

Prepared by:  
Crystal Lake Properties, LLC  
300 S. Pine Island Road Suite 110  
Plantation, FL 33324

Return recorded original to:  
Office of General Counsel  
St. Johns River Water Management District  
4049 Reid Street / Highway 100 West  
Palatka, FL 32177



DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 01/17/2008 02:06:02 PM

FILE #: 2008005656 OR BK 04966 PGS 1663-1681

RECORDING FEES 163.00

DEED DOC TAX 0.70

*CDP*

CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT is made this 2nd day of January, 2008 by CRYSTAL LAKE PROPERTIES, LLC. having an address at 300 S. Pine Island Road Suite 110 Plantation, FL 33324 ("Grantor"), in favor of the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373, Florida Statutes, having a mailing address at 4049 Reid Street / Highway 100 West, Palatka, Florida 32177 ("Grantee").

WITNESSETH:

WHEREAS, Grantor solely owns in fee simple certain real property in Marion County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by this reference (the "Property");

WHEREAS, Grantor grants this conservation easement as a condition of Department of the Army Permit SAJ-2006 -4306 and Permit No. 4-083-19504-22 issued by Grantee, solely to off-set adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Property in its natural condition in perpetuity;

NOW THEREFORE, in consideration of the above and the mutual covenants, terms, conditions and restrictions contained herein, and pursuant to the provisions of section 704.06, Florida Statutes, Grantor hereby voluntarily grants and conveys to Grantee a conservation easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth (the "Conservation Easement"). Grantor fully warrants title to said Property, and will warrant and defend the same against the lawful claims of all persons whomsoever.

## Attachment G

1. Purpose. The purpose of this Conservation Easement is to assure that the Property will be retained forever in its existing natural condition and to prevent any use of the Property that will impair or interfere with the environmental value of the Property.

2. Prohibited Uses. Any activity on or use of the Property inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

- (a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
- (b) Dumping or placing soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials.
- (c) Removing or destroying trees, shrubs, or other vegetation.
- (d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
- (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
- (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
- (g) Acts or uses detrimental to such retention of land or water areas.
- (h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

3. Reserved Rights. Grantor reserves unto itself, and its successors and assigns, all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property, that are not expressly prohibited herein and are not inconsistent with the purpose of this Conservation Easement.

4. Rights of Grantee. To accomplish the purposes stated herein, Grantor conveys the following rights to Grantee:

(a) To enter upon and inspect the Property in a reasonable manner and at reasonable times to determine if Grantor or its successors and assigns are complying with the covenants and prohibitions contained in this Conservation Easement.

(b) To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and require the restoration of areas or features of the Property that may be damaged by any activity inconsistent with this Conservation Easement.

5. Grantee's Discretion. Grantee may enforce the terms of this Conservation Easement at its discretion, but if Grantor breaches any term of this Conservation Easement and Grantee does not exercise its rights under this Conservation Easement, Grantee's forbearance shall not be construed to be a waiver by Grantee of such term, or of any subsequent breach of the same, or any other term of this Conservation Easement, or of any of the Grantee's rights under this Conservation Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

6. Grantee's Liability. Grantor will assume all liability for any injury or damage to the person or property of third parties which may occur on the Property arising from Grantor's ownership of the Property. Neither Grantor, nor any person or entity claiming by or through Grantor, shall hold Grantee liable for any damage or injury to person or personal property which may occur on the Property.

7. Acts Beyond Grantor's Control. Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from natural causes beyond Grantor's control, including, without limitation, fire, flood, storm and earth movement, or from any necessary action taken by Grantor under emergency conditions to prevent, abate or mitigate significant injury to the Property or to persons resulting from such causes.

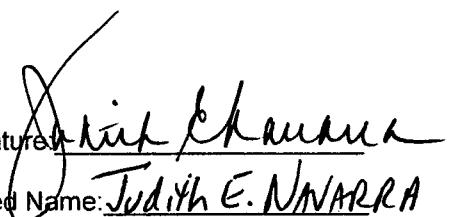
8. Recordation. Grantor shall record this Conservation Easement in timely fashion in the Official Records of Marion County, Florida, and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in

the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

9. Successors. The covenants, terms, conditions and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Property.

IN WITNESS WHEREOF, Grantor has executed this Conservation Easement on the day and year first above written.

Signed, sealed and delivered

Signature: 

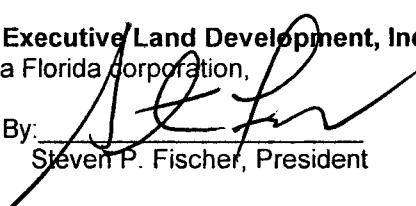
Printed Name: Judith E. NAVARRA

GRANTOR:

**Crystal Lake Properties, LLC**  
a Florida limited liability company,  
by its managing member:

**Executive Land Development, LLC**  
a Florida limited liability company  
by its managing member:

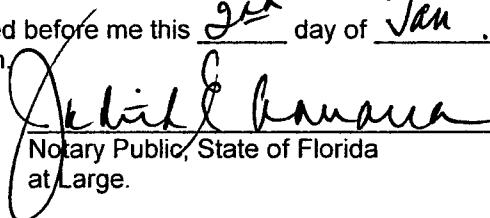
**Executive Land Development, Inc.**  
a Florida corporation,

By:   
Steven P. Fischer, President

STATE OF FLORIDA  
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 9th day of Jan, 2008, by Steven P. Fischer, who did not take an oath.

  
Judith E Navarra  
My Commission DD372689  
Expires November 17 2008

  
Notary Public, State of Florida  
at Large.

My Commission Expires:

Serial No. \_\_\_\_\_

Personally known \_\_\_\_\_ OR produced identification \_\_\_\_\_. Identification produced

**EXHIBIT "A"**

**DESCRIPTION OF: TRACT F**

COMMENCE AT THE INTERSECTION OF FIR DRIVE COURSE AND BAHIA TRACE AS SHOWN ON THE MAP OR PLAT OF SILVER SPRINGS SHORES UNIT NO. 27 AS RECORDED IN PLAT BOOK J AT PAGES 233-252 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WEST, ALONG THE CENTERLINE OF SAID BAHIA TRACE, A DISTANCE OF 50.00 FEET; THENCE NORTH LEAVING SAID CENTERLINE A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BAHIA TRACE; THENCE N.90°00'00"W., ALONG SAID NORTH RIGHT OF WAY LINE, 132.91 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N.90°00'00"W. 67.09 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FIR DRIVE PASS AND A POINT OF CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 39.27 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF N.45°00'00"W 35.36 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N.00°00'00"E. 201.61 FEET TO A POINT OF CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 108.25 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 35°26'31", AND A CHORD BEARING AND DISTANCE OF N.17°43'15"W 106.53 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROJECTION THEREOF, N.35°26'31"W. 548.09 FEET; THENCE, N.54°26'37"E. 549.24 FEET; THENCE, S.31°18'21"E. 41.48 FEET; THENCE, S.18°34'19"E. 43.04 FEET; THENCE, S.11°55'31"W. 38.10 FEET; THENCE, S.17°15'31"W. 40.50 FEET; THENCE, S.27°09'10"W. 67.94 FEET; THENCE, S.35°54'38"E. 169.29 FEET; THENCE, S.02°02'07"E. 61.20 FEET; THENCE, S.07°55'21"W. 24.52 FEET; THENCE, S.28°07'03"E. 21.07 FEET; THENCE, N.74°16'44"E. 45.94 FEET; THENCE, S.07°45'02"W. 15.70 FEET; THENCE, N.81°45'42"E. 69.09 FEET; THENCE, S.16°39'45"E. 334.42 FEET; THENCE, S.65°30'05"W. 183.58 FEET; THENCE, S.64°15'09"W. 13.97 FEET; THENCE, S.67°28'12"W. 64.53 FEET; THENCE, N.50°07'38"W. 90.53 FEET; THENCE, S.65°35'43"W. 32.55 FEET; THENCE, S.50°50'21"W. 30.78 FEET; THENCE, S.00°43'04"W. 17.48 FEET; THENCE, S.07°28'06"E. 76.79 FEET; THENCE, S.16°30'37"E. 49.42 FEET; THENCE, S.23°04'33"E. 73.86 FEET; THENCE S.09°49'50"E. 36.47 FEET TO THE **POINT OF BEGINNING**;

