



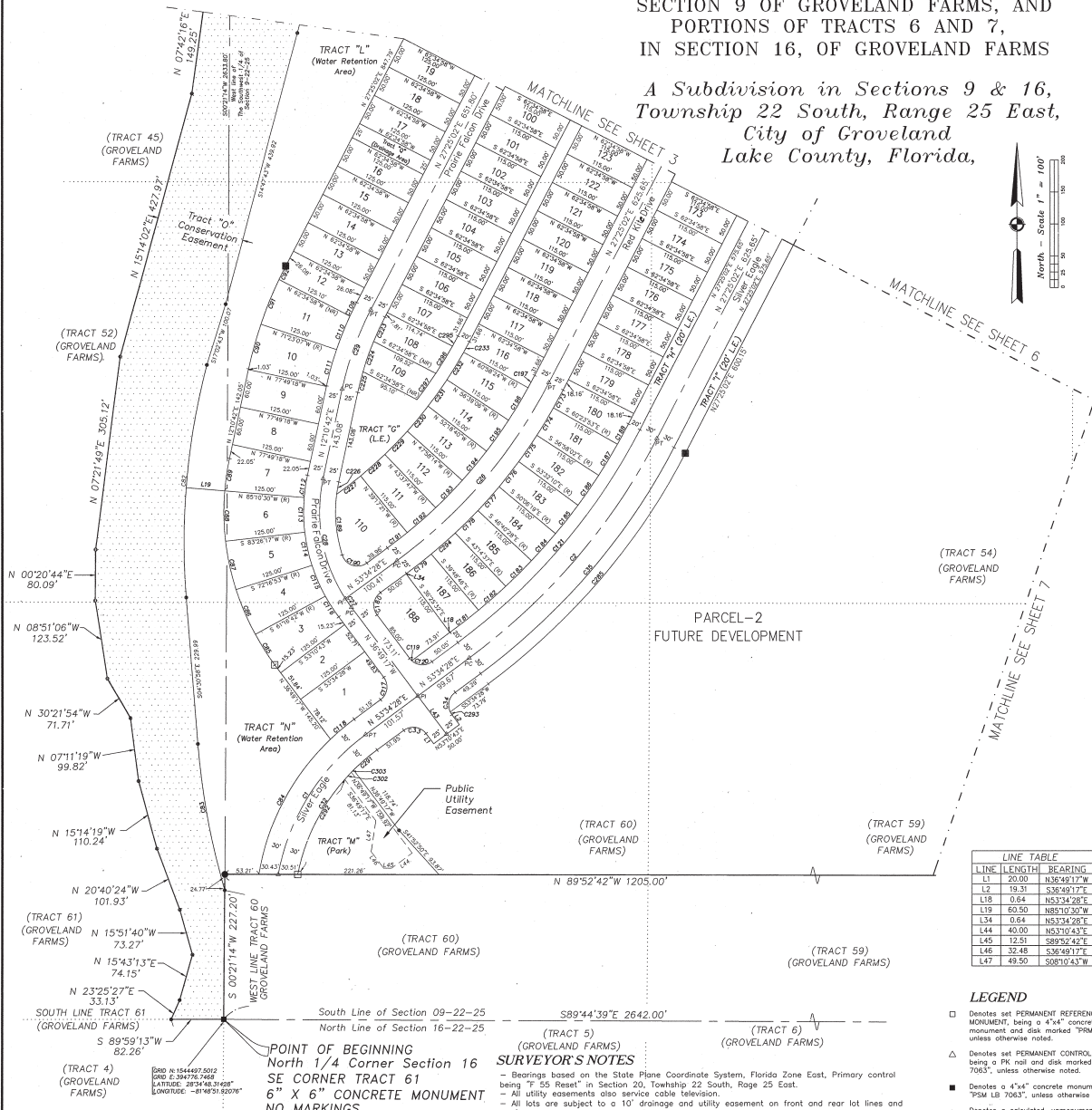
# EAGLE POINTE, PHASE I

A REPLAT OF PORTIONS OF TRACTS  
21, 22, 27, 28, 36-38, 43-45, 52-61 IN  
SECTION 9 OF GROVELAND FARMS, AND  
PORTIONS OF TRACTS 6 AND 7,  
IN SECTION 16, OF GROVELAND FARMS

A Subdivision in Sections 9 & 16,  
Township 22 South, Range 25 East,  
City of Groveland  
Lake County, Florida,

