

RESOLUTION 2018-08-25

RETURN

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, GRANTING LOT SPLIT APPROVAL OF REAL PROPERTY OWNED BY CHARLES E. BRADSHAW, JR., REVOCABLE TRUST GENERALLY LOCATED NORTHEAST OF THE INTERSECTION OF SR 33 AND E. BROAD STREET; PROVIDING FOR A NOTICE TO BE RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the applicant has petitioned for the division of the Property (hereinafter described), into two separate lots; and

WHEREAS, the subject property is unimproved, and consists of 31.879 +/- acres, has a future land use designation of Conservation and is zoned Industrial; and

WHEREAS, the Local Planning Agency and the City Council of the City of Groveland have considered the application in accordance with Sec. 145-7 of the City of Groveland Land Development Code;

WHEREAS, the Local Planning Agency recommended approval of the lot split;

WHEREAS, the City Council finds that the lot split is in compliance with the City's land development regulations.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GROVELAND, LAKE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. Granting of Subdivision of Property (Lot Split) Approval.

Approval of the subdivision of property, Lot Split, for the real property described below is **GRANTED**.

LEGAL DESCRIPTION:

PARENT PARCEL: THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, IN THE TOWN OF GROVELAND, FLORIDA, LYING NORTH OF THE NORTHERLY LINE OF THE RIGHT-OF-WAY OF THE ATLANTIC COAST LINE RAILROAD.

LESS THOSE PARCELS CONVEYED BY THE FOLLOWING DEEDS:

OFFICIAL RECORDS BOOK 3256, PAGE 861; AND OFFICIAL RECORDS 3454, PAGE 1703.

AND LESS THAT PART LYING NORTH OF SAID DEEDS.

TOGETHER WITH:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LYING SOUTH OF THE ABANDONED SEABOARD COASTLINE RAILROAD AND NORTH OF STATE ROAD 50.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON CERTIFIED CORNER RECORD NO. 106025, RUN THENCE S00°35'11"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1,332.46 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19 FOR A POINT OF BEGINNING; THENCE CONTINUE S00°35'11"W ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, A DISTANCE OF 1,332.46 FEET TO THE MONUMENTED CENTER OF SAID SECTION 19, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (E. BOARD STREET) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 11070-2504; THENCE N89°45'53"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 754.74 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2214.67 FEET, A CHORD BEARING OF N81°48'38"W, A CHORD DISTANCE OF 191.97 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°58'05", A DISTANCE OF 192.03 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93 FEET, A CHORD BEARING OF N74°24'00"W, A CHORD DISTANCE OF 356.96 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°16'14", A DISTANCE OF 357.20 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING A POINT ON THE MONUMENTED WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4157, PAGE 1579, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N00°49'27"E ALONG SAID WEST LINE, A DISTANCE OF 139.18 FEET TO A POINT ON THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3256, PAGE 861, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1860.08 FEET, A CHORD BEARING OF S65°39'10"E, A CHORD DISTANCE OF 36.71 FEET; RUN THENCE THE FOLLOWING THREE (3) COURSES ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID LANDS: (1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°07'51", A DISTANCE OF 36.72 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; (2) N44°14'03"E A DISTANCE OF 519.18 FEET; (3) N15°47'40"W A DISTANCE OF 374.52 FEET; THENCE CONTINUE ALONG SAID

EASTERLY LINE OF SAID LANDS AND ITS NORTHERLY EXTENSION N00°28'25"E A DISTANCE OF 352.76 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE S89°49'03"E ALONG SAID NORTH LINE, A DISTANCE OF 1,003.59 FEET TO THE POINT OF BEGINNING.

CONTAINS 1,388,635 SQUARE FEET OR 31.879 ACRES MORE OR LESS.