CONTAINING 7.71 ACRES MORE OR LESS

**EXHIBIT "A" CONTINUED**

**DESCRIPTION OF: TRACT G**

COMMENCE AT THE INTERSECTION OF FIR DRIVE COURSE AND BAHIA TRACE AS SHOWN ON THE MAP OR PLAT OF SILVER SPRINGS SHORES UNIT NO. 27 AS RECORDED IN PLAT BOOK J AT PAGES 233-252 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WEST, ALONG THE CENTERLINE OF SAID BAHIA TRACE, A DISTANCE OF 50.00 FEET; THENCE NORTH LEAVING SAID CENTERLINE A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BAHIA TRACE; THENCE N.90°00'00"W., ALONG SAID NORTH RIGHT OF WAY LINE, 200.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FIR DRIVE PASS AND A POINT OF CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 39.27 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF N.45°00'00"W 35.36 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N.00°00'00"E. 201.61 FEET TO A POINT OF CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 108.25 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 35°26'31", AND A CHORD BEARING AND DISTANCE OF N.17°43'15"W 106.53 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROJECTION THEREOF, N.35°26'31"W. 548.09 FEET; THENCE N.54°26'37"E. 741.23 FEET; THENCE N.41°31'22"E. 81.49 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE, N.41°31'22"E. 358.07 FEET; THENCE, N.63°52'37"E. 57.23 FEET; THENCE, S.64°47'09"E. 33.79 FEET; THENCE, S.77°22'26"E. 27.02 FEET; THENCE, N.32°04'11"E. 50.03 FEET; THENCE, S.84°11'52"E. 36.01 FEET; THENCE, S.76°23'04"E. 29.19 FEET; THENCE, S.07°55'43"E. 43.46 FEET; THENCE, S.62°09'51"E. 21.71 FEET; THENCE, S.11°08'13"E. 2.59 FEET; THENCE, N.74°17'27"E. 29.14 FEET; THENCE, N.78°35'12"E. 90.08 FEET; THENCE, S.05°15'56"E. 45.20 FEET; THENCE, S.48°55'57"E. 52.23 FEET; THENCE, S.31°36'48"E. 47.90 FEET; THENCE, S.11°36'57"E. 79.44 FEET; THENCE, S.16°45'43"W. 51.43 FEET; THENCE, S.22°11'28"W. 52.26 FEET; THENCE, S.10°50'54"W. 67.55 FEET; THENCE, S.02°20'04"W 17.83 FEET; THENCE, S.00°37'27"E. 62.31 FEET; THENCE, S.18°31'15"W 83.24 FEET; THENCE, S.44°47'34"W 71.51 FEET; THENCE, S.52°49'51"W 59.71 FEET; THENCE, N.89°43'22"W 89.75 FEET; THENCE, N.64°15'18"W 48.90 FEET; THENCE, N.55°57'12"W 80.70 FEET; THENCE, N.42°59'10"W 47.04 FEET; THENCE, N.23°53'28"W. 82.19 FEET; THENCE, N.48°31'47"W. 48.47 FEET; THENCE, N.41°28'13"E. 16.97 FEET; THENCE, N.30°23'35"W. 14.77 FEET; THENCE, N.43°33'49"W. 44.66 FEET; THENCE, N.27°53'35"W. 32.88 FEET; THENCE, N.73°18'05"W. 100.58 FEET; THENCE, S.77°12'49"W. 41.63 FEET; THENCE, N.28°33'19"W. 20.30 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 6.10 ACRES MORE OR LESS

**EXHIBIT "A" CONTINUED**

**DESCRIPTION OF: TRACT H**

COMMENCE AT THE INTERSECTION OF FIR DRIVE COURSE AND BAHIA TRACE AS SHOWN ON THE MAP OR PLAT OF SILVER SPRINGS SHORES UNIT NO. 27 AS RECORDED IN PLAT BOOK J AT PAGES 233-252 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WEST, ALONG THE CENTERLINE OF SAID BAHIA TRACE, A DISTANCE OF 50.00 FEET; THENCE NORTH LEAVING SAID CENTERLINE A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BAHIA TRACE; THENCE N.90°00'00"W., ALONG SAID NORTH RIGHT OF WAY LINE, 200.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FIR DRIVE PASS AND A POINT OF CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 39.27 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF N.45°00'00"W 35.36 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N.00°00'00"E. 201.61 FEET TO A POINT OF CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 108.25 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 35°26'31", AND A CHORD BEARING AND DISTANCE OF N.17°43'15"W 106.53 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROJECTION THEREOF, N.35°26'31"W. 548.09 FEET; THENCE N.54°26'37"E. 741.23 FEET; THENCE N.41°31'22"E. 559.40 FEET; THENCE N.89°31'44"E. 892.21 FEET; THENCE S.00°28'16"E. 37.27 FEET TO THE **POINT OF BEGINNING** THENCE, S.33°44'56"E. 55.81 FEET; THENCE, S.23°26'52"E. 66.73 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY 26.14 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 29°57'20" AND A CHORD BEARING AND DISTANCE OF S.19°32'40W. 25.84 FEET TO A POINT OF TANGENCY; THENCE, S.04°34'00"W. 50.59 FEET; THENCE, S.21°21'16"E. 30.49 FEET; THENCE, S.10°27'56"E. 60.70 FEET; THENCE, S.11°26'37"W. 66.31 FEET; THENCE, S.52°29'47"W. 32.70 FEET; THENCE, S.63°21'23"W. 55.78 FEET; THENCE, S.47°55'13"W. 21.70 FEET; THENCE, S.58°35'09"W. 44.99 FEET; THENCE, S.81°47'29"W. 32.50 FEET; THENCE, N.69°49'57"W. 22.44 FEET; THENCE, N.61°17'09"W. 55.63 FEET; THENCE, N.41°25'21"W. 35.35 FEET; THENCE, N.32°42'45"W. 51.79 FEET; THENCE, N.32°04'03"W. 22.66 FEET; THENCE, N.73°28'02"W. 15.12 FEET; THENCE, N.71°36'46"W. 99.69 FEET; THENCE, N.53°29'49"W. 29.49 FEET; THENCE, N.19°30'50"W. 5.45 FEET; THENCE, N.82°36'08"W. 28.55 FEET; THENCE, N.09°09'05"W. 51.05 FEET; THENCE, N.78°38'40"E. 42.58 FEET; THENCE, N.04°44'21"E. 7.80 FEET; THENCE, N.50°25'45"E. 31.46 FEET; THENCE, S.86°46'50"E. 28.62 FEET; THENCE, N.55°23'59"E. 92.57 FEET; THENCE, N.43°35'00"E. 45.46 FEET; THENCE, N.49°03'55"E. 74.03 FEET; THENCE, N.57°29'39"E. 79.26 FEET; THENCE S.74°24'25"E. 90.74 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2.93 ACRES MORE OR LESS

