

LAKE DOUGLAS PRESERVE DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE CORPORATION NAMED BELOW, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED IN THE FOREGOING CAPTION TO THIS PLAT, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES TRACT E (RIGHT OF WAY) TO LAKE COUNTY, TRACT F (LIFT STATION), TRACT I (UTILITIES/ACCESS/DRAINAGE), UTILITY EASEMENT OVER TRACT N, WATER WILLOW DRIVE AND THE DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON TO THE CITY OF GROVELAND FOR THE PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE MANAGING MEMBER NAMED BELOW THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

R & J GROVELAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
200 S. ORANGE AVENUE, SUITE 800  
ORLANDO, FL 32801  
407.905.8180

BY: ROHLAND A. JUNE, II, THE MANAGING MEMBER OF R & J GROVELAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY

SIGNED IN THE PRESENCE OF:

SIGN NAME: SIGN NAME:

PRINT NAME: PRINT NAME:

STATE OF FLORIDA  
COUNTY OF ORANGE

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015, BY ROHLAND A. JUNE, II, THE MANAGING MEMBER OF R & J GROVELAND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH, THE INDIVIDUAL AND MANAGING MEMBER DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONVEYANCE AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH MANAGING MEMBER THEREUNTO DULY AUTHORIZED, AND THE SAID CONVEYANCE IS THE ACT AND DEED OF SAID CORPORATION.

NOTARY PUBLIC  
MY COMMISSION EXPIRES:

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICER NAMED BELOW THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

MARONDA HOMES, INC. OF FLORIDA  
3999 WEST FIRST STREET  
SANFORD, FL 32771  
407.321.0064

BY: SCOTT C. HOWARD, REGIONAL PRESIDENT, ORLANDO DIVISION

SIGNED IN THE PRESENCE OF:

SIGN NAME: SIGN NAME:

PRINT NAME: PRINT NAME:

STATE OF FLORIDA  
COUNTY OF ORANGE

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015, BY SCOTT C. HOWARD, REGIONAL PRESIDENT, ORLANDO DIVISION, MARONDA HOMES, INC. OF FLORIDA, WHO IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH, THE INDIVIDUAL AND REGIONAL PRESIDENT DESCRIBED IN AND WHO EXECUTED THE FOREGOING CONVEYANCE AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH REGIONAL PRESIDENT THEREUNTO DULY AUTHORIZED, AND THE SAID CONVEYANCE IS THE ACT AND DEED OF SAID CORPORATION.

NOTARY PUBLIC  
MY COMMISSION EXPIRES:

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being a professional surveyor and mapper certifies that I have prepared the foregoing plat and it was made under my direction and supervision and that the plat complies with all of the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Lake County, Florida.

Dated: \_\_\_\_\_  
BISHMAN SURVEYING AND MAPPING Aron D. Bishman, PSM  
32 West Plant Street Florida Registration No. 5668  
Winter Garden, FL 34787 Certificate of Authorization No. 7274

CERTIFICATE OF REVIEW BY CITY SURVEYOR

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.

Surveyor Date Registration Number

LAKE DOUGLAS PRESERVE

THAT PART OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 25 EAST  
CITY OF GROVELAND, LAKE COUNTY, FLORIDA



PROJECT AREA  
SCALE 1"=400'

DESCRIPTION:

THAT PART OF TRACTS 39 AND 40 LYING SOUTH OF HIGHWAY 50, AND ALL OF TRACTS 41 AND 42, SECTION 21, TOWNSHIP 22 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT OF GROVELAND FARMS, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

TOGETHER WITH:

THE VACATED 12 FOOT RIGHT OF WAY ALONG THE WEST SIDE OF TRACTS 39 AND 42 LYING SOUTH OF HIGHWAY 50, SECTION 21, TOWNSHIP 22 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT OF GROVELAND FARMS, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

CONTAINING 35.17 ACRES (1,532,142.67 SQUARE FEET) MORE OR LESS.

