

# MANOR OAKS

A PARCEL OF LAND LYING IN  
SECTIONS 22 AND 23, TOWNSHIP 20 SOUTH, RANGE 24 EAST,  
CITY OF LEESBURG, LAKE COUNTY, FLORIDA

**LEGAL DESCRIPTION:**

A PARCEL OF LAND COMPRISING PORTIONS OF SECTIONS 22 AND 23, TOWNSHIP 20 SOUTH, RANGE 24 EAST, CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 22 ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MANOR OAKS COURT ACCORDING TO THE PLAT OF PLANTATION AT LEESBURG ASHLAND VILLAGE AS RECORDED IN PLAT BOOK 55, PAGES 12 THROUGH 14 OF THE PUBLIC RECORDS OF LAKE COUNTY FLORIDA; THENCE RUN NORTH 89°09'58" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 2577.76 FEET TO THE POINT OF INTERSECTION OF SAID NORTH RIGHT-OF-WAY LINE AND THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD 33 ACCORDING TO RIGHT-OF-WAY BOOK 1, PAGE 56 AND RIGHT-OF-WAY BOOK 3, PAGE 174 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 01°00'29" EAST ALONG SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 1325.51 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF AFORESAID SECTION 22; THENCE RUN SOUTH 89°07'45" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 776.94 FEET TO THE MOST WESTERLY CORNER OF SAID ARLINGTON RIDGE PHASE 1-B, SAID POINT BEING ON THE NORTHEASTERLY LINE OF A 170.00 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT ACCORDING TO OFFICIAL RECORDS BOOK 308, PAGE 470 AND OFFICIAL RECORDS BOOK 305, PAGE 399 OF THE AFORESAID PUBLIC RECORDS; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 59°23'09" EAST ALONG THE SOUTHWESTERLY LINE OF SAID ARLINGTON RIDGE PHASE 1-B ALSO BEING THE NORTHEASTERLY LINE OF SAID 170.00 FOOT WIDE FLORIDA POWER CORPORATION EASEMENT FOR A DISTANCE OF 2668.65 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF AFORESAID SECTION 23; THENCE RUN NORTH 89°06'59" WEST ALONG SAID SOUTH LINE AND IN PART THE NORTH LINE OF AFORESAID PLANTATION AT LEESBURG ASHLAND VILLAGE FOR A DISTANCE OF 519.44 FEET TO THE POINT OF BEGINNING.

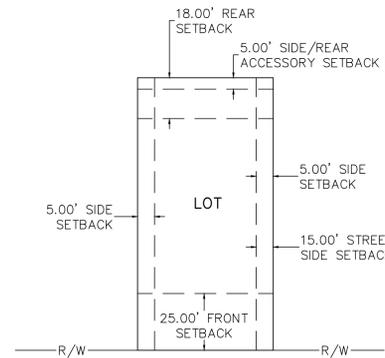
CONTAINS 58.92 ACRES MORE OR LESS.

**SURVEYOR'S NOTES:**

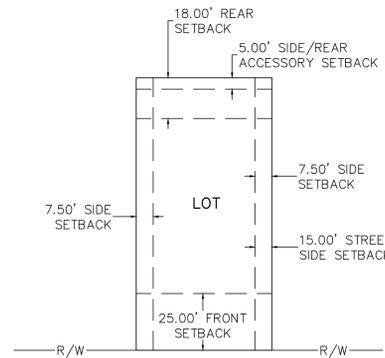
1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 22-20-24 AS BEING N89°09'58"W. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY).
2. ALL LOT LINES INTERSECTING CURVES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (NR).
3. LOT CORNERS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091 (9), FLORIDA STATUTES.
4. SUBJECT PROPERTY SHOWN HEREON IS IN ZONE X, AREA OUTSIDE THE 100 YEAR FLOODPLAIN AND ZONE A, AREA WITHIN THE 100 YEAR FLOOD PLAIN WITH NO BASE FLOOD ELEVATIONS ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NUMBER 1269C0460E, MAP REVISED DECEMBER 18, 2012.
5. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
6. THE STATE PLANE COORDINATES SHOWN HEREON ARE RELATIVE TO FLORIDA STATE PLANE COORDINATES NORTH AMERICAN DATUM OF 1983 (NAD-83-2011) EAST ZONE (US FOOT) FOR THIS SITE, USING THE GEODETIC CONTROL POINTS ESTABLISHED WITHIN THE LAKE COUNTY CONTROL NETWORK AND VERIFIED BY GLOBAL POSITIONING SYSTEM (GPS), UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) PERMANENT REFERENCE NETWORK.
7. RESTRICTION: USAGE OF THE LANDS WITHIN THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR MANOR OAKS (THE "DECLARATION"), RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_, PAGE \_\_\_\_\_, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, TOGETHER WITH ALL RECORDED AMENDMENTS.
8. THERE IS A 10.00' UTILITY EASEMENT ALONG ALL ROAD RIGHT OF WAY AND A 5.00' UTILITY EASEMENT ALONG ALL SIDE LOT LINES.
9. TRACT G (OPEN SPACE) SHALL NOT BE USED AS AN ACCESS POINT TO THE DEVELOPMENT, EMERGENCY OR OTHERWISE.