## EXHIBIT "A" CONTINUED

## DESCRIPTION OF: TRACT I

COMMENCE AT THE INTERSECTION OF FIR DRIVE COURSE AND BAHIA TRACE AS SHOWN ON THE MAP OR PLAT OF SILVER SPRINGS SHORES UNIT NO. 27 AS RECORDED IN PLAT BOOK J AT PAGES 233-252 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WEST, ALONG THE CENTERLINE OF SAID BAHIA TRACE, A DISTANCE OF 50.00 FEET; THENCE NORTH LEAVING SAID CENTERLINE A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BAHIA TRACE; THENCE N.90°00'00"W., ALONG SAID NORTH RIGHT OF WAY LINE, 200.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FIR DRIVE PASS AND A POINT OF CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 39.27 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF N.45°00'00"W 35.36 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N.00°00'00"E. 201.61 FEET TO A POINT OF CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 108.25 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 35°26'31", AND A CHORD BEARING AND DISTANCE OF N.17°43'15"W 106.53 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROJECTION THEREOF, N.35°26'31"W. 548.09 FEET; THENCE N.54°26'37"E. 741.23 FEET; THENCE N.41°31'22"E. 559.40 FEET; THENCE N.89°31'44" E. 1770.38 FEET; THENCE S.41°14'54"E. 378.55 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S.41°14'54"E. 590.87 FEET; THENCE, S.21°20'35"W. 36.45 FEET; THENCE, S.24°28'09"W. 40.75 FEET; THENCE, S.51°54'46"W. 43.61 FEET; THENCE, S.08°02'51"W. 37.40 FEET; THENCE, S.28°39'44"W. 77.57 FEET; THENCE, S.36°09'53"W. 49.75 FEET; THENCE, S.61°54'20"W. 66.24 FEET; THENCE, S.83°55'52"W. 38.31 FEET; THENCE, N.05°11'18"W. 6.79 FEET; THENCE, S.82°07'01"W. 51.78 FEET; THENCE, N.00°25'57"E. 49.67 FEET; THENCE, N.05°15'03"W. 74.42 FEET; THENCE, N.01°06'42"W. 69.45 FEET; THENCE, N.24°07'15"W. 73.29 FEET; THENCE, N.28°58'36"W. 58.17 FEET; THENCE, N.47°16'37"W. 85.32 FEET; THENCE, N.58°30'39"W. 110.46 FEET; THENCE, N.50°26'58"W. 56.27 FEET; THENCE, N.46°30'06"W. 61.14 FEET; THENCE, N.41°00'42"W. 56.62 FEET; THENCE, N.48°37'38"W. 47.84 FEET; THENCE, N.47°14'52"W. 44.86 FEET; THENCE, N.62°28'40"W. 7.01 FEET; THENCE, N.21°56'30"W. 15.39 FEET; THENCE, N.62°28'40"W. 25.35 FEET THENCE, S.67°07'18"W. 14.68 FEET; THENCE, N.78°53'51"W. 75.46 FEET; THENCE, N.58°45'12"W. 52.91 FEET; THENCE, N.44°29'43"W. 44.43 FEET; THENCE N.34°20'33"W. 11.75 FEET TO A POINT OF CURVE, CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 155.00 FEET; THENCE NORTHWESTERLY 35.65 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 13°10'34" AND CHORD BEARING AND DISTANCE OF N.27°45'16"W. 35.57 FEET; THENCE DEPARTING NON-TANGENT, N.50°23'14"E. 62.66 FEET; THENCE, N.76°02'20"E. 56.46 FEET; THENCE, N.33°59'08"E. 3.97 FEET; THENCE, S.78°42'46"E. 39.38 FEET; THENCE, S.53°36'58"E. 67.55 FEET; THENCE, S.38°57'49"E. 40.45 FEET; THENCE, S.85°33'01"E. 44.01 FEET; THENCE, S.80°58'19"E. 36.52 FEET; THENCE, N.79°01'50"E. 40.14 FEET; THENCE, N.89°07'58"E. 63.47 FEET; THENCE, S.88°36'37"E. 56.86 FEET; THENCE, S.81°47'55"E. 39.52 FEET; THENCE N.80°12'13"E. 31.20 FEET TO THE POINT OF BEGINNING;

CONTAINING 5.76 ACRES MORE OR LESS

**EXHIBIT "A" CONTINUED**

**DESCRIPTION OF: TRACT J**

COMMENCE AT THE INTERSECTION OF FIR DRIVE COURSE AND BAHIA TRACE AS SHOWN ON THE MAP OR PLAT OF SILVER SPRINGS SHORES UNIT NO. 27 AS RECORDED IN PLAT BOOK J AT PAGES 233-252 INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WEST, ALONG THE CENTERLINE OF SAID BAHIA TRACE, A DISTANCE OF 50.00 FEET; THENCE NORTH LEAVING SAID CENTERLINE A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID BAHIA TRACE; THENCE N.90°00'00"W., ALONG SAID NORTH RIGHT OF WAY LINE, 200.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FIR DRIVE PASS AND A POINT OF CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 39.27 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING AND DISTANCE OF N.45°00'00"W 35.36 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE N.00°00'00"E. 201.61 FEET TO A POINT OF CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 175.00 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTHWESTERLY 108.25 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 35°26'31", AND A CHORD BEARING AND DISTANCE OF N.17°43'15"W 106.53 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE AND THE NORTHERLY PROJECTION THEREOF, N.35°26'31"W. 548.09 FEET; THENCE N.54°26'37"E. 741.23 FEET; THENCE N.41°31'22"E. 559.40 FEET; THENCE N.89°31'44" E. 1770.38 FEET; THENCE S.41°14'54"E. 1606.50 FEET; THENCE S.37°16'32"W. 173.28 FEET TO THE **POINT OF BEGINNING**; THENCE, S.37°16'32"W. 64.02 FEET; THENCE, N.90°00'00"W. 161.21 FEET; THENCE, N.00°00'00"E. 7.66 FEET; THENCE, N.90°00'00"W. 110.00 FEET; THENCE, S.00°00'00"W. 125.00 FEET; THENCE, N.90°00'00"W. 240.00 FEET; THENCE, N.00°00'00"E. 125.00 FEET; THENCE, N.90°00'00"W. 4.83 FEET; THENCE, N.01°14'18"W. 35.23 FEET; THENCE, N.36°24'39"E. 35.70 FEET; THENCE, N.45°48'59"E. 15.49 FEET; THENCE, N.00°00'00"E. 74.05 FEET; THENCE, N.84°48'42"E. 78.36 FEET TO A POINT OF CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 180.00 FEET; THENCE NORTHEASTERLY 21.69 FEET, ALONG SAID CURVE AND THE ARC THEREOF, HAVING A CENTRAL ANGLE OF 06°54'14" AND CHORD BEARING AND DISTANCE OF N.88°15'49"E. 21.68 FEET TO A POINT OF TANGENCY, THENCE S.88°17'05"E. 76.25 FEET; THENCE, S.04°51'30"W. 7.87 FEET; THENCE, S.85°08'30"E. 58.47 FEET; THENCE, S.04°51'30"W. 25.88 FEET; THENCE, S.77°26'02"E. 164.16 FEET; THENCE, S.32°59'13"E. 26.28 FEET; THENCE, S.32°30'49"E. 20.89 FEET; THENCE, S.75°37'44"E. 20.41 FEET; THENCE N.84°41'11"E. 86.79 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2.04 ACRES MORE OR LESS

PRELIMINARY PLAT OF

# CRYSTAL LAKE ESTATES

A REPLAT OF A PORTION OF SILVER SPRINGS SHORES UNIT NO. 27  
MARION COUNTY, FLORIDA

**LEGAL DESCRIPTION**

A PARCEL OF LAND LYING WITHIN SECTION 33, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AND

A PARCEL OF LAND LYING WITHIN SECTION 33, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### NOTES:

1) TRACT "A", TRACT "B", TRACT "C", TRACT "D" AND TRACT "E", WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, AS DRAINAGE RETENTION AREAS.

2) TRACT "F", TRACT "G", TRACT "H", TRACT "I" AND TRACT "J", WILL BE OWNED BY THE HOMEOWNERS ASSOCIATION, AS DRAINAGE RETENTION AREAS, AND MAINTAINED WITH WETLAND JURISDICTION BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, "SRWIND" AS PER SECTION 704.08, FLORIDA STATUTES.

3) THE WATER AND SEWER IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, AS WEA AND WCA 11 WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH WETLAND JURISDICTION BY THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, "SRWIND".

4) TRACT K, IS TO BE DEDICATED TO MARION COUNTY AS A PUMP STATION.

5) THE WATER AND SEWER IS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

6) THE WATER AND SEWER IS TO BE PROVIDED BY MARION COUNTY UTILITIES.

1219 SOUTH PINE AVENUE  
LODGE PLAZA, SUITE 100  
PHONE (352) 473-5510

7) THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE, OPERATION AND REPAIR OF THE SECTION WATER AND STORM WATER MANAGEMENT SYSTEM.

8) STORM WATER DRAINAGE EASMENTS ARE TO BE DEDICATED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

9) WATER AND SEWER EASEMENTS ARE TO BE DEDICATED TO MARION COUNTY.

10) ADDITIONAL EASEMENTS ARE TO BE REQUESTED FOR SECTION 8.25(A)(1) AND 8.25(A)(2) FOOT REAR, 11(A), 10.00 FOOT WIDE DRAINAGE, UTILITY AND GROUNDS EASEMENT PARALLEL AND ADJACENT TO ALL ROADS IS TO BE DEDICATED TO MARION COUNTY.

