



November 20, 2015

Addressee: Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Orlando, FL 32802

PLAT CERTIFICATION REPORT

Proposed Plat of: Cypress Oaks Phase 1

In accordance with Section 177.041, Florida Statutes this will certify that Fidelity National Title Insurance Company has made a search of Public Records of Lake County, Florida, from through November 15, 2015 at 8:00 AM on real property described and shown on the proposed plat which description reads as follows:

See Exhibit A attached hereto for Legal Description

As of the effective date of this report, the record title to the land described and shown on the proposed plat is in the name of Hanover Cypress Oaks, LLC, a Florida limited liability company, by virtue of the Warranty Deed recorded in Official Records Book 4422, page 2059, Public Records of Lake County, Florida.

AND

Century Homes Florida, LLC, a Florida limited liability company, by virtue of the Special Warranty Deed recorded in Official Records Book 4705, page 762, Public Records of Lake County, Florida.

The search has revealed the following:

1. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Groveland Farms, recorded in Plat Book 2, Page 10, of the Public Records of Lake County, Florida.
2. Easement in favor of Florida Power Corporation recorded in Deed Book 306, page 471, as amended by Partial Release of Easement and Amendment and Restatement of Easement recorded in Official Records Book 4456, page 204, Public Records of Lake County, Florida.
3. Easement in favor of Florida Public Service Company recorded in Miscellaneous Book 8, page 517, Public Records of Lake County, Florida.
4. Easement in favor of Florida Power Corporation recorded in Deed Book 306, page 482, as amended by Partial Release of Easement and Amendment and Restatement of Easement recorded in Official Records Book 4456, Page 204, Public Records of Lake County, Florida.
5. Resolution No. 2005-158 recorded in Official Records Book 2970, page 304, Public Records of Lake County, Florida.



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6. Distribution Easement in favor of Florida Power Corporation recorded in Official Records Book 1006, page 1311, Public Records of Lake County, Florida.
7. Ordinance 2004-08-23 creating Planned Unit Development, as evidenced and amended by Ordinance 2013-09-18 reenacting and amending the planned unit development of the Cypress Oaks Subdivision as zones in Ordinance 2004-08-23 recorded in Official Records Book 4400, Page 2081 and amended in Ordinance 2014-01-01 amending the planned unit development of the Cypress Oaks Subdivision recorded in Official records Book 4456, Page 1636 and further amended in Ordinance 2014-08-09 amending and restating Ordinance 2004-08-23 which reclassified the zoning from AG Lake County to PUD City of Groveland recorded in Official Records Book 4527, Page 1036, Public Records of Lake County, Florida.
8. Notice of Commencement recorded March 20, 2015 in Official Records Book 4599, page 1908, Public Records of Lake County, Florida.
9. Performance Bond recorded May 22, 2015 in Official Records Book 4627, page 1986, Public Records of Lake County, Florida.
10. Recorded Notice of Environmental Resource Permit recorded August 20, 2015 in Official Records Book 4663, page 1449, Public Records of Lake County, Florida.
11. Temporary Access Easement Agreement recorded September 16, 2015 in Official Records Book 4680, page 1644, as affected by Mortgagee Joinder, Consent and Subordination recorded September 16, 2015 in Official Records Book 4680, page 1642, Public Records of Lake County, Florida.
12. Consent to Vacation of Right of Way recorded September 16, 2015 in Official Records Book 4680, page 1653, Public Records of Lake County, Florida.
13. Consent to Vacation of Right of Way recorded September 16, 2015 in Official Records Book 4680, page 1658, Public Records of Lake County, Florida.
14. Temporary Access Easement Agreement recorded September 16, 2015 in Official Records Book 4680, page 1663, and as affected by the Mortgagee Joinder, Consent and Subordination recorded September 16, 2015 in Official Records Book 4680, page 1643, Public Records of Lake County, Florida.
15. Ordinance 2015-09-27 recorded September 16, 2015 in Official Records Book 4680, page 1680, Public Records of Lake County, Florida.
16. Ordinance 2015-09-26 recorded September 16, 2015 in Official Records Book 4680, page 1684, Public Records of Lake County, Florida.
17. Mortgage from Hanover Cypress Oaks, LLC, a Florida limited liability company to Hanover Funding, LLC, a Florida limited liability company, recorded October 17, 2014 in Official Records Book 4540, page 1219, as affected by the Partial Release recorded November 13, 2015 in Official Records Book 4705, page 750, Public Records of Lake County, Florida.