**LEGEND**

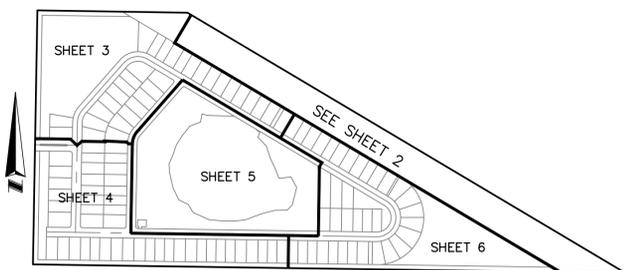
- ⊕ CENTER LINE
- R/W RIGHT OF WAY
- PI POINT OF INTERSECTION
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- NT POINT OF NON-TANGENCY
- OA OVERALL LENGTH
- RWB RIGHT-OF-WAY BOOK
- FPC FLORIDA POWER CORPORATION
- PB PLAT BOOK
- PG(S) PAGE(S)
- CCR CERTIFIED CORNER RECORD
- SET 4"x4" CONCRETE MONUMENT LB #8627 PERMANENT REFERENCE MONUMENT (PRM) OR AS NOTED
- FOUND 4"x4" CONCRETE MONUMENT AS NOTED
- SET NAIL & DISK LB #6723 PERMANENT CONTROL POINT (PCP)
- NR NON-RADIAL
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- PLS PROFESSIONAL LICENSED SURVEYOR
- LB LICENSED BUSINESS
- ORB OFFICIAL RECORDS BOOK
- ▨ WETLAND BUFFER



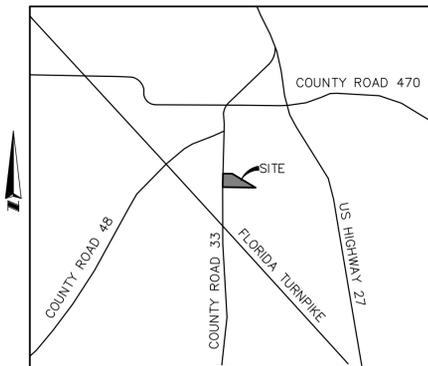
TYPICAL SETBACKS 50.00' WIDE LOTS  
NOT TO SCALE



TYPICAL SETBACKS 60.00' WIDE LOTS  
NOT TO SCALE



KEY MAP NOT TO SCALE



VICINITY MAP NOT TO SCALE

**SHEET INDEX**  
SHEET 1 OF 6 - LEGAL DESCRIPTION, NOTES, LEGEND & DEDICATION  
SHEET 2 OF 6 - BOUNDARY AND TRACT GEOMETRY  
SHEETS 3-6 OF 6 - LOT AND TRACT GEOMETRY

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.

IN WITNESS WHEREOF, THE UNDERSIGNED, MERITAGE HOMES OF FLORIDA, INC. A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS UNDERSIGNED \_\_\_\_\_ THEREUNTO DULY AUTHORIZED ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

BY: \_\_\_\_\_  
BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_

SIGNED AND SEALED IN THE PRESENCE OF:  
SIGNATURE OF WITNESS: \_\_\_\_\_  
PRINTED NAME OF WITNESS: \_\_\_\_\_  
SIGNATURE OF WITNESS: \_\_\_\_\_  
PRINTED NAME OF WITNESS: \_\_\_\_\_

STATE OF FLORIDA,  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, AS \_\_\_\_\_ OF MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, SUCH PERSON [ ] IS PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT  
NOTARY PUBLIC  
PRINTED NAME: \_\_\_\_\_  
COMMISSION NO: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_

**MANOR OAKS  
DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, MERITAGE HOMES OF FLORIDA, INC. A FLORIDA CORPORATION, BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, DO HEREBY DEDICATE THE FOLLOWING FOR THE PURPOSES THEREON EXPRESSED, SUBJECT TO THE GENERAL NOTES CONTAINED HEREIN.

1. TRACT A (LILY PALM WAY, AZALEA OAKS CIRCLE AND OLIVE ROSE WAY) (THE ROADS AND THE ROAD RIGHT-OF-WAY) AND UTILITY EASEMENTS SHOWN AS SHOWN, AND OR NOTED ON THE PLAT HEREON ARE DEDICATED TO THE CITY OF LEESBURG AND THE PERPETUAL USE OF THE PUBLIC.
2. TRACT O (LIFT STATION) AND DRAINAGE EASEMENTS ARE DEDICATED TO AND MAINTAINED BY THE CITY OF LEESBURG, FLORIDA.
3. TRACTS B AND C (STORMWATER/OPEN SPACE) AND TRACT L (FPC EASEMENT) ARE DEDICATED TO AND MAINTAINED BY THE MANOR OAKS HOMEOWNERS ASSOCIATION (THE ASSOCIATION)
4. TRACT K (CONSERVATION/WETLAND BUFFER) IS DEDICATED TO MANOR OAKS HOMEOWNERS ASSOCIATION (THE ASSOCIATION) WITH DEVELOPMENT RIGHTS DEDICATED TO THE CITY OF LEESBURG. NO CLEARING, GRADING OR ALTERATION IS PERMITTED WITHOUT PRIOR APPROVAL BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.
5. ASSOCIATION TRACTS: TRACTS F, G, H, AND I, (OPEN SPACE TRACTS), TRACT J ( OPEN SPACE/TOT LOT), TRACTS M AND N ( BUFFER/OPEN SPACE TRACTS) WILL BE CONVEYED TO THE MANOR OAKS HOMEOWNERS ASSOCIATION (THE ASSOCIATION) AND ARE FOR USES PERMITTED BY THE ASSOCIATION AND FLORIDA LAW ONLY, SUBJECT TO PROVISIONS OF THE DECLARATION. THE ASSOCIATION TRACTS WILL BE MAINTAINED BY THE ASSOCIATION AND NOT BY THE CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

**REVIEWER STATEMENT**

PURSUANT TO SECTION 177.081 F.S., I HAVE REVIEWED THIS PLAT FOR CONFORMANCE 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 \_\_\_\_\_ DATE \_\_\_\_\_

**QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER, FULLY LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

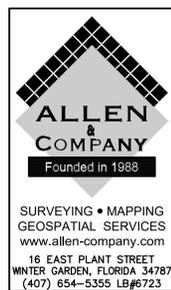
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

JAMES L. RICKMAN  
P.S.M. #5633  
ALLEN & COMPANY  
LICENSED BUSINESS #8627  
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787

