

CATHEDRAL ARCH ESTATES

IN

SECTIONS 15-16-21&22, T.18S, R.24E.
LAKE COUNTY, FLORIDA

SCALE 300' = 1"

11-17

DESCRIPTION

The SW 1/4 of SW 1/4 of Section 15 T.18S, R.24E.
That portion of the E 1/2 of NW 1/4 of SE 1/4 Lying South of the Clay road in Section 16, T.18S, R.24E.
The NE 1/4 of SE 1/4 Less E 1/2 of SE 1/4 of NE 1/4 of SE 1/4, The E 1/2 of SW 1/4 of SE 1/4 and the SE 1/4 of the SE 1/4 All in Section 16, T.18S, R.24E.
The E 1/2 of NE 1/4 of Section 21, T.18S, R.24E.
The N 1/2 of the N 1/2 of SW 1/4 of NW 1/4 and the NW 1/4 of the NW 1/4 All in Section 22, T.18 S. R.24E. Lake County, Florida.

CERTIFICATE OF OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the First National Bank at Orlando, Florida, as Trustee, under Declaration of Trust, dated September 10th, 1940 is the Owner of the property described hereon, and that they have caused to be made the attached Plat of "Cathedral Arch Estates" in Sections 15-16-21 and 22, T.18 So. R.24E. Lake County Florida, and hereby present same for record in the Public Records of Lake County, Florida.

All roadways shown on this Plat are hereby dedicated to the use of the public, reserving to ourselves or assigns all reversion or reversions thereof, whenever or wherever discontinued by operations of Law.

In Witness Whereof, I, H.P. Langford, Vice President and Trust Officer of the First National Bank of Orlando, Florida, have hereunto set my hand and seal this 12th day of February, A.D. 1941

Signed in the presence of:

Jack H. Klein
Alie H. Woodrow

First National Bank of Orlando, Fla. Trustee.
H.P. Langford
Vice President and Trust Officer.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF

I hereby Certify that on this day personally appeared before me, H.P. Langford, Vice President and Trust Officer of the First National Bank at Orlando, Florida, known to me to be the person who executed the foregoing Certificate of Ownership and Dedication and he has acknowledged the execution thereof to be his own free act and deed as such Officer.

Witness my hand and official seal this 12th day of February, A.D. 1941

Alie H. Woodrow
Notary Public
Jan. 6-1945
My commission expires

CERTIFICATE

I, C.H. Willard, hereby certify that this plat is a correct representation of the property shown hereon and that Permanent Reference Monuments have been set as required by Law

C.H. Willard
C.H. Willard Reg. Surveyor 192
State of Florida.