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18. Declaration of Covenants, Conditions, Restrictions and Easements for Cypress Oaks recorded November 13, 2015 in Official Records Book 4705, page 659, Public Records of Lake County, Florida.
19. Memorandum of Contract between Hanover Cypress Oaks, LLC, a Florida limited liability company and Century Homes Florida, LLC, a Florida limited liability company, recorded November 13, 2015 in Official Records Book 4705, page 768, Public Records of Lake County, Florida.
20. Real Property Taxes for the year 2015 are UNPAID for the following parcels:
 - #0122243905-008-00000, in the gross amount of \$5,129.94
 - #1522250002-000-02800, in the gross amount of \$6,833.81
 - #1522250002-000-02900, in the gross amount of \$6,331.82
 - #0122243801-017-00000, in the gross amount of \$6,744.52
 - #0122243801-001-00000, in the gross amount of \$12,304.51

Public Records shall be defined herein as those records currently established under the Florida Statutes for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.

This report shows only matters disclosed in the aforesaid Public Records, and it does not purport to insure or guarantee the validity or sufficiency of any documents noted herein; nor have the contents of any such documents been examined for references to other liens or encumbrances. This report is not to be construed as an opinion, warranty, or guarantee of title or other similar assurance, nor as a title insurance policy; and its effective date shall be the date above specified through which the Public Records were searched. This Report is being provided for the use and benefit of the above addressee only, and it may not be used or relied upon by any other party.

This report may not be used for the purpose of issuing a title insurance commitment or policy. In accordance with Section 627.7843, Florida Statutes the liability the Company may sustain for providing incorrect information in the report shall be the actual loss or damage of the addresses named above, up to a maximum amount of \$1,000.00.

File No.: 4729212

By: Nancy J. Durrance

Authorized Signature



Exhibit "A"

