

CYPRESS OAKS PHASE I A REPLAT

REPLATTING TRACTS 1, 2, 8, 9, 15 THROUGH 18, GROVELAND FARMS,
AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11
LOCATED IN SECTIONS 15 AND 16, TOWNSHIP 22 SOUTH, RANGE 25 EAST
CITY OF GROVELAND, LAKE COUNTY, FLORIDA

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGAL DESCRIPTION (PREPARED BY SURVEYOR)

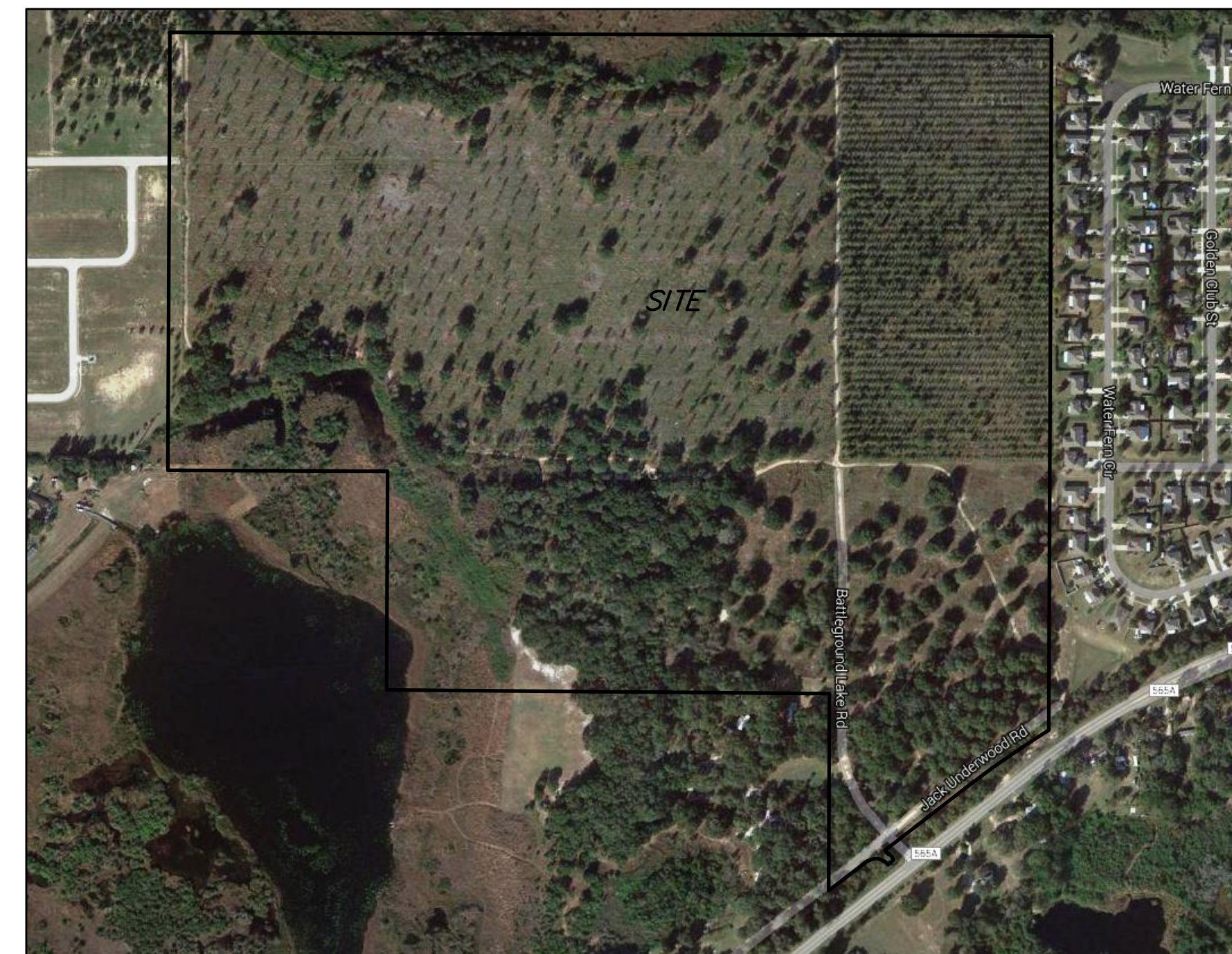
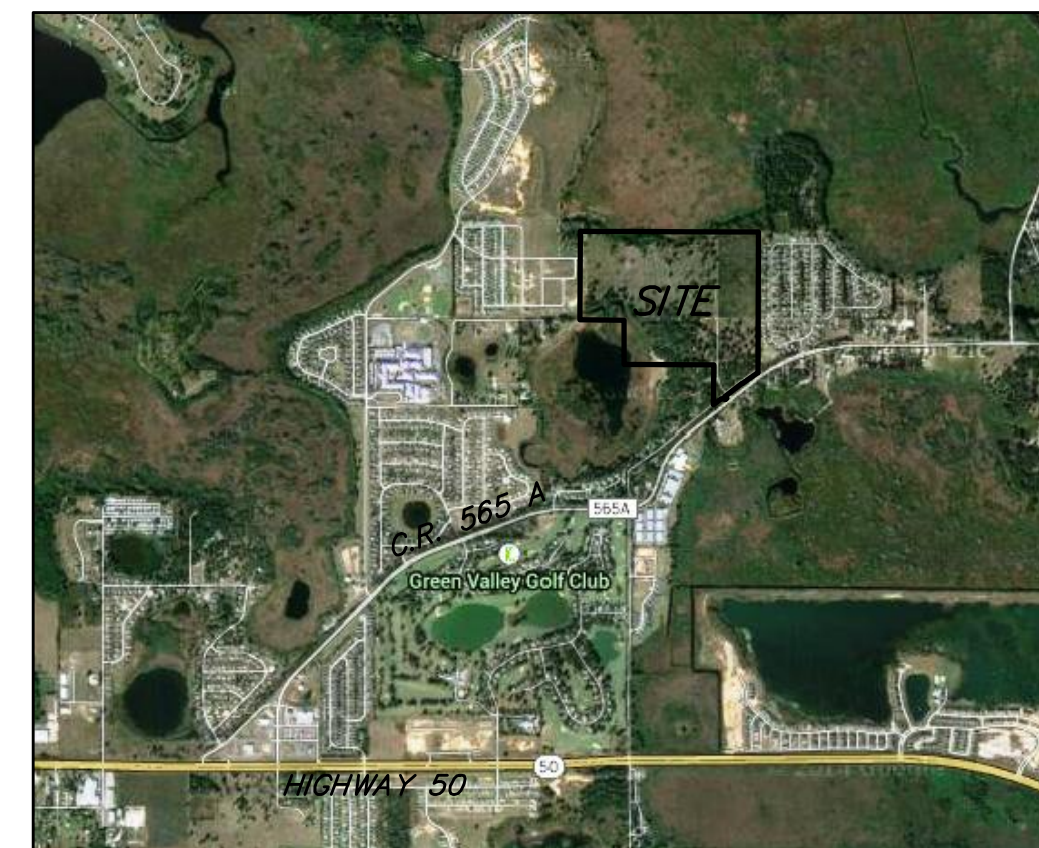
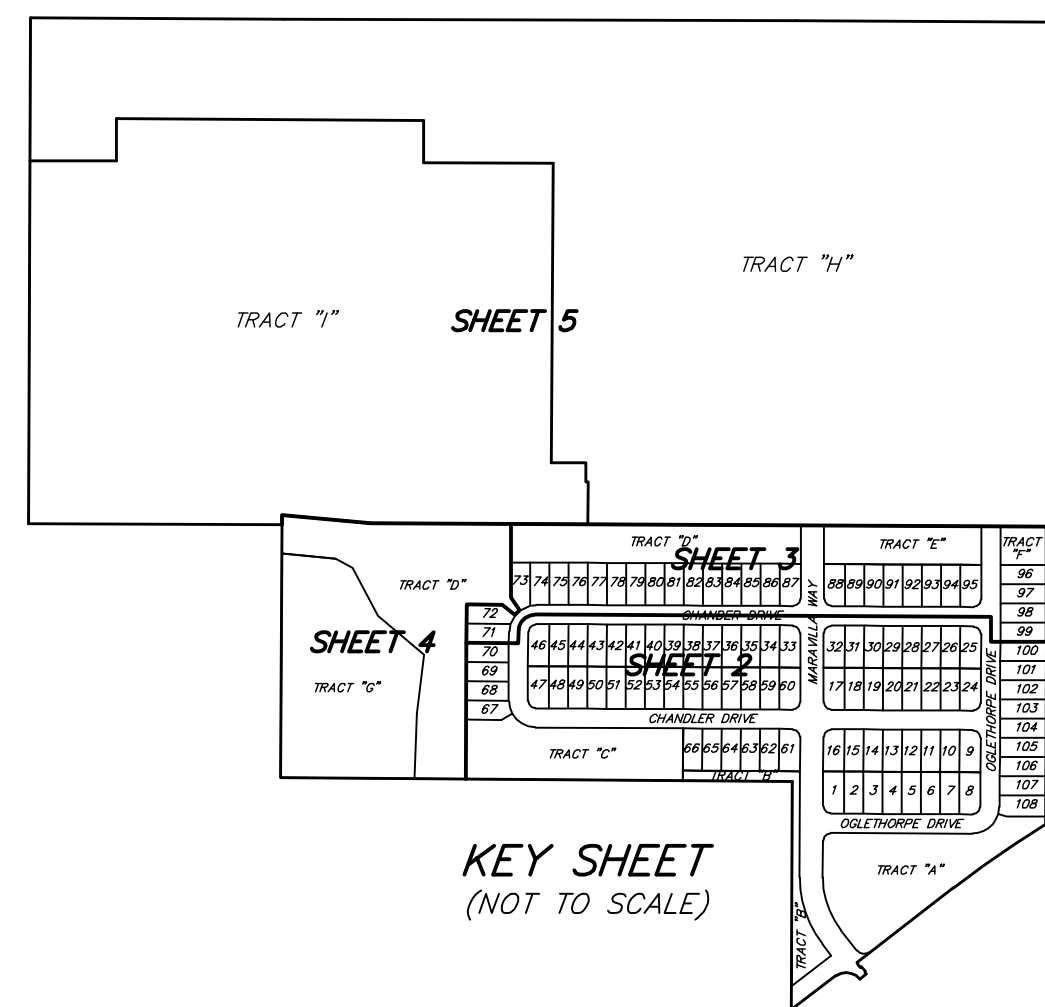
A TRACT OF LAND, BEING TRACTS 1, 2, 8, 9, 15 THROUGH 18, GROVELAND FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, AND THAT PORTION OF THE LAND BEING THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4, LYING NORTHERLY OF THOSE LANDS DESCRIBED ON THAT CERTAIN ORDER OF TAKING, AS RECORDED IN OFFICIAL RECORDS BOOK 4255, PAGE 1994 OF SAID PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 86, MARSH HAMMOCK PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 49 AND 50, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE RUN SOUTH 001°3'30" WEST, ALONG THE WEST LINE OF SAID PLAT OF MARSH HAMMOCK PHASE II AND THE WESTERLY LINE OF MARSH HAMMOCK PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 10 AND 11 OF SAID PUBLIC RECORDS, A DISTANCE OF 2088.36 