11) ADDITIONAL EASEMENTS AND RESTRICTIONS ARE TO BE RECORDED BY THE HOMEOWNERS ASSOCIATION.

12) THIS PROJECT FALLS WITHIN FLOOR ZONES A AND C AS SHOWN ON THE FIRM MAP.

13) A WAYER WILL BE REQUESTED CONCERNING THE LOTS IN THIS REPLAY ON LOT WIDTH REQUIREMENTS AS SHOWN ON THE FIRM MAP.

14) A WAYER HAS BEEN REQUESTED RELOCATING THE CENTERLINE RADIUS FROM 180 FEET TO 100 FEET IN TWO LOCATIONS ON BAHIA TRACE DRIVE AND ONE LOCATION ON BAHIA TRACE AS PER SECTION 8.25(A)(1).

15) A WAYER HAS BEEN REQUESTED NOT REQUIRING ROADS TO ALIGN WITH THE SECTION AND QUARTER SECTION LINES.

SECTION 33, TWP. 15 S., RGE. 23 E.  
MARION COUNTY, FLORIDA

## ENGINE

THIS CERTIFIES THAT BAHIA TRACE, A COLLECTOR ROAD, IS DESIGNED FOR A 40 MPH SPEED LIMIT AND ALL OTHER ROADS ARE DESIGNED FOR A MINIMUM 30 MPH, EXCEPT BAHIA TRACE TERRACE AND BAHIA TRACE DRIVE THAT HAVE 20 MPH POSTED CURVES.  
THIS ALSO CERTIFIES THAT ALL ROADS ARE DESIGNED TO BE ABOVE THE 25 YEAR, 24 HOUR DESIGN STORM FLOOD LEVEL AND SIGHT DISTANCE AT INTERSECTIONS COMPLIES WITH AASHTO REQUIREMENTS AND F.D.O.T. SITE IMPACT HANDBOOK.  
THIS ALSO CERTIFIES THAT INTERNAL EVACUATION ROUTES ARE DESIGNED TO BE ABOVE THE 25 YEAR, 24 HOUR STORM EVENT.  
THIS ALSO CERTIFIES THAT THE PROPOSED DRAINAGE RETENTION AREAS AND UTILITY SITES ARE SUFFICIENTLY SHALLOW AND LOCATED

RICHARD S. OLSEN, P.E.  
FL REG. NO. 17547

## SURVEYOR

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AS TO MATTERS OF SURVEY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. AND THAT SHOWN TO THE BEST OF MY BELIEF (BINDER PLAT) CONFORMS TO PROVISIONS OF CHAPTER 25-11H-1, MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT ALL ADJACENT PROPERTIES HAVE LEGAL ACCESS.

THEODORE E. DAVIS, R.L.S.  
P.S. & M. NO. 3658

REVISED: 02-22-2007

DEVELOPER: CRYSTAL LAKE PROPERTIES LLC. 300 SOUTH PINE ISLAND ROAD SUITE 110 PLANTATION, FL 33324	OWNER: CRYSTAL LAKE PROPERTIES LLC. 300 SOUTH PINE ISLAND ROAD SUITE 110 PLANTATION, FL 33324
STEPHEN P. FISCHER - PRESIDENT	
<b>CITRUS ENGINEERING &amp; SURVEYING, INC.</b> CONSTRUCTION SURVEYS      MORTGAGE SURVEYS      LAND SURVEYING <small>200 E. 50TH TO LINE AVE. WINTER PARK, FL 32789</small>	

**CITRUS ENGINEERING & SURVEYING, INC.**  
CONSTRUCTION SURVEYS MORTGAGE SURVEYS LAND SURVEYING

05-6635	1
PP1.DWG	10
11-10-2006	
1"=1"	1/14



PRELIMINARY PLAT OF

# CRYSTAL LAKE ESTATES

A REPLAT OF A PORTION OF SILVER SPRINGS SHORES UNIT NO. 27  
MARION COUNTY, FLORIDA

SHEET 4  
MATCH LINE

SHEET 4  
MATCH LINE

## ENGINEER

THIS CERTIFIES THAT BANIA TRADE, A COLLECTOR ROAD, IS DESIGNED FOR A 40 MPH SPEED LIMIT AND ALL OTHER ROADAGE ARE DESIGNED FOR A MINIMUM 30 MPH SPEED LIMIT. BANIA TRADE AND BANIA TRADE DRIVE THAT HAVE 20 MPH POSTED CURVES. THIS ALSO CERTIFIES THAT ALL ROADS ARE DESIGNED TO BE ABOVE THE 25 YEAR, 24 HOUR DESIGN FLOOD LEVEL, AND THAT INTERFAZCE AT INTERSECTIONS COINCIDES WITH AMSTRO ROAD, BANIA TRADE, BANIA TRADE DRIVE. THIS ALSO CERTIFIES THAT INTERNAL EVACUATION ROUTES ARE DESIGNED TO BE ABOVE THE 100 YEAR, 24 HOUR STORM EVENT. THIS CERTIFIES THAT THE ROADAGE, ROADAGE RETENTION AREAS AND UTILITY SITES ARE SUFFICIENT IN SIZE AND LOCATION.

RICHARD S. OLSEN, P.E.  
FL. REG. NO. 17347

**SURVEYOR**

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AS TO MATTERS OF SURVEY AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT SHEET 10 OF 10 (THE BOUNDARY SURVEY) CONFORMS TO PROVISIONS OF CHAPTER 21 HHS, MINIMUM TECHNICAL STANDARDS, SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.02, FLORIDA STATUTES.

THEODORE E. DAVIS, R.I.S.  
P.S. & M. NO. 3658

Attachment C

CONSERVATION  
TRAC  
4-522377-3208  
FIR DRIVE PASS  
SILVER SPRINGS SHORES  
UNIT 20  
PLAT BOOK J PAGE 161  
N  
50 25 0 50 100 150  
SCALE IN FEET  
1"=50'

EXISTING  
PAVEMENT

BAHIA TRACE

DEVELOPER:  
CRYSTAL LAKE PROPERTIES LLC  
300 SOUTH PINE ISLAND ROAD  
SUITE 110  
PLANTATION, FL 33324

STEPHEN P. FISCHER - PRESIDENT

LINE LEGEND	
JURISDICTION LINE	
EASEMENT	
BUILDING SETBACK	
PLATTED LOTS	
10' EASEMENT TO COUNTY	
REPLAT BOUNDARY	
TRACT BOUNDARY	

REVISED: 02-22-2007

OWNER:  
CRYSTAL LAKE PROPERTIES LLC  
300 SOUTH PINE ISLAND ROAD  
SUITE 110  
PLANTATION, FL 33324

**CITRUS ENGINEERING & SURVEYING, INC.**  
CONSTRUCTION SURVEYS MORTGAGE SURVEYS LAND SURVEYING

300 E. 6th TO LAKE  
ORION, MICHIGAN 48042

05-6836 3  
 PPSHT2.DWG 10  
 05-16-06  
 1"-50" 1/147

ENGINEER  
THIS CERTIFIES THAT BAHIA TRACE A COLLECTOR ROAD IS DESIGNED FOR A 40 MPH SPEED LIMIT AND ALL OTHER ROADS ARE DESIGNED FOR A MINIMUM 30 MPH. EXCEPT BAHIA TRACE ROAD AND BAHIA TRACE DRIVE THAT HAVE 30 MPH. THIS ALSO CERTIFIES THAT ALL ROADS ARE DESIGNED TO BE ABOVE THE 25 YEAR 1% FLOOD LEVEL. THIS IS IN ACCORDANCE WITH THE 2003 FLORIDA BUILDING CODES WITH ASHTO REQUIREMENTS AND FZ.D.L. SITE IMPACT HANDBOOK. THIS ALSO CERTIFIES THAT INTERNAL EVACUATION ROUTES ARE DESIGNED TO BE ABOVE THE 1% FLOOD LEVEL. THIS IS IN ACCORDANCE WITH THE 2003 FLORIDA BUILDING CODES. THIS ALSO CERTIFIES THAT THE PROPOSED DRAINAGE RETENTION AREAS AND UTILITY SITES ARE SUFFICIENT IN SIZE AND LOCATION.

