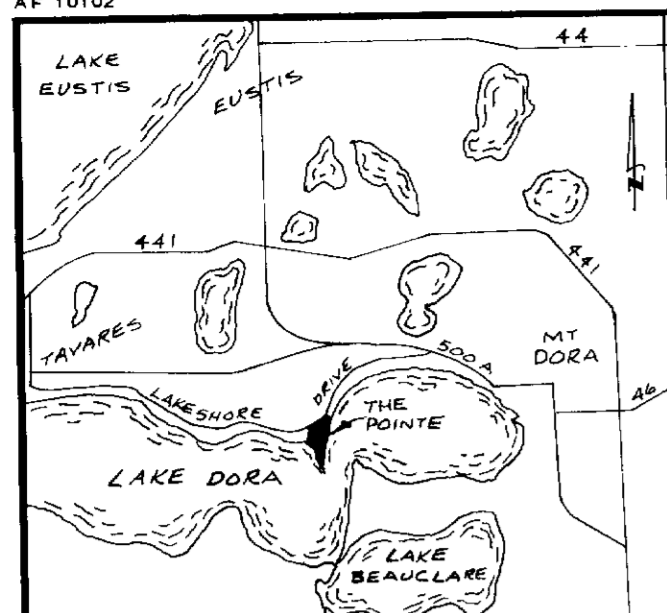


# THE POINTE

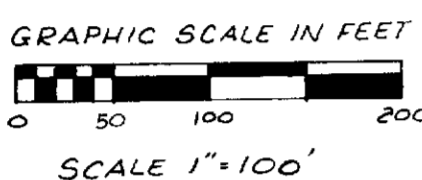
83 39100

"ON BEAUTIFUL LAKE DORA"