Is subdivided to be:

Parcel A: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON CERTIFIED CORNER RECORD NO. 106025, RUN THENCE S00°35'11"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1,332.46 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19 FOR A POINT OF BEGINNING; THENCE CONTINUE S00°35'11"W ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1,012.46 FEET; THENCE N89°45'53"W A DISTANCE OF 812.60 FEET; THENCE N74°06'33"W A DISTANCE OF 109.13 FEET TO A POINT ON THE WEST LINE OF THE PROGRESS ENERGY POWER EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2593, PAGE 1341, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WEST LINE: (1) N15°53'27"E A DISTANCE OF 92.03 FEET; (2) N14°17'43"W A DISTANCE OF 149.38 FEET TO A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3256, PAGE 861, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID LANDS: (1) N44°14'03"E A DISTANCE OF 50.22 FEET; (2) N15°47'40"W A DISTANCE OF 374.52 FEET; THENCE CONTINUE ALONG SAID EASTERLY LINE OF SAID LANDS AND ITS NORTHERLY EXTENSION N00°28'25"E A DISTANCE OF 352.76 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE S89°49'03"E ALONG SAID NORTH LINE, A DISTANCE OF 1,003.59 FEET TO THE POINT OF BEGINNING.

CONTAINS 967,128 SQUARE FEET OR 22.202 ACRES MORE OR LESS.

Parcel B: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON CERTIFIED CORNER RECORD NO. 106025, RUN THENCE S00°35'11"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1,332.46 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE CONTINUE S00°35'11"W ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF

1,012.46 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S00°35'11"W ALONG SAID EAST LINE, A DISTANCE OF 320.00 FEET TO THE MONUMENTED CENTER OF SAID SECTION 19, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (E. BOARD STREET) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 11070-2504; THENCE N89°45'53"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 754.74 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2214.67 FEET, A CHORD BEARING OF N81°48'38"W, A CHORD DISTANCE OF 191.97 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°58'05", A DISTANCE OF 192.03 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,814.93 FEET, A CHORD BEARING OF N74°24'00"W, A CHORD DISTANCE OF 356.96 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°16'14", A DISTANCE OF 357.20 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING A POINT ON THE MONUMENTED WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4157, PAGE 1579, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N00°49'27"E ALONG SAID WEST LINE, A DISTANCE OF 139.18 FEET TO A POINT ON THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3256, PAGE 861, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,860.08 FEET, A CHORD BEARING OF S65°39'10"E, A CHORD DISTANCE OF 36.71 FEET; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID LANDS: (1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°07'51", A DISTANCE OF 36.72 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; (2) N44°14'03"E A DISTANCE OF 468.96 FEET TO A POINT ON THE WEST LINE OF THE PROGRESS ENERGY POWER EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2593, PAGE 1341, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WEST LINE: (1) S14°17'43"E A DISTANCE OF 149.38 FEET; (2) S15°53'27"W A DISTANCE OF 92.03 FEET; THENCE S74°06'33"E A DISTANCE OF 109.13 FEET; THENCE S89°45'53"E A DISTANCE OF 812.60 FEET TO THE POINT OF BEGINNING.

CONTAINS 421,507 SQUARE FEET OR 9.676 ACRES MORE OR LESS.

Section 2. Recording of Notice.

The Community Development Director is directed to record a certified copy of the Notice of Subdivision of Property, a copy of which is attached hereto, in the public records of Lake County, Florida, and provide a copy to the Lake County Property Appraiser.

Section 3. Effective Date.

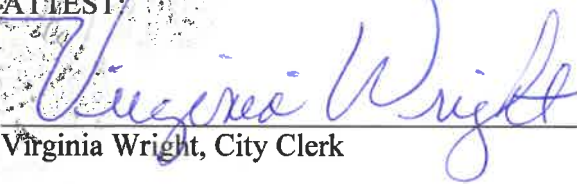
This resolution shall become effective immediately upon its passage.

PASSED and ADOPTED at a regular meeting of the City Council of the City of Groveland, Lake County, Florida this 20th day of AUGUST, 2018.



Dina Sweatt, Mayor
City of Groveland, Florida

ATTEST:



Virginia Wright, City Clerk



Approved as to Form:



Anita Geraci-Carver
City Attorney

Passed First Reading August 20, 2018

Council Member Griffin moved the passage and adoption of the above and foregoing Resolution. Motion was seconded by Council Member Radzik *vice mayor* and upon roll call on the motion the vote was as follows:

	YEA	NAY
John Griffin	✓	
Mike Radzik	✓	
Tim Loucks		✓
Mike Smith	✓	
Dina Sweatt	✓	

Record and return to:
City of Groveland
Community Development Department
156 S. Lake Avenue
Groveland, FL 34736

NOTICE OF SUBDIVISION OF PROPERTY

Owner(s): Charles E. Bradshaw, Jr., Revocable Trust
26603 W. Cove Drive
Tavares, FL 32803