APPROVAL

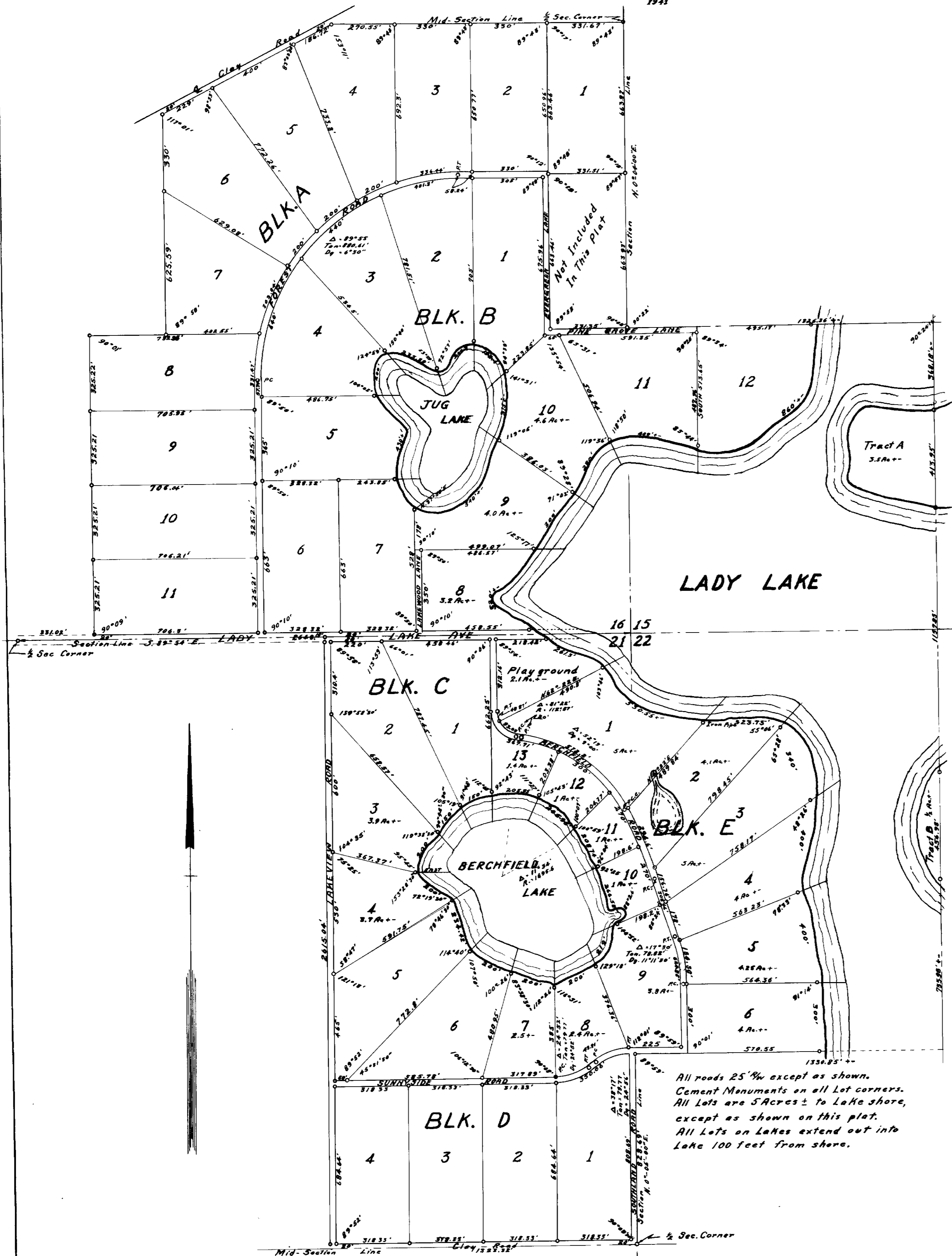
That part of this plat Lying in Sections 16 and 21 T.18S, R.24E is within the Town Limits of Lady Lake, Florida, and that part of this plat is hereby approved By the Mayor and Town Council of the Town of Lady Lake, Florida.

This 12th day of February, A.D. 1941
G. Hubert Town Clerk. *J.D. Griffin* Mayor.

APPROVAL

This plat approved by the Board of County Commissioners of Lake County, Florida this 5th day of Feb, A.D. 1941

A.C. Duran Chairman
W. J. Dykes Clerk



#63 approved by
Board of Directors

March 3 4

4 8

Plat 11

17

Geo. J. Dykes

Chairman

RESOLUTION

WHEREAS, all of the owners of the land abutting the following described streets have presented to the Board of County Commissioners of Lake County, Florida, a Petition to close said streets, and said streets are within the Subdivision known "Cathedral Arch Estates", in Lake County, Florida, a Plat of which is recorded in the public records of Lake County, Florida, and which streets are more particularly described as follows:

Forrest Road and Evergreen Lane, according to the Plat of Cathedral Arch Estates recorded in Plat Book 11, Page 17, public records of Lake County, Florida, the centerline of said streets being more particularly described as follows:

Commence at a point on the centerline of said "Forrest Road" which is North $89^{\circ}54'$ West 12.50 feet, and North $0^{\circ}04'$ West 57.74 feet from the Southwest corner of Lot 4, Block B, of Cathedral Arch Estates, same point being the start of a $6^{\circ}30'$ curve to the right with a delta angle of $89^{\circ}55'$, thence run along said curve a distance of 521.98 feet to the point of beginning; thence continue running in a Northeasterly direction along said curve a distance of 861.35 feet to the end of said curve; thence run North $89^{\circ}51'$ West 375.74 feet to the intersection of "Evergreen Lane"; thence run South $0^{\circ}00'45"$ East 656.72 feet to the end of said centerline;

LESS: a 35 foot right of way dedicated to Lake County, and crossing said road from Lot 3 in Block B to Lot 4 in Block A.

