



Parcel I:
 The NW 1/4 of the NW 1/4 of Section 15, Township 22 South, Range 25 East, being otherwise described as Tracts 1, 2, 15 and 16, Groveland Farms, a subdivision according to the plat thereof recorded at Plat Book 2, Pages 10 and 11, in the Public Records of Lake County, Florida.

Parcel II:
 Tracts 17 and 18, in Section 15, Township 22 South, Range 25 East, Groveland Farms, a subdivision according to the plat thereof recorded at Plat Book 2, Pages 10 and 11, in the Public Records of Lake County, Florida.

Parcel III:
 The East 1/2 (E1/2) of the Northeast Quarter (NE 1/4) of the Northeast (NE 1/4) of Section 16, Township 22 South Range 25 East in Lake County, Florida; being otherwise described as Tracts 8 and 9 of Section 16, Groveland Farms, a subdivision according to the plat thereof recorded at Plat Book 2, Pages 10 and 11, in the Public Records of Lake County, Florida.

Parcel IV:
 The North twenty (20) acres of all that portion of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 15, Township 22 South, Range 25 East, lying North of the right of way of Atlantic Coast Line Railroad in Lake County, Florida.

LEGEND
 P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING
 R/W RIGHT-OF-WAY
 P.B. PLAT BOOK
 P.G. PAGE
 O.R.B. OFFICIAL RECORDS BOOK
 C.A. CENTRAL ANGLE
 L. ARC LENGTH
 C. CHORD LENGTH
 C.B. CHORD BEARING
 P.L. POWER POLE
 G.U. GUY ANCHOR
 S.E. OVERHEAD UTILITY LINE
 S.E.C. SECTION
 I.R.C. IRON REBAR WITH CAP
 (C) CALCULATED
 I.D. IDENTIFICATION
 P.S.M. PROFESSIONAL LAND SURVEYOR
 S.E.T. 5/8" IRON BAR WITH CAP
 L.B. # 7208, UNLESS OTHERWISE NOTED.
 T.B.M. TEMPORARY BENCHMARK
 N.T. NON-TANGENT
 T.O.B. TOP OF BANK

SCALE 1"=150'

LINE TABLE (C)

LINE	BEARING	LENGTH
L-1	S41°09'35"E	10.48'
L-2	N47°34'25"E	2.97'
L-3	S45°01'57"E	14.85'
L-4	S06°56'09"W	4.93'
L-5	S42°18'08"E	4.45'
L-6	S52°01'22"W	20.43'

CURVE TABLE (C)

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BRG.
C-1	2830.08'	5°54'38"	291.95'	291.82'	S55°24'21"W
C-2	10.79'	34°13'29"	6.45'	6.35'	S24°02'51"E
C-3	45.77'	88°06'29"	70.38'	63.65'	N81°35'34"W

LINE TABLE (DEED)

LINE	BEARING	LENGTH
L-1	N41°02'42"W	10.48'
L-2	S47°16'17"W	2.97'
L-3	N45°02'04"W	14.85'
L-4	N06°56'02"E	4.93'
L-5	N42°21'57"E	4.45'
L-6	N00°13'30"E	19.02'

CURVE TABLE (DEED)

CURVE	RADIUS	DELTA	LENGTH
C-1	2830.08'	05°54'38"	291.94'
C-2	10.79'	34°13'29"	6.45'
C-3	2830.87'	06°13'50"	300.56'
C-5	48.77'	88°08'29"	70.39'

LEGAL DESCRIPTION
 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 00°13'30" 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 208.36 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 SOUTHEASTERLY, 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", A CHORD LENGTH OF 6.35 FEET AND A CHORD BEARING OF SOUTH 24°02'51" WEST; THENCE RUN NORTH 00°13'30" EAST, ALONG SAID WEST LINE OF SAID SECTION 15, 658.53 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 16, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT 9 OF SAID PLAT OF GROVELAND FARMS; THENCE RUN NORTH 89°47'26" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 16, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT 9, A DISTANCE OF 660.21 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 9, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE PROPOSED PLAT OF MARINA DEL REY - PHASE 2; THENCE RUN NORTH 00°13'30" 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 NORTHWEST 1/4 OF SAID SECTION 16; THENCE RUN SOUTH 89°44'02" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 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), 1332.33 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE RUN SOUTH 89°42'24" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 (AS MONUMENTED), SAID LINE ALSO BEING THE SOUTH LINE OF TRACT 9 OF SAID PLAT OF MARSH HAMMOCK PHASE II, A DISTANCE OF 660.01 FEET TO THE POINT OF BEGINNING.
 THE ABOVE TRACT OF LAND, LIES LAKE COUNTY FLORIDA AND CONTAINS 115.736 ACRES, MORE OR LESS.

JOB NO.: 13-106
 DATE: 8-1-2013
 DRAWN BY: J.L.M.
 CHECKED BY: D.A.W.
 F.B. FIELD-BOOK
 PAGE(S) PAGES
 TRACY W. BIRCH, P.S.M. FL. REG. NO. 5579
 DAVID A. WHITE, P.S.M. FL. REG. NO. 4044
 REC - SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION L.B. #7808
 DATE OF FIELD SURVEY: 09-10-2014
 DATE OF SIGNATURE: 10-27-2015
 09-11-14 J.L.M. REVISED MAP OF BOUNDARY SURVEY AND LEGAL DESCRIPTION.
 05-19-14 T.W.B. UPDATE TBM
 05-15-2014 J.L.M. REVISED MAP OF BOUNDARY SURVEY, DUE TO STATUTORY QUITCLAIM DEED, O.R.B. 4183, PAGE 1564.
 04-01-14 T.W.B. ADD ADDITIONAL PER ENGINEERS REQUEST
 06-9-2014 J.L.M. REVISED MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY.
 05-22-2014 J.L.M. ADDED PARTIAL RELEASE OF EASEMENT AND AMENDMENT AND RESTATEMENT OF EASEMENT, ORB 4456/204.
 07-7-2014 J.L.M. REVISED LEGAL DESCRIPTION
 05-8-2015 J.L.M. REVISED MAP OF BOUNDARY SURVEY AND LEGAL DESCRIPTION.
 04-9-2015 J.L.M. REVISED MAP OF BOUNDARY SURVEY AND LEGAL DESCRIPTION.
 09-11-14 T.W.B. UPDATE TOPO

PEC SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
 2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
 WWW.PECONLINE.COM

MAP OF BOUNDARY SURVEY
 LOCATED IN
 SECTIONS 15 AND 16, TOWNSHIP 22 SOUTH, RANGE 25 EAST
 CITY OF GROVELAND, LAKE COUNTY, FLORIDA

DAVID A. WHITE, P.S.M.
 FLORIDA REGISTRATION NO. 4044
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