



June 10, 2016

VIA E-MAIL (kenneth.comia@groveland-fl.gov)
& REGULAR U.S. MAIL

Kenneth Comia, Planner
City of Groveland
156 S. Lake Avenue
Groveland, Florida 34736

Re: Final Plat Review – Eagle Pointe Phase 4
Application #2016-31
1st Review

Dear Mr. Comia:

I am in receipt of the following documents:

- Planning and Zoning Application;
- Property Owner & Agent Affidavit;
- Property Record Card for Alt. Key 3891523;
- Warranty Deed dated June 12, 2014;
- Division of Corporations Detail for Hanover Eagle Pointe, LLC;
- Plat Certification Report through May 8, 2016 with referenced documents;
- Copy of filing fee and receipt;
- Map of Boundary Survey signed 5/11/16, David A. White, P.S.M.; and
- Eagle Pointe Phase IV, a replat (3 pages).

Please find my comments below:

1. The Plat Certification reflects that title to the property is vested in Hanover Eagle Pointe, LLC and Hanover Eagle Pointe, LLC. The Dedication on the plat must include Hanover Eagle Pointe, LLC, and an owner/agent affidavit is needed from Hanover Eagle Pointe, LLC.

2. A written, executed joinder and consent to the plat in recordable form is required from Florida Power Corporation re: Distribution Easement recorded in OR Book 3254, Page 601 (blanket in nature and improvements will affect the easement).

3. A written, executed joinder and consent to the plat in recordable form is required from Hanover Funding, LLC, Mortgagee re: Mortgage and Security Agreement recorded in OR Book 4540, Page 1202.

4. A termination of the Notice of Commencement recorded in O.R. Book 4768, Page 1607 will need to be recorded in the public records of Lake County, prior to the final plat being recorded.

5. The Claim of Attorney's Charging Lien recorded in OR 4376, Page 393 must be subordinated to the final plat. A subordination in recordable form must be recorded prior to the final plat being recorded.

6. An engineer's letter of certification as to cost of entire construction of infrastructure is required. Sec. 145-48(c)(8).

7. If infrastructure improvements are not complete, then a performance bond or other surety must be provided. Please provide a draft for review prior to submitting the original. Sec. 145-48(c)(9).

8. If infrastructure improvements are complete, then please provide a draft maintenance bond. A maintenance bond will be required prior to City's acceptance of the infrastructure. Sec. 145-48(c)(11).

9. A certification of engineer that the plat agrees with the construction plans must be provided. Sec. 145-48(c)(13).

10. A bill of sale to convey infrastructure and utility improvements to the City is required. Please provide the proposed bill of sale for review. Sec. 145-48(c)(14).

11. A CD of final version of final approved plat will be required prior to recording plat. Sec. 145-48(c)(17).

12. A CD of approved as-builts prepared and certified by a professional land surveyor will be required prior to City's acceptance of infrastructure. Sec. 145-48(c)(18).

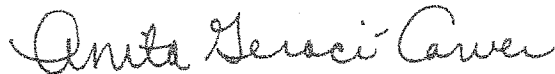


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13. Fees for recording must be remitted to City upon request. Sec. 145-48(c)(19).
14. General vicinity map is not to scale. Sec. 145-48(d)(3).
15. Acreage of the property is provided; however, square footage of the property is also required. Sec. 145-48(d)(3).
16. The dedication by Owner should include the signature of the secretary as well as the president. Sec 145-48(d)(3).
17. An updated Certificate of Title will need to be updated within 30 days of recording the Plat and provided to the City prior to recording for review.
18. The original Conservation Easement will need to be provided to the City to record simultaneously with the plat, unless sooner recorded. If recorded prior to final plat approval, please furnish the City with a copy of the recorded conservation easement to ensure this comment has been addressed.

Once these comments have been addressed, please forward the documents for review.

Sincerely,



Anita Geraci-Carver

cc: Rodney Lucas, Acting CDD