The City of Groveland, a municipal corporation of the State of Florida, hereby grants subdivision approval for a Lot Split pursuant to Sec. 145-7 of the City Code of Ordinances. The property described in **Exhibit "A" attached hereto** and incorporated herein by reference is hereby subdivided to be

Parcel A: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON CERTIFIED CORNER RECORD NO. 106025, RUN THENCE S00°35'11"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1,332.46 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19 FOR A POINT OF BEGINNING; THENCE CONTINUE S00°35'11"W ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1,012.46 FEET; THENCE N89°45'53"W A DISTANCE OF 812.60 FEET; THENCE N74°06'33"W A DISTANCE OF 109.13 FEET TO A POINT ON THE WEST LINE OF THE PROGRESS ENERGY POWER EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2593, PAGE 1341, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WEST LINE: (1) N15°53'27"E A DISTANCE OF 92.03 FEET; (2) N14°17'43"W A DISTANCE OF 149.38 FEET TO A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3256, PAGE 861, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID LANDS: (1) N44°14'03"E A DISTANCE OF 50.22 FEET; (2) N15°47'40"W A DISTANCE OF 374.52 FEET; THENCE CONTINUE ALONG SAID EASTERLY LINE OF SAID LANDS AND ITS NORTHERLY EXTENSION N00°28'25"E A DISTANCE OF 352.76 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE S89°49'03"E ALONG SAID NORTH LINE, A DISTANCE OF 1,003.59 FEET TO THE POINT OF BEGINNING.

CONTAINS 967,128 SQUARE FEET OR 22.202 ACRES MORE OR LESS.

AND

Parcel B: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON CERTIFIED CORNER RECORD NO. 106025, RUN THENCE S00°35'11"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1,332.46 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE CONTINUE S00°35'11"W ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1,012.46 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S00°35'11"W ALONG SAID EAST LINE, A DISTANCE OF 320.00 FEET TO THE MONUMENTED CENTER OF SAID SECTION 19, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (E. BOARD STREET) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 11070-2504; THENCE N89°45'53"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 754.74 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2214.67 FEET, A CHORD BEARING OF N81°48'38"W, A CHORD DISTANCE OF 191.97 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°58'05", A DISTANCE OF 192.03 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,814.93 FEET, A CHORD BEARING OF N74°24'00"W, A CHORD DISTANCE OF 356.96 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°16'14", A DISTANCE OF 357.20 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING A POINT ON THE MONUMENTED WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4157, PAGE 1579, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N00°49'27"E ALONG SAID WEST LINE, A DISTANCE OF 139.18 FEET TO A POINT ON THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3256, PAGE 861, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,860.08 FEET, A CHORD BEARING OF S65°39'10"E, A CHORD DISTANCE OF 36.71 FEET; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID LANDS: (1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°07'51", A DISTANCE OF 36.72 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; (2) N44°14'03"E A DISTANCE OF 468.96 FEET TO A POINT ON THE WEST LINE OF THE PROGRESS ENERGY POWER EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2593, PAGE 1341, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WEST LINE: (1) S14°17'43"E A DISTANCE OF 149.38 FEET; (2) S15°53'27"W A DISTANCE OF 92.03 FEET; THENCE S74°06'33"E A DISTANCE OF 109.13 FEET; THENCE S89°45'53"E A DISTANCE OF 812.60 FEET TO THE POINT OF BEGINNING.

CONTAINS 421,507 SQUARE FEET OR 9.676 ACRES MORE OR LESS.

lying in Lake County, Florida, also depicted in Exhibit "A".

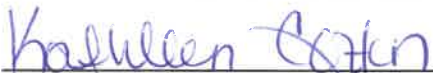
CITY OF GROVELAND, FLORIDA



Dina Sweatt, Mayor

State of Florida
County of Lake

The foregoing instrument was acknowledged before me this 22 day of August, 2018, by Dina Sweatt, Mayor of the City of Groveland, who is personally known to me and who did not take an oath.

