RANGE 24 EAST, IN THE CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

Legal Description

BEGIN AT THE NORTHEAST CORNER OF LOT 319, LAKE DENHAM ESTATES PHASE II, AS RECORDED IN PLAT BOOK _____ PAGES _____ THROUGH _____, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE THE FOLLOWING THIRTY (30) COURSES ALONG THE BOUNDARIES OF TRACT "F-3", LAKE DENHAM ESTATES PHASE I, AS RECORDED IN PLAT BOOK 72, PAGES 14 THROUGH 23, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA: (1) N89°40'07"W A DISTANCE OF 120.00 FEET; (2) N00°19'53"E A DISTANCE OF 80.00 FEET; (3) N89°39'15"W A DISTANCE OF 54.69 FEET; (4) N00°14'35"E A DISTANCE OF 120.00 FEET; (5) N89°45'25"W A DISTANCE OF 10.00 FEET; (6) S00°14'35"W A DISTANCE OF 120.00 FEET; (7) N89°40'07"W A DISTANCE OF 213.98 FEET; (8) N00°14'35"E A DISTANCE OF 59.81 FEET; (9) N89°45'25"W A DISTANCE OF 50.00 FEET; (10) S00°14'35"W A DISTANCE OF 51.48 FEET; (11) N89°45'25"W A DISTANCE OF 120.00 FEET; (12) N00°14'35"E A DISTANCE OF 30.87 FEET; (13) N89°45'25"W A DISTANCE OF 120.00 FEET; (14) S75°47'38"W A DISTANCE OF 51.63 FEET; (15) N89°45'25"W A DISTANCE OF 120.00 FEET; (16) N00°14'35"E A DISTANCE OF 120.00 FEET; (17) N89°45'25"W A DISTANCE OF 120.00 FEET; (18) N77°53'02"W A DISTANCE OF 51.09 FEET; (19) N89°45'25"W A DISTANCE OF 120.00 FEET; (20) N00°14'35"E A DISTANCE OF 80.00 FEET; (21) N89°45'25"W A DISTANCE OF 120.00 FEET; (22) N89°45'21"W A DISTANCE OF 50.00 FEET; (23) N89°45'25"W A DISTANCE OF 240.00 FEET; (24) N67°57'20"W A DISTANCE OF 53.85 FEET; (25) N89°45'25"W A DISTANCE OF 120.00 FEET; (26) N00°14'35"E A DISTANCE OF 42.80 FEET; (27) N89°45'25"W A DISTANCE OF 120.00 FEET; (28) N85°21'05"W A DISTANCE OF 50.15 FEET; (29) N89°45'25"W A DISTANCE OF 130.00 FEET; (30) S00°14'35"W A DISTANCE OF 140.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID TRACT "F-3"; N89°45'25"W ALONG SAID SOUTH BOUNDARY AND ITS WESTERLY EXTENSION, A DISTANCE OF 120.00 FEET; THENCE CONTINUE THE FOLLOWING TWO (2) COURSES ALONG COURSES ALONG THE BOUNDARIES OF TRACT "F-3": (1) S00°14'35"W A DISTANCE OF 120.00 FEET; (2) N89°45'25"W A DISTANCE OF 23.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "F-3"; THENCE N00°15'45"E, ALONG THE WEST LINE OF SAID TRACT "F-3", A DISTANCE OF 1,044.76 FEET TO THE NORTHWEST CORNER OF SAID TRACT "F-3"; SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 24 EAST; THENCE S89°29'12"E, ALONG THE NORTH LINE OF SAID TRACT "F-3" AND THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 3, A DISTANCE OF 2,398.01 FEET TO THE NORTHEAST CORNER OF SAID TRACT "F-3"; SAID POINT ALSO BEING THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5197, PAGE 1913, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S00°19'53"W, ALONG THE EAST LINE OF SAID TRACT "F-3" AND THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5197, PAGE 1913, A DISTANCE OF 1,109.74 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE S89°17'48"E, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 517.00 FEET TO THE NORTHWEST CORNER OF TRACT "D" RAVENSWOOD PARK, AS RECORDED IN PLAT BOOK 17, PAGE 42, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S00°24'54"W, ALONG THE WEST LINE OF SAID TRACT "D", A DISTANCE OF 225.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "F-3"; THENCE THE FOLLOWING EIGHT (8) COURSES ALONG THE SOUTHERLY BOUNDARY OF SAID TRACT "F-3": (1) N89°17'48"W A DISTANCE OF 45.25 FEET; (2) N00°42'12"E A DISTANCE OF 50.00 FEET; (3) N89°17'48"W A DISTANCE OF 163.72 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2050.00 FEET, A CHORD BEARING OF S84°14'37"W, A CHORD DISTANCE OF 461.27 FEET, (4) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°55'11", A DISTANCE OF 462.25 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, A CHORD BEARING OF N50°56'33"W, A CHORD DISTANCE OF 31.21 FEET, (5) NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 102°32'52", A DISTANCE OF 35.80 FEET TO A POINT OF TANGENCY; (6) N00°19'53"E A DISTANCE OF 181.78 FEET; (7) N71°26'01"W A DISTANCE OF 52.64 FEET; (8) S00°19'53"W A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,435,519 SQUARE FEET OR 55.912 ACRES MORE OR LESS.