**CERTIFICATE OF APPROVAL OF MUNICIPALITY**

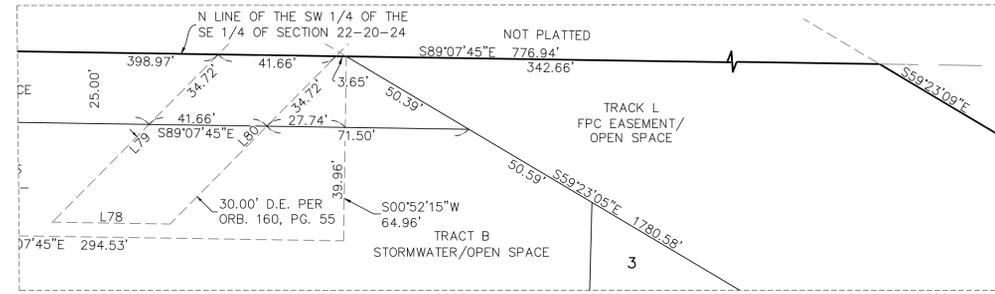
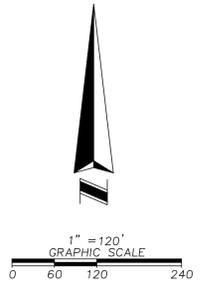
THIS IS TO CERTIFY, THAT THIS PLAT WAS PRESENTED TO THE CITY COMMISSION OF LEESBURG, LAKE COUNTY, FLORIDA, AND APPROVED BY SAID CITY COMMISSION FOR RECORD AND THE DEDICATION OF THE UTILITY AND ACCESS EASEMENTS STATED ABOVE ARE ACCEPTED FOR MUNICIPAL PURPOSES OF SAID CITY ON \_\_\_\_\_ 2025 PROVIDED THAT THIS PLAT IS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF LAKE COUNTY, FLORIDA WITHIN 90 DAYS OF APPROVAL FROM THE DATE OF APPROVAL BY SAID CITY OF LEESBURG, LAKE COUNTY, FLORIDA.

CITY CLERK \_\_\_\_\_ MAYOR COMMISSIONER \_\_\_\_\_



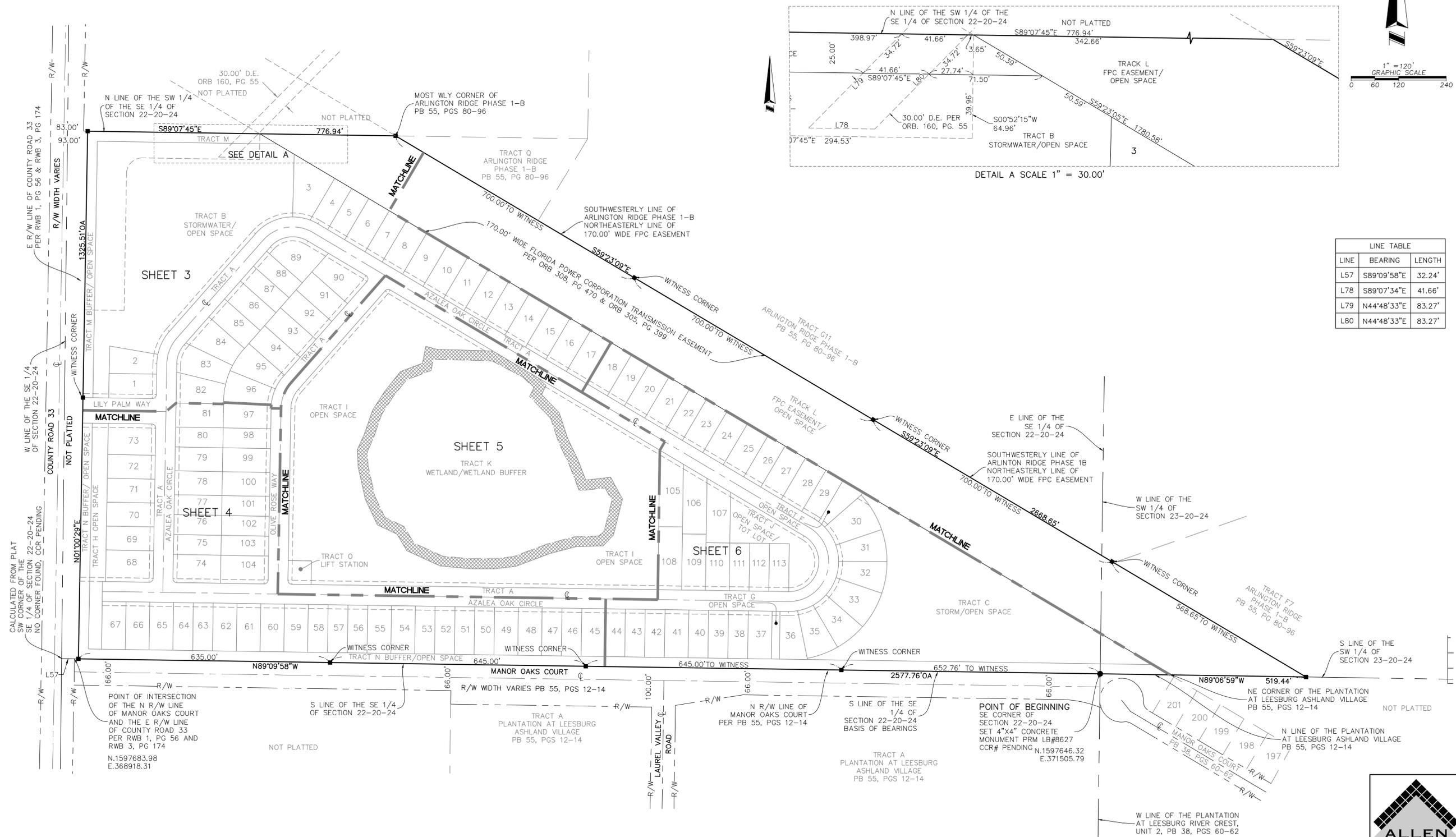
# MANOR OAKS

A PARCEL OF LAND LYING IN  
SECTIONS 22 AND 23, TOWNSHIP 20 SOUTH, RANGE 24 EAST,  
CITY OF LEESBURG, LAKE COUNTY, FLORIDA