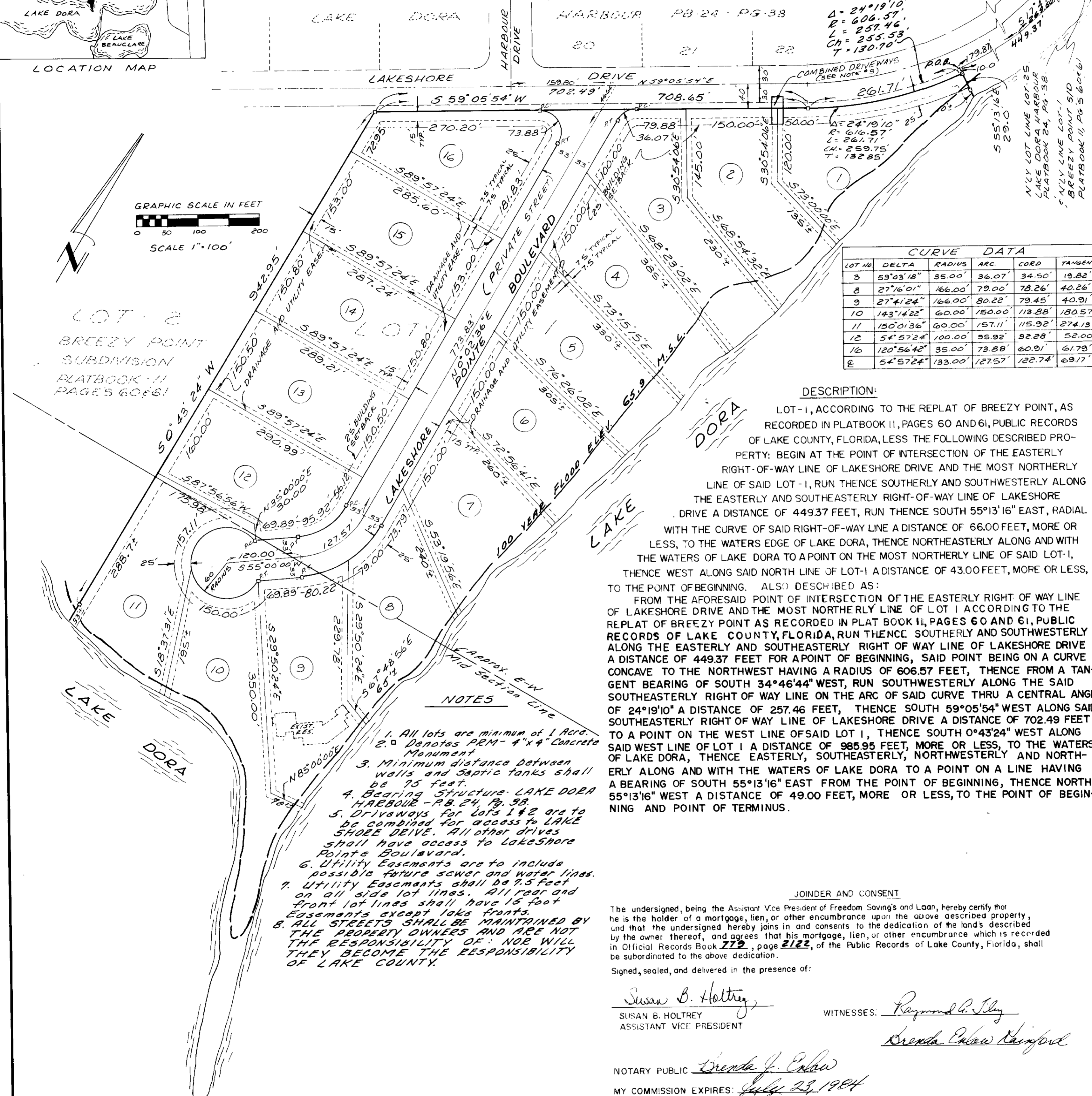
A SUBDIVISION IN  
SECTION 35, TWP 19 S, RGE 26 E  
LAKE COUNTY, FLORIDA



LOCATION MAP



LOT 2  
BREEZY POINT  
SUBDIVISION  
PLATBOOK 11  
PAGE 60&61



LOT NO	DELTA	RADIUS	ARC	CORD	TANGENT
3	53°03'18"	35.00	36.07	34.50	19.82'
8	27°16'01"	166.00	79.00	78.26	40.26
9	27°41'24"	166.00	80.22	79.45	40.91
10	143°14'22"	60.00	150.00	113.88	180.57
11	150°01'36"	60.00	157.11	115.92	274.13
12	54°57'24"	100.00	95.92	92.28	52.00
16	120°56'42"	35.00	73.88	60.91	61.79
2	54°57'24"	133.00	127.57	122.74	69.17

DESCRIPTION:

LOT-1, ACCORDING TO THE REPLAT OF BREEZY POINT, AS RECORDED IN PLATBOOK 11, PAGES 60 AND 61, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT THE POINT OF INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF LAKESHORE DRIVE AND THE MOST NORTHERLY LINE OF SAID LOT-1, RUN THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE EASTERLY AND SOUTHEASTERLY RIGHT-OF-WAY LINE OF LAKESHORE DRIVE A DISTANCE OF 449.37 FEET, RUN THENCE SOUTH 55°13'16" EAST, RADIAL WITH THE CURVE OF SAID RIGHT-OF-WAY LINE A DISTANCE OF 66.00 FEET, MORE OR LESS, TO THE WATERS EDGE OF LAKE DORA, THENCE NORTHEASTERLY ALONG AND WITH THE WATERS OF LAKE DORA TO A POINT ON THE MOST NORTHERLY LINE OF SAID LOT-1, THENCE WEST ALONG SAID NORTH LINE OF LOT-1 A DISTANCE OF 43.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. ALSO DESCRIBED AS:

FROM THE AFORESAID POINT OF INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF LAKESHORE DRIVE AND THE MOST NORTHERLY LINE OF LOT 1 ACCORDING TO THE REPLAT OF BREEZY POINT AS RECORDED IN PLAT BOOK 11, PAGES 60 AND 61, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RUN THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE EASTERLY AND SOUTHEASTERLY RIGHT OF WAY LINE OF LAKESHORE DRIVE A DISTANCE OF 449.37 FEET FOR A POINT OF BEGINNING, SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 606.57 FEET, THENCE FROM A TANGENT BEARING OF SOUTH 34°46'44" WEST, RUN SOUTHWESTERLY ALONG THE SAID SOUTHEASTERLY RIGHT OF WAY LINE ON THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 24°19'10" A DISTANCE OF 257.46 FEET, THENCE SOUTH 59°05'54" WEST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF LAKESHORE DRIVE A DISTANCE OF 702.49 FEET TO A POINT ON THE WEST LINE OF SAID LOT 1, THENCE SOUTH 0°43'24" WEST ALONG SAID WEST LINE OF LOT 1 A DISTANCE OF 985.95 FEET, MORE OR LESS, TO THE WATERS OF LAKE DORA, THENCE EASTERLY, SOUTHEASTERLY, NORTHWESTERLY AND NORTHERLY ALONG AND WITH THE WATERS OF LAKE DORA TO A POINT ON A LINE HAVING A BEARING OF SOUTH 55°13'16" EAST FROM THE POINT OF BEGINNING, THENCE NORTH 55°13'16" WEST A DISTANCE OF 49.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING AND POINT OF TERMINUS.

- NOTES
- All lots are minimum of 1 Acre.
  - Denotes PERM-4"x4" Concrete Monument
  - Minimum distance between walls and septic tanks shall be 15 feet.
  - Bearing Structure: LAKE DORA HARBOUR - P.B. 24, Pg. 38.
  - Driveways for Lots 1 & 2 are to be combined for access to LAKE SHORE DRIVE. All other drives shall have access to Lakeshore Pointe Boulevard.
  - Utility Easements are to include possible future sewer and water lines.
  - Utility Easements shall be 7.5 feet on all side lot lines. All rear and front lot lines shall have 15 foot Easements except lake fronts.
  - ALL STREETS SHALL BE MAINTAINED BY THE PROPERTY OWNERS AND ARE NOT THE RESPONSIBILITY OF: NOR WILL THEY BECOME THE RESPONSIBILITY OF LAKE COUNTY.

JOINDER AND CONSENT

The undersigned, being the Assistant Vice President of Freedom Savings and Loan, hereby certify that he 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 by the owner thereof, and agrees that his mortgage, lien, or other encumbrance which is recorded in Official Records Book 772, page 2122, of the Public Records of Lake County, Florida, shall be subordinated to the above dedication.

Signed, sealed, and delivered in the presence of:

Susan B. Holtrey  
SUSAN B. HOLTREY  
ASSISTANT VICE PRESIDENT

Witnesses: Raymond G. Tilly  
Brenda Chaw Rainford

NOTARY PUBLIC Brenda J. Chaw  
MY COMMISSION EXPIRES: July 23, 1984

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner s. . . 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 thereon expressed and dedicate the SEWER, UTILITY, & OTHER EASEMENTS shown hereon to the perpetual use of the public. IN WITNESS WHEREOF, The undersigned . . . hereunto set their hands and seal . . . on . . .

WITNESSES: \_\_\_\_\_ OWNER(S):  
LAKE DORA BREEZY POINT LIMITED PARTNERSHIP

Marjorie V. Rockstar Patricia E. Harper  
Frances C. Smith Joan L. Hennis

STATE OF FLORIDA COUNTY OF LAKE  
THIS IS TO CERTIFY, That on October 6, 1983

before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared  
Patricia E. Harper  
Joan L. Hennis

to me known to be the person s. . . described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be . . . free act and deed for the uses and purposes therein expressed. IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

Brenda Murphy  
NOTARY PUBLIC  
My Commission Expires 11/30/85

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on 10/5/83 he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been placed as shown thereon as required by Chapter 177, Florida Statutes; and that said land is located in Lake County, Florida, Dated 10/5/83  
Registration No. 1716

CERTIFICATES OF APPROVAL

COUNTY ENGINEER [Signature] Date 10-17-83  
DIRECTOR OF PLANNING [Signature] Date 10-19-83  
COUNTY ATTORNEY [Signature] Date 11/22/83

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on November 15, 1983, the foregoing plat was approved by the Board of County Commissioners of Lake County, Florida.  
[Signature] Chairman of the Board.  
Attest: [Signature] Clerk of the Board.

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes, and was filed for record on December 2, 1983, at 3:01 pm File No. 83-39100  
[Signature] Clerk of the Circuit Court in and for Lake County, Fla.