SURVEYORS NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACTS 40 AND 41, AS BEING S00°04'17"W (ASSUMED).
- LOT LINES ARE RADIAL UNLESS NOTED WITH (NR) FOR NON-RADIAL.
- TRACTS A AND B (RETENTION), ARE HEREBY CONVEYED TO AND TO BE MAINTAINED BY LAKE DOUGLAS PRESERVE HOMEOWNERS ASSOCIATION. SAID TRACTS ARE SUBJECT TO A DRAINAGE EASEMENT IN FAVOR OF THE CITY OF GROVELAND, OVER THE ENTIRE TRACT.
- TRACTS C AND D (PARK), ARE HEREBY CONVEYED TO AND TO BE MAINTAINED BY LAKE DOUGLAS PRESERVE HOMEOWNERS ASSOCIATION.
- TRACTS G, J AND K (CONSERVATION), ARE HEREBY CONVEYED TO AND TO BE MAINTAINED BY LAKE DOUGLAS PRESERVE HOMEOWNERS ASSOCIATION. THERE SHALL BE A CONSERVATION EASEMENT OVER SAID TRACTS DEDICATED TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND THE CITY OF GROVELAND.
- TRACT H (UPLAND BUFFER), IS HEREBY CONVEYED TO AND TO BE MAINTAINED BY LAKE DOUGLAS PRESERVE HOMEOWNERS ASSOCIATION. SAID TRACT IS SUBJECT TO A UTILITY EASEMENT IN FAVOR OF THE CITY OF GROVELAND, OVER THE ENTIRE TRACT.
- TRACTS L AND M (LANDSCAPE), ARE HEREBY CONVEYED TO AND TO BE MAINTAINED BY LAKE DOUGLAS PRESERVE HOMEOWNERS ASSOCIATION.
- TRACT N (LANDSCAPE/UTILITY), IS HEREBY CONVEYED TO AND TO BE MAINTAINED BY LAKE DOUGLAS PRESERVE HOMEOWNERS ASSOCIATION. SAID TRACT IS SUBJECT TO A UTILITY EASEMENT IN FAVOR OF THE CITY OF GROVELAND, OVER THE ENTIRE TRACT.
- THERE IS A 10.00' DRAINAGE AND UTILITY EASEMENT (D.U.E.) ON ALL FRONT LOT AND TRACT LINES ADJACENT TO ROAD RIGHTS OF WAY, UNLESS OTHERWISE NOTED.
- THERE IS A 5.00' DRAINAGE AND UTILITY EASEMENT (D.U.E.) ON ALL SIDE AND REAR LOT LINES, UNLESS OTHERWISE NOTED.
- IT IS THE RESPONSIBILITY OF THE LAKE DOUGLAS PRESERVE ASSOCIATION TO OPERATE AND MAINTAIN ANY STORM WATER MANAGEMENT ON THE PROPERTY, INCLUDING THOSE PORTIONS NOT LOCATED WITHIN THE RIGHTS OF WAY OF ROADS, UNLESS SUCH RESPONSIBILITY IS VOLUNTARILY ASSUMED BY THE CITY OF GROVELAND AND IN SUCH CASE, CITY OF GROVELAND SHALL BE ENTITLED TO UTILIZE ALL TRACTS AND EASEMENTS ON THIS PLAT FOR STORM WATER PURPOSES.
- 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 THE DAMAGES. THIS PARAGRAPH 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.

13. FOR VALUABLE CONSIDERATION, WE, THE UNDERSIGNED ("GRANTOR") DO HEREBY PERMANENTLY GRANT TO DUKE ENERGY FLORIDA, INC. AND THEIR PARENT ENTITY (OF ENTITY CONTROLLING BOTH ENTITIES), THEIR RESPECTIVE SUBSIDIARIES OR AFFILIATE ENTITIES, AND ANY OTHER PROVIDER OF UTILITY SERVICES ("GRANTEE") THEIR SUCCESSORS AND ASSIGNS, FOREVER, NON-EXCLUSIVE EASEMENTS, AS SHOWN ON THE WITHIN PLAT AND DESIGNATED AS "UTILITY EASEMENTS" FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, OR REPLACEMENT OF ANY AND ALL NECESSARY FIXTURES FOR THE OVERHEAD OR UNDERGROUND DISTRIBUTION OF GAS, ELECTRIC, TELEPHONE, TELECOMMUNICATIONS OR OTHER UTILITIES ("GRANTEE FACILITIES" OR "FACILITIES"). THE GRANTEE SHALL HAVE THE RIGHT OF INGRESS AND EGRESS AND ALSO THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, UNDERGROWTH OR OVERHANGING BRANCHES WITHIN THE UTILITY EASEMENTS IN THE EVENT THAT SUCH TREES, UNDERGROWTH OR OVERHANGING BRANCHES INTERFERE WITH THE OPERATION OF THE UTILITIES PROVIDED. NO BUILDINGS OR OTHER STRUCTURES MAY BE BUILT WITHIN THE UTILITY EASEMENTS AREA, NOR MAY THE UTILITY EASEMENTS AREA BE PHYSICALLY ALTERED TO (1) REDUCE THE CLEARANCES OF EITHER OVERHEAD OR UNDERGROUND FACILITIES OR; (2) IMPAIR THE LAND SUPPORT OF GRANTEE FACILITIES; (3) IMPAIR THE ABILITY TO MAINTAIN THE FACILITIES OR; (4) CREATE A HAZARD. TO HAVE AND TO HOLD THE EASEMENT FOREVER, WE ACKNOWLEDGE HAVING THE FULL POWER TO CONVEY THIS UTILITY EASEMENT AND WILL DEFEND THE SAME AGAINST ALL CLAIMS.

14. 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.

15. 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.

16. A MINIMUM OF FIVE PERCENT OF ASSESSMENTS WILL BE SET ASIDE TO REPLACE LANDSCAPING IN THE COMMON AREAS. THE COMMON AREAS ARE TO INCLUDE LANDSCAPE BUFFERS, STREET TREES AND PARKS/RECREATION AREAS.

17. THE PROPERTY IS SUBJECT TO THE FOLLOWING AGREEMENTS AND ORDINANCES AS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA:

- EASEMENT IN FAVOR OF CITY OF CLERMONT RECORDED IN O.R. 794, PG. 127, FOR THE PURPOSE OF INGRESS AND EGRESS, CONSTRUCTION AND MAINTENANCE AND CONTROL OVER SANITARY SEWER LINES, WATER LINES AND OTHER UTILITIES.
- INTERIM WASTEWATER TREATMENT FACILITY AGREEMENT RECORDED IN O.R. 3034, PG. 1779.
- PIONEER UTILITY AGREEMENT RECORDED IN O.R. 3394, PG. 509.
- ORDINANCE 2009-03-15 RECORDED IN O.R. 3810, PG. 1209.
- ORDINANCE 2013-10-21 RECORDED IN O.R. 4400, PG. 2085, O.R. 4416, PG. 1772, O.R. 4488, PG. 2336 AND O.R. 4507, PG. 1569
- ORDINANCE 2014-10-12 RECORDED IN O.R. 4540, PAGE 232.
- ACCESS AND UTILITY EASEMENT RECORDED IN O.R. 4655, PG. 411, SHALL TERMINATE WITH THE RECORDING OF THIS PLAT AS SO STATED IN THE DOCUMENT.