Notes

- BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED EAST-WEST CENTER OF SECTION LINE OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 24 EAST BEING S89°29'12"E
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION; 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 UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION - FLORIDA STATUTE 177.091 (28)
- - DENOTES PERMANENT REFERENCE MONUMENT (PRM); BEING A 4"x4" CONCRETE MONUMENT WITH DISK MARKED "PRM LB 7833".
- - DENOTES PERMANENT CONTROL POINT (PCP); BEING A NAIL & DISK MARKED "PCP LB 7833".
- - DENOTES PERMANENT REFERENCE MONUMENT (PRM); BEING A 1/2" IRON ROD WITH DISK MARKED "PRM LB 7833".
- ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- THIS PLAT CONTAINS 250 LOTS AND 10 TRACTS FOR A TOTAL OF 260.
- THIS PLAT CONTAINS 6,175 LINEAL FEET OF ROAD.
- CONSERVATION TRACT W-3 IS TO BE OWNED AND MAINTAINED BY LAKE DENHAM HOMEOWNERS' ASSOCIATION, INC.
- OPEN SPACE TRACTS O-8, O-9, O-10, O-11, O-12 AND O-13, ARE TO BE OWNED AND MAINTAINED BY LAKE DENHAM HOMEOWNERS' ASSOCIATION, INC.
- STORMWATER DRAINAGE TRACTS S-5 AND S-6, ARE TO BE OWNED AND MAINTAINED BY LAKE DENHAM HOMEOWNERS' ASSOCIATION, INC. WITH AN EMERGENCY ACCESS EASEMENT DEDICATED TO THE CITY OF LEESBURG.
- LIFT STATION TRACT L-2, IS TO BE DEDICATED TO THE CITY OF LEESBURG.
- COORDINATES SHOWN HEREON (NORTHING, EASTING) ARE RELATIVE TO NORTH AMERICAN DATUM 83, FLORIDA EAST ZONE.

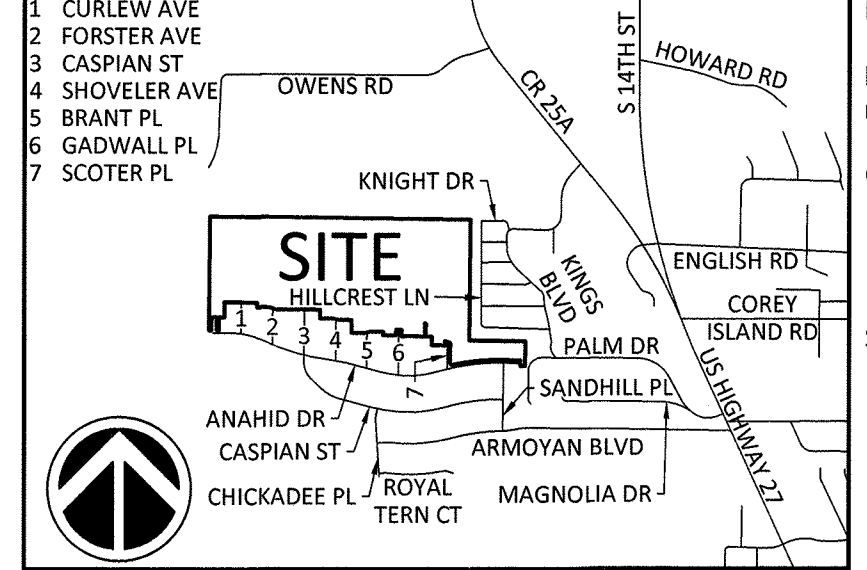
SHEET 1 OF 7

PLAT BOOK: 73 PAGE: 63

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.