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; SAID POINT ALSO LIES ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED ON THAT CERTAIN ORDER OF TAKING, AS RECORDED IN OFFICIAL RECORDS BOOK 4255, PAGE 1994 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID NORTHERLY, WESTERLY AND SOUTHERLY LINE OF SAID LANDS, THE FOLLOWING COURSES; THENCE RUN SOUTHWESTERLY, ALONG SAID NORTHERLY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 2830.08 FEET, A CENTRAL ANGLE 05°54'38", AN ARC LENGTH OF 291.95 FEET, A CHORD LENGTH OF 291.82 FEET AND A CHORD BEARING OF SOUTH 55°24'21" WEST; THENCE NON-TANGENT TO SAID CURVE RUN SOUTH 52°15'11" WEST, 317.97 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID WESTERLY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 10.79 FEET, A CENTRAL ANGLE 34°13'29", AN ARC LENGTH OF 6.45 FEET, A CHORD LENGTH OF 6.35 FEET AND A CHORD BEARING OF SOUTH 24°02'51" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 41°09'35" EAST, 10.48 FEET; THENCE RUN NORTH 47°34'25" EAST, 2.97 FEET; THENCE RUN SOUTH 45°01'57" EAST, 14.85 FEET; THENCE RUN SOUTH 06°56'09" WEST, 4.93 FEET; THENCE RUN SOUTH 42°18'08" EAST, 4.45 FEET TO A POINT LYING ON THE NORTHERLY LINE OF THAT CERTAIN STATUTORY QUITCLAIM DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 