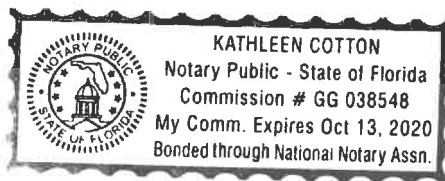


Notary Public

ATTEST:



Virginia Wright, City Clerk



Approved as to Form:



Anita Geraci-Carver

City Attorney

LEGAL DESCRIPTION

NOTICE OF SUBDIVISION OF PROPERTY

PARENT PARCEL:
 THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19,
 TOWNSHIP 22 SOUTH, RANGE 25 EAST, IN THE TOWN OF GROVELAND, FLORIDA,
 LYING NORTH OF THE NORTHERLY LINE OF THE RIGHT-OF-WAY OF THE ATLANTIC
 COAST LINE RAILROAD.

LESS THOSE PARCELS CONVEYED BY THE FOLLOWING DEEDS:

OFFICIAL RECORDS BOOK 3256, PAGE 861; AND OFFICIAL RECORDS 3454, PAGE
 1703.

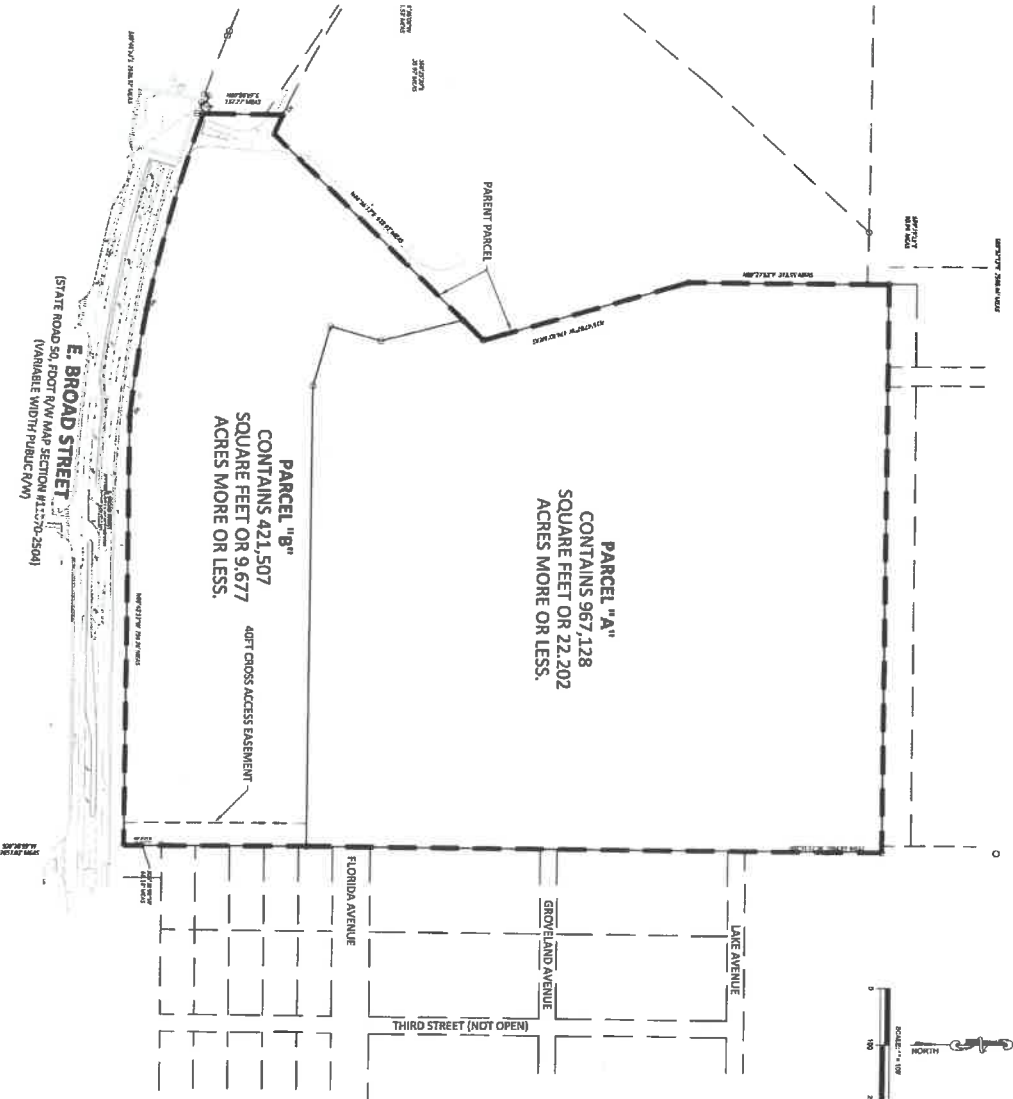
AND LESS THAT PART LYING NORTH OF SAID DEEDS.