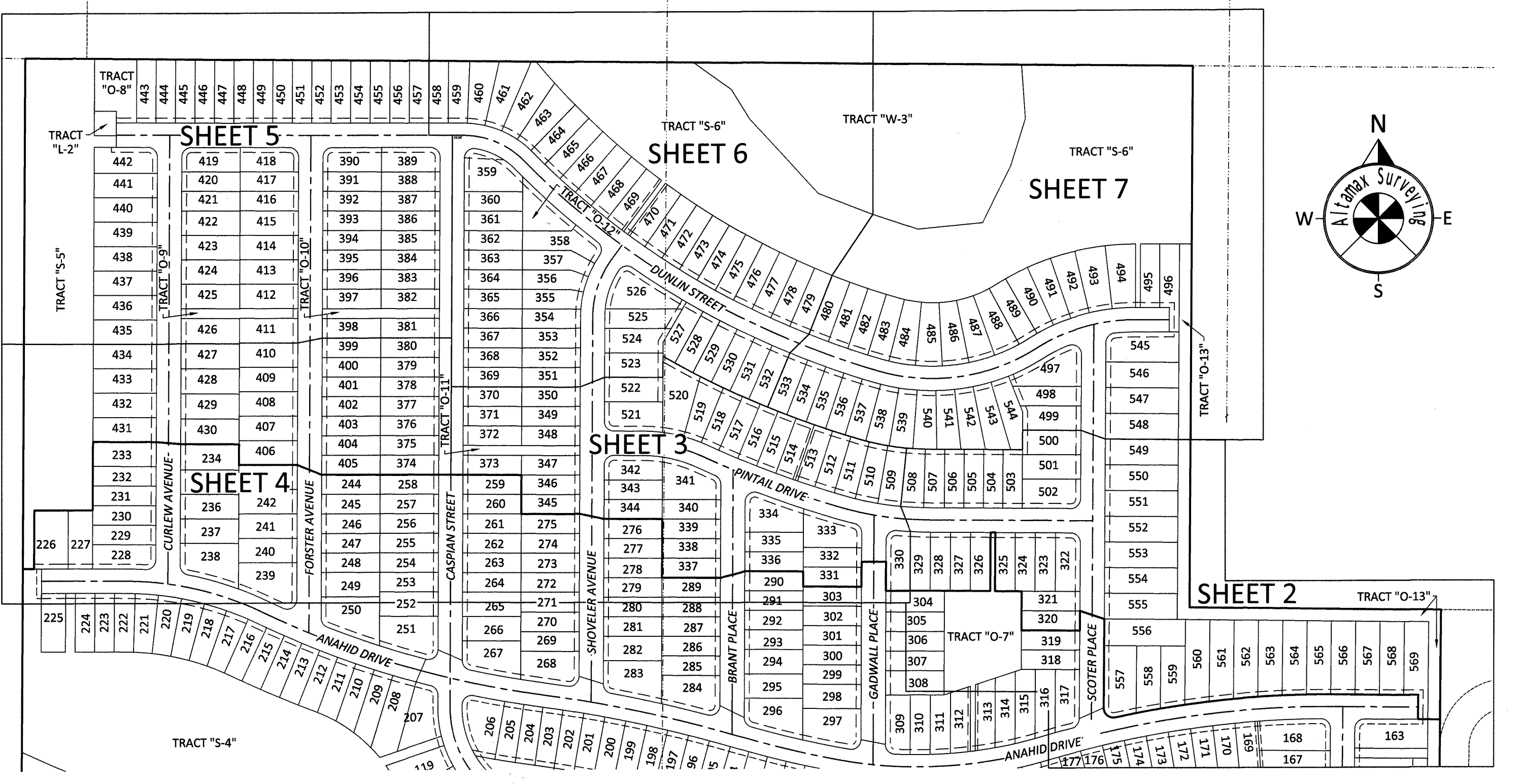
VICINITY MAP (NTS)