4183, PAGE 1564, SAID PUBLIC RECORDS; THENCE RUN SOUTH 52°01'22" WEST, ALONG SAID NORTHERLY LINE, 20.43 FEET TO A POINT LYING ON THE EASTERLY LINE OF AFORESAID LANDS DESCRIBED ON THAT CERTAIN ORDER OF TAKING, AS RECORDED IN OFFICIAL RECORDS BOOK 4255, PAGE 1994 OF SAID PUBLIC RECORDS; SAID POINT ALSO LIES ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE RUN ALONG SAID EASTERLY AND NORTHERLY LINE OF SAID LANDS, THE FOLLOWING COURSES; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 45.77 FEET, A CENTRAL ANGLE OF 88°06'29", AN ARC LENGTH OF 70.38 FEET, A CHORD LENGTH OF 63.65 FEET AND A CHORD BEARING OF NORTH 81°35'34" WEST; THENCE NON-TANGENT TO SAID CURVE, RUN SOUTH 52°37'05" WEST, 145.94 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE RUN NORTH 001°3'45" EAST, ALONG SAID WEST LINE, 593.33 FEET TO A POINT LYING ON THE SOUTH LINE OF TRACT 18, OF AFORESAID GROVELAND FARMS; THENCE RUN NORTH 89°34'02" WEST, ALONG THE SOUTH LINE OF SAID TRACT 18 AND THE SOUTH LINE OF TRACT 17 OF SAID PLAT OF GROVELAND FARMS, 1332.33 FEET TO A POINT LYING ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE RUN NORTH 0015°40" EAST, ALONG SAID WEST LINE, 658.53 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TRACT 9 OF SAID PLAT OF