PLAT BOOK: 59 PAGE: 37

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CURVE TABLE						
Curve	Delta Angle	Radius	Length	Chord Bearing	Chord	Tangent
C1	43°27'17"	350.00	265.45	S31°50'49"W	259.13	139.48
C2	26°09'26"	1000.00	456.53	N40°29'45"E	452.58	232.31
C3	26°09'26"	810.00	369.79	N40°29'45"E	366.59	188.17
C27	3°52'35"	250.00	16.90	S34°53'04"E	16.90	8.45
C28	45°07'34"	250.00	196.89	S10°23'03"E	191.85	103.88
C29	15°14'20"	500.00	132.28	S12°42'59"W	132.28	66.89
C30	35°24'53"	250.00	154.53	N09°42'35"E	152.08	79.82
C32	42°30'23"	320.00	237.40	S32°19'16"W	231.99	124.46
C33	89°36'16"	25.00	39.10	N81°37'25"W	35.23	24.83
C34	92°23'44"	25.00	39.44	S08°22'35"E	35.48	25.17
C35	26°09'26"	1030.00	470.23	N40°29'45"E	466.15	239.28
C82	18°20'15"	1095.00	367.88	S02°09'09"W	366.13	185.70
C83	11°46'30"	1140.00	234.28	S10°21'17"E	233.97	117.66
C84	36°54'01"	380.00	244.73	S27°46'24"W	240.52	126.78
C85	8°05'59"	400.00	56.55	S32°46'17"E	56.50	28.32
C86	11°00'11"	400.00	78.82	S21°31'17"E	78.70	38.53
C87	11°09'24"	400.00	77.89	S12°08'25"E	77.76	39.07
C88	11°23'14"	400.00	79.50	S00°52'06"E	79.37	39.88
C89	7°21'12"	400.00	51.34	S08°30'06"W	51.30	25.70
C90	6°26'11"	650.00	73.02	S19°34'45"W	74.98	36.55
C91	6°41'35"	650.00	75.93	S21°57'41"W	75.89	38.01
C92	2°06'33"	850.00	23.93	S26°21'45"W	23.93	11.97
C109	2°36'43"	525.00	23.93	S26°06'40"W	23.93	11.97
C110	6°11'26"	525.00	56.72	S21°42'36"W	56.70	28.39
C111	6°26'11"	525.00	58.98	S15°23'48"W	58.95	29.52
C112	7°21'12"	225.00	35.29	S08°30'06"W	35.27	17.67
C113	11°23'14"	275.00	54.65	S02°02'05"E	54.56	27.42
C114	11°09'24"	275.00	53.55	S12°08'25"E	53.46	26.86
C115	11°00'11"	275.00	52.81	S21°31'17"E	52.73	26.49
C116	8°05'59"	275.00	39.88	S32°46'17"E	39.84	19.47
C117	92°23'44"	25.00	39.44	N08°22'35"E	35.48	25.17
C118	7°21'03"	380.00	48.75	S49°33'52"W	48.72	24.11
C119	11°08'29"	25.00	4.86	S42°23'17"E	4.85	2.44
C120	78°27'47"	25.00	34.24	S87°11'39"E	31.62	20.41
C121	26°09'26"	970.00	442.83	N40°29'45"E	438.00	225.34
C123	2°11'06"	835.00	31.84	N28°30'34"E	31.84	15.92
C174	3°25'51"	835.00	50.00	N31°19'07"E	49.99	25.01
C175	3°25'51"	835.00	50.00	N34°44'54"E	49.99	25.01
C176	3°25'51"	835.00	50.00	N38°10'45"E	49.99	25.01
C177	3°25'51"	835.00	50.00	N41°36'36"E	49.99	25.01
C178	3°25'51"	835.00	50.00	N45°02'28"E	49.99	25.01
C179	3°23'13"	835.00	49.36	N51°52'51"E	49.35	24.69
C180	92°23'44"	25.00	39.44	S08°22'35"E	35.48	25.17
C181	3°23'13"	950.00	58.18	N51°52'51"E	58.15	28.09
C182	3°25'51"	950.00	58.89	N48°28'19"E	58.88	28.45
C183	3°25'51"	950.00	58.89	N45°02'28"E	58.88	28.45
C184	3°25'51"	950.00	58.89	N41°36'36"E	58.88	28.45
C185	3°25'51"	950.00	58.89	N38°10'45"E	58.88	28.45
C186	3°25'51"	950.00	58.89	N34°44'54"E	58.88	28.45
C187	3°25'51"	950.00	58.89	N31°19'07"E	58.88	28.45
C188	2°11'06"	950.00	36.23	N28°30'34"E	36.22	18.12
C189	24°38'02"	225.00	96.74	S05°05'35"E	95.99	49.13
C190	109°00'57"	25.00	47.57	S71°55'04"E	40.71	35.06
C191	2°51'48"	785.00	39.43	S08°30'34"E	39.23	19.62
C192	4°20'26"	785.00	59.47	N48°32'26"E	59.46	29.75
C193	4°20'26"	785.00	59.47	N44°11'59"E	59.46	29.75
C194	4°20'26"	785.00	59.47	N39°51'37"E	59.46	29.75
C195	4°20'26"	785.00	59.47	N35°31'07"E	59.46	29.75
C196	4°20'26"	785.00	59.47	N31°10'41"E	59.46	29.75
C197	1°35'36"	785.00	21.79	N28°24'45"E	21.79	10.90
C223	5°05'45"	475.00	42.25	S24°59'20"W	42.23	21.14
C224	6°05'44"	475.00	50.53	S19°16'25"W	50.51	25.29
C225	4°02'51"	475.00	33.55	S14°12'07"W	33.55	16.78
C226	4°57'18"	225.00	19.46	S08°42'04"W	19.45	9.71
C227	4°02'01"	670.00	47.17	N52°43'39"E	47.16	23.59
C228	4°20'26"	670.00	50.76	N48°32'26"E	50.75	25.39
C229	4°20'26"	670.00	50.76	N44°11'59"E	50.75	25.39
C230	4°20'26"	670.00	50.76	N39°51'37"E	50.75	25.39
C231	4°20'26"	670.00	50.76	N35°31'07"E	50.75	25.39
C232	4°19'07"	670.00	50.50	N31°12'17"E	50.49	25.26
C233	1°36'46"	670.00	18.86	N28°13'24"E	18.86	9.43
C285	26°09'26"	1050.00	479.36	N40°29'45"E	475.20	243.93
C291	8°39'48"	320.00	48.39	S49°14'34"W	48.34	24.24
C292	30°12'22"	320.00	183.70	S20°10'17"W	183.75	86.36
L34	0.64	N53°34'28"E	5.21	S30°51'18"E	5.20	2.61
L44	40.00	N53°10'43"E				
L45	12.51	S89°52'42"E				
L46	32.48	S38°49'17"E				
L47	49.50	S08°10'43"W				

LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	N48°49'17"W
L2	19.31	S38°49'17"E
L18	0.64	N53°34'28"E
L19	61.50	N85°10'30"W
L34	0.64	N53°34'28"E
L44	40.00	N53°10'43"E
L45	12.51	S89°52'42"E
L46	32.48	S38°49'17"E
L47	49.50	S08°10'43"W

- LEGEND**
- Denotes set PERMANENT REFERENCE MONUMENT, being a 4"x4" concrete monument and disk marked "PRM LB 7063", unless otherwise noted.
  - △ Denotes set PERMANENT CONTROL POINT, being a PK nail and disk marked "PCP LB 7063", unless otherwise noted.
  - Denotes a 4"x4" concrete monument marked "PSM LB 7063", unless otherwise noted.
  - Denotes a calculated, unmonumented position falling under water.
  - Denotes found 5/8" iron rod and cap marked "LB 7214" except as noted.
  - PRM Denotes PERMANENT REFERENCE MONUMENT.
  - PC Point of Curvature
  - PT Point of Tangency
  - PRC Point of Reverse Curvature
  - Pi Point of Intersection
  - (RR) Non Radial
  - (R) Radial
  - L.E. Landscape Easement
  - (GROVELAND FARMS) denotes plot of GROVELAND FARMS, Book 5, page 10
  - (TRACT 59) Groveland Farms Tract
  - Groveland Farms Tract Line
  - Conservation Easement

**SURVEYOR'S NOTES**

- Bearings based on the State Plane Coordinate System, Florida Zone East, Primary control being "T 55 Reset" in Section 30, Township 22 South, Range 25 East.
- All utility easements also service cable television.
- All lots are subject to a 10' drainage and utility easement on front and rear lot lines and a 5' drainage and utility easement on all side lot lines unless noted as different.
- Iron rod and cap marked "FLA 6EO LB 7063" set at all lot corners at time of platting.

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 supported 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.

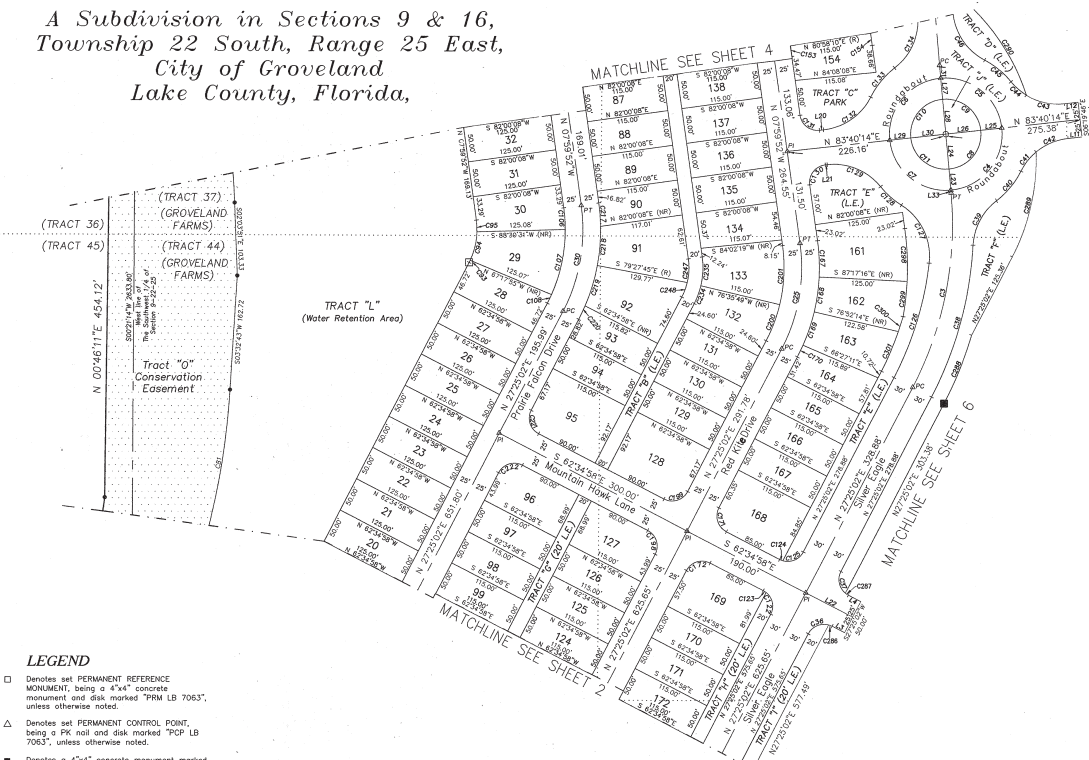
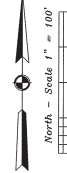
prepared by  
**FL-GEO**  
FLORIDA GEODETIC, LLC  
737 West Monroe St. Clearmont, FL  
PH (852) 394-3000 FX (852) 394-1205  
Certificate of Authorization: LB 7063