RICHARD S. GLUCH, P.E.  
FL. REG. NO. 17347

SURVEYOR

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THAT THIS SHEET IS ONE OF 10 THE BOUNDARY SURVEY CONFORMS TO PROVISIONS OF THE FLORIDA STATUTES AND REGULATIONS, AND THAT IT WAS DRAWN IN ACCORDANCE WITH THE CODES AND STANDARDS OF THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.007, FLORIDA STATUTES, AND THAT ALL ADJACENT PROPERTIES HAVE LEGAL ACCES.

THEODORE E. GALT, R.L.S.  
P.S. & M. NO. 3686

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
1	80.00°	25.00	35.35	23.00	N 45°00'00"E	
2	80.00°	75.00	106.33	50.92	N 17°31'30"E	
3	80.00°	75.00	117.72	52.73	N 17°31'30"E	
4	80.00°	75.00	78.83	51.82	N 37°22'30"E	
5	80.00°	75.00	94.52	54.93	N 37°22'30"E	
6	80.00°	75.00	72.00	42.00	N 12°15'30"E	
7	80.00°	75.00	84.25	45.94	N 12°15'30"E	
8	80.00°	75.00	63.47	34.06	N 12°15'30"E	
9	80.00°	75.00	70.00	42.00	N 05°45'30"E	
10	80.00°	75.00	61.24	34.06	N 05°45'30"E	
11	80.00°	75.00	61.24	34.06	N 05°45'30"E	
12	80.00°	75.00	51.24	31.40	N 05°45'30"E	
13	80.00°	75.00	67.44	35.02	N 05°45'30"E	
14	80.00°	75.00	51.24	31.40	N 05°45'30"E	
15	80.00°	75.00	67.44	35.02	N 05°45'30"E	
16	80.00°	75.00	51.24	31.40	N 05°45'30"E	
17	80.00°	75.00	67.44	35.02	N 05°45'30"E	
18	80.00°	75.00	51.24	31.40	N 05°45'30"E	
19	80.00°	75.00	67.44	35.02	N 05°45'30"E	
20	80.00°	75.00	51.24	31.40	N 05°45'30"E	
21	80.00°	75.00	67.44	35.02	N 05°45'30"E	
22	80.00°	75.00	51.24	31.40	N 05°45'30"E	
23	80.00°	75.00	67.44	35.02	N 05°45'30"E	
24	80.00°	75.00	51.24	31.40	N 05°45'30"E	
25	80.00°	75.00	67.44	35.02	N 05°45'30"E	
26	80.00°	75.00	51.24	31.40	N 05°45'30"E	
27	80.00°	75.00	67.44	35.02	N 05°45'30"E	
28	80.00°	75.00	51.24	31.40	N 05°45'30"E	
29	80.00°	75.00	67.44	35.02	N 05°45'30"E	
30	80.00°	75.00	51.24	31.40	N 05°45'30"E	
31	80.00°	75.00	67.44	35.02	N 05°45'30"E	
32	80.00°	75.00	51.24	31.40	N 05°45'30"E	
33	80.00°	75.00	67.44	35.02	N 05°45'30"E	
34	80.00°	75.00	51.24	31.40	N 05°45'30"E	
35	80.00°	75.00	67.44	35.02	N 05°45'30"E	
36	80.00°	75.00	51.24	31.40	N 05°45'30"E	
37	80.00°	75.00	67.44	35.02	N 05°45'30"E	
38	80.00°	75.00	51.24	31.40	N 05°45'30"E	
39	80.00°	75.00	67.44	35.02	N 05°45'30"E	
40	80.00°	75.00	51.24	31.40	N 05°45'30"E	
41	80.00°	75.00	67.44	35.02	N 05°45'30"E	
42	80.00°	75.00	51.24	31.40	N 05°45'30"E	
43	80.00°	75.00	67.44	35.02	N 05°45'30"E	
44	80.00°	75.00	51.24	31.40	N 05°45'30"E	
45	80.00°	75.00	67.44	35.02	N 05°45'30"E	
46	80.00°	75.00	51.24	31.40	N 05°45'30"E	
47	80.00°	75.00	67.44	35.02	N 05°45'30"E	
48	80.00°	75.00	51.24	31.40	N 05°45'30"E	
49	80.00°	75.00	67.44	35.02	N 05°45'30"E	
50	80.00°	75.00	51.24	31.40	N 05°45'30"E	
51	80.00°	75.00	67.44	35.02	N 05°45'30"E	
52	80.00°	75.00	51.24	31.40	N 05°45'30"E	
53	80.00°	75.00	67.44	35.02	N 05°45'30"E	
54	80.00°	75.00	51.24	31.40	N 05°45'30"E	
55	80.00°	75.00	67.44	35.02	N 05°45'30"E	
56	80.00°	75.00	51.24	31.40	N 05°45'30"E	
57	80.00°	75.00	67.44	35.02	N 05°45'30"E	
58	80.00°	75.00	51.24	31.40	N 05°45'30"E	
59	80.00°	75.00	67.44	35.02	N 05°45'30"E	
60	80.00°	75.00	51.24	31.40	N 05°45'30"E	
61	80.00°	75.00	67.44	35.02	N 05°45'30"E	
62	80.00°	75.00	51.24	31.40	N 05°45'30"E	
63	80.00°	75.00	67.44	35.02	N 05°45'30"E	
64	80.00°	75.00	51.24	31.40	N 05°45'30"E	
65	80.00°	75.00	67.44	35.02	N 05°45'30"E	
66	80.00°	75.00	51.24	31.40	N 05°45'30"E	
67	80.00°	75.00	67.44	35.02	N 05°45'30"E	
68	80.00°	75.00	51.24	31.40	N 05°45'30"E	
69	80.00°	75.00	67.44	35.02	N 05°45'30"E	
70	80.00°	75.00	51.24	31.40	N 05°45'30"E	
71	80.00°	75.00	67.44	35.02	N 05°45'30"E	
72	80.00°	75.00	51.24	31.40	N 05°45'30"E	
73	80.00°	75.00	67.44	35.02	N 05°45'30"E	
74	80.00°	75.00	51.24	31.40	N 05°45'30"E	
75	80.00°	75.00	67.44	35.02	N 05°45'30"E	
76	80.00°	75.00	51.24	31.40	N 05°45'30"E	
77	80.00°	75.00	67.44	35.02	N 05°45'30"E	
78	80.00°	75.00	51.24	31.40	N 05°45'30"E	
79	80.00°	75.00	67.44	35.02	N 05°45'30"E	
80	80.00°	75.00	51.24	31.40	N 05°45'30"E	
81	80.00°	75.00	67.44	35.02	N 05°45'30"E	
82	80.00°	75.00	51.24	31.40	N 05°45'30"E	
83	80.00°	75.00	67.44	35.02	N 05°45'30"E	
84	80.00°	75.00	51.24	31.40	N 05°45'30"E	
85	80.00°	75.00	67.44	35.02	N 05°45'30"E	
86	80.00°	75.00	51.24	31.40	N 05°45'30"E	
87	80.00°	75.00	67.44	35.02	N 05°45'30"E	
88	80.00°	75.00	51.24	31.40	N 05°45'30"E	
89	80.00°	75.00	67.44	35.02	N 05°45'30"E	
90	80.00°	75.00	51.24	31.40	N 05°45'30"E	
91	80.00°	75.00	67.44	35.02	N 05°45'30"E	
92	80.00°	75.00	51.24	31.40	N 05°45'30"E	
93	80.00°	75.00	67.44	35.02	N 05°45'30"E	
94	80.00°	75.00	51.24	31.40	N 05°45'30"E	
95	80.00°	75.00	67.44	35.02	N 05°45'30"E	
96	80.00°	75.00	51.24	31.40	N 05°45'30"E	
97	80.00°	75.00	67.44	35.02	N 05°45'30"E	
98	80.00°	75.00	51.24	31.40	N 05°45'30"E	
99	80.00°	75.00	67.44	35.02	N 05°45'30"E	
100	80.00°	75.00	51.24	31.40	N 05°45'30"E	
101	80.00°	75.00	67.44	35.02	N 05°45'30"E	
102	80.00°	75.00	51.24	31.40	N 05°45'30"E	
103	80.00°	75.00	67.44	35.02	N 05°45'30"E	
104	80.00°	75.00	51.24	31.40	N 05°45'30"E	
105	80.00°	75.00	67.44	35.02	N 05°45'30"E	
106	80.00°	75.00	51.24	31.40	N 05°45'30"E	
107	80.00°	75.00	67.44	35.02	N 05°45'30"E	
108	80.00°	75.00	51.24	31.40	N 05°45'30"E	
109	80.00°	75.00	67.44	35.02	N 05°45'30"E	
110	80.00°	75.00	51.24	31.40	N 05°45'30"E	
111	80.00°	75.00	67.44	35.02	N 05°45'30"E	
112	80.00°	75.00	51.24	31.40	N 05°45'30"E	
113	80.00°	75.00	67.44	35.02	N 05°45'30"E	
114	80.00°	75.00	51.24	31.40	N 05°45'30"E	
115	80.00°	75.00	67.44	35.02	N 05°45'30"E	
116	80.00°	75.00	51.24	31.40	N 05°45'30"E	
117	80.00°	75.00	67.44	35.02	N 05°45'30"E	
118	80.00°	75.00	51.24	31.40	N 05°45'30"E	
119	80.00°	75.00	67.44	35.02	N 05°45'30"E	
120	80.00°	75.00	51.24	31.40	N 05°45'30"E	
121	80.00°	75.00	67.44	35.02	N 05°45'30"E	
122	80.00°	75.00	51.24	31.40	N 05°45'30"E	
123	80.00°	75.00	67.44	35.02	N 05°45'30"E	
124	80.00°	75.00	51.24	31.40	N 05°45'30"E	
125	80.00°	75.00	67.44	35.02	N 05°45'30"E	
126	80.00°	75.00	51.24	31.40	N 05°45'30"E	
127	80.00°	75.00	67.44	35.02	N 05°45'30"E	
128	80.00°	75.00	51.24	31.40	N 05°45'30"E	
129	80.00°	75.00	67.44	35.02	N 05°45'30"E	
130	80.00°	75.00	51.24	31.40	N 05°45'30"E	
131	80.00°	75.00	67.44	35.02	N 05°45'30"E	
132	80.00°	75.00	51.24	31.40	N 05°45'30"E	
133	80.00°	75.00	67.44	35.02	N 05°45'30"E	
134	80.00°	75.00	51.24	31.40	N 05°45'30"E	
135	80.00°	75.00	67.44	35.02	N 05°45'30"E	
136	80.00°	75.00	51.24	31.40	N 05°45'30"E	
137	80.00°	75.00	67.44	35.02	N 05°45'30"E	
138	80.00°	75.00	51.24	31.40	N 05°45'30"E	
139	80.00°	75.00	67.44	35.02	N 05°45'30"E	
140	80.00°	75.00	51.24	31.40	N 05°45'30"E	
141	80.00°	75.00	67.44	35.02	N 05°45'30"E	
142	80.00°	75.00	51.24	31.40	N 05°45'30"E	
143	80.00°	75.00	67.44	35.02	N 05°45'30"E	
144</						