TRACT DESIGNATION TABLE			
TRACT LETTER	DEDICATED TO	PURPOSE	ACRES
TRACT A	LAKE DOUGLAS PRESERVE ASSOC.	RETENTION	2.88
TRACT B	LAKE DOUGLAS PRESERVE ASSOC.	RETENTION	0.85
TRACT C	LAKE DOUGLAS PRESERVE ASSOC.	PARK	0.06
TRACT D	LAKE DOUGLAS PRESERVE ASSOC.	PARK	0.32
TRACT E	LAKE COUNTY, FLORIDA	RIGHT OF WAY	1.30
TRACT F	CITY OF GROVELAND, FLORIDA	LIFT STATION	0.02
TRACT G	LAKE DOUGLAS PRESERVE ASSOC.	CONSERVATION	1.50
TRACT H	LAKE DOUGLAS PRESERVE ASSOC.	UPLAND BUFFER	2.57
TRACT I	CITY OF GROVELAND, FLORIDA	UTILITIES/ACCESS/DRAINAGE	0.05
TRACT J	LAKE DOUGLAS PRESERVE ASSOC.	CONSERVATION	9.49
TRACT K	LAKE DOUGLAS PRESERVE ASSOC.	CONSERVATION	1.77
TRACT L	LAKE DOUGLAS PRESERVE ASSOC.	LANDSCAPE/WALL	0.04
TRACT M	LAKE DOUGLAS PRESERVE ASSOC.	LANDSCAPE/WALL	0.35
TRACT N	LAKE DOUGLAS PRESERVE ASSOC.	LANDSCAPE/UTILITY	0.14

LEGEND

△ CENTRAL ANGLE	PC POINT OF CURVATURE
R RADIUS	PT POINT OF TANGENCY
L LENGTH	PI POINT OF INTERSECTION
CH CHORD	NT NOT TANGENT
CB CHORD BEARING	NR NOT RADIAL
OR OFFICIAL RECORDS BOOK	POB POINT OF BEGINNING
DE DRAINAGE EASEMENT	PG PAGE
UE UTILITY EASEMENT	PB PLAT BOOK
D&UE DRAINAGE & UTILITY	PRC POINT OF REVERSE CURVATURE
LB LICENSED BUSINESS	PCC POINT OF COMPOUND CURVEATURE
	R/W RIGHT-OF-WAY

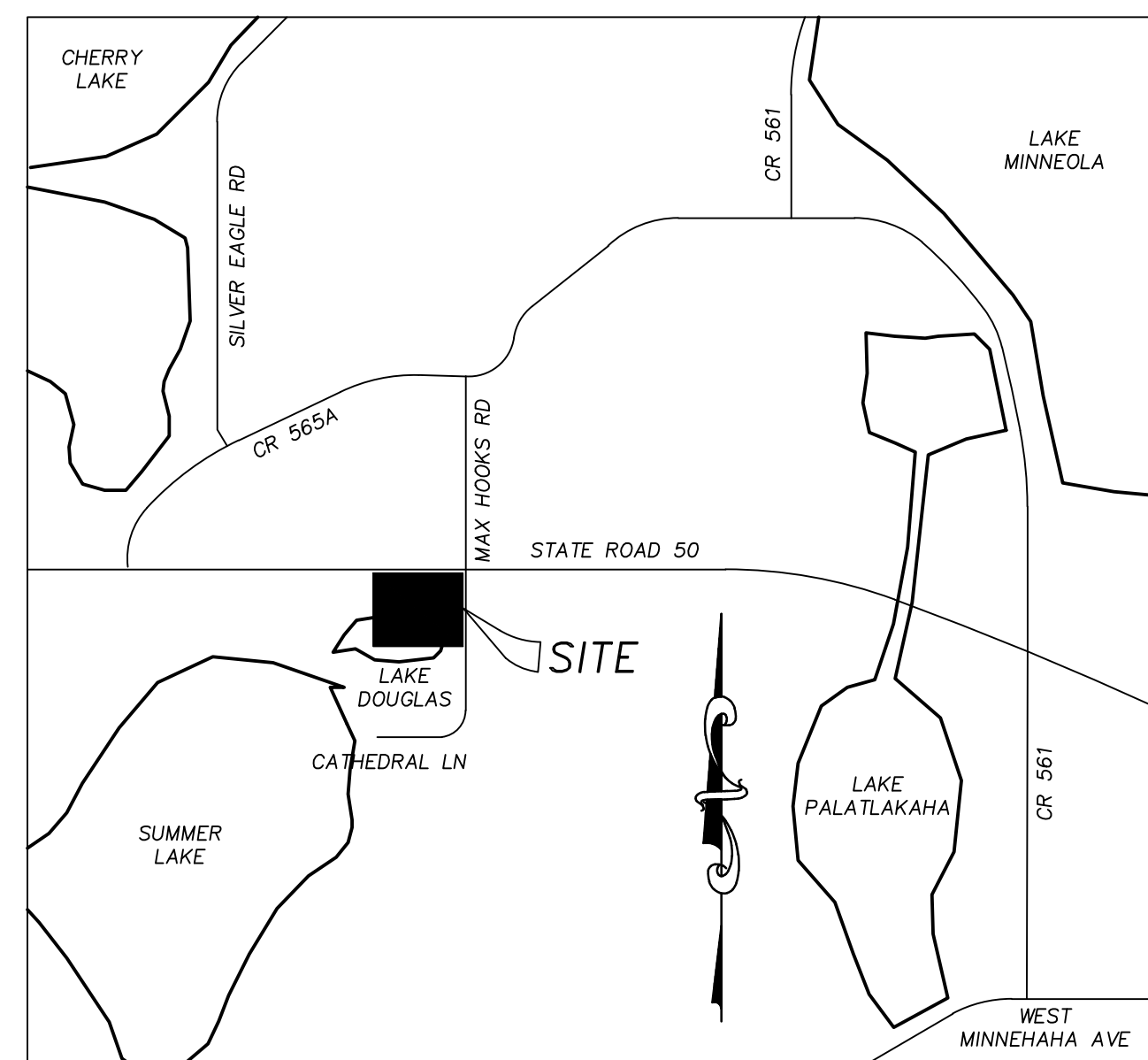
NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