SHEET INDEX

SHEET 1: COVER, DESCRIPTION, NOTES AND KEY MAP
 SHEETS 2 THROUGH 7: PLAT DETAILS

KEY MAP
 SCALE: 1" = 200'



LEGEND

- CCR - CERTIFIED CORNER RECORD
- ⊕ - CENTERLINE SYMBOL
- Δ - CENTRAL ANGLE
- CM - CONCRETE MONUMENT
- DE - DRAINAGE EASEMENT
- ESMT - EASEMENT
- FND - FOUND
- L - LENGTH
- LB - LICENSED BUSINESS
- MEAS - MEASURED
- N&D - NAIL & DISC
- ORB - OFFICIAL RECORDS BOOK
- PB - PLAT BOOK
- PC - POINT OF CURVATURE
- PG - POINT OF COMPOUND CURVATURE
- PG - PAGE
- POB - POINT OF BEGINNING
- PRC - POINT OF REVERSE CURVATURE
- PRM - PERMANENT REFERENCE MONUMENT
- PSM - PROFESSIONAL SURVEYOR AND MAPPER
- PT - POINT OF TANGENCY
- R - RADIUS
- R/W - RIGHT-OF-WAY
- SF - SQUARE FEET
- UE - UTILITY EASEMENT

Altamax Surveying
 910 Belle Avenue, Suite 1140
 Casselberry, FL 32708
 Phone: 407-677-0200
 Licensed Business No. 7833
 www.altamaxsurveying.com

LAKE DENHAM ESTATES PHASE III (A REPLAT) DEDICATION

KNOW ALL BY THESE PRESENTS, Lake Denham Ventures LLC, a Florida limited liability company, being the owner in fee simple of the lands described in the foregoing caption to this plat, does hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicates Tract L-2, Utility and Drainage Easements, and Roads as shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, I have caused these presents to be signed by the person named below on the 28th day of December, 2019.

OWNER: Lake Denham Ventures LLC, a Florida limited liability company

BY: David Shahinian, Manager

Signed in the presence of:
 Christopher Ray (Printed Name) [Signature]
 Amber Coleman (Printed Name) [Signature]
 Amber Coleman (Printed Name) [Signature]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF FLORIDA, COUNTY OF VOLUSIA

THIS IS TO CERTIFY, That on this 28th day of December, 2019, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared David Shahinian, Manager of Lake Denham Ventures LLC, a Florida limited liability company, formed under the laws of the State of Florida, who has produced a _____ as identification, and did not take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized; and that the said conveyance is the act and deed of said Limited Liability Company.

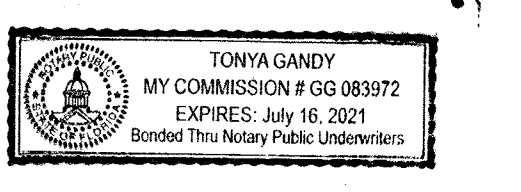
IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

Tanya Gandy (Signature)
 NOTARY PUBLIC SIGNATURE

Tanya Gandy (Print Name)

Commission Number: 083972

Commission Expires: 7-16-2021



QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, that I the undersigned, being a professional surveyor and mapper, do hereby certify that on March 25, 2019, a survey of the lands as shown in the foregoing plat or plan is a true and correct representation of the lands surveyed and platted. This plat was prepared under my direction and supervision and this plat complies with all the survey requirements of Chapter 177, Part I, Florida Statutes.

By: James D. Bray PSM 6507 Date: 12/20/19

Altamax Surveying
 Licensed Business: #7833
 910 Belle Avenue, Suite 1140
 Casselberry, Florida 32708

CERTIFICATE OF REVIEW BY REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this Plat for conformity to Chapter 177, Part I, 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.

City Surveyor [Signature] Date: 01/04/20

Printed Name: STEVEN B WILG, PSM #5951

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that on MAY 26, 2020, the City Commission of Leesburg, Lake County, Florida, approved the foregoing plat.

