

Peggy's Cove

lying in the Northeast 1/4 of Section 18, Township 18 South, Range 27 East, Lake County, Florida

PLAT BOOK AND PAGE
 CFN 2006083634
 BK 00058 Pgs 0089 - 90 (2pgs)
 DATE: 6/1/2006 9:36:35 AM
 JAMES C. WATKINS, CLERK OF COURT
 LAKE COUNTY
 RECORDING FEES 46.00

DEDICATION

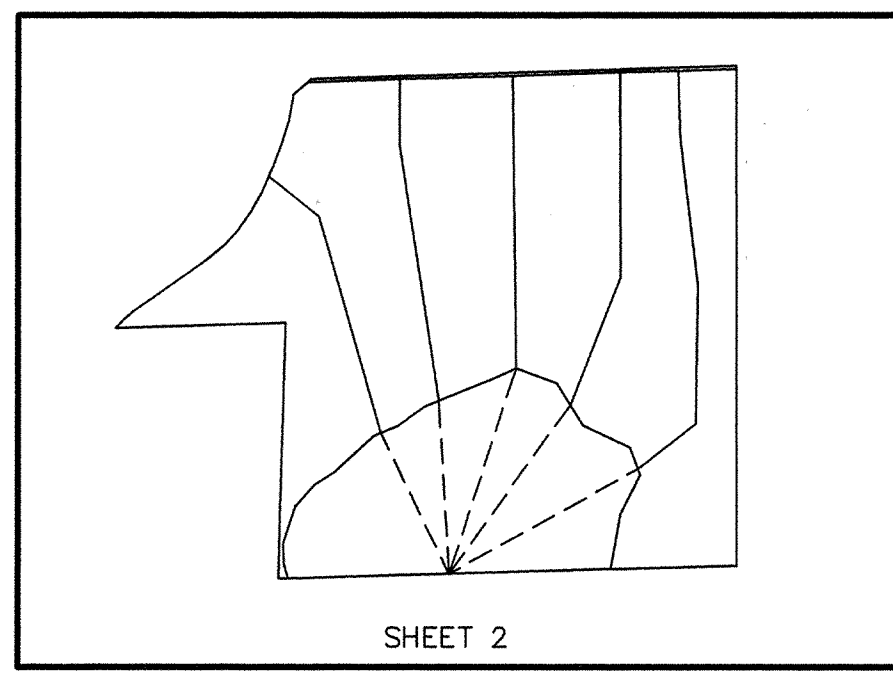
Peggy's Cove

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being the owner in fee simple of the lands described in the foregoing caption to this plat, do hereby dedicate said lands and plot for the uses and purposes thereon expressed and dedicate Tract A as shown hereon to Lake County for additional right of way.

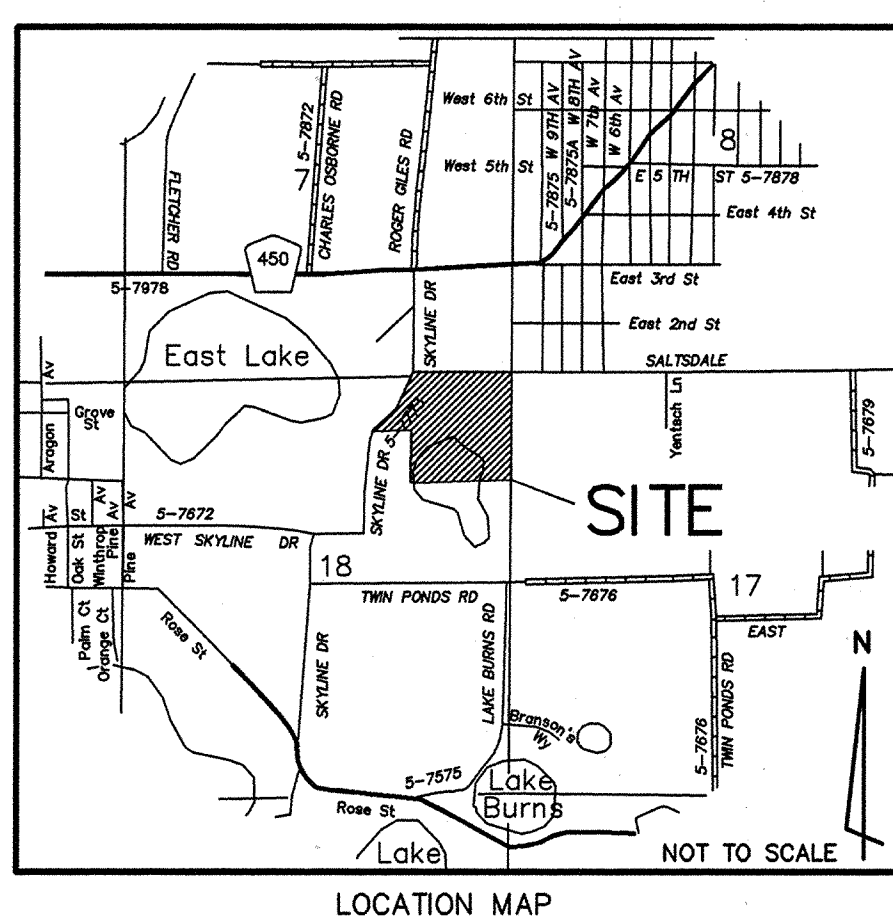
IN WITNESS WHEREOF, The undersigned owner have executed this Dedication in the manner provided by law on MARCH 28, 2006 signed, sealed and delivered in our presence as witnesses:

WITNESSES: *[Signatures]*
 SIGNATURE: Carolee L. Chindamo
 PRINTED NAME: Carolee L. Chindamo
 SIGNATURE: Ambor Dickerson
 PRINTED NAME: Ambor Dickerson

OWNER(S): *[Signature]*
 SIGNATURE: Wayne K. Bowron
 PRINTED NAME: Wayne K. Bowron
 TITLE: Managing Member
 COMPANY: Peanut Pond Properties, LLC



DESCRIPTION:
 The Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 18, Township 18 South, Range 27 East, Lake County, Florida; AND, Beginning at a stake in the center of the Skyline Drive and 13.75 feet West of the Northeast corner of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 18, Township 18 South, Range 27 East, thence East 13.75 feet to the Northeast corner of the North Half (N 1/2) of the Northwest Quarter (NW 1/4) of the Northeast Quarter (NE 1/4) of Section 18, thence angle right 92 degrees 37', run Southerly along the subdivision line 664.65 feet to a stake, thence angle right 87 degrees 10', run Westerly along the subdivision line 494.3 feet to a stake in the centerline of the Skyline Drive, thence Northeasterly along the centerline of said Skyline Drive 863 feet, more or less to the point of beginning. Said lands lying in Section 18, Township 18 South, Range 27 East, Lake County, Florida.



LESS AND EXCEPT: Right of way for Skyline Drive according to Official Records Book 1406, page 817, Public Records of Lake County, Florida; right of way for Saltsdale Road according to Official Records Book 731, page 1717, Public Records of Lake County, Florida; and right of way for the intersection of Skyline Drive and Saltsdale Road according to Official Records Book 1553, Page 849, Public Records of Lake County, Florida.

Also Described As:
 Commencing at the Northeast corner of Section 18, Township 18 South, Range 27 East, Lake County, Florida, run thence South 00°06'33" East, along the East line of said Section 18, a distance of 25.01 feet to an intersection with the South right of way line of Saltsdale Road according to Official Records Book 731, page 1717, Public Records of Lake County, Florida, said point being the Point of Beginning; thence continue South 00°06'33" East, along the East line of said Section 18, a distance of 1302.86 feet, to the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 18; thence South 88°21'33" West, along the South line of the Northeast 1/4 of the Northeast 1/4 of said Section 18, a distance of 1196.23 feet to the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 18; thence North 01°35'57" East, along the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 18, a distance of 663.42 feet to an intersection with the South line of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 18; thence South 88°17'29" West, along the South line of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 18, a distance of 443.24 feet to an intersection with a curve concave to the Southeast having a radius of 227.00 feet, said point being on the Easterly right of way line of Skyline Drive according to Official Records Book 1406, pages 817 through 821, Public Records of Lake County, Florida; thence along the arc of said curve and Easterly right of way line a distance of 61.22 feet through a central angle of 15°27'04" (chord distance of 61.03 feet and chord bearing of North 46°50'47" East) to a point of tangency; thence North 54°34'19" East, a distance of 233.74 feet to the beginning of a curve concave to the Northwest having a radius of 433.00 feet; thence along the arc of said curve a distance of 231.61 feet through a central angle of 30°38'51" (chord distance of 228.86 feet and chord bearing of North 39°14'53" East) to a point of tangency; thence North 23°55'28" East, a distance of 70.52 feet to the beginning of a curve concave to the Northwest having a radius of 733.00 feet; thence along the arc of said curve a distance of 200.82 feet through a central angle of 15°41'51" (chord distance of 200.19 feet and chord bearing of North 16°04'32" East) to an intersection with the Southerly right of way line of Skyline Drive and Saltsdale Road intersection right of way line according to Official Records Book 1553, pages 849 through 855, Public Records of Lake County, Florida; thence North 47°20'30" East, along said Southerly right of way line, a distance of 61.10 feet to an intersection with the South right of way line of said Saltsdale Road; thence North 88°13'26" East, along the South right of way line of said Saltsdale Road, a distance of 1109.63 feet to the Point of Beginning.