- DENOTES SET PERMANENT REFERENCE MONUMENT (PRM), A 4"x4" CONCRETE MONUMENT "PRM LB 7274", UNLESS NOTED OTHERWISE.
- DENOTES SET PERMANENT CONTROL POINT (PCP), A NAIL AND DISC "PCP LB 7274"

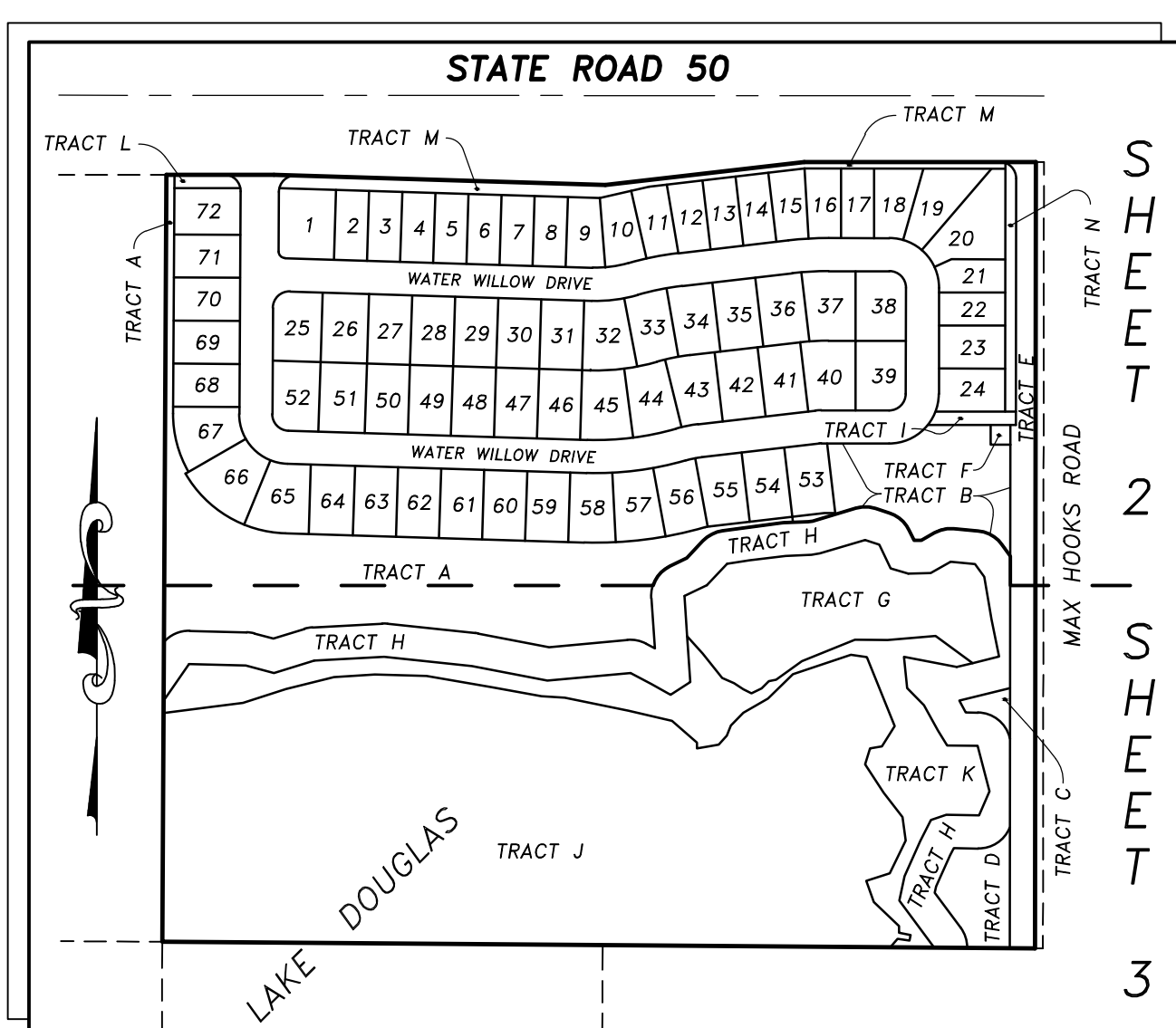


32 W. PLANT STREET  
WINTER GARDEN, FL 34787  
Phone No. 407.905.8877  
Fax No. 407.905.8875

CERTIFICATE OF AUTHORIZATION  
LB 7274



VICINITY MAP  
NOT TO SCALE



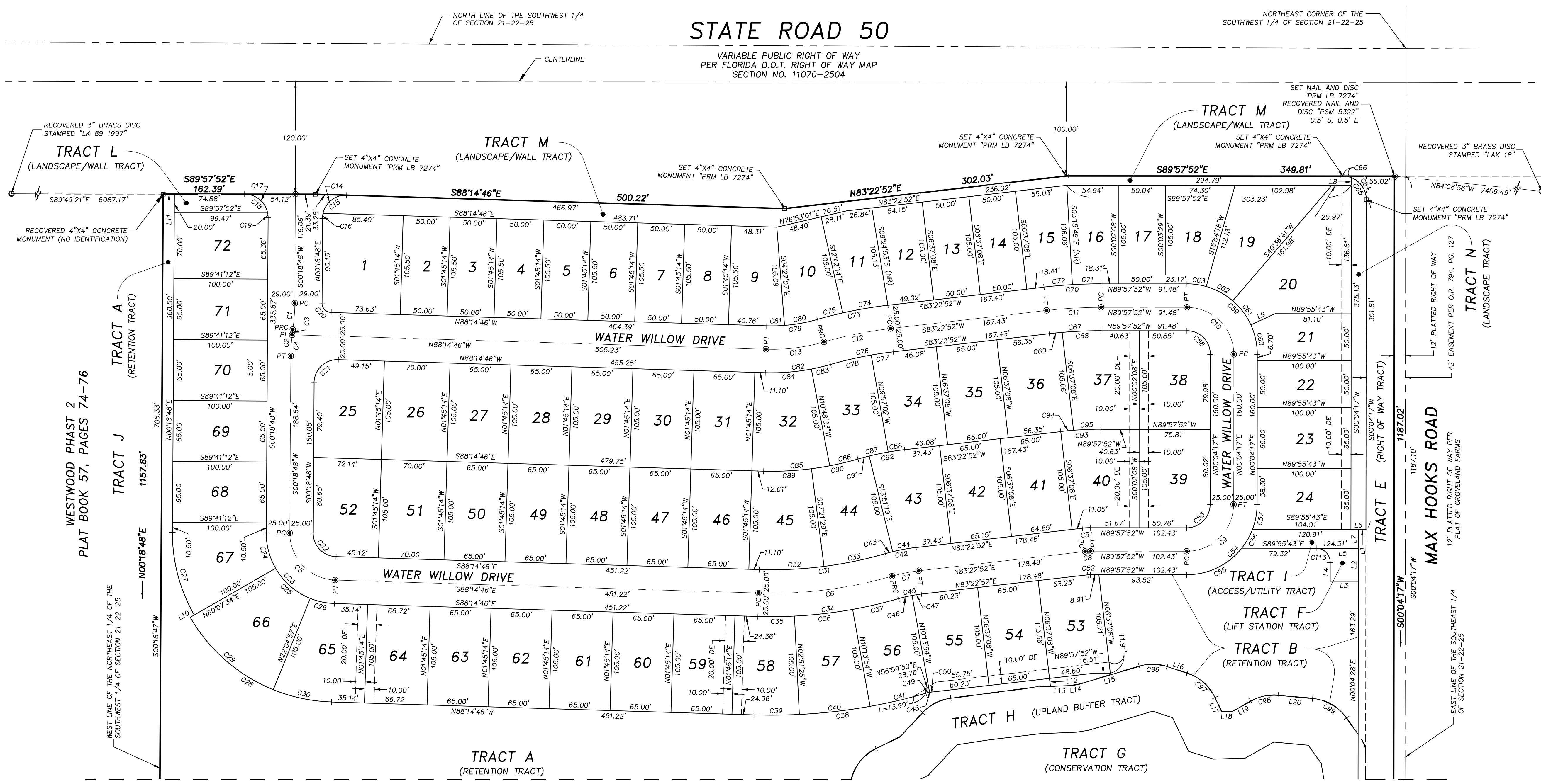
SHEET 2 SHEET 3

NOT TO SCALE

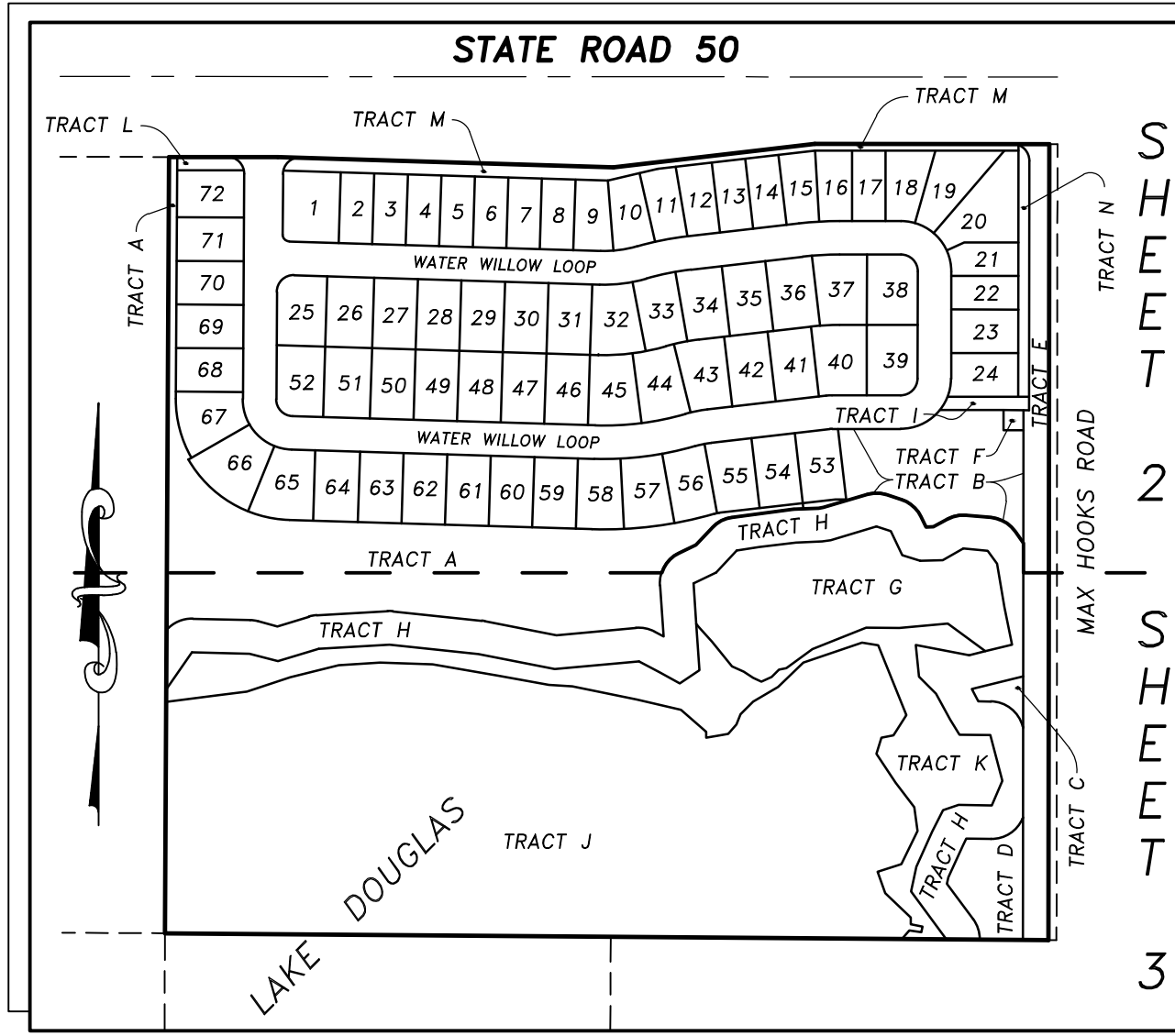
# LAKE DOUGLAS PRESERVE

THAT PART OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 25 EAST  
CITY OF GROVELAND, LAKE COUNTY, FLORIDA

CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	8'06'35"	200.00'	28.31'	28.28'	N04°22'05"E
C2	8'06'35"	200.00'	28.31'	28.28'	S04°22'05"W
C3	1°36'26"	200.00'	5.61'	5.61'	S07°33'09"W
C4	6°30'08"	200.00'	22.70'	22.69'	S03°33'52"W
C5	88°33'34"	50.00'	77.28'	69.82'	S43°57'59"E
C6	17°55'17"	460.00'	143.88'	143.30'	N82°47'36"E
C7	9°32'55"	175.00'	29.16'	29.13'	S78°36'25"W
C8	6°33'25"	50.00'	5.81'	5.80'	S86°42'30"W
C9	89°57'52"	50.00'	78.51'	70.69'	N45°03'12"E
C10	90°02'09"	50.00'	78.57'	70.73'	N44°56'48"W
C11	6°39'16"	500.00'	58.07'	58.04'	S86°42'30"W
C12	9°32'55"	435.00'	72.49'	72.41'	S78°36'25"W
C13	17°55'17"	200.00'	62.56'	62.30'	N82°47'36"E
C14	91°25'26"	25.00'	39.90'	35.80'	S48°02'01"W