DETAIL A SCALE 1" = 30.00'

LINE TABLE		
LINE	BEARING	LENGTH
L57	S89°09'58"E	32.24'
L78	S89°07'34"E	41.66'
L79	N44°48'33"E	83.27'
L80	N44°48'33"E	83.27'



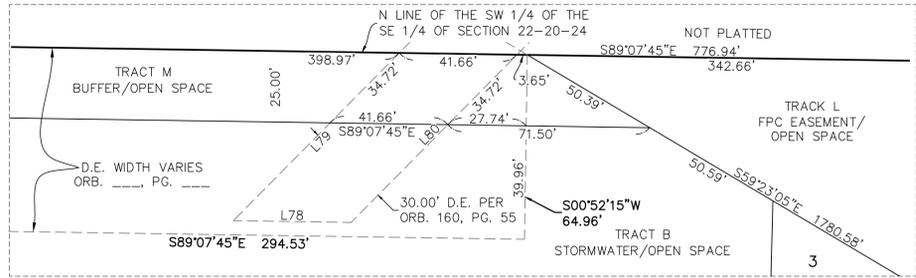
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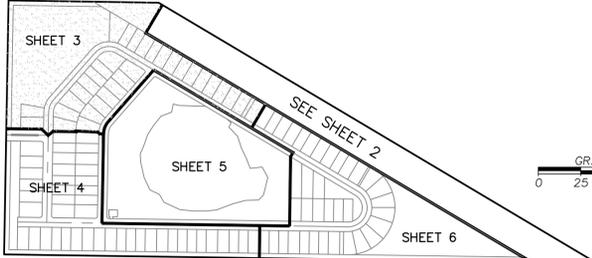
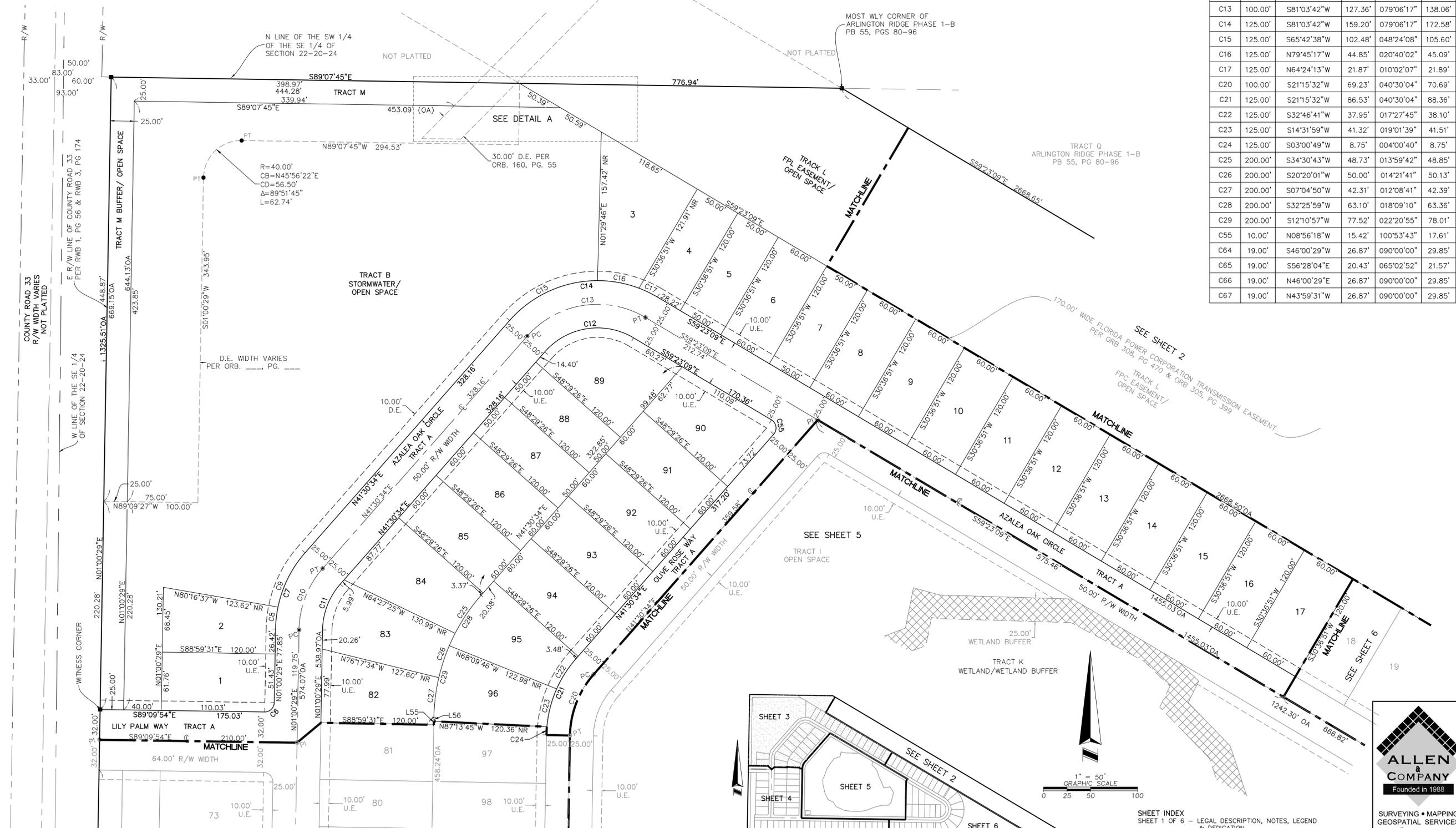
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CITY OF LEESBURG, LAKE COUNTY, FLORIDA