- NOTES:
- BEARINGS BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 18-18-27 AS BEING NORTH 88°13'26" EAST.
 - DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
 - LOT CORNERS HAVE BEEN SET IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES.
 - TRACT A IS DEDICATED BY THIS PLAT TO LAKE COUNTY AS ADDITIONAL RIGHT OF WAY FOR SALTSDALE ROAD.
 - IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS TO OPERATE AND MAINTAIN ANY STORMWATER MANAGEMENT SYSTEM NOT LOCATED WITHIN THE RIGHTS OF WAY OF ROADS 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.

"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."

STATE OF FLORIDA COUNTY OF LAKE
 The foregoing Dedication was acknowledged before me this 28TH day of MARCH, 2006 by WAYNE K. BOWRON as MANAGER of PEANUT POND PROPERTIES, LLC. He (is personally known to me) or (has produced as identification) and (did) (did not) take an oath.
 Signature of Acknowledger: *[Signature]*
 Printed name of Acknowledger: PAMELA J. WIGGINS
 Title or Rank: NOTARY PUBLIC
 Commission Number, if any: Pamela J. Wiggins
 My commission Expires: My Commission DD274654 Expires December 14, 2007 (SEAL OR STAMP)

CERTIFICATE OF SURVEYOR
 KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a registered Surveyor and Mapper, fully licensed to practice in the State of Florida, does hereby certify that this plat was prepared under (his/her) supervision, and that this plat complies with all the provisions of Chapter 177, Florida Statutes.
[Signature] Date 3-24-06
 Ronald R. Stevenot Registration P.L.S. #3351
 Address of Surveyor and Mapper or Name, Address and registration number of Legal Entity:
827 North Bay Street
Eustis, Florida 32726

REVIEWER STATEMENT
 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.
[Signature] 4/17/06
 Name James Dunn Registration # 4235 Date

