

EAGLE POINTE PHASE IV A REPLAT

REPLATTING A PORTION OF PARCELS 1, 2 AND 3,
EAGLE POINTE, PHASE I, AS RECORDED IN PLAT BOOK 59, PAGES 36 THROUGH 42
LOCATED IN SECTION 9, 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

A TRACT OF LAND BEING A PORTION OF PARCELS 1, 2 AND 3, EAGLE POINTE, PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGES 36 THROUGH 42, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 9, TOWNSHIP 22 SOUTH, RANGE 25 EAST BEING DESCRIBED AS FOLLOWS:

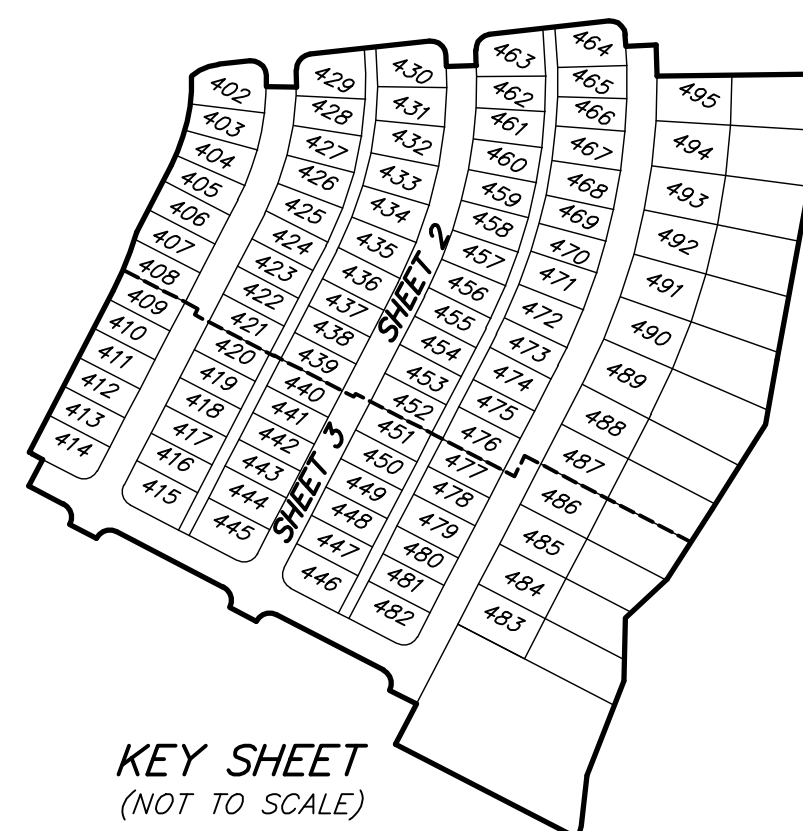
COMMENCE AT THE SOUTHEAST CORNER OF TRACT "C", EAGLE POINTE PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGES 51 THROUGH 53 OF SAID PUBLIC RECORDS, FOR A POINT OF BEGINNING; THENCE RUN ALONG THE EASTERLY LINE OF PARCEL-3 AND PARCEL-2, OF SAID PLAT OF EAGLE POINTE PHASE I, THE FOLLOWING COURSES: THENCE RUN SOUTH 04°16'02" EAST, 119.53 FEET; THENCE RUN SOUTH 10°27'47" WEST, 361.73 FEET; THENCE RUN SOUTH 10°11'22" WEST, 109.86 FEET; THENCE RUN SOUTH 32°01'35" WEST, 166.24 FEET; THENCE RUN SOUTH 32°55'45" WEST, 138.89 FEET; THENCE RUN SOUTH 47°12'22" WEST, 94.92 FEET; THENCE RUN SOUTH 01°15'35" WEST, 105.16 FEET; THENCE RUN SOUTH 21°19'48" WEST, 168.50 FEET; THENCE RUN SOUTH 08°21'34" WEST, 85.66 FEET; THENCE RUN SOUTH 16°46'07" WEST, 20.84 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN NORTH 62°34'58" WEST, 341.52 FEET; THENCE RUN NORTH 27°25'02" EAST, 74.80 FEET; THENCE RUN NORTH 62°34'58" WEST, 50.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD BEARING OF NORTH 17°34'58" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 62°34'58" WEST, 200.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD BEARING OF SOUTH 72°25'02" WEST; THENCE RUN NORTH 62°34'58" WEST, RADIAL TO SAID CURVE, 50.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD BEARING OF NORTH 17°34'58" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 62°34'58" WEST, 65.00 FEET TO A POINT LYING ON THE WESTERLY LINE OF AFORESAID PARCEL-2; THENCE RUN NORTH 27°25'02" EAST, ALONG SAID WESTERLY LINE, 50.00 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF AFORESAID PARCEL-3; THENCE RUN ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID PARCEL-3, THE FOLLOWING COURSES; NORTH 62°34'58" WEST, 20.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 11°32'13", AN ARC LENGTH OF 5.03 FEET, A CHORD BEARING OF 5.03 FEET AND A CHORD BEARING OF NORTH 56°48'51" WEST; THENCE NON-TANGENT TO SAID CURVE, RUN NORTH 27°25'02" EAST, 303.37 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 10°56'33", AN ARC LENGTH OF 105.04 FEET, A CHORD BEARING OF 104.88 FEET AND A CHORD BEARING OF NORTH 21°56'45" EAST; THENCE NON-TANGENT TO SAID CURVE, RUN NORTH 27°25'02" EAST, 125.37 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 29°28'45", AN ARC LENGTH OF 154.35 FEET, A CHORD BEARING OF 152.66 FEET AND A CHORD BEARING OF NORTH 12°40'40" EAST TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 33°30'56", AN ARC LENGTH OF 49.72 FEET, A CHORD BEARING OF 49.02 FEET AND A CHORD BEARING OF NORTH 66°54'46" EAST TO THE POINT OF TANGENCY; SAID POINT LIES ON THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF AFORESAID PLAT OF EAGLE POINTE PHASE II; THENCE RUN ALONG SAID WESTERLY EXTENSION THEREOF AND THE SOUTHERLY LINE OF SAID PLAT OF EAGLE POINTE PHASE II, THE FOLLOWING COURSES; THENCE RUN NORTH 83°40'14" EAST, 52.51 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 94°45'32", AN ARC LENGTH OF 41.35 FEET, A CHORD BEARING OF 36.79 FEET AND A CHORD BEARING OF SOUTH 48°57'00" EAST TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 02°32'47", AN ARC LENGTH OF 18.89 FEET, A CHORD BEARING OF 18.89 FEET AND A CHORD BEARING OF SOUTH 00°17'50" EAST; THENCE RUN SOUTH 89°01'27" EAST, RADIAL TO SAID CURVE, 50.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 03°29'59", AN ARC LENGTH OF 29.01 FEET, A CHORD BEARING OF 29.01 FEET AND A CHORD BEARING OF NORTH 00°46'26" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°11'40", AN ARC LENGTH OF 37.61 FEET, A CHORD BEARING OF 34.16 FEET AND A CHORD BEARING OF NORTH 40°34'24" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 83°40'14" EAST, 200.32 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°43'02", AN ARC LENGTH OF 40.46 FEET, A CHORD BEARING OF 36.18 FEET AND A CHORD BEARING OF SOUTH 49°58'15" EAST TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 725.00 FEET, A CENTRAL ANGLE OF 01°31'40", AN ARC LENGTH OF 19.33 FEET, A CHORD BEARING OF 19.33 FEET AND A CHORD BEARING OF SOUTH 02°50'54" EAST; THENCE RUN NORTH 87°54'56" EAST, RADIAL TO SAID CURVE, 60.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 01°52'04", AN ARC LENGTH OF 25.26 FEET, A CHORD BEARING OF 25.26 FEET AND A CHORD BEARING OF NORTH 03°01'05" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°37'21", AN ARC LENGTH OF 38.23 FEET, A CHORD BEARING OF 34.61 FEET AND A CHORD BEARING OF NORTH 39°51'33" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 83°40'14" EAST, 200.14 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°54'06", AN ARC LENGTH OF 40.10 FEET, A CHORD BEARING OF 35.94 FEET AND A CHORD BEARING OF SOUTH 50°22'43" EAST TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 01°05'29", AN ARC LENGTH OF 19.52 FEET, A CHORD BEARING OF 19.52 FEET AND A CHORD BEARING OF SOUTH 03°52'55" EAST; THENCE RUN NORTH 86°39'49" EAST, RADIAL TO SAID CURVE, 50.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1075.00 FEET, A CENTRAL ANGLE OF 02°46'19", AN ARC LENGTH OF 52.01 FEET, A CHORD BEARING OF 52.00 FEET AND A CHORD BEARING OF SOUTH 01°57'02" EAST; THENCE RUN NORTH 89°26'08" EAST, RADIAL TO SAID CURVE, 256.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN LAKE COUNTY, FLORIDA AND CONTAINS 25.471 ACRES, MORE OR LESS.