DETAIL A SCALE 1" = 30.00'

LINE TABLE		
LINE	BEARING	LENGTH
L55	N01°00'29"E	7.85'
L56	N01°00'29"E	4.16'
L78	S89°07'34"E	41.66'
L79	N44°48'33"E	83.27'
L80	N44°48'33"E	83.27'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C6	10.00'	N45°55'18"E	14.12'	089°49'37"	15.68'
C7	125.00'	S21°15'32"W	86.53'	040°30'04"	88.36'
C8	125.00'	S06°22'39"W	23.39'	010°44'20"	23.43'
C9	125.00'	S26°37'42"W	64.20'	029°45'45"	64.93'
C10	100.00'	S21°15'32"W	69.23'	040°30'04"	70.69'
C11	75.00'	S21°15'32"W	51.92'	040°30'04"	53.02'
C12	75.00'	S81°03'42"W	95.52'	079°06'17"	103.55'
C13	100.00'	S81°03'42"W	127.36'	079°06'17"	138.06'
C14	125.00'	S81°03'42"W	159.20'	079°06'17"	172.58'
C15	125.00'	S65°42'38"W	102.48'	048°24'08"	105.60'
C16	125.00'	N79°45'17"W	44.85'	020°40'02"	45.09'
C17	125.00'	N64°24'13"W	21.87'	010°02'07"	21.89'
C20	100.00'	S21°15'32"W	69.23'	040°30'04"	70.69'
C21	125.00'	S21°15'32"W	86.53'	040°30'04"	88.36'
C22	125.00'	S32°46'41"W	37.95'	017°27'45"	38.10'
C23	125.00'	S14°31'59"W	41.32'	019°01'39"	41.51'
C24	125.00'	S03°00'49"W	8.75'	004°00'40"	8.75'
C25	200.00'	S34°30'43"W	48.73'	013°59'42"	48.85'
C26	200.00'	S20°20'01"W	50.00'	014°21'41"	50.13'
C27	200.00'	S07°04'50"W	42.31'	012°08'41"	42.39'
C28	200.00'	S32°25'59"W	63.10'	018°09'10"	63.36'
C29	200.00'	S12°10'57"W	77.52'	022°20'55"	78.01'
C55	10.00'	N08°56'18"W	15.42'	100°53'43"	17.61'
C64	19.00'	S46°00'29"W	26.87'	090°00'00"	29.85'
C65	19.00'	S56°28'04"E	20.43'	065°02'52"	21.57'
C66	19.00'	N46°00'29"E	26.87'	090°00'00"	29.85'
C67	19.00'	N43°59'31"W	26.87'	090°00'00"	29.85'



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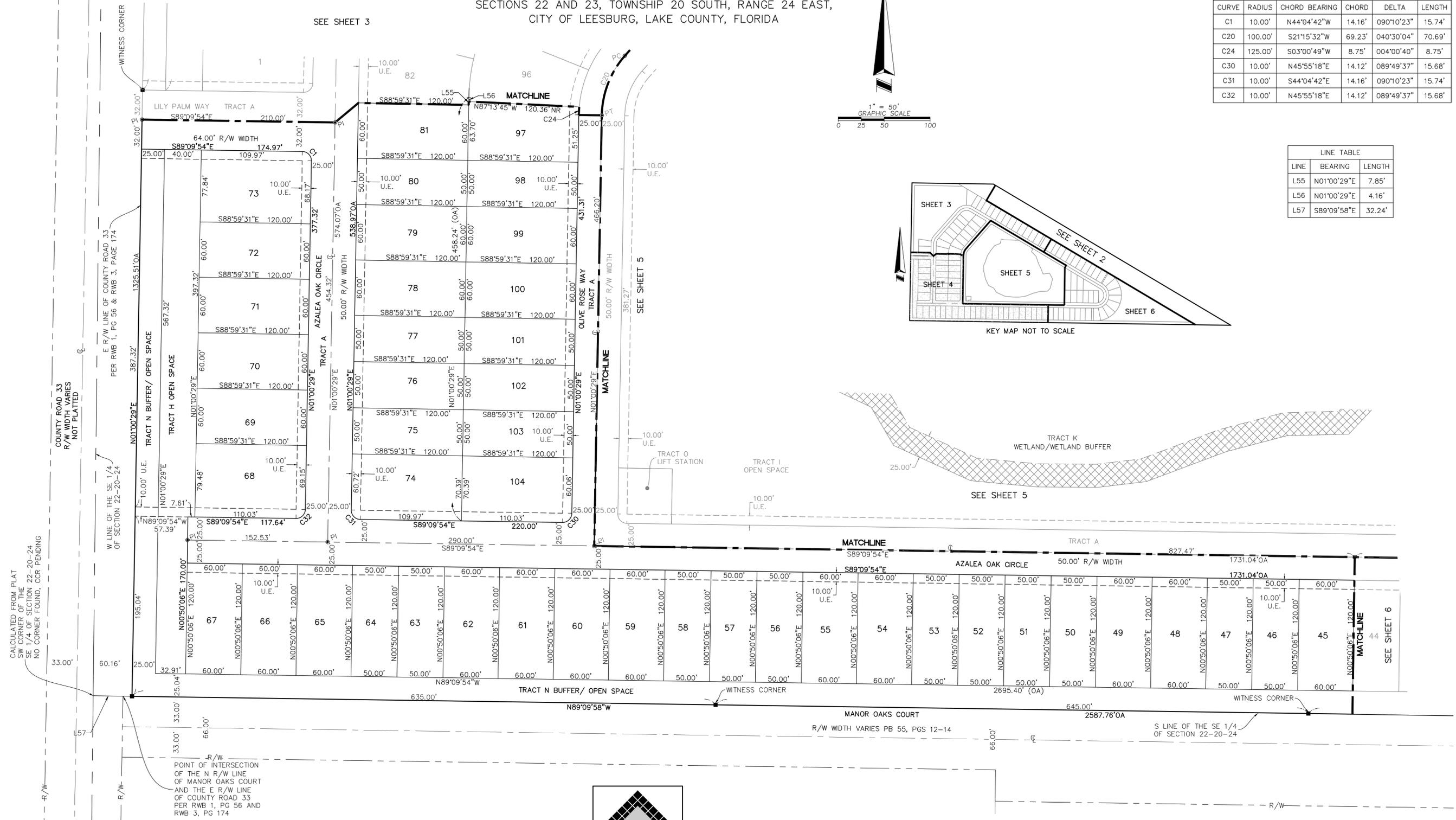
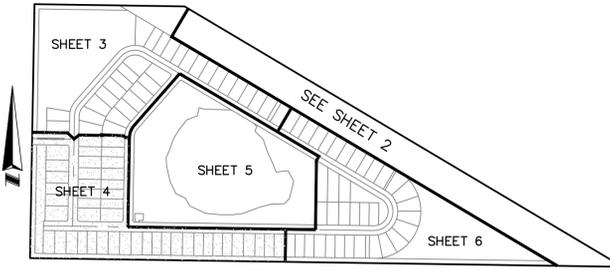
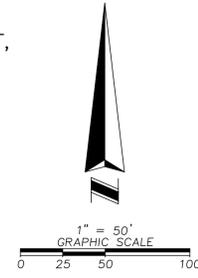
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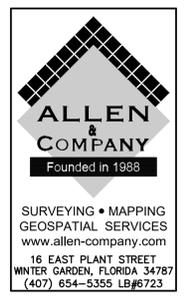
CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	10.00'	N44°04'42"W	14.16'	090°10'23"	15.74'
C20	100.00'	S21°15'32"W	69.23'	040°30'04"	70.69'
C24	125.00'	S03°00'49"W	8.75'	004°00'40"	8.75'
C30	10.00'	N45°55'18"E	14.12'	089°49'37"	15.68'
C31	10.00'	S44°04'42"E	14.16'	090°10'23"	15.74'
C32	10.00'	N45°55'18"E	14.12'	089°49'37"	15.68'