# EAGLE POINTE, PHASE I

A REPLAT OF PORTIONS OF TRACTS  
21, 22, 27, 28, 36-38, 43-45, 52-61 IN  
SECTION 9 OF GROVELAND FARMS, AND  
PORTIONS OF TRACTS 6 AND 7,  
IN SECTION 16, OF GROVELAND FARMS

A Subdivision in Sections 9 & 16,  
Township 22 South, Range 25 East,  
City of Groveland  
Lake County, Florida,



CURVE TABLE						
Curve	Delta Angle	Radius	Length	Chord Bearing	Chord	Tangent
C4	32°29'48"	500.00	255.04	N11°08'08"E	281.20	146.51
C5	81°05'00"	80.00	127.18	N50°47'16"W	114.20	81.53
C6	81°05'00"	80.00	127.18	S39°12'44"W	114.20	81.53
C7	88°55'00"	80.00	124.15	S50°47'16"W	112.06	78.50
C8	81°05'00"	80.00	79.49	N39°12'44"E	71.38	50.95
C9	88°55'00"	50.00	77.59	N50°47'16"W	70.04	49.06
C10	81°05'00"	50.00	79.49	S39°12'44"W	71.38	50.95
C11	88°55'00"	50.00	77.59	S50°47'16"W	70.04	49.06
C25	35°24'53"	250.00	154.53	N09°42'35"E	152.08	79.82
C30	39°24'53"	250.00	154.53	N09°42'35"E	152.08	79.82
C36	90°00'00"	25.00	39.27	S72°25'02"W	35.36	25.00
C37	90°00'00"	25.00	39.27	S17°34'58"W	35.36	25.00
C38	24°22'12"	530.00	225.43	N15°13'56"E	223.73	114.44
C39	49°33'06"	85.00	73.51	S27°49'24"W	71.74	39.23
C40	26°17'58"	119.00	54.82	N39°27'01"E	54.14	27.80
C41	23°51'09"	85.00	35.39	S38°13'38"W	35.13	17.95
C42	33°31'02"	85.00	49.92	S66°34'43"W	49.02	25.50
C43	37°47'51"	85.00	56.07	S77°29'51"W	55.06	29.10
C44	19°34'20"	85.00	29.04	S48°44'45"E	28.90	14.66
C45	23°28'28"	119.00	48.76	N50°41'49"W	48.41	24.72
C46	58°02'35"	85.00	96.11	S37°24'46"E	82.47	39.16
C81	11°15'00"	1065.00	209.11	N09°10'13"E	208.78	104.89
C93	1°52'40"	100.00	3.28	N26°28'41"E	3.28	1.64
C94	24°09'24"	100.00	41.90	N13°32'04"E	41.80	21.26
C95	9°31'39"	100.00	16.63	N03°14'02"W	16.61	8.33
C106	7°50'55"	225.00	30.82	N04°04'24"W	30.80	15.43
C107	24°08'41"	225.00	94.68	N11°54'23"E	93.99	48.05
C108	32°27'18"	225.00	135.67	S25°41'23"W	135.97	67.9
C122	78°27'47"	25.00	34.24	N11°48'52"W	31.62	20.41
C123	11°32'13"	25.00	5.03	N56°48'52"W	5.03	2.53
C124	11°32'13"	25.00	5.03	S69°21'05"E	5.03	2.53
C125	78°27'47"	25.00	34.24	N66°38'55"E	31.82	20.41
C126	20°52'29"	470.00	171.24	N16°58'47"E	170.29	86.58
C127	64°39'56"	85.00	95.93	N29°47'25"W	90.92	53.80
C128	10°09'48"	119.00	39.80	S46°32'29"E	39.62	20.09
C129	57°22'11"	85.00	85.11	N67°38'41"W	81.80	46.51
C130	81°40'06"	25.00	40.00	S37°50'11"W	35.87	25.74
C131	88°19'54"	25.00	39.54	S52°09'49"E	34.84	24.28
C132	57°22'11"	85.00	85.11	N54°59'08"E	81.80	46.51
C133	28°52'58"	119.00	54.00	S39°18'02"W	53.54	27.47
C134	54°43'18"	85.00	84.15	N27°56'24"E	80.75	45.88
C153	1°01'58"	825.00	14.87	N08°30'51"W	14.87	7.44
C154	1°04'43"	940.00	17.69	N08°29'29"W	17.69	8.85
C167	10°42'35"	275.00	51.40	N02°38'34"W	51.33	25.78
C168	10°25'03"	275.00	50.00	N02°56'15"E	49.93	25.07
C169	10°25'03"	275.00	50.00	N18°20'18"E	49.93	25.07
C170	3°52'13"	275.00	18.58	N22°28'55"E	18.57	9.29
C171	80°00'00"	25.00	39.27	S17°34'58"W	35.36	25.00
C172	80°00'00"	25.00	39.27	S72°25'02"W	35.36	25.00
C198	80°00'00"	25.00	39.27	N17°34'58"W	35.36	25.00
C199	80°00'00"	25.00	39.27	N72°25'02"E	35.36	25.00
C200	14°00'51"	225.00	55.03	N26°24'36"E	54.90	27.85
C201	21°24'02"	225.00	84.04	N02°42'09"E	83.55	42.52
C217	6°55'46"	275.00	33.26	N04°31'59"W	33.24	16.65
C218	11°38'21"	275.00	55.70	N04°44'05"E	55.61	27.95
C219	12°27'42"	275.00	59.81	N16°46'06"E	59.69	30.02
C220	4°25'04"	275.00	21.20	N22°12'29"E	21.20	10.61
C221	80°00'00"	25.00	39.27	S17°34'58"W	35.36	25.00
C222	80°00'00"	25.00	39.27	S72°25'02"W	35.36	25.00
C234	14°00'51"	110.00	26.91	N20°24'36"E	26.84	13.52
C235	12°12'00"	110.00	41.09	N02°42'09"E	40.85	20.79
C286	11°32'13"	25.00	5.03	N69°21'05"E	5.03	2.53
C287	11°32'13"	25.00	5.03	S66°48'52"E	5.03	2.53
C288	10°56'33"	550.00	105.04	N21°56'45"E	104.88	52.68
C289	29°24'46"	300.00	154.36	N17°40'36"E	152.66	78.93
C290	27°32'12"	300.00	144.18	N31°33'59"W	142.80	73.51
C295	10°42'35"	400.00	74.77	N02°38'34"W	74.66	37.49
C299	7°11'22"	400.00	50.20	N06°18'27"E	50.10	25.13
C300	2°52'33"	450.00	22.59	N17°40'22"E	22.59	11.30
C301	7°47'49"	450.00	61.24	N23°00'34"E	61.19	30.67