And said Petition is in proper order and form, and

WHEREAS, said Board of County Commissioners did, on the 6 day of July ~~August~~, 1965, authorize publication of Notice of the filing of said Petition to close streets; that said Notice was duly published in the Daily Commercial, a newspaper of general circulation published in Lake County, Florida, on the 19 and 26 days of August, 1965, due proof of which ~~has~~ been filed with this Board; that said Notice required that all persons opposed to the closing of said streets appear before this Board on the 13th day of September, 1965, and present their objections, if any, and

WHEREAS, said Board of County Commissioners has, on this the 13th day of September, 1965, at its regular meeting at 10:00 o'clock in the forenoon, at its Offices in the Courthouse at Tavares, Lake County, Florida, considered said Petition to close streets, and considered the advisability of renouncing or disclaiming any right of Lake County and the public in and to the above described streets, and the advisability of vacating, abandoning, discontinuing and closing the same, and

65 OCT 13 PM 2:28

WHEREAS, no objections have been made to the closing of said streets, and it appears to this Board that the continued dedication of said streets can serve no useful purpose to the public;

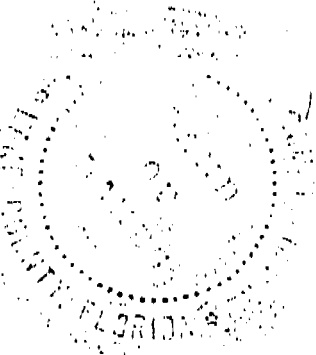
NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Lake County, Florida, that the streets hereinbefore more particularly described, be henceforth closed, abandoned, discontinued and vacated; and that the Board of County Commissioners, acting for Lake County and the public, does hereby renounce and disclaim any right, title or interest in and to said streets; and that the title to said streets be vested in the adjoining property owners in accordance with law.

ADOPTED: September 13, 1965

BOARD OF COUNTY COMMISSIONERS
LAKE COUNTY, FLORIDA

Frank E. Owen
Clerk

H. Livingston
Chairman



The Daily Commercial

PUBLISHED DAILY
LEESBURG, FLORIDA

STATE OF FLORIDA
COUNTY OF LAKE:

Before the undersigned authority personally appeared W.P. Brooks,
who on oath says that he is Publisher of the Daily Commercial, a
daily newspaper published at Leesburg in Lake County, Florida, that the
attached copy of advertisement, being Legal Notice #2296

..... in the matter of

..... in the Court,

was published in said newspaper in the issues of

August 19, 26, 1965

Affiant further says that the said Daily Commercial is a newspaper published at Leesburg, in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida, daily except Saturday and has been entered as second class mail matter at the post office in Leesburg, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

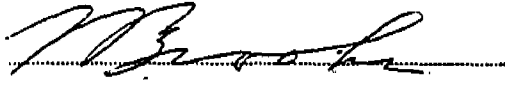
Sworn to and subscribed before me

this 26 day of AUGUST

A. D. 1965

Marie B. Kyle
(SEAL) Notary Public

Notary Public, State of Florida at Large
My Commission Expires 12/31/65



NOTICE OF FILING PETITION
TO CLOSE PLATTED STREETS
TO WHOM IT MAY CONCERN:
YOU WILL TAKE NOTICE that
a petition to Close the following
described streets in Cathedral Arch
Estates Subdivision:

Forrest Road and Evergreen
Lane, according to the Plat of
Cathedral Arch Estates record-
ed in Plat Book 11, Page 17,
public records of Lake County,
Florida, the centerline of said
streets being more particularly
described as follows: Comm-
ence at a point on the center-
line of said "Forrest Road"
which is North 89°54' West
12.50 feet, and North 0°04'
West 57.74 feet from the South-
west corner of Lot 4, Block
B, of Cathedral Arch Estates,
same point being the start of
a 6°30' curve to the right with
a delta angle of 89°55', thence
run along said curve a distance
of 521.88 feet to the point
of beginning; thence continue
running in a Northeasterly di-
rection along said curve a dis-
tance of 861.35 feet to the end
of said curve; thence run North
89°51' West 375.74 feet to the
intersection of "Evergreen
Lane"; thence run South 0°
00'45" East 856.72 feet to the
end of said centerline; LESS a
35 foot right of way dedicated
to Lake County and crossing
said road from Lot 3 in Block
B to Lot 4 in Block A;
has been filed with the Board of
County Commissioners of Lake
County, Florida; and that said
Board will consider said Petition
at its regular meeting to be held
the 13th day of September, A. D.
1965, at 10:00 o'clock in the fore-
noon, and will take action thereon.
All persons opposed to said Pe-
tition are required to appear and
be heard at the time and place
aforesaid.