GROVELAND FARMS; THENCE RUN NORTH 89°47'26" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, AND THE SOUTH LINE OF SAID TRACT 9, A DISTANCE OF 660.21 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 9, ALSO BEING THE SOUTHEAST CORNER OF THE PROPOSED PLAT OF MARINA DEL REY - PHASE 2; THENCE RUN NORTH 0015°24" EAST, ALONG THE WEST LINE OF SAID TRACT 9 AND THE WEST LINE OF TRACT 8 OF SAID PLAT OF GROVELAND FARMS, ALSO BEING THE EAST LINE OF THE PROPOSED PLAT OF MARINA DEL REY - PHASE 2, A DISTANCE OF 1317.72 FEET TO A POINT LYING ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE RUN SOUTH 89°44'02" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 660.32 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15; THENCE RUN SOUTH 89°47'56" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 (AS MONUMENTED), 1331.23 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE RUN SOUTH 89°42'24" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 (AS MONUMENTED), SAID LINE ALSO BEING THE SOUTH LINE OF TRACT "B" OF AFORESAID PLAT OF MARSH HAMMOCK PHASE II, A DISTANCE OF 660.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND, LIES IN THE CITY OF GROVELAND, LAKE COUNTY FLORIDA AND CONTAINS 115.736 ACRES (5,041,461.1 SQUARE FEET), MORE OR LESS.