C15	78°27'47"	25.00'	34.24'	31.62'	S52°31'21"W
C16	12°58'39"	25.00'	5.66'	5.65'	S06°48'08"W
C17	90°16'40"	25.00'	39.39'	35.44'	N44°49'32"W
C18	78°27'47"	25.00'	34.24'	31.62'	N50°43'59"W
C19	11°48'53"	25.00'	5.16'	5.15'	N05°35'39"W
C20	88°33'34"	10.00'	15.46'	13.96'	S43°57'59"E
C21	91°25'26"	25.00'	39.90'	35.80'	S48°02'01"W
C22	88°33'34"	25.00'	38.64'	34.91'	S43°57'59"E
C23	88°33'34"	75.00'	115.92'	104.72'	S43°57'59"E
C24	30°11'14"	75.00'	39.52'	39.06'	S14°46'49"E
C25	38°02'37"	75.00'	49.80'	48.89'	S48°53'45"E
C26	20°19'43"	75.00'	26.61'	26.47'	S78°04'55"E
C27	30°11'14"	175.00'	92.20'	91.14'	S14°46'49"E
C28	58°22'00"	180.00'	183.36'	175.55'	S39°03'36"E
C29	38°02'40"	180.00'	119.52'	117.33'	S48°53'45"E
C30	20°19'36"	180.00'	63.66'	63.53'	S78°04'53"E
C31	17°55'17"	435.00'	136.06'	135.51'	N82°47'36"E
C32	9°06'43"	435.00'	69.18'	69.11'	N87°11'53"E
C33	8°08'34"	435.00'	66.88'	66.82'	N87°14'14"E
C34	17°55'17"	485.00'	151.70'	151.08'	N82°47'36"E
C35	4°36'30"	485.00'	183.36'	175.55'	S39°03'36"E
C36	7°22'29"	485.00'	62.43'	62.38'	N83°27'21"E
C37	5°56'09"	485.00'	50.25'	50.22'	N76°48'02"E
C38	17°55'17"	590.00'	184.54'	183.79'	N82°47'36"E
C39	4°36'39"	590.00'	47.48'	47.47'	N89°26'55"E
C40	7°22'29"	590.00'	75.94'	75.89'	N83°27'21"E
C41	5°56'09"	590.00'	61.13'	61.10'	N76°48'02"E
C42	9°32'55"	200.00'	33.39'	33.02'	N78°36'25"W
C43	21°8'44"	200.00'	8.07'	8.07'	S74°59'19"W