DATED at Tavares, Lake County,
Florida, this 12th day of August,
A. D. 1965.
FRANK E. OWENS, Clerk
Board of County
Commissioners
Lake County, Florida
No. 2296-2t. Aug. 19, 26.

The Daily Commercial

PUBLISHED DAILY
LEESBURG, FLORIDA

STATE OF FLORIDA
COUNTY OF LAKE:

Before the undersigned authority personally appeared W.P. Brooks who on oath says that he is Publisher of the Daily Commercial, a daily newspaper published at Leesburg in Lake County, Florida, that the attached copy of advertisement, being Legal Notice #2338

in the matter of

in the _____ Court,

was published in said newspaper in the issues of _____
September 20, 1965

Affiant further says that the said Daily Commercial is a newspaper published at Leesburg in said Lake County, Florida, and that the said newspaper has heretofore been continuously published in said Lake County, Florida, daily except Saturday and has been entered as second class mail matter at the post office in Leesburg, in said Lake County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me

this 20 day of September

A. D. 1965

W. P. Brooks
(SEAL) Notary Public

Notary Public, State of Florida at Large
My Commission Expires March 8, 1968
Issued by American Life & Casualty Co.

Legal Notices

NOTICE OF ADOPTION OF RESOLUTION TO ABANDON STREETS

TO WHOM IT MAY CONCERN: YOU WILL TAKE NOTICE that the Board of County Commissioners of Lake County, Florida, upon the Petition of adjoining land owners, after publishing Notice thereof, did, on the 15th day of September, 1965, at its Regular Meeting in the Courthouse in Tavares, Lake County, Florida, consider the closing, renouncing and disclaiming of any right of the County and the public in and to certain streets in Cathedral Arch Estates, in Lake County, Florida, more particularly described as follows: Forrest Road, and Evergreen Lane, according to the Plat of Cathedral Arch Estates recorded in Plat Book 11, Page 17, public records of Lake County, Florida, the centerline of said streets being more particularly described as follows: Commence at a point on the centerline of said "Forrest Road," which is North 88°54' West 12.50 feet, and North 0°04' West 57.74 feet from the Southwest corner of Lot 4, Block B, of Cathedral Arch Estates, same point being the start of a 6°30' curve to the right with a delta angle of 89°55', thence run along said curve a distance of 521.88 feet to the point of beginning; thence continue running in a Northeasterly direction along said curve a distance of 861.35 feet to the end of said curve; thence run North 88°51' West 375.74 feet to the intersection of "Evergreen Lane"; thence run South 0°00'45" East 656.72 feet to the end of said centerline: LESS: a 35 foot right of way dedicated to Lake County, and crossing said road from Lot 3 in Block B to Lot 4 in Block A. AND there being no objection made to the closing of said Streets, and it appearing to the Commissioners that the dedication of said streets serves no useful purpose, the Commissioners did close, abandon, discontinue and vacate the above named streets by Resolution on said date. DATED this 15th day of September, A.D. 1965. FRANK E. OWENS, Clerk Board of County Commissioners Lake County, Florida. No. 2338 It. Sept. 20.

CERTIFICATE OF THE CLERK OF THE BOARD OF COUNTY COMMISSIONERS REGARDING THE CLOSING OF CERTAIN STREETS IN CATHEDRAL ARCH ESTATES

STATE OF FLORIDA

COUNTY OF LAKE

I, FRANK E. OWENS, Clerk of the Board of County Commissioners of Lake County, Florida, do hereby certify to the following:

1. That the attached sheet marked Exhibit "A" is a true and correct copy of a resolution passed by the Board of County Commissioners of the State and County aforesaid at the regular meeting of the Board held on the 13th day of September A.D. 1965, and recorded in Commissioners' Minute Book 20, the said Exhibit "A" being hereby made a part of this instrument.