TOGETHER WITH:

THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19,
 TOWNSHIP 22 SOUTH, RANGE 25 EAST, LYING SOUTH OF THE ABANDONED
 SEABOARD COASTLINE RAILROAD AND NORTH OF STATE ROAD 50.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION
 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AS SHOWN
 ON CERTIFIED CORNER RECORD NO. 106925; RUN THENCE S00°35'11"W ALONG
 THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID
 SECTION 19, A DISTANCE OF 1,332.46 FEET TO THE NORTHEAST CORNER OF THE
 SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19 FOR A POINT OF
 BEGINNING; THENCE CONTINUE S00°35'11"W ALONG THE EAST LINE OF SAID
 SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19, A DISTANCE OF 1,332.46
 FEET TO THE MONUMENTED CENTER OF SAID SECTION 19, BEING A POINT ON
 THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (E. BOARD STREET) AS
 SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP
 SECTION NO. 11070-2504; THENCE N89°45'53"W ALONG SAID NORTH
 RIGHT-OF-WAY LINE A DISTANCE OF 754.74 FEET TO A NON-TANGENT POINT ON A
 CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2214.67 FEET, A
 CHORD BEARING OF N81°46'38"W, A CHORD DISTANCE OF 1917.97 FEET, A
 CENTRAL ANGLE OF 04°58'05". A DISTANCE OF 192.03 FEET TO A NON-TANGENT
 POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2814.93
 FEET, A CHORD BEARING OF N74°24'00"W, A CHORD DISTANCE OF 356.96 FEET,
 RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A
 CENTRAL ANGLE OF 07°16'14". A DISTANCE OF 357.20 FEET TO A POINT OF
 NON-TANGENCY; SAID POINT BEING A POINT ON THE MONUMENTED WEST LINE
 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19 AS
 DESCRIBED IN OFFICIAL RECORDS BOOK 4157, PAGE 1579, PUBLIC RECORDS OF
 LAKE COUNTY, FLORIDA; THENCE N00°49'27"E ALONG SAID WEST LINE, A
 DISTANCE OF 139.18 FEET TO A POINT ON THE LANDS DESCRIBED IN OFFICIAL
 RECORDS BOOK 3256, PAGE 861, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA,
 SAID POINT BEING A NON-TANGENT POINT ON A CURVE CONCAVE
 NORTHEASTERLY, HAVING A RADIUS OF 1880.08 FEET, A CHORD BEARING OF
 S85°39'10"E, A CHORD DISTANCE OF 367.71 FEET; RUN THENCE THE FOLLOWING
 THREE (3) COURSES ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF
 SAID LANDS: (1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A
 CENTRAL ANGLE OF 01°07'51", A DISTANCE OF 367.72 FEET TO THE SOUTHEAST
 CORNER OF SAID LANDS; (2) N44°14'03"E A DISTANCE OF 519.18 FEET; (3)
 N15°47'40"W A DISTANCE OF 374.52 FEET; THENCE CONTINUE ALONG SAID
 EASTERLY LINE OF SAID LANDS AND ITS NORTHERLY EXTENSION N00°28'25"E A
 DISTANCE OF 352.76 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST
 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE S89°49'03"E ALONG
 SAID NORTH LINE, A DISTANCE OF 1,003.59 FEET TO THE POINT OF BEGINNING.
 CONTAINS 1,388.635 SQUARE FEET OR 31.879 ACRES MORE OR LESS.



NOTICE OF SUBDIVISION OF PROPERTY

LEGAL DESCRIPTION

PARCEL "A"

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON CERTIFIED CORNER RECORD NO. 106025, RUN THENCE S00°35'11"W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1,332.46 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19 FOR A POINT OF BEGINNING; THENCE CONTINUE S00°35'11"W ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1,012.46 FEET; THENCE N89°45'53"W A DISTANCE OF 812.60 FEET; THENCE N74°06'33"W A DISTANCE OF 109.13 FEET TO A POINT ON THE WEST LINE OF THE PROGRESS ENERGY POWER EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2593, PAGE 1341, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WEST LINE: (1) N15°53'27"E A DISTANCE OF 92.03 FEET; (2) N14°17'43"W A DISTANCE OF 149.38 FEET TO A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3256, PAGE 861, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID LANDS: (1) N44°14'03"E A DISTANCE OF 50.22 FEET; (2) N15°47'40"W A DISTANCE OF 374.52 FEET; THENCE CONTINUE ALONG SAID EASTERLY LINE OF SAID LANDS AND ITS NORTHERLY EXTENSION N00°28'25"E A DISTANCE OF 352.76 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE S89°49'03"E ALONG SAID NORTH LINE, A DISTANCE OF 1,003.59 FEET TO THE POINT OF BEGINNING.