C44	71°4'11"	200.00'	25.26'	25.24'	S79°45'46"W
C45	9°32'55"	150.00'	24.97'	24.97'	S78°36'25"W
C46	5°40'49"	150.00'	14.87'	14.86'	S76°40'21"W
C47	3°52'06"	150.00'	10.13'	10.13'	S81°26'49"W
C48	9°32'55"	45.00'	7.58'	7.49'	S78°36'25"W
C49	5°05'00"	45.00'	3.99'	3.99'	S78°36'25"W
C50	4°27'55"	45.00'	3.51'	3.51'	S81°08'55"W
C51	6°39'16"	75.00'	8.71'	8.71'	S86°42'30"W
C52	6°39'16"	25.00'	2.90'	2.90'	S86°42'30"W
C53	89°57'52"	25.00'	39.25'	35.34'	N45°03'12"E
C54	89°57'51"	75.00'	117.76'	106.03'	N45°03'12"E
C55	51°27'01"	75.00'	67.35'	65.11'	N41°48'37"E
C56	17°39'25"	75.00'	23.11'	23.02'	N28°45'25"E
C57	20°51'26"	75.00'	27.30'	27.15'	N10°29'59"E
C58	90°02'09"	25.00'	39.29'	35.37'	N44°56'48"W
C59	90°02'09"	75.00'	117.86'	106.10'	N44°56'48"W
C60	24°45'13"	75.00'	32.40'	32.15'	N12°18'20"W
C61	24°42'23"	75.00'	32.34'	32.09'	N37°02'08"W
C62	24°42'23"	75.00'	32.34'	32.09'	N61°44'31"W
C63	15°52'10"	75.00'	23.11'	20.71'	N82°01'47"W
C64	90°02'09"	25.00'	39.29'	35.37'	N44°56'48"W
C65	68°52'44"	25.00'	30.05'	28.28'	N34°22'05"W
C66	21°09'25"	25.00'	9.23'	9.18'	N79°23'09"W
C67	6°39'16"	475.00'	55.17'	55.14'	S86°42'30"W
C68	5°00'29"	475.00'	41.52'	41.51'	S87°31'53"W
C69	1°36'47"	475.00'	13.65'	13.65'	S84°12'15"W
C70	6°39'16"	525.00'	60.97'	60.94'	S86°42'30"W
C71	3°20'00"	525.00'	30.54'	30.54'	S88°22'08"W
C72	31°9'16"	525.00'	30.43'	30.43'	S85°02'30"W