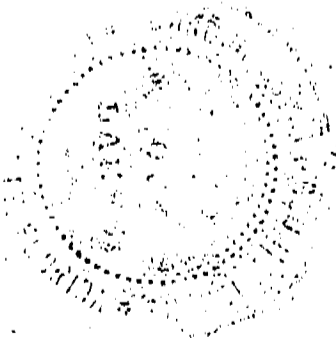
2. That the attached proof of publication of the Notice of Filing Petition to Close Platted Streets marked Exhibit "B" is the original proof of publication regarding the hearing by the Board of County Commissioners on the above date on a petition to close and abandon the above referred to streets, the said Exhibit "B" being hereby made a part of this instrument.

3. That the attached proof of publication of the Notice of Adoption of Resolution to Abandon Streets marked Exhibit "C" is the original proof of publication regarding the action of the Board of County Commissioners on the above date pertaining to the said Petition, the said Exhibit "C" being hereby made a part of this instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Tavares, County of Lake, State of Florida, this the 13th day of October A.D. 1965.

FRANK E. OWENS, CLERK OF CIRCUIT COURT and Ex-officio Clerk of the Board of County Commissioners, Lake County, Fla.

By *Naama H. Owen*
Deputy Clerk



RECORDED IN OFFICIAL RECORDS BOOK OF LAKE COUNTY, FLORIDA
FRANK E. OWENS
CLERK OF CIRCUIT COURT

Rec - 2.2570
Chg. Dist 1-

RESOLUTION

WHEREAS, it has been brought to the attention of the Board of County Commissioners, that there appears on a Plat of "Cathedral Arch Estates", as the same appears in Plat Book 11, Page 17, public records of Lake County, Florida, a plot of land designated as "Play Ground", which raises the question of whether or not the public acquired any interest in said tract of land, and

WHEREAS, the dedication on said Plat does not include the "Play Ground", nor does it include any parks, because of the possible character of a play ground being a park, the question has been raised as to whether or not Lake County has any interest in said plot of land, and

WHEREAS, it appears to the Board that said property has never been used as a play ground; that it is wild and unimproved; and the public has gained no interest in it by actual use thereof;

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Lake County, Florida, that in order to remove any doubt as to the claim of the public on said "Play Ground", and to remove such objection from the Record, Lake County, by and through its Board of County Commissioners does hereby release, renounce and disclaim any and all right, title or interest which it may have, or the public may have, by virtue of the designation "Play-Ground" on said Plat of "Cathedral Arch Estates", as shown by Plat thereof, recorded in the public records of Lake County, Florida, in Plat Book 11, Page 17.

STATE OF FLORIDA
COUNTY OF LAKE

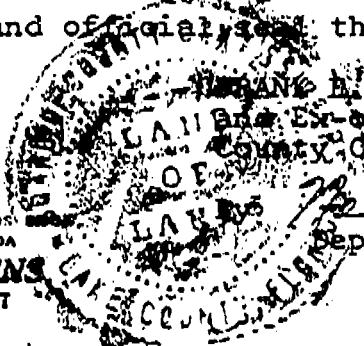
I HEREBY CERTIFY that the above and foregoing is a true copy of a resolution adopted by the Board of County Commissioners in regular session on May 9, 1966, as the same appears of record in County Commissioners Minute Book, Page 433.

WITNESS my hand and official seal this 13 day of June A.D. 1966.

FRANK E. OWENS, Clerk of Circuit Court
and Ex-officio Clerk of the Board of
County Commissioners, Lake County, Florida

Prima H. Owen
Deputy Clerk

RECORDED IN OFFICIAL RECORDS
OF LAKE COUNTY, FLORIDA
FRANK E. OWENS
CLERK OF CIRCUIT COURT



66 JUN 13 PM 3:35



CFN 2010067492
Bk 03923 Pgs 1329 - 1332; (4pgs)
DATE: 07/06/2010 01:42:04 PM
NEIL KELLY, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 35.50

CS01

ACCESSORY DWELLING UNIT 10.01.05(B)(2)

ADU#
SFDU Address Screen #
ADU Address Screen #
Alternate Key #

On this day, personally appeared before me, the undersigned authority duly authorized to administer oaths and take acknowledgments, Anne Houston, whose address for purposes of this Affidavit is 38961 Berchfield Rd. Ladylake FL 32759, who after being me first duly sworn, upon oath deposes and says as follows:

- 1. In accordance with section 10.01.05, Lake County Code, Appendix E, Land Development Regulations, the affiant is the owner of the principal structure and will be the owner of the accessory dwelling unit located on the following described real property, hereinafter the "Property", to wit:
Exhibit "A"
2. In accordance with section 10.01.05, Lake County Code, Appendix E, Land Development Regulations, the affiant affirms that both the principal structure and the accessory dwelling unit located on the Property shall remain in the same ownership for so long as the accessory dwelling unit remains on the Property.
3. By recording of this document in the public records of Lake County, Florida, it is the intent of the affiant that this restriction shall run with the Property and hereby restrict all of the affiant's successors and assigns. If you have any question or concerns please contact our office phone: 352-343-9641 fax: 352-343-9767

Witnesses:

Property Owner(s):

Signature: [Handwritten Signature]
Print Name: Miranda Reeder

Signature: [Handwritten Signature]
Print Name: Anne Houston

Signature
Print Name

Signature
Print Name

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before this 22 day of July, 2009, by Anne Houston, who is personally known to me or who has produced [blank], as identification and who did [blank] or did not [checked] take an oath.

(SEAL)



NOTARY PUBLIC-STATE OF FLORIDA
Miranda Reeder
Commission # DD598336
Expires: SEP. 24, 2010
BONDED THRU ATLANTIC BONDING CO., INC.

Notary Public Signature: [Handwritten Signature]
My Commission Expires: 9-24-10



Property Details

General Information	Land Data	Residential Buildings	Misc. Improvements	Sales History	Value	Map of Property
Tax						

General Information

Alternate Key:	3248040	Parcel:	16-18-24-020000C01300
Owner Name:	HOUSTON CHARLES S & ANNE C	Millage:	0001 (Unincorporated) : 15.1927
Owner Address:	38901 BERCHFIELD RD LADY LAKE, FL 32159	Property Location:	38901 BERCHFIELD RD LADY LAKE FL 32159
Legal Description:	CATHEDRAL ARCH ESTATES LOT 13, BLK C PB 11 PG 17 ORB 2461 PG 102		

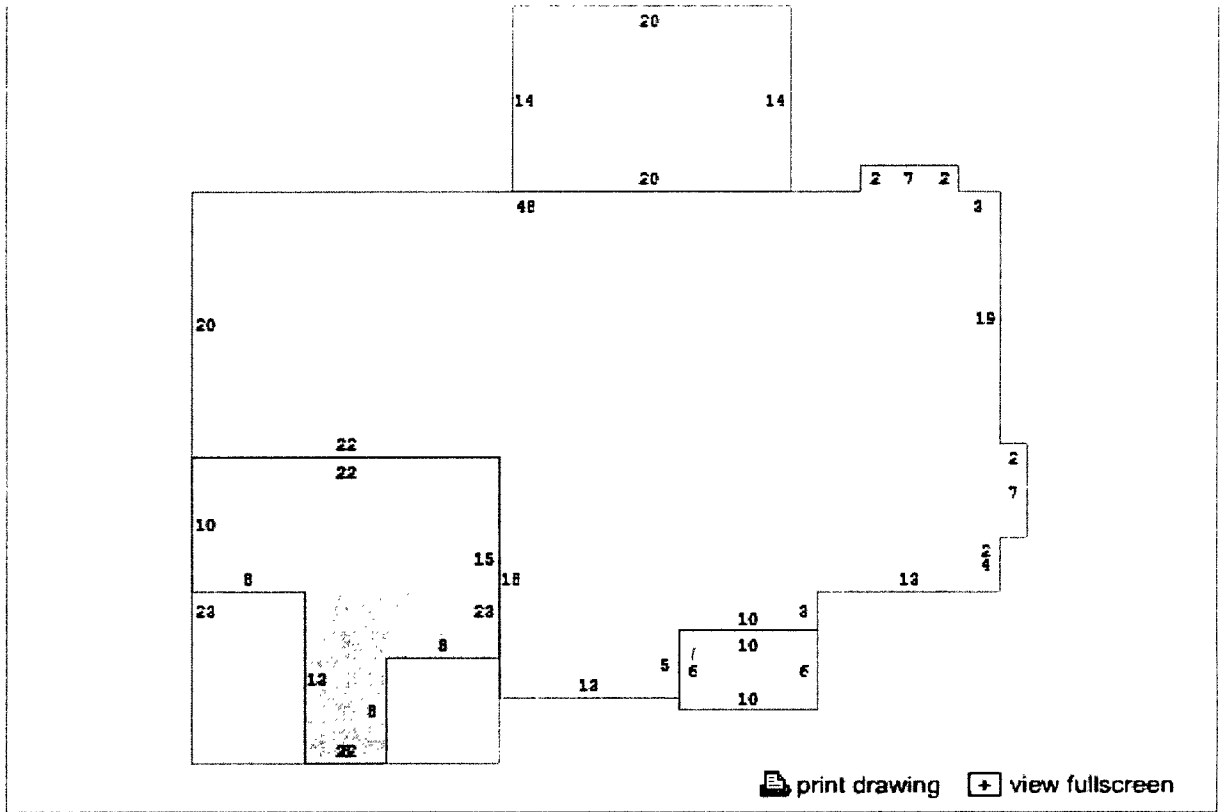
Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Just Value
1	LAKEFRONT SFR (0103)	0	0		1.72	AC	\$0.00	\$94,600.00