LINE TABLE		
LINE	LENGTH	BEARING
L3	20.00	S82°34'58"E
L4	20.00	S82°34'58"E
L11	20.00	S83°40'14"W
L12	20.00	N03°40'14"E
L20	5.79	S83°40'14"W
L21	2.88	N83°40'14"E
L22	75.00	S82°34'58"E
L23	50.00	S05°14'47"E
L24	50.00	S05°14'47"E
L25	50.00	N83°40'14"E
L27	30.00	S05°14'47"E
L28	50.00	S05°14'47"E
L29	30.00	N83°40'14"E
L30	50.00	N83°40'14"E
L31	18.48	S05°14'47"E
L33	4.00	S05°14'47"E

- LEGEND**
- Denotes set PERMANENT REFERENCE MONUMENT, being a 4"x4" concrete monument and disk marked "PRM LB 7063", unless otherwise noted.
  - △ Denotes set PERMANENT CONTROL POINT, being a PK nail and disk marked "PCP LB 7063", unless otherwise noted.
  - Denotes a 4"x4" concrete monument marked "PM LB 7063", unless otherwise noted.
  - Denotes a calculated, unmonumented position falling under water.
  - Denotes found 5/8" iron rod and cap marked "LB 7274" except as noted.
  - PRM Denotes PERMANENT REFERENCE MONUMENT.
  - PCP Point of Curvature
  - PTC Point of Tangency
  - PRC Point of Reverse Curvature
  - PI Point of Intersection
  - (N) Non Radial
  - (R) Radial
  - L.E. Landscape Easement
  - (GROVELAND FARMS) denotes plot of GROVELAND FARMS, Book 2, page 10
  - (TRACT 59) Groveland Farms Tract
  - Groveland Farms Tract Line
  - Conservation Easement

**SURVEYOR'S NOTES**

- Bearings based on the State Plane Coordinate System, Florida Zone East, Primary control being "F 55 Reset" in Section 20, Township 22 South, Range 25 East.
- All utility easements also service cable television.
- All lots are subject to a 10' drainage and utility easement on front and rear lot lines and a 5' drainage and utility easement on all side lot lines unless noted as different.
- Iron rod and cap marked "FLA GEO LB 7063" set at all lot corners at time of plotting.

prepared by:  
**FL-GEO**  
FLORIDA GEODETIC, LLC  
737 West McQueen St. Clearmont, FL  
PK# (850) 594-0000 PK# (850) 384-1005  
Certificate of Authorization: LB 7063

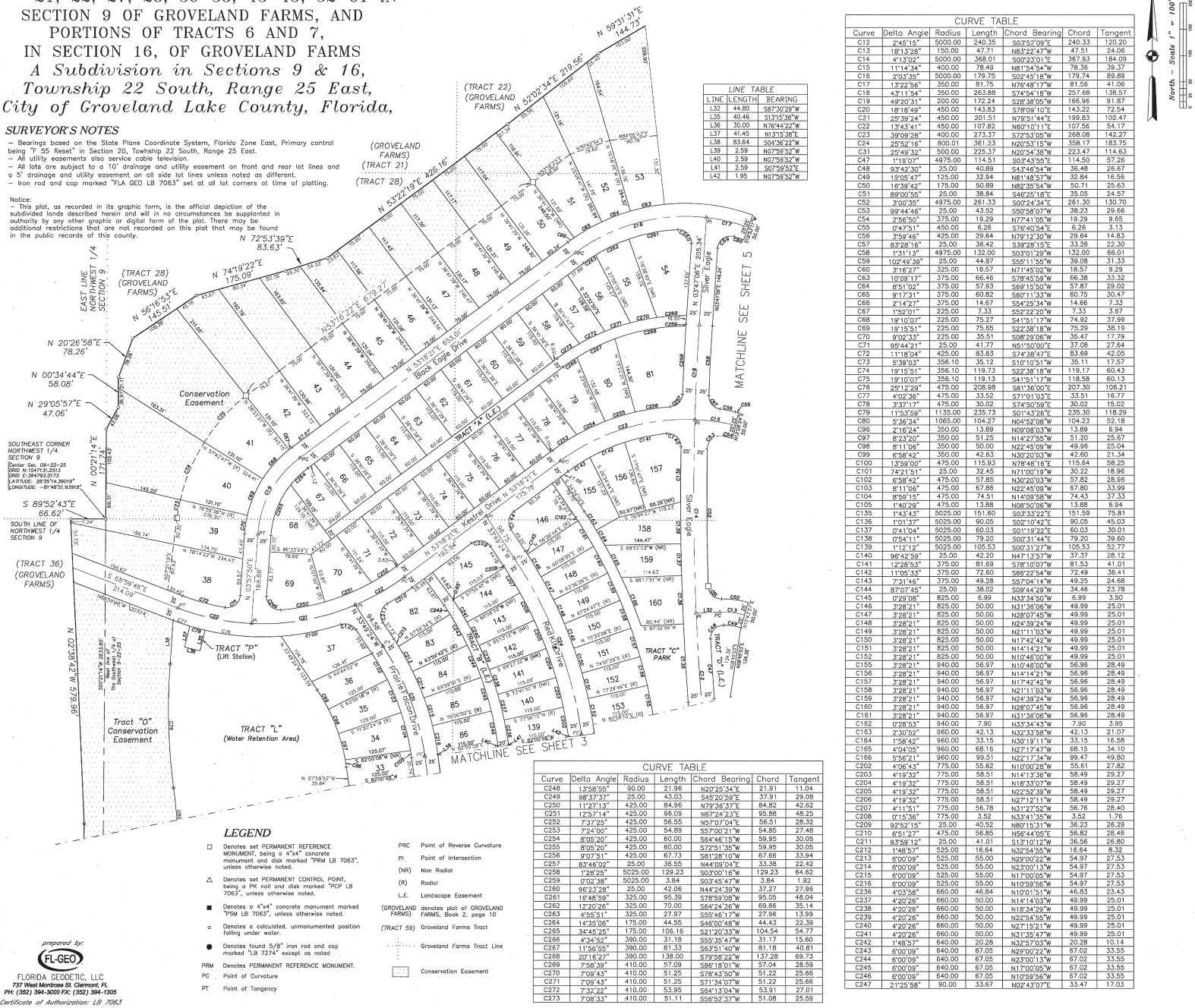
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PORTIONS OF TRACTS 6 AND 7,  
IN SECTION 16, OF GROVELAND FARMS  
A Subdivision in Sections 9 & 16,  
Township 22 South, Range 25 East,  
City of Groveland Lake Florida,

## SURVEYOR'S NOTES

- Bearings based on the State Plane Coordinate System, Florida Zone East, Primary control being "S Resat" in Section 20, Township 22 South, Range 25 East.
- All utility easements also service cable television.
- All lots are subject to a 10' drainage and utility easement on front and rear lot lines and a 5' drainage and utility easement on all side lot lines unless noted as different.
- Iron rod and cap marked "FLA GEO LB 7063" set at all lot corners at time of platting.