LINE TABLE		
LINE	BEARING	LENGTH
L55	N01°00'29"E	7.85'
L56	N01°00'29"E	4.16'
L57	S89°09'58"E	32.24'



CALCULATED FROM PLAT  
SW CORNER OF THE  
SE 1/4 OF SECTION 22-20-24  
NO CORNER FOUND, CLR PENDING

R/W  
POINT OF INTERSECTION  
OF THE N R/W LINE  
OF MANOR OAKS COURT  
AND THE E R/W LINE  
OF COUNTY ROAD 33  
PER RWB 1, PG 56 AND  
RWB 3, PG 174



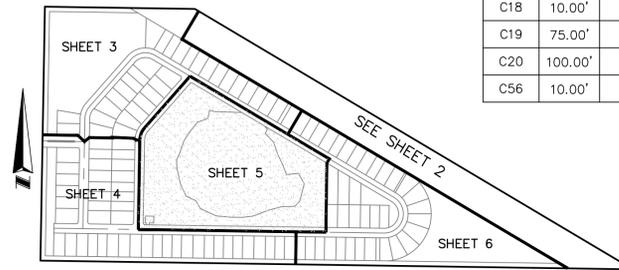
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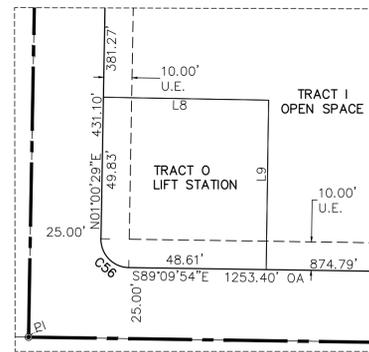
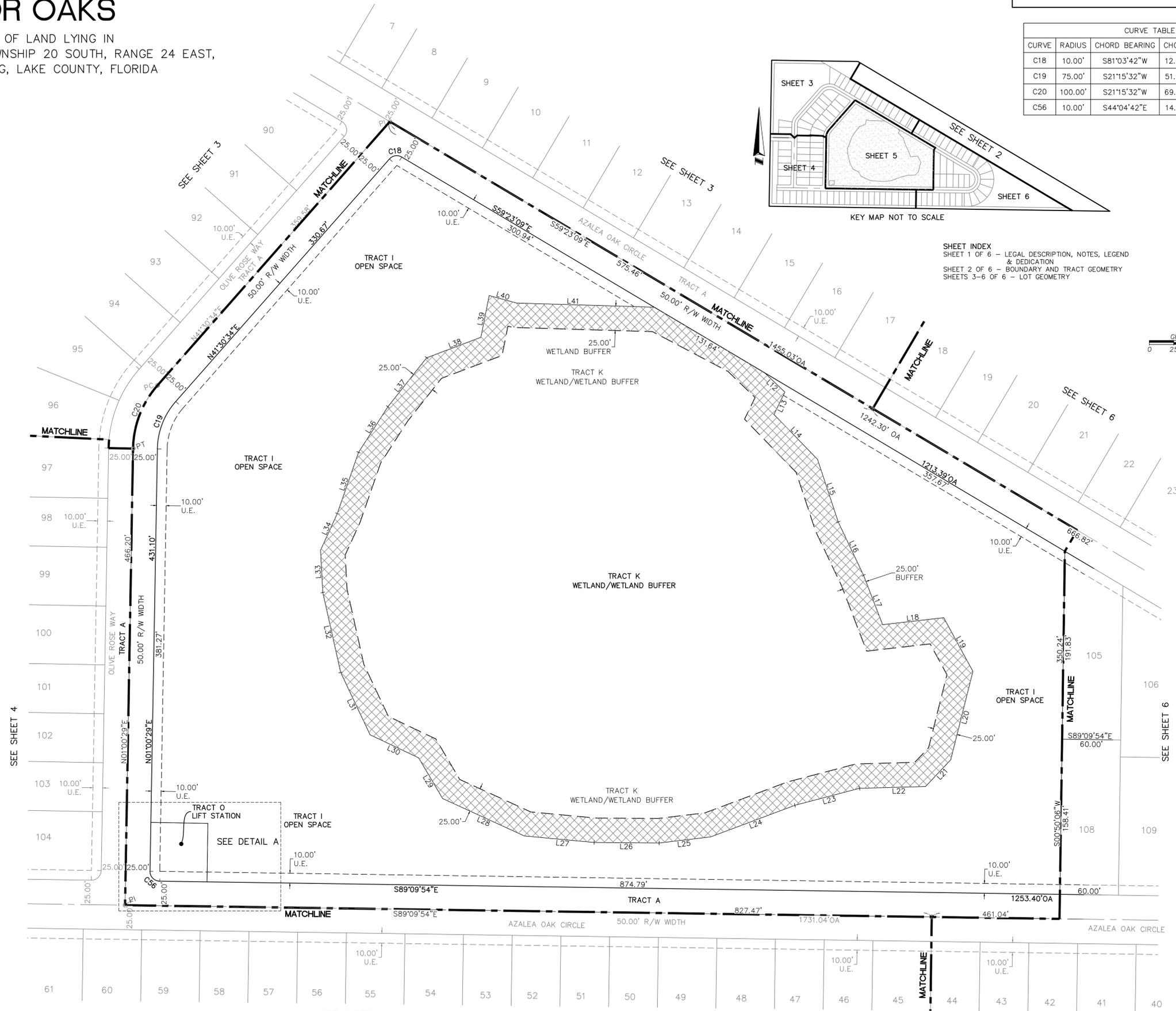
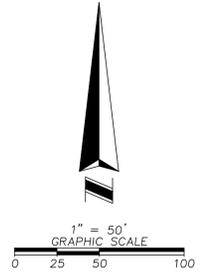
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CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C18	10.00'	S81°03'42"W	12.74'	079°06'17"	13.81'
C19	75.00'	S21°15'32"W	51.92'	040°30'04"	53.02'
C20	100.00'	S21°15'32"W	69.23'	040°30'04"	70.69'
C56	10.00'	S44°04'42"E	14.16'	090°10'23"	15.74'