Residential Building(s)

Building 001

Summary		Section(s)								
Year Built:	1997	Section No.	Section Type	Ext. Wall Type	No. Stories	Floor Area	Finished Attic	Basement	Basement Finished	Map Color
Ground Floor Area:	2020	1	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	2	1682	N	0%	0%	
Bathrooms (2 Fix):	0	2	GARAGE (GCF)	Stucco/Brick (003)	1	506	N	0%	0%	
Bathrooms (3 Fix):	1	3	FINISHED LIVING AREA (FLA)	Stucco/Brick (003)	1	338	N	0%	0%	
Bathrooms (4 Fix):	2	4	OPEN PORCH (OPF)	No Wall Type (000)	1	280	N	0%	0%	
Bathrooms (Ex Fix):	0	5	OPEN PORCH (OPF)	No Wall Type (000)	1	60	N	0%	0%	
Bedrooms:	4									
Built-In Kitchens:	0									
Fireplaces:	1									



Miscellaneous Improvements

No.	Type	No. Units	Unit Type	Year	Depreciated Value
0001	SCREENED ENCLOSED STRUCTURE (SEN)	2484	SF	1998	\$3,735.00
0002	SWIMMING POOL (POL)	240	SF	1998	\$6,222.00
0003	POOL DECKING (PLD)	800	SF	1998	\$3,142.00
0004	HOT TUB / SPA (HTB)	1	UT	1998	\$2,256.00
0005	POOL HEATER (PLH)	240	SF	1998	\$1,008.00

Sales History

O.R. Book	O.R. Page	Sale Date	Instrument	Q/U	Vac./Imp.	Sale Price
1036	1342	11/1/1989	WD	Q	V	\$35,000.00
2461	0102	11/21/2003	WD	Q	I	\$450,000.00

Value

Tax Calculation Prior To January 1, 2008
 (The amount shown may not include all exemptions.)

Amendment 1 Additional Homestead Exemption
 (Assumes qualifying residential property. No additional exemptions included.)

Total Just Value:		\$383,775.00
Save Our Homes Benefit:	-	\$0.00
Other Exemptions:	-	\$25,000.00
Total Taxable Value:	=	\$358,775.00
Millage Rate:	<input checked="" type="checkbox"/> x	0.0151927
Estimated Ad-Valorem Tax:	=	\$5,450.78

Total Just Value:		\$383,775.00
Save Our Homes Benefit:	-	\$0.00
Other Exemptions:	-	\$0.00
Total Homestead:	-	\$50,000.00
Total Taxable Value:	=	\$333,775.00
Millage Rate:	<input checked="" type="checkbox"/> x	0.0151927
Base Ad-Valorem Tax:	=	\$5,070.95

Non-Exempt School Levies: + \$187.93

Estimated Ad-Valorem Tax: = \$5,258.87

What could my ad-valorem taxes be like over time?

* The just values are NOT certified values and therefore are subject to change before being finalized for ad valorem assessment purposes. The estimated tax totals do not reflect Non-Ad Valorem assessments. (Fire Fees, Solid Waste, etc.) Please consult the Tax Collector for actual taxation amounts.

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