PRELIMINARY PLAT OF

# CRYSTAL LAKE ESTATES

A REPLAT OF A PORTION OF SILVER SPRINGS SHORES UNIT NO. 27  
MARION COUNTY, FLORIDA

SHEET 4  
MATCH LINE

SHEET 4  
MATCH LINE

LINE LEGEND	
JURISDICTION LINE	
EASEMENT	
BUILDING SETBACK	
PLATTED LOTS	
10' EASEMENT TO COUNTY	
REPLAT BOUNDARY	
TRACT BOUNDARY	

50 25 0 50 100 150  
SCALE IN FEET  
1'-50'

## MATCH LINE

SILVER SPRINGS SHORES  
UNIT NO. 27  
PLAT BOOK J PAGE 233

THIS CERTIFIES THAT BAHIA TRACE, A COLLECTOR ROAD, IS DESIGNED FOR A 40 MPH SPEED LIMIT AND ALL OTHER ROADS ARE DESIGNED FOR A MINIMUM 30 MPH SPEED LIMIT. BAHIA TRACE AND BAHIA TRACE DRIVE, THAT HAVE 20 MPH POSITION CURVES.

THIS ALSO CERTIFIES THAT ALL ROADS ARE DESIGNED TO BE ABOVE THE 22 YEAR, 24 HOURS PER DAY, 365 DAYS PER YEAR, STORM. THIS DESIGN COMPLIES WITH ASHTO REQUIREMENTS AND F.D.R. STORM IMPACT STANDARDS.

THIS ALSO CERTIFIES THAT INTERNAL EVACUATION ROUTES ARE DESIGNED TO BE 10 FEET IN WIDTH AND 10% SLOPES.

THIS ALSO CERTIFIES THAT THE PROPERTY DAMAGE RESTRICTION AREAS AND UTILITY SITES ARE CONFIRMED IN SIZE AND LOCATION.

RICHARD S. OLSEN, P.E.  
FL. REG. NO. 171942

## SURVEYOR

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AS TO MATTERS OF SURVEY AND THAT THE INFORMATION THEREON HERON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. AND THAT EXCEP 10 OF 10 (THE BOUNDARY SURVEY) CONFORMS TO PROVISIONS OF CHAPTER 217, FLORIDA STATUTES, AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 217.12, FLORIDA STATUTES, AND THAT ALL ADJACENT PROPERTIES HAVE LEGAL ACCESS.

THEODORE E. DAVIS, M.L.S.  
P.S. & M. NO. 3536

Attachment G

REVISED: 02-22-2007

OWNER:  
CRYSTAL LAKE PROPERTIES LLC.  
300 SOUTH PINE ISLAND ROAD  
SUITE 110  
PLANTATION, FL 33324

DEVELOPER:  
CRYSTAL LAKE PROPERTIES LLC  
300 SOUTH PINE ISLAND ROAD  
SUITE 110  
PLANTATION, FL 33324

STEPHEN P. FISCHER - PRESIDENT

**CITRUS ENGINEERING & SURVEYING, INC.**  
CONSTRUCTION SURVEYS MORTGAGE SURVEYS LAND SURVEYING

3905 E. GULF TO LINE HWY.  
MELROSE, FLORIDA 33363  
(321) 869-1146 FAX (321) 869-2221

05-8838 5  
PP5.DWG 10  
05-16-06  
1"-50" 1/1473

PRELIMINARY PLAT OF  
CRYSTAL LAKE ESTATES

A REPLAT OF A PORTION OF SILVER SPRINGS SHORES UNIT NO. 27  
MARION COUNTY, FLORIDA

## **ENGINEER**

THIS CERTIFIES THAT BAHIA TRACE, A COLLECTOR ROAD, IS DESIGNED FOR A 40 MPH SPEED LIMIT AND ALL OTHER ROADS ARE DESIGNED FOR A MINIMUM 30 MPH. BAHIA TRACE TERRACE AND BAHIA TRACE DRIVE THAT HAVE 20 MPH POSTED CURVES. THIS ALSO CERTIFIES THAT ALL ROADS ARE DESIGNED TO BE ABOVE THE 23 YEAR, 24 HOURS PER DAY, 500 YARD FLOOD PLAIN. THE DISTANCE AT INTERSECTIONS COMPLIES WITH ASHTO STANDARDS AND FDOT DESIGN. THIS ALSO CERTIFIES THAT INTERNAL EVACUATION ROUTES ARE DESIGNED TO BE 10 FEET WIDE AND 10% SLOPES. THIS ALSO CERTIFIES THAT INTERNAL STREETS ARE 12 FEET WIDE. THIS ALSO CERTIFIES THAT THE PROPOSED DRAWDOWN RETENTION AREAS AND UTILITY STREETS ARE SUFFICIENT IN SIZE AND LOCATION.