C73	9°32'55"	460.00'	76.66'	76.57'	S78°36'25"W
C74	6°05'06"	460.00'	48.85'	48.83'	S80°20'19"W
C75	3°27'49"	460.00'	27.81'	27.80'	S75°33'52"W
C76	9°32'55"	410.00'	68.33'	68.25'	S78°36'25"W
C77	31°9'54"	410.00'	23.84'	23.84'	S81°42'55"W
C78	61°3'01"	410.00'	44.49'	44.47'	S76°56'27"W
C79	17°55'17"	175.00'	54.74'	54.51'	N82°47'36"E
C80	11°42'56"	175.00'	35.78'	35.72'	N79°41'25"E
C81	61°2'21"	175.00'	18.95'	18.95'	N88°39'03"E
C82	17°55'17"	225.00'	70.38'	70.09'	N82°47'36"E
C83	5°21'07"	225.00'	21.07'	21.07'	N78°30'57"E
C84	12°33'17"	225.00'	49.30'	49.20'	N85°28'35"E
C85	12°17'35"	330.00'	70.80'	70.67'	N85°20'44"E
C86	5°22'00"	330.00'	30.91'	30.90'	N76°30'57"E
C87	61°3'01"	305.00'	33.09'	33.08'	S76°56'27"W
C88	31°9'54"	305.00'	17.74'	17.73'	S81°42'55"W
C89	8°51'00"	330.00'	50.97'	50.92'	N87°04'01"E
C90	8°48'34"	330.00'	50.74'	50.69'	N78°14'14"E
C91	21°8'44"	305.00'	12.31'	12.31'	S74°59'19"W
C92	71°4'11"	305.00'	38.52'	38.50'	S79°45'46"W
C93	6°39'16"	370.00'	42.97'	42.95'	S86°42'30"W
C94	2°06'49"	370.00'	13.65'	13.65'	S84°26'17"W
C95	4°32'27"	370.00'	29.32'	29.32'	S87°45'55"W
C96	34°34'29"	50.00'	30.17'	29.72'	N89°18'22"W
C97	46°33'17"	50.00'	40.63'	39.52'	N48°42'29"W
C98	34°33'13"	50.00'	30.15'	29.70'	S77°58'29"W
C99	49°21'10"	50.00'	43.07'	41.75'	N60°04'20"W
C100	16°49'04"	50.00'	14.68'	14.62'	N26°59'13"W
C101	90°00'00"	15.00'	23.56'	21.21'	N44°55'43"W