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CURVE TABLE

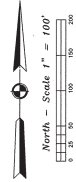
Curve	Delta Angle	Radius	Length	Chord	Bearing	Chord	Tangent
C12	244.15	5000.00	240.35	5000.00	S03°02'30"E	240.35	120.18
C13	181.128	150.00	47.71	N83°22'47"W	47.51	24.06	
C14	471.102	5000.00	368.01	S00°23'01"E	367.83	184.09	
C15	111.144	400.00	118.49	N81°54'34"E	78.35	39.37	
C16	203.35	5000.00	179.79	S02°45'18"W	179.74	89.89	
C17	1322.56	350.00	81.75	N76°48'17"W	81.56	41.06	
C18	431.134	350.00	263.88	S74°54'18"E	257.68	138.57	
C19	492.93	500.00	172.84	S28°38'05"W	169.59	91.87	
C20	1818.49	450.00	143.83	S78°09'10"E	143.22	72.54	
C21	2838.24	450.00	201.51	N79°51'44"E	199.83	102.47	
C22	134.24	450.00	107.82	N69°01'11"E	107.56	53.17	
C23	3909.28	400.00	273.37	S72°53'05"W	268.08	142.27	
C24	2552.16	800.01	361.23	N20°53'15"W	358.17	183.75	
C25	2248.33	500.00	226.37	N02°54'38"W	223.47	114.63	
C27	119.07	4975.00	114.51	S03°43'55"E	114.50	57.28	
C48	9342.30	25.00	40.89	S43°46'54"W	36.48	26.67	
C49	1205.30	32.84	N61°48'37"W	32.84	16.58		
C50	1630.42	175.00	50.89	N82°35'54"W	50.71	25.63	
C51	8900.55	25.00	38.84	S46°25'18"E	35.05	24.57	
C52	230.35	4975.00	261.33	S00°24'34"E	261.30	130.70	
C53	9244.46	25.00	43.52	S50°08'07"W	39.23	29.66	
C54	256.50	375.00	19.29	N77°41'05"W	19.29	9.65	
C55	047.51	450.00	6.26	S76°40'54"E	6.26	3.13	
C56	299.44	425.00	20.64	N72°12'30"W	20.64	10.32	
C57	8328.16	25.00	36.42	S39°28'15"E	33.28	22.30	
C58	131.13	4975.00	132.00	S00°01'29"W	132.00	66.01	
C59	10243.98	25.00	44.87	S55°11'55"E	40.68	31.33	
C60	316.27	325.00	18.57	N71°45'02"W	18.57	9.29	
C63	1009.17	375.00	66.46	S78°45'59"W	66.38	33.32	
C64	573.02	375.00	57.83	S89°15'30"W	57.87	29.02	
C65	117.31	375.00	60.82	S60°11'33"W	60.75	30.47	
C66	214.27	375.00	14.67	S45°25'34"W	14.66	7.33	
C68	159.01	225.00	7.32	S22°22'20"W	7.32	3.67	
C69	1810.02	225.00	79.20	S41°51'17"W	74.92	37.89	
C69	1815.51	225.00	75.65	S22°38'18"W	75.29	38.19	
C70	839.33	225.00	35.51	S08°20'08"W	35.47	17.79	
C71	8242.21	25.00	41.77	N83°50'05"E	37.08	22.64	
C72	1118.04	425.00	83.83	S74°38'47"E	83.69	42.05	
C73	539.93	356.10	35.12	S10°10'51"W	35.11	17.57	
C74	356.10	356.10	119.13	S22°38'13"W	119.17	60.83	
C75	1910.07	356.10	119.13	S41°51'17"W	118.58	60.13	
C76	2812.29	475.00	208.88	S41°36'00"W	207.30	106.21	
C77	432.36	475.00	33.52	S71°01'30"W	33.51	16.76	
C78	337.17	475.00	30.02	S74°50'59"E	30.02	15.02	
C79	1153.59	1135.00	235.73	S01°43'26"E	235.30	118.29	
C80	136.34	1085.00	104.27	N04°52'08"W	104.23	52.18	
C86	219.24	350.00	13.89	N00°08'03"W	13.89	6.94	
C87	823.20	350.00	51.25	N14°27'45"W	51.20	25.67	
C88	811.06	350.00	50.00	N22°45'09"W	49.96	25.04	
C89	658.42	350.00	42.63	N32°20'33"W	42.60	21.34	
C100	1339.00	475.00	115.93	N78°48'16"E	115.64	58.25	
C101	742.51	25.00	32.45	N71°00'19"W	30.22	18.96	
C102	658.42	475.00	37.65	N32°20'33"W	37.65	18.82	
C103	811.06	475.00	67.86	N22°45'09"W	67.80	33.99	
C104	859.15	475.00	74.51	N14°09'58"W	74.43	37.33	
C107	140.29	475.00	13.88	N08°05'05"W	13.88	6.94	
C135	143.43	5025.00	151.60	S03°33'22"E	151.59	75.81	
C136	101.37	5025.00	80.05	S02°10'42"E	80.05	40.03	
C137	041.04	5025.00	60.03	S01°19'22"E	60.03	30.01	
C138	041.11	5025.00	79.20	S00°31'44"E	79.20	39.60	
C139	112.12	5025.00	105.53	S00°31'27"W	105.53	52.77	
C140	9642.59	25.00	42.20	N47°13'57"W	37.37	28.12	
C141	2228.53	25.00	81.68	N78°10'05"E	77.49	38.41	
C142	1105.33	375.00	72.60	S66°22'54"W	72.49	36.41	
C143	731.46	375.00	49.28	S57°04'14"W	49.25	24.68	
C145	837.45	425.00	38.02	S39°42'39"W	37.48	18.74	
C145	023.08	825.00	6.99	N33°34'50"W	6.99	3.50	
C146	328.21	825.00	50.00	N31°38'08"W	49.99	25.01	
C147	328.21	825.00	50.00	N28°07'45"W	49.99	25.01	
C148	328.21	825.00	50.00	N14°14'21"W	49.99	25.01	
C149	328.21	825.00	50.00	N21°11'03"W	49.99	25.01	
C150	328.21	825.00	50.00	N17°42'42"W	49.99	25.01	
C151	328.21	825.00	50.00	N14°14'21"W	49.99	25.01	
C152	328.21	825.00	50.00	N10°46'00"W	49.99	25.01	
C155	328.21	825.00	50.00	N10°46'00"W	56.96	28.49	
C156	328.21	825.00	56.97	N14°14'21"W	56.96	28.49	
C157	328.21	825.00	56.97	N17°42'42"W	56.96	28.49	
C158	328.21	825.00	56.97	N21°11'03"W	56.96	28.49	
C159	328.21	825.00	56.97	N24°39'24"W	56.96	28.49	
C160	328.21	825.00	56.97	N28°07'45"W	56.96	28.49	
C161	328.21	825.00	56.97	N31°38'08"W	56.96	28.49	
C162	228.53	825.00	7.90	N33°34'53"W	7.90	3.95	
C163	228.53	960.00	42.13	N32°33'58"W	42.13	21.07	
C164	158.42	960.00	33.15	N30°19'11"W	33.15	16.58	
C165	434.02	960.00	68.16	N27°17'47"W	68.15	34.10	
C166	749.21	960.00	95.11	N22°17'47"W	90.47	45.80	
C202	406.43	775.00	55.62	N10°00'28"W	55.61	27.82	
C203	419.32	775.00	58.51	N14°13'36"W	58.49	29.27	
C204	419.32	775.00	58.51	N18°33'07"W	58.49	29.27	
C205	419.32	775.00	58.51	N22°52'39"W	58.49	29.27	
C206	419.32	775.00	58.51	N27°11'21"W	58.49	29.27	
C214	419.32	775.00	58.51	N31°27'52"W	58.49	29.27	
C208	015.36	775.00	1.52	N33°41'56"W	3.52	1.76	
C209	9252.15	25.00	40.52	N80°15'31"W	36.23	26.29	
C210	651.27	475.00	56.85	N56°44'05"E	56.82	28.41	
C211	823.16	25.00	41.01	N31°10'11"W	35.56	26.80	
C212	148.57	525.00	16.64	N32°54'55"W	16.64	8.32	
C213	600.09	525.00	55.00	N29°00'22"W	54.97	27.53	
C214	600.09	525.00	55.00	N24°01'37"W	54.97	27.53	
C215	600.09	525.00	55.00	N17°00'05"W	54.97	27.53	
C216	600.09	525.00	55.00	N10°58'36"W	54.97	27.53	
C217	600.09	525.00	55.00	N10°15'14"W	48.83	23.43	
C237	420.26	660.00	50.00	N14°14'03"W	49.99	25.01	
C238	420.26	660.00	50.00	N18°34'29"W	49.99	25.01	
C246	600.09	660.00	50.00	N22°54'26"W	49.99	25.01	
C240	420.26	660.00	50.00	N27°15'21"W	49.99	25.01	
C241	420.26	660.00	50.00	N31°34'47"W	49.99	25.01	
C242	148.57	640.00	20.28	N32°50'33"W	20.28	10.14	
C243	600.09	640.00	67.05	N29°00'22"W	67.02	33.55	
C244	600.09	640.00	67.05	N23°00'13"W	67.02	33.55	
C245	600.09	640.00	67.05	N17°00'05"W	67.02	33.55	
C246	600.09	640.00	67.05	N10°58'36"W	67.02	33.55	
C247	2125.58	90.00	33.67	N02°43'07"E	33.47	17.03	

