



First American Title Insurance Company  
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**CERTIFICATE OF TITLE INFORMATION FOR THE FILING  
OF A SUBDIVISION PLAT IN  
Lake County, Florida**

FATIC File No.: 2037-3259462

A search of the Public Records of Lake County, Florida, through June 2, 2015 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of CAPE AT CHERRY LAKE (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

A. The last deed of record was dated June 15, 1990 and recorded June 22, 1990 in Official Records Book 1064, Page 1395, Public Records of Lake County, Florida.

B. The record title holder is Lawrence E. White, not individually but as Trustee under Land Trust Agreement LEWTA2, dated June 15, 1990.

C. The name(s) of the record title holder coincides with the name(s) shown as owner(s) on the unrecorded plat of CAPE AT CHERRY LAKE.

D. Unsatisfied mortgages or liens encumbering said property are as follows:

1. Mortgage Deed executed by The LaSalle Group, as Trustee in favor of TLSG, Inc. dated December 1, 1987 and recorded December 4, 1987 in Official Records Book 944, Page 321; as assigned in favor of Lawrence E. White, as Trustee by virtue of Assignment of Mortgage recorded July 23, 1990 in Book 1068, Page 501; dated December 1, 1987 and recorded December 4, 1987 in Official Records Book 944, Page 332; as assigned in favor of Lawrence E. White, as Trustee by virtue of Assignment of Mortgage recorded July 23, 1990 in Official Records Book 1068, Page 505; dated January 16, 1990 and recorded January 18, 1990 in Official Records Book 1042, Page 219; as assigned in favor of Lawrence E. White, as Trustee by virtue of Assignment of Mortgage recorded July 23, 1990 in Book 1068, Page 509; dated January 16, 1990 and recorded January 18, 1990 in Official Records Book 1042, Page 211; as assigned in favor of Lawrence E. White, as Trustee by virtue of Assignment of Mortgage recorded July 23, 1990 in Book 1068, Page 515; all of which were modified by that Mortgage Modification and Spreader Agreement recorded April 15, 2010 in Official Records Book 3894, Page 2216, Public Records of Lake County, Florida.

E. Underlying rights of way, easements or plats affecting said property are as follows:

1. The plat of Groveland Farms (Section 03-22-25) as recorded in Plat Book 2, Page 10, Public Records of Lake County, Florida.

2. Drainage Easement in favor of Cherry Lake Farms, as Trustee under Land Trust Agreement CLFTA1 dated June 15, 1990 and Lawrence E. White, as Trustee under Land Trust LEWTA2 dated June 15, 1990 recorded June 25, 1991 in Official Records Book 1113, Page 2369; Corrective Drainage Easement recorded September 30, 1991 in Official Records Book 1128, Page 1393, Public Records of Lake County, Florida.

F. Other information regarding said property includes:

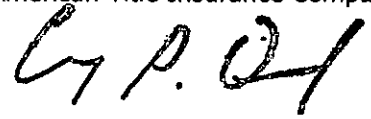
1. Ordinance 2006-01-01 recorded October 24, 2011 in Official Records Book 4085, Page 2445, Public Records of Lake County, Florida.

G. 2014 Ad valorem taxes on said property are PAID for Tax Parcel I. D. Number 012224-3601-006-00001; 032225-0003-000-00200; 042225-0004-000-02500 and 042225-0004-000-02200 (as to a portion).

**CERTIFICATE OF TITLE INFORMATION FOR THE FILING  
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This certificate is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the Lake County Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose.