CERTIFICATES OF APPROVAL

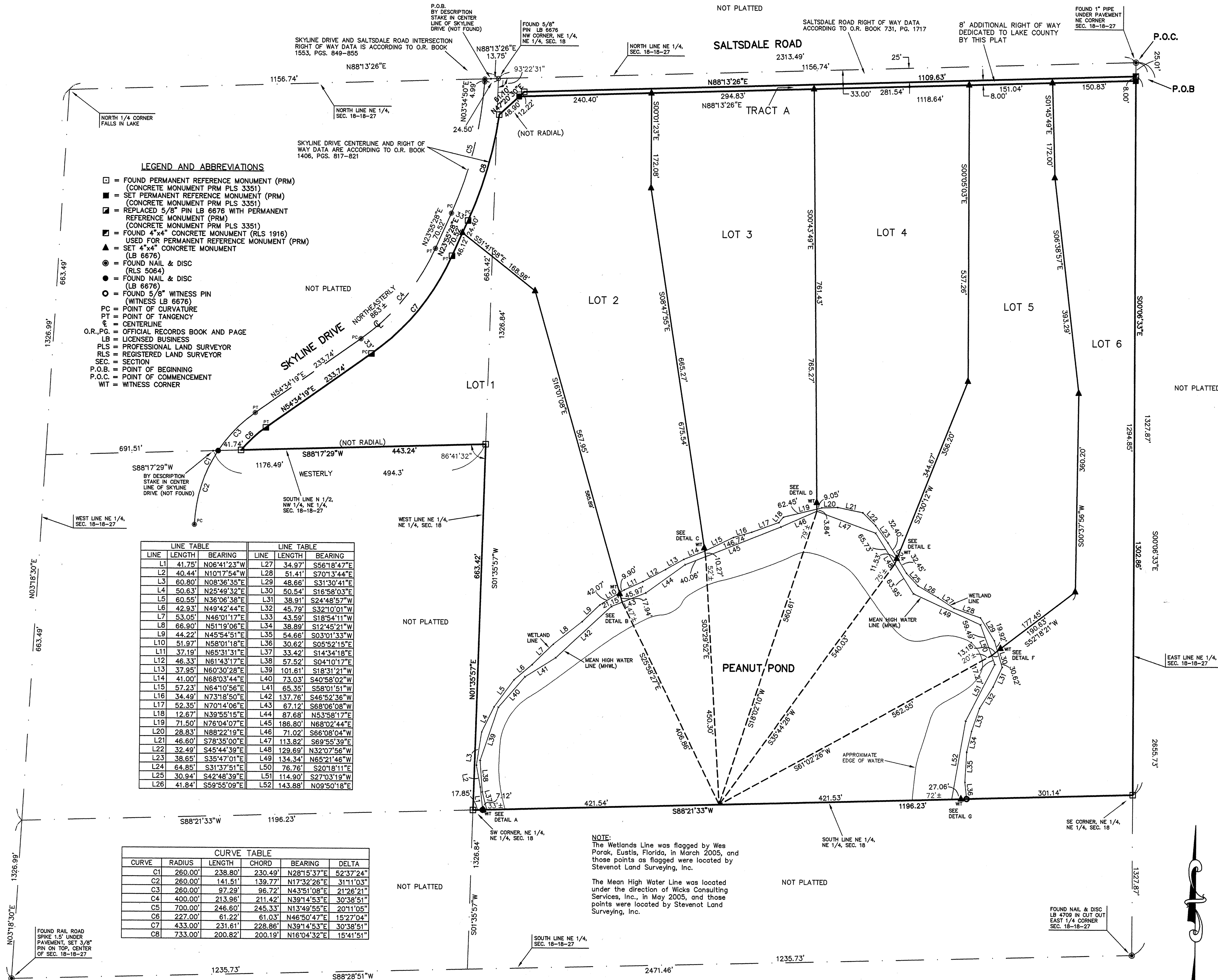
PUBLIC WORKS DIRECTOR: *[Signature]* 4/18/2006
 Signature Date
 GROWTH MANAGEMENT DIRECTOR: *[Signature]* 4/21/2006
 Signature Date
 COUNTY ATTORNEY: *[Signature]* 5/2/06
 Signature Date

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS
 THIS IS TO CERTIFY, That on May 16, 2006 the foregoing plat was approved by the Board of County Commissioners of Lake County, Florida.
[Signature] Chairman of the Board.
[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 June 1, 2006 at 9:36 am File No. 2006083634
[Signature]
 Clerk of the Circuit Court in and for Lake County, Florida

Peggy's Cove

lying in the Northeast 1/4 of Section 18, Township 18
South, Range 27 East, Lake County, Florida

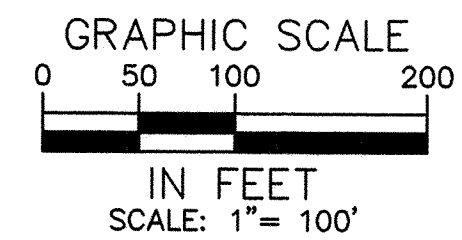
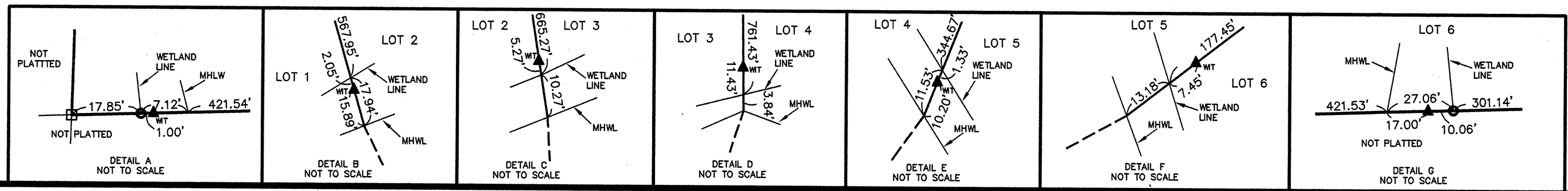