CONTAINS 967,128 SQUARE FEET OR 22.202 ACRES MORE OR LESS.



	201 S. BUMBY AVE. ORLANDO, FL 407.946.337 WWW.NV5.COM CERTIFICATE OF AUTHORIZATION # 28005	NOTICE OF SUBDIVISION EXHIBIT	GROVELAND 7-ELEVEN CRITTENDEN STREET GROVELAND, FL 34736 GROVELAND MARKETPLACE, LLC	RECORD DRAWING This drawing is a record drawing and is subject to the provisions of the Florida Statutes, Chapter 217, F.S., and the rules of the Florida Board of Professional Engineers, Chapter 63G15-2.2, F.A.C. It is not to be used for any other purpose without the express written consent of the engineer of record. Any use of this drawing for any other purpose without the express written consent of the engineer of record is prohibited. The engineer of record shall not be held responsible for any errors or omissions in this drawing.	NO. DATE HSLVBRURD	ENGINEER JAMES A. HANCOCK, P.E. FL LIC. 08812	JOB #: 170720 PKL MGR: JAH DESIGNER: JAH CHECKER: JAH
	DATE: Aug 07, 2019						

SHEET
EX 2

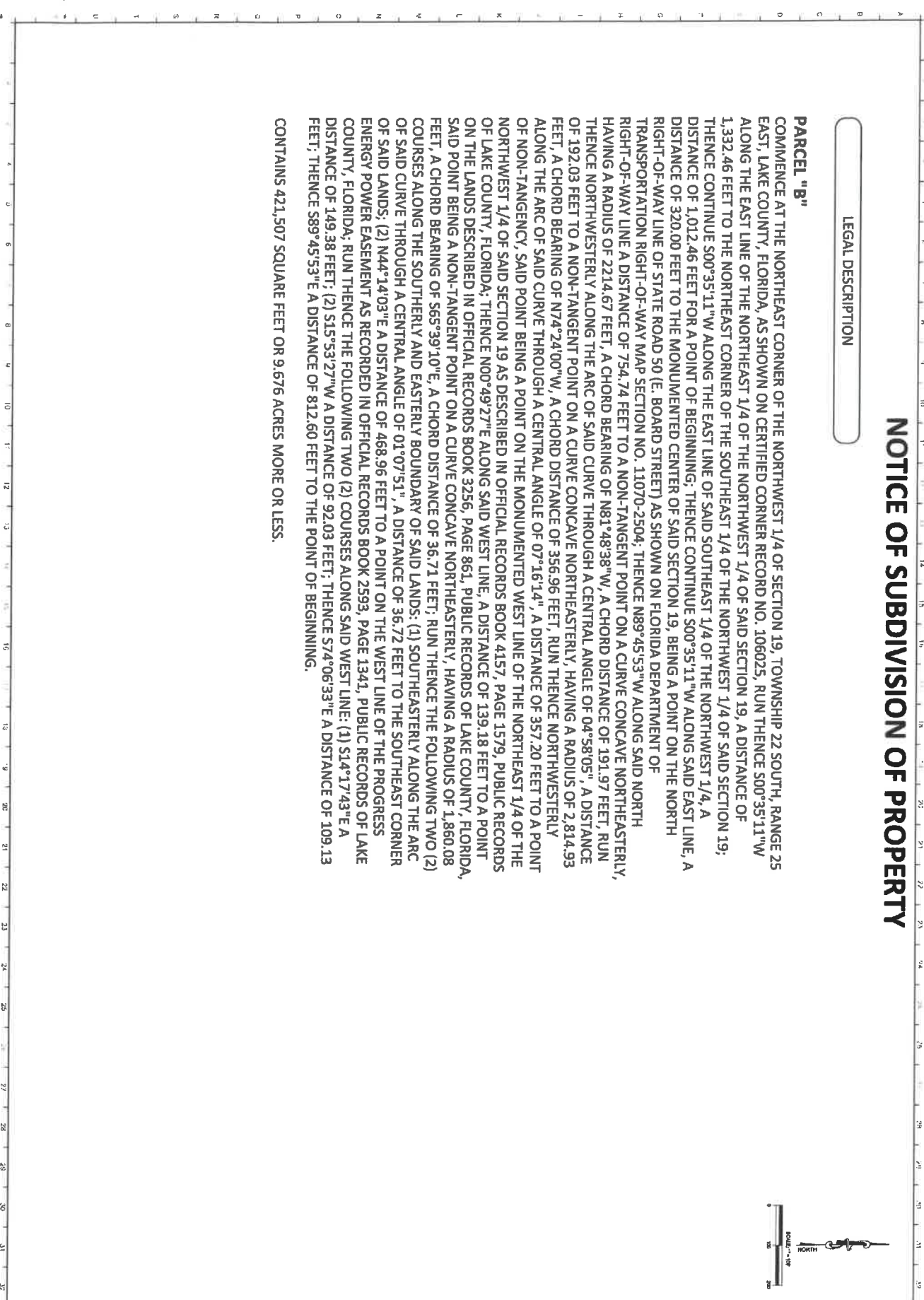
NOTICE OF SUBDIVISION OF PROPERTY

LEGAL DESCRIPTION

PARCEL "B"

COMMENTE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AS SHOWN ON CERTIFIED CORNER RECORD NO. 106025, RUN THENCE S00°35'11"W ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19, A DISTANCE OF 1,332.46 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19; THENCE CONTINUE S00°35'11"W ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1,012.46 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S00°35'11"W ALONG SAID EAST LINE, A DISTANCE OF 320.00 FEET TO THE MONUMENTED CENTER OF SAID SECTION 19, BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 50 (E. BOARD STREET) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 11070-2504; THENCE N89°45'53"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 754.74 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2214.67 FEET, A CHORD BEARING OF N81°48'38"W, A CHORD DISTANCE OF 191.97 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°58'05", A DISTANCE OF 