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 25 EAST. BEING SOUTH 00°21'14" EAST.
- DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.) A SET 5/8" IRON BAR WITH A CAP STAMPED L.S. # 4044, UNLESS OTHERWISE NOTED.
- DENOTES A PERMANENT CONTROL POINT (P.C.P.) A SET NAIL AND DISK STAMPED L.S. # 4044.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE OWNERS OF ALL PLATTED LOTS SHALL BE PARTICIPANTS IN THE EDUCATIONAL FACILITY BENEFIT DISTRICT (EFBD) TO BE ESTABLISHED BETWEEN THE CITY AND THE LAKE COUNTY SCHOOL BOARD.
- EVERY OWNER OF A LOT IS COVENANTED TO PARTAKE IN THE EDUCATIONAL FACILITY BENEFIT DISTRICT (EFBD) TO BE ESTABLISHED BETWEEN THE CITY AND THE LAKE COUNTY SCHOOL BOARD, AND TO PROMPTLY PAY THE ANNUAL ASSESSMENT TO BE SET BY THE EFBD.
- A MINIMUM OF FIVE PERCENT OF ASSESSMENT WILL BE SET ASIDE TO REPLACE LANDSCAPING IN THE COMMON AREAS. THE COMMON AREAS ARE TO INCLUDE LANDSCAPE BUFFER, STREET TREES AND PARKS/RECREATION AREAS.
- A 10 FOOT WIDE UTILITY EASEMENT IS RESERVED ADJACENT TO ALL RIGHT-OF-WAY LINES, FRONT LOT LINES, A 5.00 FOOT WIDE LANDSCAPE AND UTILITY EASEMENT IS RESERVED ALONG ALL REAR LOT LINES. A 5.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL SIDE LOT LINES.
- TRACTS "A" AND "C" (STORMWATER MANAGEMENT AREA) ARE OWNED AND MAINTAINED BY THE CYPRESS OAKS HOMEOWNERS ASSOCIATION, WITH A DRAINAGE EASEMENT DEDICATED TO THE CITY OF GROVELAND OVER THE ENTIRE TRACT.
- TRACTS "B", "D", "E" AND "F", (OPEN SPACE), TRACT "G" (CONSERVATION AREA), ARE OWNED AND MAINTAINED BY THE CYPRESS OAKS HOMEOWNERS ASSOCIATION.
- TRACT "G" (CONSERVATION AREA) IS SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06 FLORIDA STATUTES TO BE RECORDED CONTEMPORANEOUSLY WITH THIS PLAT.
- LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
- CITY OF GROVELAND APPROVALS FOR THIS PLAT ARE CONTINGENT UPON THE CREATION AND RECORDING OF A CONSERVATION EASEMENT AS NOTED HEREON SIMULTANEOUSLY WITH RECORDING OF THE FINAL PLAT.
- THE STREET RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE CITY OF GROVELAND FOR THE PERPETUAL USE OF THE PUBLIC.
- TRACTS "H" AND "I" (FUTURE DEVELOPMENT), ARE RESERVED TO BE OWNED AND MAINTAINED BY HANOVER CYPRESS OAKS, LLC.