LINE TABLE

LINE	LENGTH	BEARING
L32	44.80	S87°30'29"W
L35	40.46	S13°25'38"W
L36	30.00	N78°44'22"W
L37	41.45	N13°15'38"E
L38	83.64	S01°36'22"W
L39	2.59	N07°58'52"W
L40	2.59	N07°58'52"E
L41	2.59	S07°59'52"E
L42	1.95	N07°58'52"W

CURVE TABLE

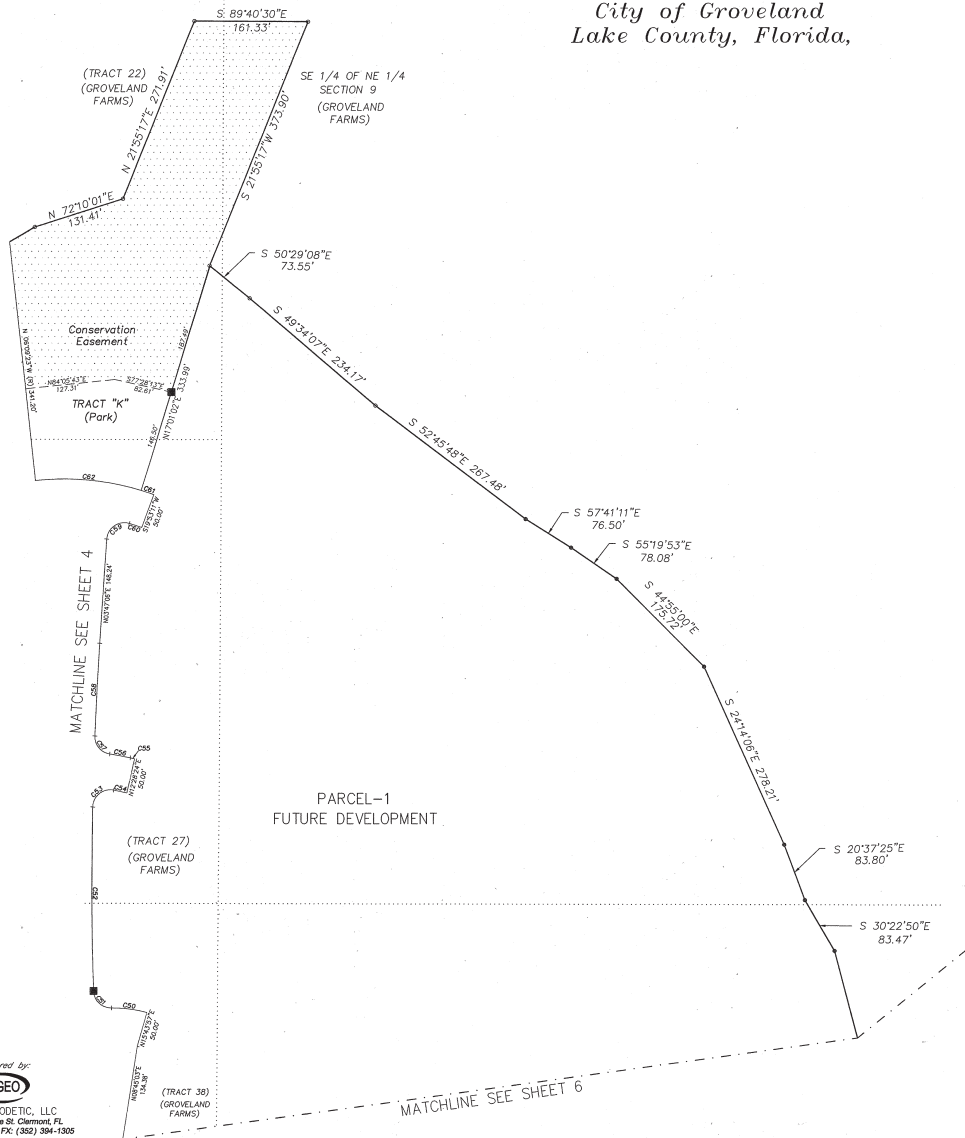
Curve	Delta Angle	Radius	Length	Chord	Bearing	Chord	Tangent
C248	1358.55	90.00	21.96	N20°25'34"E	21.91	11.04	
C249	983.37	25.00	43.03	S45°20'59"E	37.91	29.08	
C250	1112.71	425.00	84.96	N79°36'37"E	84.92	42.52	
C251	1257.14	425.00	96.09	N67°24'23"E	95.88	48.25	
C252	732.25	425.00	36.55	N57°07'04"E	36.51	28.32	
C253	724.00	425.00	54.89	S37°02'21"W	54.85	27.48	
C254	805.20	425.00	60.00	S64°46'15"W	59.95	30.05	
C255	805.20	425.00	60.00	S72°31'30"W	59.95	30.05	
C256	807.21	425.00	67.73	S81°28'10"W	67.66	33.94	
C257	8348.02	25.00	36.55	N44°09'04"E	33.38	22.42	
C258	1282.26	5025.00	129.23	S00°00'16"W	129.23	64.62	
C259	002.38	5025.00	3.64	N02°38'37"E	3.64	1.82	
C260	9523.28	25.00	42.06	N44°24'39"W	37.27	27.95	
C261	1648.59	325.00	95.39	S78°59'08"W	95.05	48.04	
C262	1220.26	325.00	70.80	S61°28'47"W	70.76	35.14	
C263	455.11	325.00	27.97	S55°46'17"W	27.96	13.99	
C264	1435.08	175.00	44.55	S46°00'48"W	44.43	22.39	
C265	3443.26	175.00	106.16	S21°20'33"W	104.54	54.77	
C266	434.50	300.00	31.18	S50°39'47"W	31.17	15.60	
C267	1156.55	300.00	31.33	S63°51'40"W	31.18	16.01	
C268	20716.27	390.00	138.00	S78°58'22"W	137.28	69.73	
C269	748.30	410.00	37.08	S85°18'01"W	37.04	28.59	
C270	709.43	410.00	51.25	S78°43'50"W	51.22	25.65	
C271	709.43	410.00	51.25	S71°34'07"W	51.22	25.66	
C272							