192.03 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2,814.93 FEET, A CHORD BEARING OF N74°24'00"W, A CHORD DISTANCE OF 356.96 FEET, RUN THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°16'14", A DISTANCE OF 357.20 FEET TO A POINT OF NON-TANGENCY, SAID POINT BEING A POINT ON THE MONUMENTED WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4157, PAGE 1579, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N00°49'27"E ALONG SAID WEST LINE, A DISTANCE OF 139.18 FEET TO A POINT ON THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3256, PAGE 861, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SAID POINT BEING A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1,860.08 FEET, A CHORD BEARING OF S65°39'10"E, A CHORD DISTANCE OF 36.71 FEET; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF SAID LANDS: (1) SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°07'51", A DISTANCE OF 36.72 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; (2) N44°14'03"E A DISTANCE OF 468.96 FEET TO A POINT ON THE WEST LINE OF THE PROGRESS ENERGY POWER EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2593, PAGE 1341, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID WEST LINE: (1) S14°17'43"E A DISTANCE OF 149.38 FEET; (2) S15°53'27"W A DISTANCE OF 92.03 FEET; THENCE S74°06'33"E A DISTANCE OF 109.13 FEET; THENCE S89°45'53"E A DISTANCE OF 812.60 FEET TO THE POINT OF BEGINNING.

CONTAINS 421,507 SQUARE FEET OR 9.676 ACRES MORE OR LESS.



	201 S. BUMBY AVE. ORLANDO, FL 32817-9900 WWW.NV5.COM CERTIFICATE OF AUTHORIZATION # 2008	NOTICE OF SUBDIVISION EXHIBIT	GROVELAND 7-ELEVEN CRITTENDEN STREET GROVELAND, FL 34738 GROVELAND MARKETPLACE, LLC	RECORD DRAWING <small>THIS DRAWING IS THE PROPERTY OF NV5 ENGINEERING, P.C. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NV5 ENGINEERING, P.C.</small> DATE: Aug 07, 2018	ENGINEER JASON H. HANCOCK, P.E. P.L.L.C. MEMBER DATE: Aug 07, 2018	JOB # 17087.20 P.L.L.C. # 04 DEDICATOR: J.H. CHECKED: J.H.
--	--	--	---	--	--	---