City Clerk: J. Anndi Purvis (Signature)
 Mayor / Commissioner: ELISE A. DENNISON (Signature)

Printed Name: J. Anndi Purvis Printed Name: ELISE A. DENNISON

LAKE DENHAM ESTATES PHASE I

A PORTION OF THE SOUTH 1/2 OF SECTION 3 AND A PORTION THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 24 EAST, IN THE CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

Legal Description

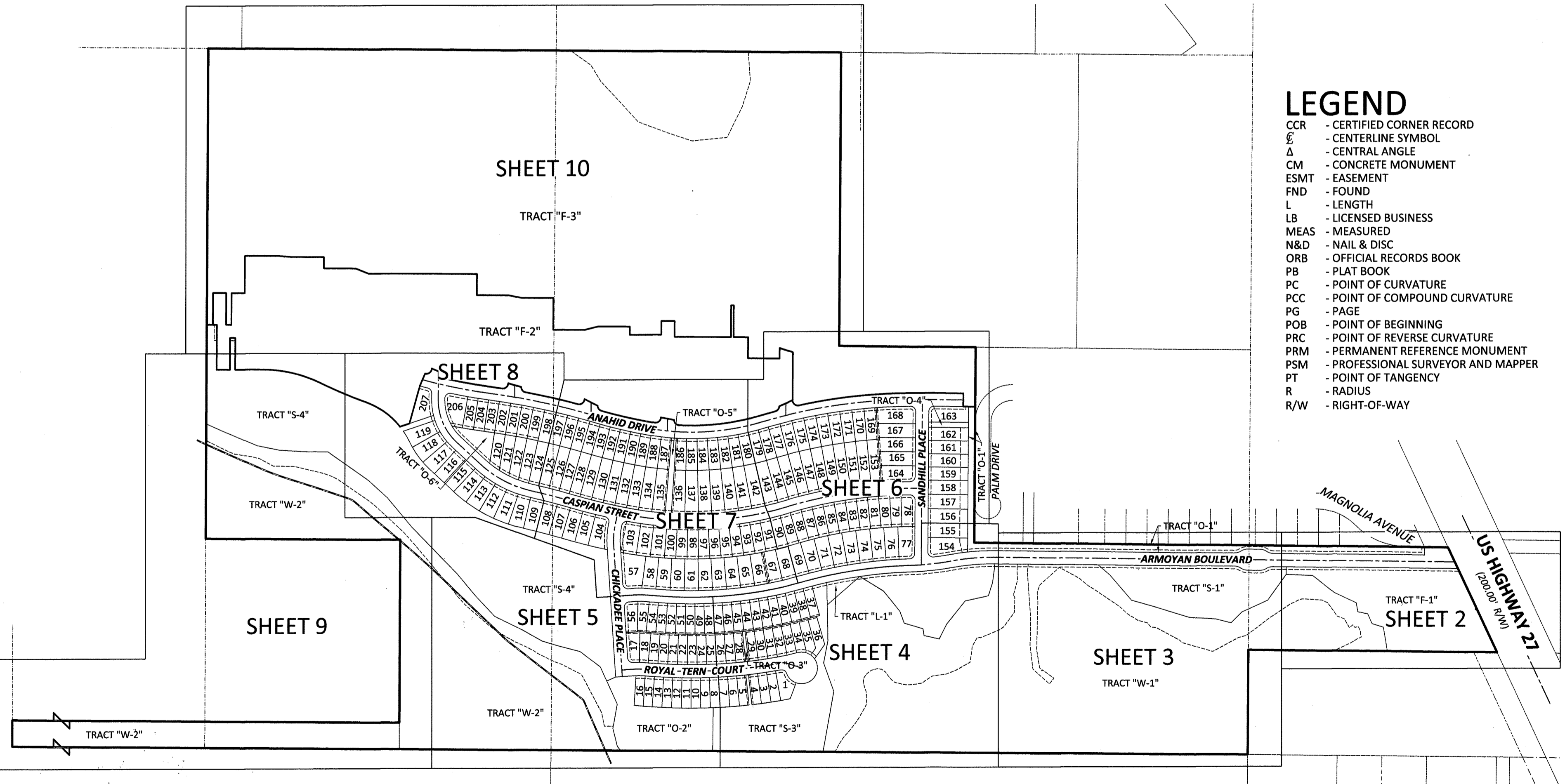
BEGIN AT THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN THENCE N89°29'29"W ALONG THE SOUTH LINE OF SAID SECTION 3, A DISTANCE OF 5,270.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 3; THENCE N00°15'45"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3, A DISTANCE OF 100.00 FEET TO A POINT ON A LINE LYING 100.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 3; THENCE S89°29'29"E ALONG SAID PARALLEL LINE, A DISTANCE OF 2,054.72 FEET; THENCE N00°15'45"E A DISTANCE OF 692.00 FEET TO A POINT ON A LINE LYING 792.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF SECTION 3; THENCE N89°29'29"W ALONG SAID PARALLEL LINE, A DISTANCE OF 737.22 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE N00°15'45"E ALONG SAID WEST LINE, A DISTANCE OF 1,854.58 FEET TO THE NORTHWEST CORNER OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE S89°29'12"E ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 3, A DISTANCE OF 2,398.01 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5197, PAGE 1913, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S00°19'53"W ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 1,109.74 FEET TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE S89°17'48"E ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 517.00 FEET TO THE NORTHWEST CORNER OF TRACT "D", RAVENSWOOD PARK, AS RECORDED IN PLAT BOOK 17, PAGE 42, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S00°24'54"W ALONG THE WEST LINE OF SAID RAVENSWOOD PARK, A DISTANCE OF 739.59 FEET TO THE SOUTHWEST CORNER OF SAID RAVENSWOODS PARK; THENCE S89°18'39"E ALONG THE SOUTH LINE OF SAID RAVENSWOOD PARK, A DISTANCE OF 1,042.46 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE S89°16'59"E, CONTINUING ALONG THE SOUTH LINE OF SAID RAVENSWOOD PARK, A DISTANCE OF 755.04 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF US HIGHWAY 27 (STATE ROAD 25) PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 11040-252; THENCE S25°03'33"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 439.70 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2604, PG 954, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N89°16'59"W ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 943.92 FEET TO THE NORTHWEST CORNER OF SAID LANDS AND A POINT ON SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 3; THENCE S00°22'53"W ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2604, PG 954 AND SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 3, A DISTANCE OF 396.04 FEET TO THE POINT OF BEGINNING.