# EAGLE POINTE, PHASE I

A REPLAT OF PORTIONS OF TRACTS  
21, 22, 27, 28, 36-38, 43-45, 52-61 IN  
SECTION 9 OF GROVELAND FARMS, AND  
PORTIONS OF TRACTS 6 AND 7,  
IN SECTION 16, OF GROVELAND FARMS

*A Subdivision in Sections 9 & 16,  
Township 22 South, Range 25 East,  
City of Groveland  
Lake County, Florida,*



Curve	Delta Angle	Radius	Length	Chord Bearing	Chord	Tangent
C50	16°39'42"	175.00	50.89	N82°35'54"W	50.71	25.63
C51	89°00'55"	25.00	36.84	S46°25'18"E	35.05	24.57
C52	3°00'36"	4975.00	261.33	S00°24'34"E	261.30	130.70
C53	99°44'46"	25.00	43.52	S20°58'07"W	38.23	29.66
C54	2°56'50"	375.00	19.29	N77°41'05"W	19.29	9.65
C55	0°47'51"	450.00	6.26	S76°40'54"E	6.26	3.13
C56	3°59'46"	425.00	29.64	N72°12'30"W	29.64	14.83
C57	8°32'16"	25.00	36.42	S39°28'19"E	33.28	22.30
C58	1°28'34"	4975.00	128.17	S03°00'10"W	128.16	64.09
C59	102°49'39"	25.00	44.87	S52°11'35"W	39.08	31.33
C60	3°18'27"	325.00	18.57	N71°45'02"W	18.57	9.29
C61	2°52'09"	375.00	18.78	N71°32'53"W	18.78	9.39
C62	2°31'02"	375.00	151.67	N84°34'10"W	150.64	76.89

**SURVEYOR'S NOTES**

- Bearings based on the State Plane Coordinate System, Florida Zone East, Primary control being "F 55 Reset" in Section 20, Township 22 South, Range 25 East.
- All utility easements also service cable television.
- All lots are subject to a 10' drainage and utility easement on front and rear lot lines and a 5' drainage and utility easement on all side lot lines unless noted as different.
- Iron rod and cap marked "FLA GEO LB 7063" set at all lot corners at time of plotting.

**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 supported 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.

**LEGEND**

- Denotes set PERMANENT REFERENCE MONUMENT, being a 4"x4" concrete monument and disk marked "PRM LB 7063", unless otherwise noted.
- △ Denotes set PERMANENT CONTROL POINT, being a PK nail and disk marked "PCP LB 7063", unless otherwise noted.
- Denotes a 4"x4" concrete monument marked "PSM LB 7063", unless otherwise noted.
- Denotes a calculated, unmonumented position falling under water.
- Denotes found 5/8" iron rod and cap marked "LB 7274" except as noted.
- PRM Denotes PERMANENT REFERENCE MONUMENT.
- PC Point of Curvature
- PT Point of Tangency
- PRC Point of Reverse Curvature
- PI Point of Intersection
- (NR) Non Radial
- (R) Radial
- L.E. Landscape Easement
- (GROVELAND FARMS) denotes plot of GROVELAND FARMS, Book 2, page 10
- (TRACT 59) Groveland Farms Tract
- Groveland Farms Tract Line
- ▨ Conservation Easement

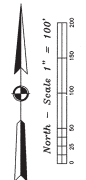
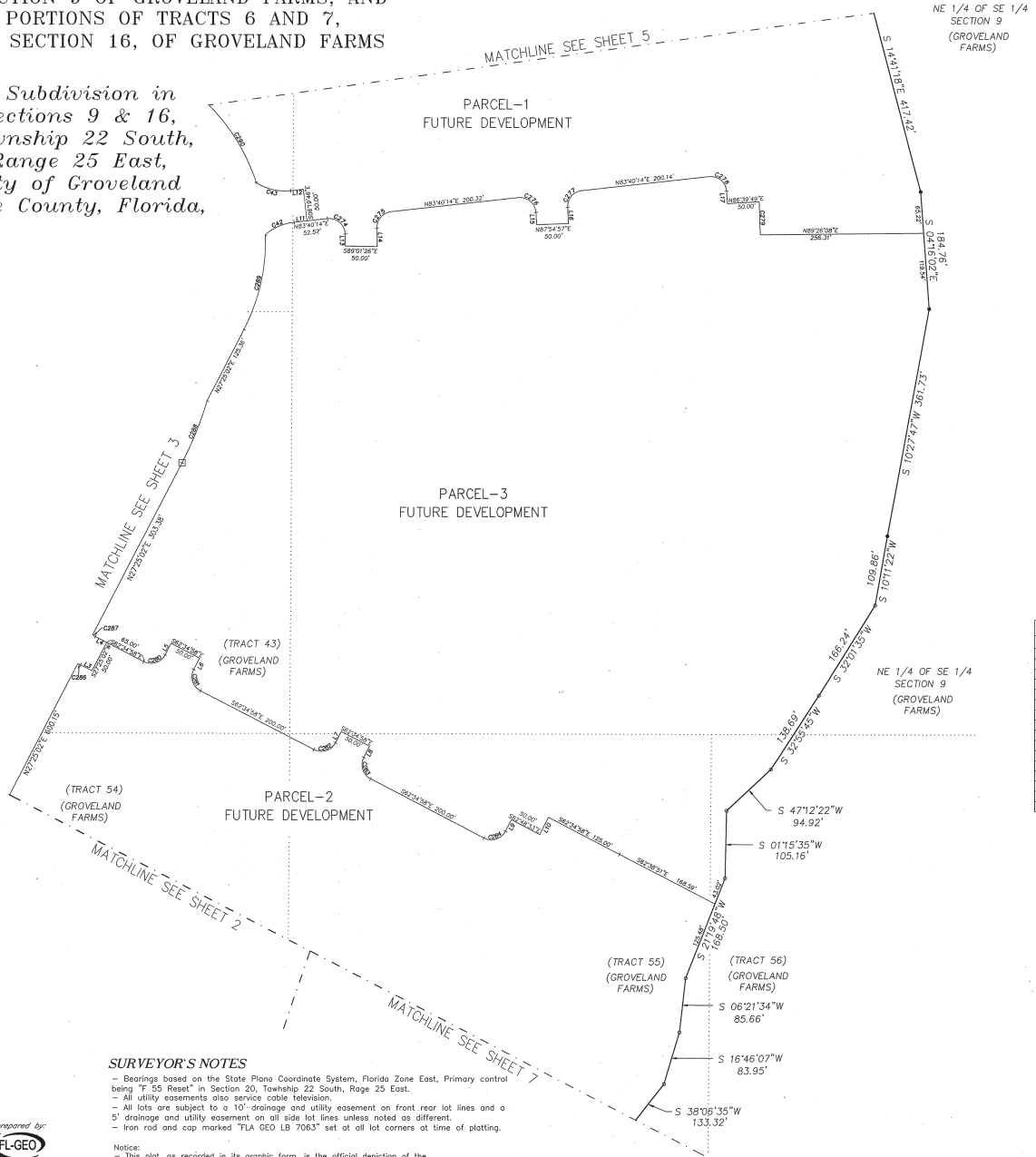
prepared by  
**FL-GEO**  
 FLORIDA GEODETIC, LLC  
 737 West Monroe St. Clearmont, FL  
 PH (850) 384-5000 FX (850) 384-1505  
 Certificate of Authorization: LB 7063



