

BETTER CALL FOR BEARING REFERENCE

NOTES:

1. BEARINGS BASED UPON THE NORTH LINE OF THE SOUTH 165' OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST, AS BEING N89°45'41"E. STATE PLANE COORDINATES ARE BASED ON FLORIDA EAST ZONE NAD 83(09).
2. LOT LINES ARE RADIAL UNLESS NOTED WITH (NR) FOR NON RADIAL.
3. THE LOTS WITHIN THIS PLAT ARE GOVERNED BY A MANDATORY HOMEOWNERS ASSOCIATION (THE SOUTHGATE OF LAKE COUNTY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, THE "ASSOCIATION"), REQUIRING THE PAYMENT OF FEES AND WITH THE POWER TO ASSESS THE LOTS. FAILURE OF THE OWNERS OF THE LOTS DEPICTED HEREON TO PAY SUCH FEES OR ASSESSMENTS SHALL RESULT IN THE ATTACHMENT OF A LIEN ON THE PROPERTY OF THE OWNER WHICH FAILS TO PAY SUCH FEES OR ASSESSMENTS BY THE ASSOCIATION, WHICH MAY RESULT IN THE FORECLOSURE OF SAID PROPERTY.
4. TRACT A (PERPETUAL OPEN SPACE/CONSERVATION AREA) SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. LOCATED WITHIN TRACT A IS CONSERVATION AREA THAT IS SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. CLEARING, GRADING, CONSTRUCTION OR ALTERATION IS PERMITTED ONLY AFTER OBTAINING PROPER APPROVALS IN ACCORDANCE WITH THE PERMIT AND THE ASSOCIATION'S HOMEOWNERS ASSOCIATION DOCUMENTS

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