CONTAINS 7,919,735 SQUARE FEET OR 181.812 ACRES MORE OR LESS.

Notes

- BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED EAST-WEST CENTER OF SECTION LINE OF SECTION 3, TOWNSHIP 20 SOUTH, RANGE 24 EAST BEING S89°29'12"E
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION; 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 UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION - FLORIDA STATUTE 177.091 (28)
- ☐ - DENOTES PERMANENT REFERENCE MONUMENT (PRM); BEING A 4"x4" CONCRETE MONUMENT WITH DISK MARKED "PRM LB 7833"
- ⊙ - DENOTES PERMANENT PERMANENT CONTROL POINT (PCP); BEING A NAIL & DISK MARKED "ALTAMAX LB 7833"
- ALL CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- THIS PLAT CONTAINS 207 LOTS AND 16 TRACTS FOR A TOTAL OF 223.
- THIS PLAT CONTAINS 8,609 LINEAL FEET OF ROAD.
- CONSERVATION TRACTS W-1 AND W-2, ARE TO BE OWNED AND MAINTAINED BY LAKE DENHAM HOMEOWNERS' ASSOCIATION, INC.
- OPEN SPACE TRACTS O-1, O-2, O-3, O-4, O-5 AND O-6, ARE TO BE OWNED AND MAINTAINED BY LAKE DENHAM HOMEOWNERS' ASSOCIATION, INC.
- STORMWATER DRAINAGE TRACTS S-1, S-2, S-3 AND S-4, ARE TO BE OWNED AND MAINTAINED BY LAKE DENHAM HOMEOWNERS' ASSOCIATION, INC. WITH AN EMERGENCY ACCESS EASEMENT DEDICATED TO THE CITY OF LEESBURG.
- LIFT STATION TRACT L-1, IS TO BE DEDICATED TO THE CITY OF LEESBURG.
- FUTURE USE TRACTS F-1, F-2 AND F-3, ARE TO BE OWNED AND MAINTAINED BY LAKE DENHAM HOMEOWNERS' ASSOCIATION, INC.
- COORDINATES SHOWN HEREON (NORTHING, EASTING) ARE RELATIVE TO NORTH AMERICAN DATUM 83, FLORIDA EAST ZONE.

KEY MAP
SCALE: 1" = 300'



SHEET 1 OF 10

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.