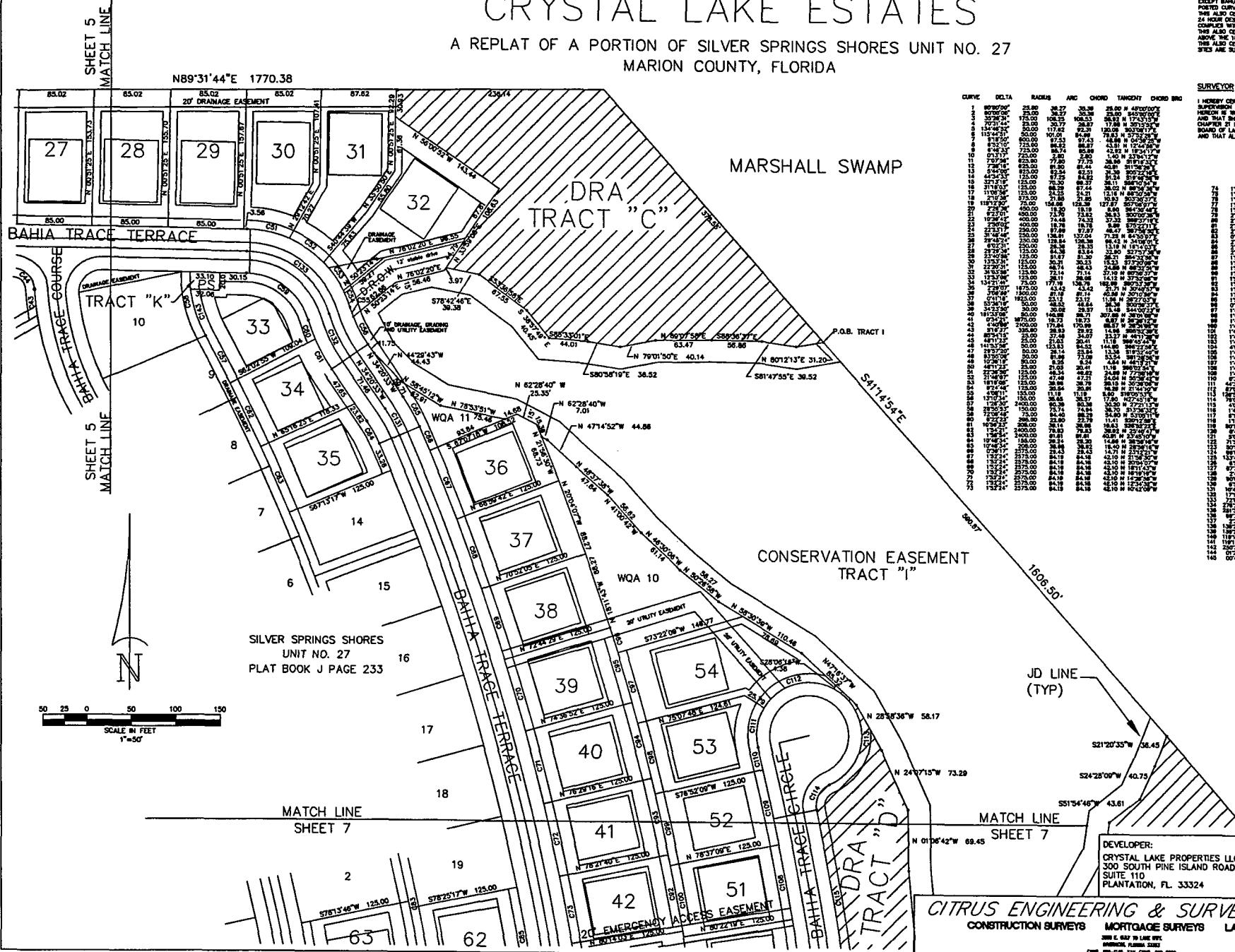
RICHARD S. OLSON, P.E.  
FL. REG. NO. 17347

## SURVEYOR

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AS TO MATTERS OF SURVEY AND THAT THE INFORMATION SHOWN HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT SHEET 19 OF 10 (THE BOUNDARY SURVEY) CONFORMS TO PROVISIONS OF CHAPTER 573, FLORIDA STATUTES, AND IS FOR THE USE OF THE BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.01, FLORIDA STATUTES, AND THAT ALL ADJACENT PROPERTIES HAVE LEGAL ACCESS.

THEODORE E. DAVIS, R.L.S.  
P.E. & M. NO. 3004

## Attachment G



REVISED: 02-22-2007

OWNER:  
CRYSTAL LAKE PROPERTIES LLC.  
300 SOUTH PINE ISLAND ROAD  
SUITE 110  
PLANTATION, FL 33324

STEPHEN P. FISCHER - PRESIDENT  
**NG, INC.**  
 SURVEYING

**CITRUS ENGINEERING & SURVEYING, INC.**

## **MORTGAGE SURVEYS      LAND SURVEYING**

JIM E. GAY TO LANE NYC  
AMERICAN PLACEMENT GROUP

(300) 888-1145 TTYC (300) 888-2229

05-6638 5  
PP5.DWG 10  
05-16-05  
1'-50" 1/14



PRELIMINARY PLAT OF  
**CRYSTAL LAKE ESTATES**  
A REPLAT OF A PORTION OF SILVER SPRINGS SHORES UNIT NO. 27  
MARION COUNTY, FLORIDA



100 50 0 100 200 300  
SCALE IN FEET  
1"=100'

LINE LEGEND	
ADMISSION LINE	
EASEMENT	
BUILDING SETBACK	
PLATED LOTS	
10' EASEMENT TO COUNTY	
REPLAT BOUNDARY	
TRACT BOUNDARY	

ENGINEER

THIS CERTIFIES THAT BANKA TRACE, A COLLECTOR ROAD, IS DESIGNED FOR A 40 MPH SPEED LIMIT AND ALL OTHER ROADS ARE DESIGNED FOR A MINIMUM 30 MPH, EXCEPT BANKA TRACE TERRACE AND BANKA TRACE DRIVE THAT HAVE 20 MPH POSTED SPEED LIMITS. THIS ALSO CERTIFIES THAT ALL ROADS ARE DESIGNED TO BE ABOVE THE 25 YEAR, 24 HURRICANE DESIGN LEVEL, AND SHALL DRAIN AT INTERSECTIONS DUE TO THE HISTORIC RISKS OF FLOODING AND SOIL SATURATION IN THE AREA. THIS ALSO CERTIFIES THAT INTERNAL EVACUATION ROUTES ARE DESIGNED TO BE ACCESSIBLE TO ALL VEHICLES AND THAT ALL ROADS ARE DESIGNED TO BE ACCESSIBLE TO ALL VEHICLES. THIS ALSO CERTIFIES THAT THE PROPOSED DRAINAGE RETENTION AREAS AND UTILITY SITES ARE SUFFICIENT IN SIZE AND LOCATION.

RICHARD E. OLSEN, P.E.  
FL. REG. NO. 17547

SURVEYOR

I HEREBY CERTIFY THAT THIS PRELIMINARY PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT THE INFORMATION CONTAINED THEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A MEMBER OF THE FLORIDA SOCIETY OF SURVEYORS (SOCIETY) COMPLYING WITH THE STANDARDS OF PRACTICE AND ETHICAL CONDUCT STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT ALL ADJACENT PROPERTIES HAVE LEGAL ACCESS.