First American Title Insurance Company



By: \_\_\_\_\_  
Authorized Signatory, Larry P. Deal

## Exhibit "A"

### The Cape at Cherry Lake:

A parcel of land lying in and being a portion of Government Lot 5, Section 3, Township 22 South, Range 25 East; the South 3/4 of Government Lot 8, Section 4, Township 22 South, Range 25 East; the N 1/2 of the NE 1/4 of the NE 1/4 and the E 1/2 of the NW 1/4 of the NE 1/4, Section 9, Township 22 South, Range 25 East, Lake County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Government Lot 5, thence coincident with the North Boundary of said Government Lot 5, N 89°38'51" W a distance of 99.33 feet to a point on the South Right-of-way Boundary of Cherry Lake Road, said point being on a non-tangent curve concave to the Southwest, said curve having a radius of 44.74 feet, a delta angle of 72°35'14" and being subtended by a chord bearing S 35°43'27" E for a distance of 52.97 feet; thence Southeasterly coincident with the arc said curve 56.68 feet to a point on the Westerly Right-of-way Boundary of Cherry Lake Road; thence coincident with said Westerly Right-of-way Boundary for the following two (2) calls; 1) S 00°34'06" W a distance of 1116.72 feet to a point on a curve concave to the Northeast, said curve having a radius of 243.63 feet, a delta angle of 44°40'27" and being subtended by a chord bearing S 21°43'46" E for a distance of 185.18 feet; 2) thence Southeasterly coincident with the arc of said curve 189.96 feet to a point on the East Boundary of said Government Lot 5; thence departing said Westerly Right-of-way Boundary coincident with said East Boundary, S 00°29'21" W a distance of 892.17 feet; thence departing said East Boundary, N 89°56'06" W a distance of 95.74 feet; thence S 19°47'42" W a distance of 77.46 feet; thence S 84°28'43" W a distance of 204.82 feet; thence S 88°20'28" W a distance of 174.73 feet; thence S 85°30'41" W a distance of 266.28 feet; thence S 82°24'54" W a distance of 228.41 feet; thence S 72°58'42" W a distance of 24.54 feet to the POINT OF BEGINNING; thence S 72°58'42" W a distance of 104.61 feet; thence S 65°48'35" W a distance of 134.65 feet; thence S 80°28'29" W a distance of 230.60 feet; thence S 74°12'02" W a distance of 180.27 feet; thence S 68°43'29" W a distance of 115.25 feet; thence S 53°27'30" W a distance of 140.07 feet; thence S 50°07'14" W a distance of 61.70 feet; thence S 54°49'47" W a distance of 66.91 feet; thence S 47°51'15" W a distance of 27.42 feet; thence S 45°46'26" W a distance of 140.62 feet; thence S 40°31'58" W a distance of 20.66 feet; thence S 35°19'43" E a distance of 130.76 feet; thence S 44°47'19" W a distance of 51.90 feet; thence S 62°54'54" W a distance of 51.98 feet; thence N 33°26'47" W a distance of 21.82 feet; thence N 18°13'21" E a distance of 58.27 feet; thence N 08°42'09" W a distance of 62.62 feet; thence N 52°05'58" W a distance of 58.25 feet; thence N 85°36'18" W a distance of 43.13 feet; thence S 76°18'14" W a distance of 34.90 feet; thence S 60°22'54" W a distance of 55.17 feet; thence S 19°06'29" W a distance of 90.95 feet; thence S 32°11'32" E a distance of 60.54 feet; thence S 57°48'16" E a distance of 71.34 feet; thence S 18°26'57" E a distance of 13.07 feet; thence S 70°13'36" W a distance of 166.09 feet; thence S 55°22'14" W a distance of 136.68 feet; thence S 76°04'34" W a distance of 113.32 feet; thence N 62°55'25" W a distance of 39.94 feet; thence N 37°17'20" W a distance of 47.78 feet; thence N 04°36'52" W a distance of 51.40 feet; thence N 10°00'49" E a distance of 238.45 feet; thence N 05°27'52" E a distance of 176.40 feet; thence N 23°16'10" E a distance of 44.82 feet; thence N 41°11'53" E a distance of 74.46 feet; thence N 20°06'04" E a distance of 73.27 feet; thence N 01°53'16" W a distance of 63.96 feet; thence N 00°48'48" E a distance of 102.73 feet; thence N 22°35'27" E a distance of 70.23 feet; thence N 34°31'15" E a distance of 144.86 feet; thence N 41°29'06" E a distance of 66.56 feet; thence N 50°40'16" E a distance of 59.43 feet; thence N 71°34'45" E a distance of 52.33 feet; thence S 82°24'41" E a distance of 55.65 feet; thence S 57°31'44" E a distance of 255.63 feet; thence S 68°52'43" E a distance of 172.54 feet; thence S 83°58'18" E a distance of 100.86 feet; thence N 87°31'49" E a distance of 113.45 feet; thence S 77°17'02" E a distance of 51.71 feet; thence S 76°56'28" E a distance of 46.78 feet; thence S 19°52'13" E a distance of 31.13 feet; thence S 55°15'58" E a distance of 41.29 feet to a point on a non-tangent curve concave to the Northwest, having a radius of 750.00 feet, a delta angle of 14°04'27" and being subtended by a chord bearing N 65°15'44" E for a distance of 183.77 feet; thence coincident with the arc of said curve a distance of 184.23 feet; thence N 38°25'05" E a distance of 10.75 feet; thence N 03°10'27" W a distance of 60.10 feet; thence N 20°34'17" W a distance of 36.98 feet; thence N 36°16'34" E a distance of 26.84 feet; thence N 27°01'23" E a distance of 84.20 feet; thence N 34°15'39" E a distance of 127.15 feet; thence S 56°54'36" E a distance of 155.41 feet; thence S 33°21'03" W a distance of 6.97 feet; thence S 33°53'46" W a distance of 7.59 feet; thence S 55°49'11" E a distance of 50.00 feet; thence S 55°21'44" E a distance of 173.16 feet; thence S 31°23'05" W a distance of 6.52 feet; thence S 11°08'50" E a distance of 121.03 feet to the POINT OF BEGINNING.