VICINITY MAP (NTS)

SHEET INDEX

SHEET 1: COVER, DESCRIPTION AND NOTES
 SHEET 2: KEY MAP
 SHEETS 3 THROUGH 11: PLAT DETAILS

INSTRUMENT #2019122346
 PLAT BK 72 PG 14 (10 PGS)
 DATE: 10/29/2019 12:25:01 PM
 GARY J. COONEY, CLERK OF THE CIRCUIT COURT
 AND COMPTROLLER, LAKE COUNTY, FLORIDA
 RECORDING FEES \$165.00

LEGEND

- CCR - CERTIFIED CORNER RECORD
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- CM - CONCRETE MONUMENT
- ESMT - EASEMENT
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- PT - POINT OF TANGENCY
- R - RADIUS
- R/W - RIGHT-OF-WAY

PLAT BOOK: 72 PAGE: 14

LAKE DENHAM ESTATES PHASE I DEDICATION

KNOW ALL BY THESE PRESENTS, Lake Denham Ventures LLC, a Florida limited liability company and Palms Land Holdings LLC, a Delaware limited liability company, being the owners in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the Tract L-1, Utility and Drainage Easements, and Roads as shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed by the person named below on the 13th day of October, 2019.

OWNER: Lake Denham Ventures LLC, a Florida limited liability company

BY: David Shahinian, Manager

Signed in the presence of:
Christopher Ray (Printed Name) [Signature] (Signature)
Amber Coleman (Printed Name) [Signature] (Signature)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF FLORIDA, COUNTY OF VOLUSIA

THIS IS TO CERTIFY, That on this 13th day of October, 2019, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared David Shahinian, Manager of Lake Denham Ventures LLC, a Florida limited liability company, formed under the laws of the State of Florida, who has produced a _____ as identification, and did not take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized; and that the said conveyance is the act and deed of said Limited Liability Company.

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

Tonya Gandy
 NOTARY PUBLIC SIGNATURE

Tonya Gandy
 PRINT NAME

Commission Number: 66083972

Commission Expires: 7-16-2021

IN WITNESS WHEREOF, has caused these presents to be signed by the person named below on the 13th day of October, 2019.

OWNER: Palms Land Holdings LLC, a Delaware limited liability company

BY: David Shahinian, Manager

Signed in the presence of:
Christopher Ray (Printed Name) [Signature] (Signature)
Amber Coleman (Printed Name) [Signature] (Signature)

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF FLORIDA, COUNTY OF VOLUSIA

THIS IS TO CERTIFY, That on this 13th day of October, 2019, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appeared David Shahinian, Manager of Palms Land Holdings LLC, a Delaware limited liability company, formed under the laws of the State of Florida, who has produced a _____ as identification, and did not take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized; and that the said conveyance is the act and deed of said Limited Liability Company.

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

Tonya Gandy
 NOTARY PUBLIC SIGNATURE

Tonya Gandy
 PRINT NAME

Commission Number: 66083972

Commission Expires: 7-16-2021

QUALIFICATION AND STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL BY THESE PRESENTS, that I the undersigned, being a professional surveyor and mapper, do hereby certify that on March 25, 2019, a survey of the lands as shown in the foregoing plat or plan is a true and correct representation of the lands surveyed and platted. This plat was prepared under my direction and supervision and this plat complies with all the survey requirements of Chapter 177, Florida Statutes.

By: James D. Bray PSM 6507 Date: 10/3/19

Altamax Surveying
 Licensed Business: #7833
 910 Belle Avenue, Suite 1140
 Casselberry, Florida 32708

Altamax Surveying
 910 Belle Avenue, Suite 1140
 Casselberry, FL 32708
 Phone: 407-677-0200
 Licensed Business No. 7833
 www.altamaxsurveying.com

CERTIFICATE OF APPROVAL BY MUNICIPALITY
 THIS IS TO CERTIFY, that on OCTOBER 28, 2019 the City Commission of Leesburg, Lake County, Florida, approved the foregoing plat.

City Clerk: J. Andi Purvis
 Printed Name

Mayor / Commissioner: John H. Christan
 Printed Name

CERTIFICATE OF REVIEW BY REVIEWING SURVEYOR
 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 my review does not include field verification of any of the coordinates, points or measurements shown on this Plat.

City Surveyor: Steven B. Wilce
 Printed Name

Date: 10/24/19