A TRACT OF LAND, BEING TRACTS 1, 2, 8, 9, 15 THROUGH 18, GROVELAND FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, AND THAT PORTION OF THE LAND BEING THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4, LYING NORTHERLY OF THOSE LANDS DESCRIBED ON THAT CERTAIN ORDER OF TAKING, AS RECORDED IN OFFICIAL RECORDS BOOK 4255, PAGE 1994 OF SAID PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 86, MARSH HAMMOCK PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 49 AND 50, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE RUN SOUTH 00°13'30" WEST, ALONG THE WEST LINE OF SAID PLAT OF MARSH HAMMOCK PHASE II AND THE WESTERLY LINE OF MARSH HAMMOCK PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 10 AND 11 OF SAID PUBLIC RECORDS, A DISTANCE OF 2088.36 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; SAID POINT ALSO LIES ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED ON THAT CERTAIN ORDER OF TAKING, AS RECORDED IN OFFICIAL RECORDS BOOK 4255, PAGE 1994 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID NORTHERLY, WESTERLY AND SOUTHERLY LINE OF SAID LANDS, THE FOLLOWING COURSES; THENCE RUN SOUTHWESTERLY, ALONG SAID NORTHERLY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 2830.08 FEET, A CENTRAL ANGLE 05°54'38", AN ARC LENGTH OF 291.95 FEET, A CHORD LENGTH OF 291.82 FEET AND A CHORD BEARING OF SOUTH 55°24'21" WEST; THENCE NON-TANGENT TO SAID CURVE RUN SOUTH 52°15'11" WEST, 317.97 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID WESTERLY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 10.79 FEET, A CENTRAL ANGLE 34°13'29", AN ARC LENGTH OF 6.45 FEET, A CHORD LENGTH OF 6.35 FEET AND A CHORD BEARING OF SOUTH 24°02'51" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 41°09'35" EAST, 10.48 FEET; THENCE RUN NORTH 47°34'25" EAST, 2.97 FEET; THENCE RUN SOUTH 45°01'57" EAST, 14.85 FEET; THENCE RUN SOUTH 06°56'09" WEST, 4.93 FEET; THENCE RUN SOUTH 42°18'08" EAST, 4.45 FEET TO A POINT LYING ON THE NORTHERLY LINE OF THAT CERTAIN STATUTORY QUITCLAIM DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 4183, PAGE 1564, SAID PUBLIC RECORDS; THENCE RUN SOUTH 52°01'22" WEST, ALONG SAID NORTHERLY LINE, 20.43 FEET TO A POINT LYING ON THE EASTERLY LINE OF AFORESAID LANDS DESCRIBED ON THAT CERTAIN ORDER OF TAKING, AS RECORDED IN OFFICIAL RECORDS BOOK 4255, PAGE 1994 OF SAID PUBLIC RECORDS; SAID POINT ALSO LIES ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE RUN ALONG SAID EASTERLY AND NORTHERLY LINE OF SAID LANDS, THE FOLLOWING COURSES; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 45.77 FEET, A CENTRAL ANGLE OF 88°06'29", AN ARC LENGTH OF 70.38 FEET, A CHORD LENGTH OF 63.65 FEET AND A CHORD BEARING OF NORTH 81°35'34" WEST; THENCE NON-TANGENT TO SAID CURVE, RUN SOUTH 52°37'05" WEST, 145.94 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE RUN NORTH 00°13'45" EAST, ALONG SAID WEST LINE, 593.33 FEET TO A POINT LYING ON THE SOUTH LINE OF TRACT 18, OF AFORESAID GROVELAND FARMS; THENCE RUN NORTH 89°34'02" WEST, ALONG THE SOUTH LINE OF SAID TRACT 18 AND THE SOUTH LINE OF TRACT 17 OF SAID PLAT OF GROVELAND FARMS, 1332.33 FEET TO A POINT LYING ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE RUN NORTH 00°15'40" EAST, ALONG SAID WEST LINE, 658.53 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, SAID



POINT ALSO BEING THE SOUTHEAST CORNER OF TRACT 9 OF SAID PLAT OF GROVELAND FARMS; THENCE RUN NORTH 89°47'26" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, AND THE SOUTH LINE OF SAID TRACT 9, A DISTANCE OF 660.21 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 9, ALSO BEING THE SOUTHEAST CORNER OF THE PROPOSED PLAT OF MARINA DEL REY - PHASE 2; THENCE RUN NORTH 00°15'24" EAST, ALONG THE WEST LINE OF SAID TRACT 9 AND THE WEST LINE OF TRACT 8 OF SAID PLAT OF GROVELAND FARMS, ALSO BEING THE EAST LINE OF THE PROPOSED PLAT OF MARINA DEL REY - PHASE 2, A DISTANCE OF 1317.72 FEET TO A POINT LYING ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE RUN SOUTH 89°44'02" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 660.32 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15; THENCE RUN SOUTH 89°47'56" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 (AS MONUMENTED), 1331.23 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE RUN SOUTH 89°42'24" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 (AS MONUMENTED), SAID LINE ALSO BEING THE SOUTH LINE OF TRACT " B" OF AFORESAID PLAT OF MARSH HAMMOCK PHASE II, A DISTANCE OF 660.01 FEET TO THE POINT OF BEGINNING.



LIMITATIONS OF LIABILITY

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