- LEGEND AND ABBREVIATIONS**
- = FOUND PERMANENT REFERENCE MONUMENT (PRM) (CONCRETE MONUMENT PRM PLS 3351)
 - = SET PERMANENT REFERENCE MONUMENT (PRM) (CONCRETE MONUMENT PRM PLS 3351)
 - ▣ = REPLACED 5/8" PIN LB 6676 WITH PERMANENT REFERENCE MONUMENT (PRM) (CONCRETE MONUMENT PRM PLS 3351)
 - = FOUND 4"x4" CONCRETE MONUMENT (RLS 1916) USED FOR PERMANENT REFERENCE MONUMENT (PRM)
 - ▲ = SET 4"x4" CONCRETE MONUMENT (LB 6676)
 - = FOUND NAIL & DISC (RLS 5064)
 - = FOUND NAIL & DISC (LB 6676)
 - = FOUND 5/8" WITNESS PIN (WITNESS LB 6676)
 - PC = POINT OF CURVATURE
 - PT = POINT OF TANGENCY
 - CL = CENTERLINE
 - O.R., P.G. = OFFICIAL RECORDS BOOK AND PAGE
 - LB = LICENSED BUSINESS
 - PLS = PROFESSIONAL LAND SURVEYOR
 - RLS = REGISTERED LAND SURVEYOR
 - SEC. = SECTION
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - WT = WITNESS CORNER

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	41.75'	N06°41'23"W	L27	34.97'	S56°18'47"E
L2	40.44'	N10°17'54"W	L28	51.41'	S70°13'44"E
L3	60.80'	N08°36'35"E	L29	48.66'	S31°30'41"E
L4	50.63'	N25°49'32"E	L30	50.54'	S16°58'03"E
L5	60.55'	N36°06'38"E	L31	38.91'	S24°48'57"W
L6	42.93'	N49°42'44"E	L32	45.79'	S32°10'01"W
L7	53.05'	N46°01'17"E	L33	43.59'	S18°54'11"W
L8	66.90'	N51°19'06"E	L34	38.89'	S12°45'21"W
L9	44.22'	N45°54'51"E	L35	54.66'	S03°01'33"W
L10	51.97'	N58°01'18"E	L36	30.62'	S05°52'15"E
L11	37.19'	N65°31'31"E	L37	33.42'	S14°34'18"E
L12	46.33'	N81°43'17"E	L38	57.52'	S04°10'17"E
L13	37.95'	N60°30'28"E	L39	101.61'	S18°31'21"W
L14	41.00'	N68°03'44"E	L40	73.03'	S40°58'02"W
L15	57.23'	N64°19'56"E	L41	65.35'	S56°01'51"W
L16	34.49'	N73°18'50"E	L42	137.76'	S46°52'36"W
L17	52.35'	N70°14'06"E	L43	67.12'	S68°02'08"W
L18	12.67'	N39°55'15"E	L44	87.68'	N53°58'17"E
L19	71.50'	N76°04'07"E	L45	186.80'	N68°02'44"E
L20	28.83'	N88°22'19"E	L46	71.02'	S66°08'04"W
L21	46.60'	S78°35'00"E	L47	113.82'	S69°55'39"E
L22	32.49'	S45°44'39"E	L48	129.69'	N32°07'56"W
L23	38.65'	S35°47'01"E	L49	134.34'	N65°21'46"W
L24	64.85'	S31°37'51"E	L50	76.76'	S20°18'11"E
L25	30.94'	S42°48'39"E	L51	114.90'	S27°03'19"W
L26	41.84'	S59°55'09"E	L52	143.88'	N09°50'18"E

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	260.00'	238.80'	230.49'	N28°15'37"E	52°37'24"
C2	260.00'	141.51'	139.77'	N17°32'28"E	31°11'03"
C3	260.00'	97.29'	96.72'	N43°51'08"E	21°26'21"
C4	400.00'	213.96'	211.42'	N39°14'53"E	30°38'51"
C5	700.00'	246.60'	245.33'	N13°49'55"E	20°11'05"
C6	227.00'	61.22'	61.03'	N46°50'47"E	15°27'04"
C7	433.00'	231.61'	228.86'	N39°14'53"E	30°38'51"
C8	733.00'	200.82'	200.19'	N16°04'32"E	15°41'51"

NOTE:
The Wetlands Line was flagged by Wes Porak, Eustis, Florida, in March 2005, and those points as flagged were located by Stevenot Land Surveying, Inc.
The Mean High Water Line was located under the direction of Wicks Consulting Services, Inc., in May 2005, and those points were located by Stevenot Land Surveying, Inc.



Stevenot Land Surveying, Inc.
827 North Bay Street
Eustis, Florida 32726
Telephone (352) 357-9922