PHASE IV OPEN SPACE DESCRIPTION	AREA (ACRES)
TRACT A	0.404
TRACT B	0.485
TRACT C (EXCLUDING CONSERVATION EASEMENT)	0.963
CONSERVATION EASEMENT	3.692
TOTAL AREA =	5.544

LEGEND

P.O.B. - POINT OF BEGINNING	L.S. - LICENSED SURVEYOR
R - RADIUS	C.C.R. - CERTIFIED CORNER RECORD
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
N&D (RAD) - NAIL AND DISK	● - P.R.M. LB. # 7808, UNLESS OTHERWISE NOTED.
PT - POINT OF TANGENT	○ - SET NAIL AND DISK STAMPED P.C.P. LS # 4044
PRC - POINT OF REVERSE CURVATURE	○ - UNLESS OTHERWISE NOTED.
I.R. - IRON REBAR	D.E. - DRAINAGE EASEMENT
R/W - RIGHT-OF-WAY	U.E. - UTILITY EASEMENT
	P.C.C. - POINT OF COMPOUND CURVATURE



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

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

LOCATION MAP
NOT TO SCALE

EAGLE POINTE PHASE IV
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 EAGLE POINTE, LLC., a Florida Limited Liability Company, has caused these presents to be executed and acknowledged by its _____ thereunto duly authorized on this _____ day of _____ 2016.

HANOVER EAGLE POINTE, 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 _____ 2016.

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 _____ LS 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 _____ 2016, 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.



SURVEYING AND MAPPING, LLC

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