LEGEND

P.O.B.	- POINT OF BEGINNING	L.S.	- LICENSED SURVEYOR
R	- RADIUS	C.R.	- COUNTY ROAD
Δ	- CENTRAL ANGLE	L.B.	- LICENSED BUSINESS
L	- ARC LENGTH	I.D.	- IDENTIFICATION
C	- CHORD LENGTH	I.R.C.	- IRON REBAR WITH CAP
CB	- CHORD BEARING	PRM	- PERMANENT REFERENCE MONUMENT
P.B.	- PLAT BOOK	CM	- CONCRETE MONUMENT
Pg.(S)	- PAGE(S)	FND	- FOUND
PCP	- PERMANENT CONTROL POINT	I.P.	- IRON PIPE
PC	- POINT OF CURVATURE	(P)	- PLAT
O.R.B.	- OFFICIAL RECORDS BOOK	○	- SET 5/8" IRON BAR WITH CAP STAMPED P.R.M. L.S. # 4044, UNLESS OTHERWISE NOTED.
N&D	- NAIL AND DISK	●	- SET NAIL AND DISK STAMPED P.C.P. L.S. # 4044 UNLESS OTHERWISE NOTED.
(N.R.)	- NON-RADIAL	⊕	- CENTERLINE
PT.	- POINT OF TANGENT	P.I.	- POINT OF INTERSECTION
N.T.	- NOT TANGENT	SEC.	- SECTION
I.R.	- IRON REBAR		
R/W	- RIGHT-OF-WAY		

HANOVER LAND COMPANY, LLC.
2420 SOUTH LAKEMONT AVENUE
SUITE 450
ORLANDO, FL. 32814
PHONE: 407-206-9300

NAME: WILLIAM S. OROSZ, JR.
TITLE: President

PEC SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 407-542-4967

CYPRESS OAKS PHASE I
A REPLAT
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the undersigned corporation named below, being the owner in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the street right-of-way to the City of Groveland for the perpetual use of the public and dedicate the drainage easements and utility easements to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, HANOVER CYPRESS OAKS, LLC., a Florida Limited Liability Company, has caused these presents to be executed and acknowledged by its _____ thereunto duly authorized on this _____ day of _____ 2015.

HANOVER CYPRESS OAKS, LLC
a Florida limited liability company
By: HANOVER LAND COMPANY, LLC
a Florida Limited Liability Company

Print Name: _____
(Witness) William S. Orosz, Jr.
President
Print Name: _____
(Witness) _____

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY, that on this day, before me personally appeared _____ as _____ of _____ a _____ corporation, who is () personally known to me or () produced _____ as identification, and did/did not take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said company.

WITNESS my hand and official seal this _____ day of _____ 2015.

Signature of Notary Public _____

Printed Name of Notary Public _____

Notary Public in and for the county and state of Florida

My Commission Expires: _____

Commission Number: _____

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a registered surveyor and mapper, fully licensed to practice in the State of Florida, does hereby certify that this plat was prepared under his supervision and that this plat complies with all the provisions of Chapter 177, Florida Statutes.

David A. White
Surveyor's Name (printed) _____ Date _____
Surveyor's Signature _____ L.S. 4044
Surveyor's Registration Number
LB 7808
PEC - Surveying and Mapping, LLC
2100 Alafaya Boulevard, Suite 203, Oviedo, Florida, 32765
Certificate of Authorization Number

SURVEYOR REVIEW STATEMENT

Pursuant to Section 177.081, Florida Statutes I have reviewed this plat for conformity to Chapter 177, Florida Statutes, and find that said plat complies with the technical requirements of that Chapter, provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

Signature _____ Date _____ Registration Number _____

CERTIFICATES OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, that the plat was presented to the City Council of Groveland, Lake County, Florida and approved by said City Council of Groveland for recording, and the dedication of Street Rights-of-Way is accepted for municipal purposes of said City on the day of _____ 2015, provided that the plat is recorded in the Office of the Clerk of the Circuit Court of Lake County, Florida within 90 days from the date of approval by said Council of the City of Groveland, Florida.

Mayor _____

Attest: City Clerk _____

CERTIFICATE OF CLERK

I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of Chapter 177, Florida Statutes and was filed for record on _____ at _____ File No. _____

Clerk of the Circuit Court in and for Lake County, Florida.