LINE TABLE		
LINE	BEARING	LENGTH
L8	N88°59'31"W	58.46'
L9	S00°50'06"W	59.68'
L12	N46°16'34"W	28.58'
L13	N26°09'36"E	25.31'
L14	N44°15'00"W	64.00'
L15	N18°22'17"W	67.45'
L16	N25°33'15"W	60.22'
L17	N21°11'34"W	54.07'
L18	S83°31'26"W	63.04'
L19	N28°40'23"W	62.46'
L20	N14°10'45"E	93.11'
L21	N43°27'34"E	37.62'
L22	N88°27'34"E	67.72'
L23	N75°20'28"E	68.46'
L24	N69°33'09"E	92.15'
L25	N83°15'25"E	53.28'
L26	S89°33'38"E	66.58'
L27	S84°39'17"E	71.95'
L28	S65°32'00"E	92.00'
L29	S30°41'54"E	48.36'
L30	S64°44'32"E	55.02'
L31	S25°19'50"E	70.50'
L32	S12°40'19"E	83.69'
L33	S03°02'27"E	43.19'
L34	S24°39'08"W	41.27'
L35	S19°13'48"W	66.11'
L36	S32°51'26"W	55.32'
L37	S38°31'35"W	63.96'
L38	S69°24'01"W	59.35'
L39	S11°17'44"W	43.50'
L40	N74°43'48"W	29.08'
L41	N88°16'59"W	141.34'



SHEET INDEX  
SHEET 1 OF 6 - LEGAL DESCRIPTION, NOTES, LEGEND & DEDICATION  
SHEET 2 OF 6 - BOUNDARY AND TRACT GEOMETRY  
SHEETS 3-6 OF 6 - LOT GEOMETRY

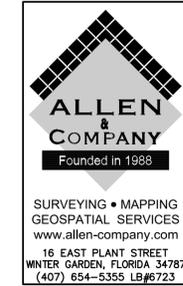


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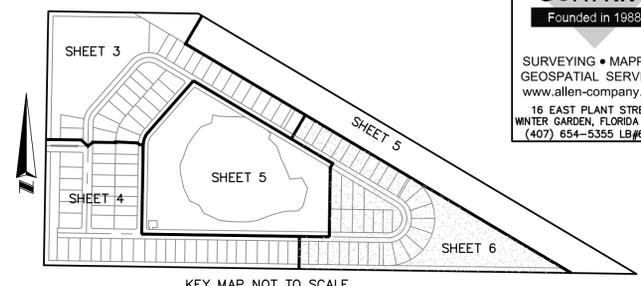
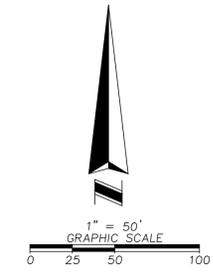
SURVEYING • MAPPING  
GEOSPATIAL SERVICES  
www.allen-company.com  
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355 LB#6723

# MANOR OAKS

A PARCEL OF LAND LYING IN  
SECTIONS 22 AND 23, TOWNSHIP 20 SOUTH, RANGE 24 EAST,  
CITY OF LEESBURG, LAKE COUNTY, FLORIDA