THEODORE E. DAVIS, R.L.S.  
P.E. & M. NO. 3638

REVISED: 02-22-2007

DEVELOPER:  
CRYSTAL LAKE PROPERTIES LLC.  
300 SOUTH PINE ISLAND ROAD  
SUITE 110  
PLANTATION, FL 33324

STEPHEN P. FISCHER - PRESIDENT

OWNER:  
CRYSTAL LAKE PROPERTIES LLC.  
300 SOUTH PINE ISLAND ROAD  
SUITE 110  
PLANTATION, FL 33324

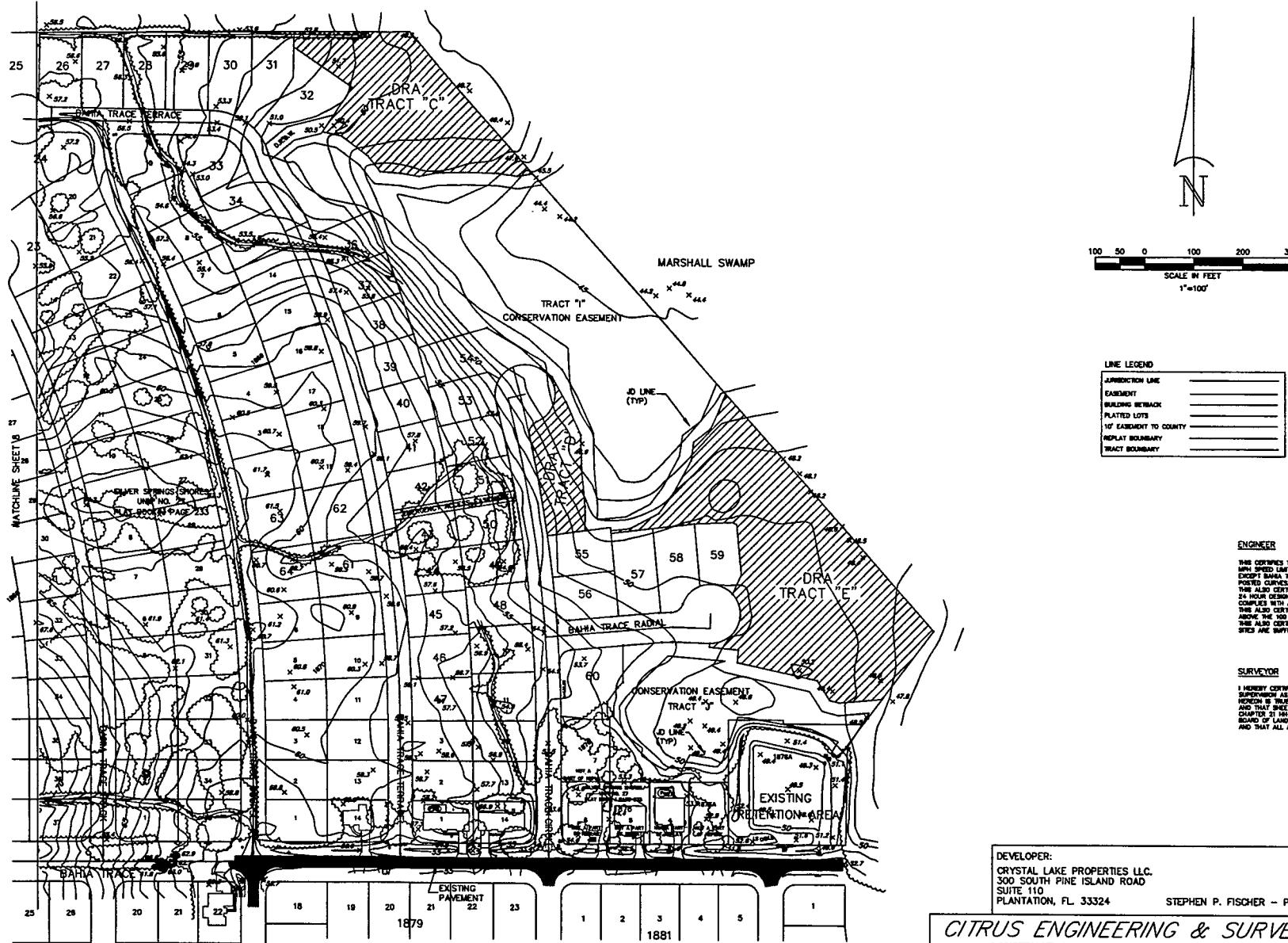
CITRUS ENGINEERING & SURVEYING, INC.  
CONSTRUCTION SURVEYS MORTGAGE SURVEYS LAND SURVEYING  
300 S. PINE ISLAND RD., SUITE 110  
PLANTATION, FL 33324  
(305) 469-1146, FAX (305) 469-2228

05-6838 5  
PP8.DWG 10  
05-16-06  
1"=100' 1/1478

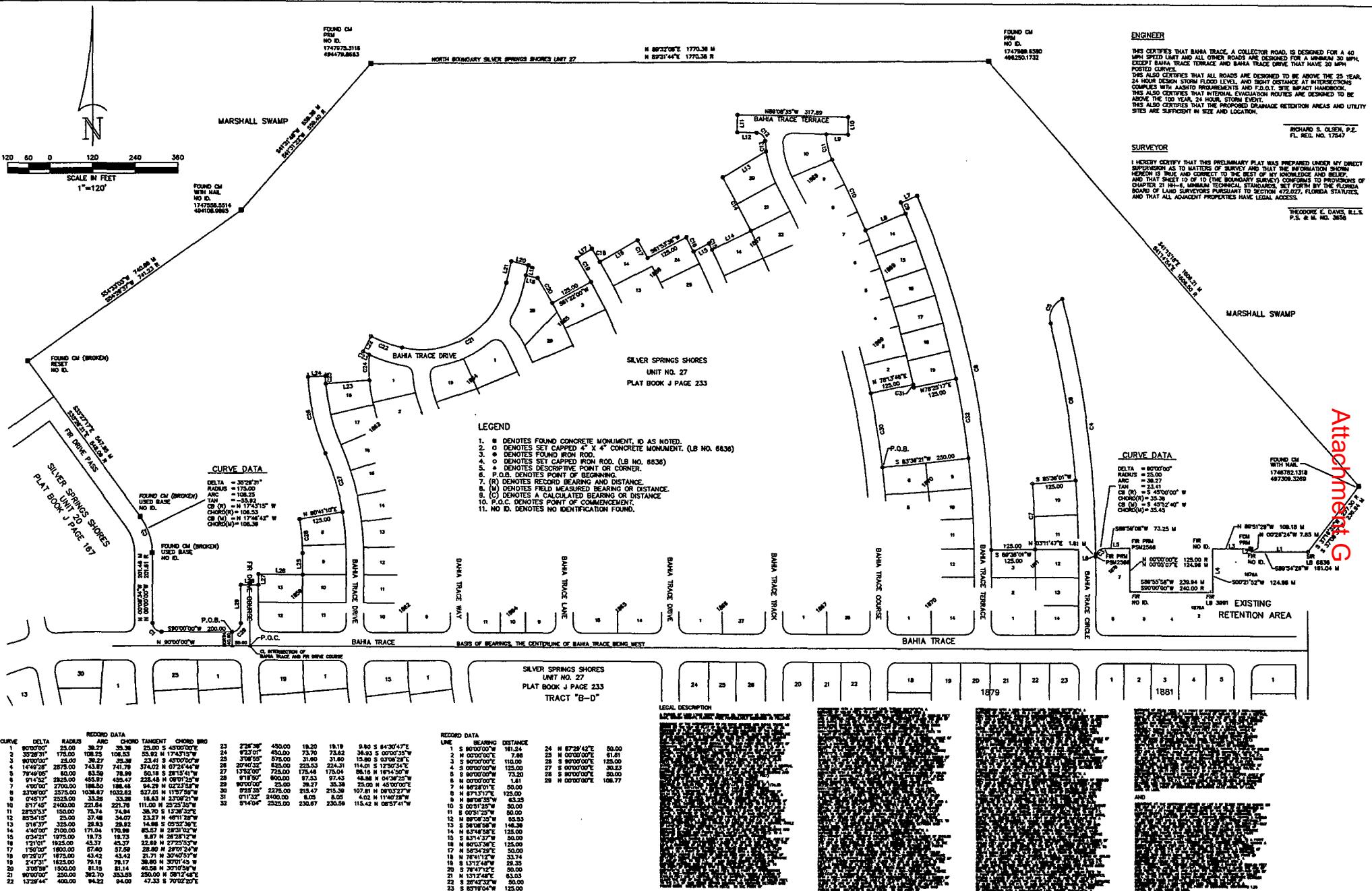
Attachment G

## PRELIMINARY PLAT OF

## CRYSTAL LAKE ESTATES

A REPLAT OF A PORTION OF SILVER SPRINGS SHORES UNIT NO. 27  
MARION COUNTY, FLORIDA

Attachment G



**CITRUS ENGINEERING & SURVEYING, INC.**  
CONSTRUCTION SURVEYS MORTGAGE SURVEYS LAND SURVEYING  
2000 S. 67TH ST. #100  
MIAMI, FLORIDA 33143  
(305) 699-1148 FAX (305) 699-2229

A BOUNDARY SURVEY  
FOR  
CRYSTAL LAKE PROPERTIES LLC

OF A PORTION OF  
SILVER SPRING SHORES  
UNIT NO. 27

	00-000	10
	PP10.DWG	10
	11-20-2006	
	1'-12"	1/1480
RHD		