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SECTION 9 OF GROVELAND FARMS, AND  
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Lake County, Florida,*



LINE	LENGTH	BEARING
L5	20.00	N27°25'02\"E
L6	20.00	S27°25'02\"W
L7	20.00	N27°25'02\"E
L8	20.00	S27°25'02\"W
L9	20.00	N27°45'24\"E
L10	30.00	N27°11'27\"E
L13	18.89	S00°17'59\"E
L14	28.01	N00°46'26\"W
L15	19.33	S02°20'54\"E
L16	26.26	N03°01'05\"W
L17	19.52	S03°52'55\"E

Curve	Delta Angle	Radius	Length	Chord Bearing	Chord	Tangent
C274	94°44'33\"	25.00	41.35	N48°37'00\"W	36.79	27.17
C275	89°11'40\"	25.00	37.61	S40°14'24\"W	34.16	23.39
C276	92°43'03\"	25.00	40.46	N49°58'14\"W	36.18	26.21
C277	87°37'22\"	25.00	38.23	S39°51'33\"W	34.61	23.98
C278	91°54'05\"	25.00	40.10	S52°22'43\"W	35.84	25.84
C279	2°46'18\"	1075.00	52.00	S01°57'02\"E	52.00	26.01
C280	90°00'00\"	25.00	39.27	N72°25'02\"E	35.36	25.00
C281	90°00'00\"	25.00	39.27	S17°34'58\"E	35.36	25.00
C282	90°00'00\"	25.00	39.27	N72°25'02\"E	35.36	25.00
C283	90°00'00\"	25.00	39.27	S17°34'58\"E	35.36	25.00
C284	90°00'00\"	25.00	39.27	N72°25'02\"E	35.36	25.00
C285	11°32'13\"	25.00	5.03	S68°21'05\"W	5.03	2.53
C287	11°32'13\"	25.00	5.03	S56°48'52\"E	5.03	2.53
C288	10°56'33\"	550.00	105.04	N21°56'45\"E	104.88	52.68
C289	2°22'48\"	300.00	154.36	N12°40'38\"E	152.66	78.93
C290	27°32'12\"	300.00	144.18	N31°33'59\"W	142.80	73.51

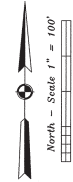
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  - Groveland Farms Tract Line
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prepared by  
**FL-GEO**  
FLORIDA GEODETIC, LLC.  
737 West Monroe St. Clermont, FL  
PH: (352) 264-2000 FX: (352) 394-1505  
Certificate of Authorization: LB 7063

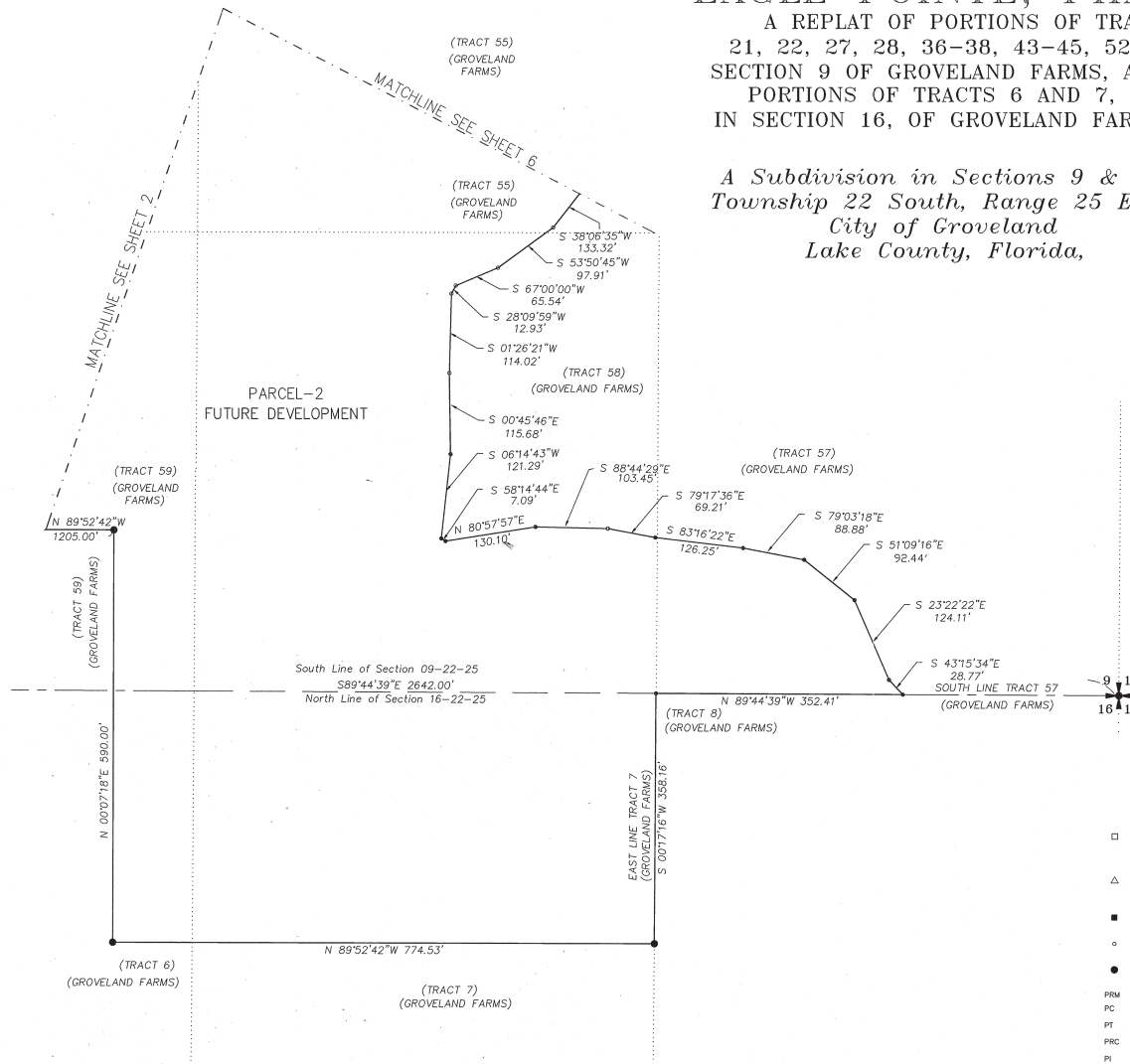
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- Iron rod and cap marked "FLA GEO LB 7063" set at all lot corners at time of plotting.

**Notes:**

- 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.

**LEGEND**

- Denotes set PERMANENT REFERENCE MONUMENT, being a 4"x4" concrete monument and disk marked "PRM LB 7063", unless otherwise noted.
- △ Denotes set PERMANENT CONTROL POINT, being a PK nail and disk marked "PCP LB 7063", unless otherwise noted.
- Denotes a 4"x4" concrete monument marked "PSM LB 7063", unless otherwise noted.
- Denotes a calculated, unmonumented position falling under water.
- Denotes found 5/8" iron rod and cap marked "LR 7214", except as noted.
- PRM Denotes PERMANENT REFERENCE MONUMENT.
- PC Point of Curvature
- PT Point of Tangency
- PRC Point of Reverse Curvature
- PI Point of Intersection
- (NR) Non Radial
- (R) Radial
- L.E. Landscape Easement
- (GROVELAND FARMS) denotes plat of GROVELAND FARMS, Book 2, page 10.
- (TRACT 59) Groveland Farms Tract
- Groveland Farms Tract Line
- ▨ Conservation Easement

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