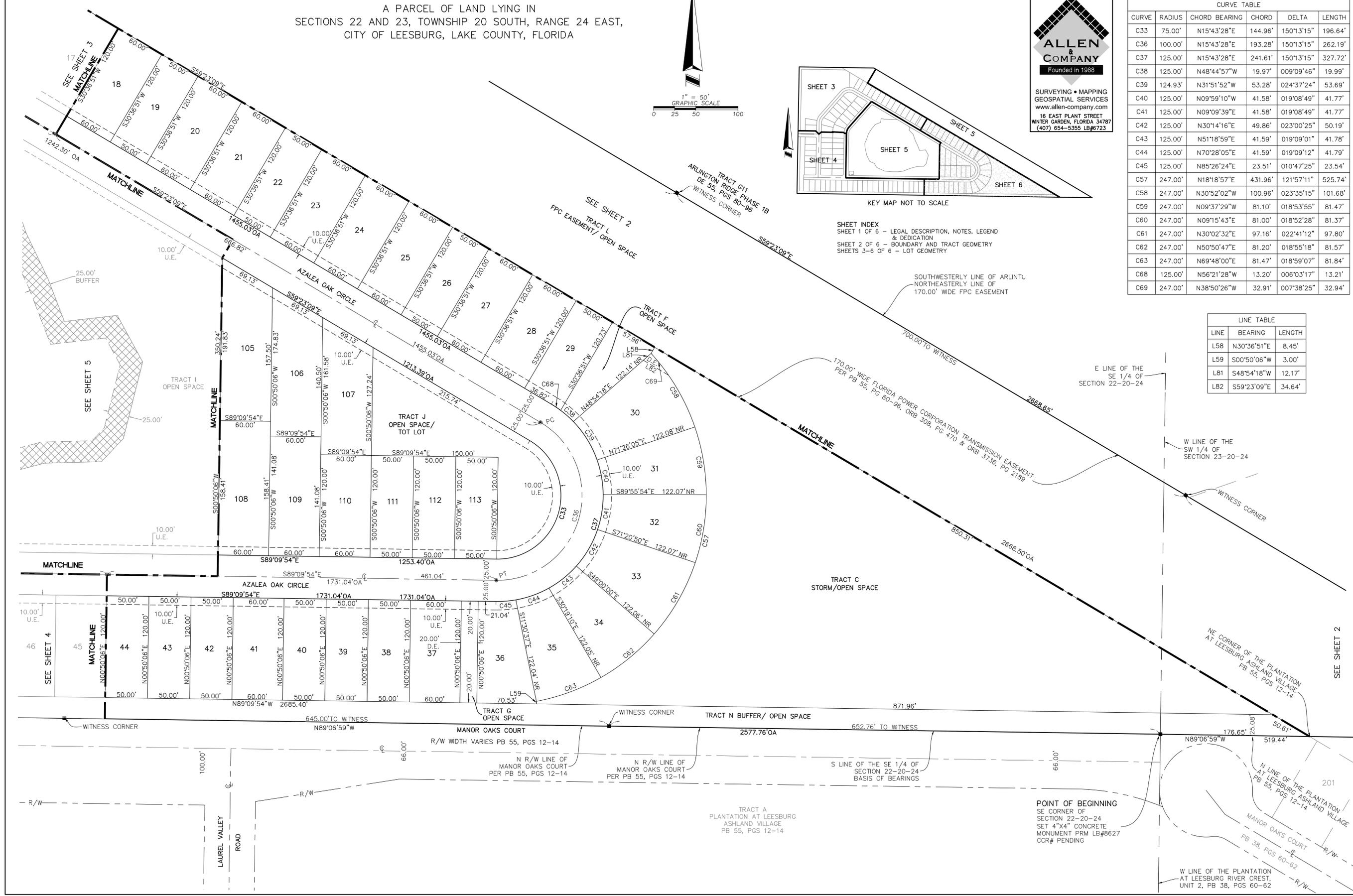


CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C33	75.00'	N15°43'28"E	144.96'	150°13'15"	196.64'
C36	100.00'	N15°43'28"E	193.28'	150°13'15"	262.19'
C37	125.00'	N15°43'28"E	241.61'	150°13'15"	327.72'
C38	125.00'	N48°44'57"W	19.97'	009°09'46"	19.99'
C39	124.93'	N31°51'52"W	53.28'	024°37'24"	53.69'
C40	125.00'	N09°59'10"W	41.58'	019°08'49"	41.77'
C41	125.00'	N09°09'39"E	41.58'	019°08'49"	41.77'
C42	125.00'	N30°14'16"E	49.86'	023°00'25"	50.19'
C43	125.00'	N51°18'59"E	41.59'	019°09'01"	41.78'
C44	125.00'	N70°28'05"E	41.59'	019°09'12"	41.79'
C45	125.00'	N85°26'24"E	23.51'	010°47'25"	23.54'
C57	247.00'	N18°18'57"E	431.96'	121°57'11"	525.74'
C58	247.00'	N30°52'02"W	100.96'	023°35'15"	101.68'
C59	247.00'	N09°37'29"W	81.10'	018°53'55"	81.47'
C60	247.00'	N09°15'43"E	81.00'	018°52'28"	81.37'
C61	247.00'	N30°02'32"E	97.16'	022°41'12"	97.80'
C62	247.00'	N50°50'47"E	81.20'	018°55'18"	81.57'
C63	247.00'	N69°48'00"E	81.47'	018°59'07"	81.84'
C68	125.00'	N56°21'28"W	13.20'	006°03'17"	13.21'
C69	247.00'	N38°50'26"W	32.91'	007°38'25"	32.94'



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LINE TABLE		
LINE	BEARING	LENGTH
L58	N30°36'51"E	8.45'
L59	S00°50'06"W	3.00'
L81	S48°54'18"W	12.17'
L82	S59°23'09"E	34.64'



**POINT OF BEGINNING**  
SE CORNER OF SECTION 22-20-24  
SET 4"x4" CONCRETE MONUMENT FRM LB#8627  
CCR# PENDING