LINE	BEARING	LENGTH
L1	S89°55'43"E	7.99'
L2	S00°04'17"W	35.00'
L3	S89°55'43"E	30.00'
L4	S00°04'17"W	20.00'
L5	S89°55'43"E	45.00'
L6	S89°55'43"E	15.99'
L7	N00°04'17"E	20.00'
L8	N00°04'17"E	8.31'
L9	N65°19'04"E	28.40'
L10	N60°07'34"E	5.00'
L11	S89°57'52"E	12.00'
L12	N06°37'08"W	8.56'
L13	N82°35'07"E	22.68'
L14	N81°03'24"E	6.87'
L15	N73°26'24"E	67.98'
L16	S71°59'07"E	22.45'
L17	S25°25'50"E	16.90'
L18	N88°04'54"E	11.10'
L19	N60°41'52"E	22.74'
L20	S84°44'55"E	36.88'
L21	S35°23'45"E	21.35'

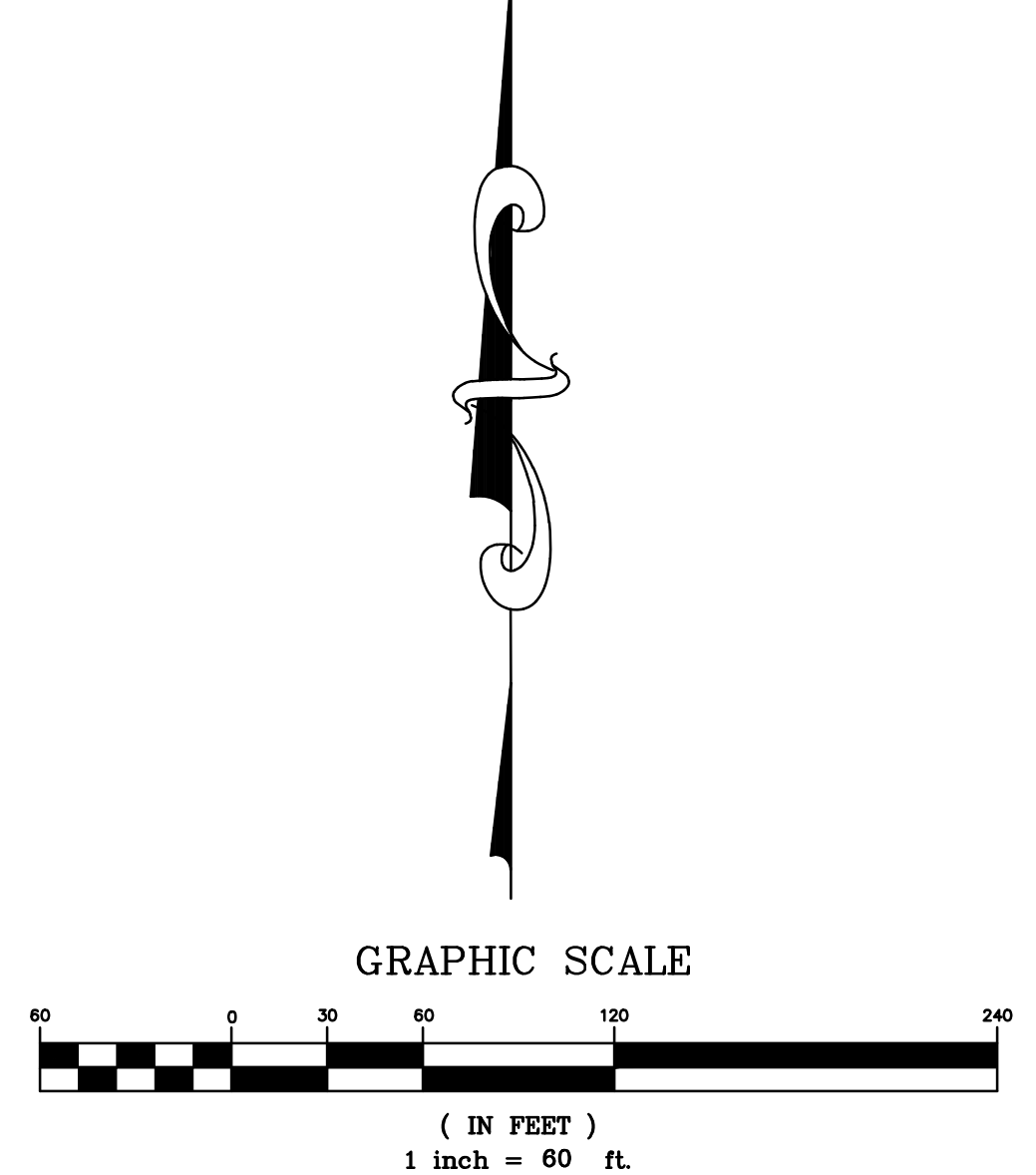


SHEET 2 OF 3

MATCH LINE - SEE SHEET 3 OF 3

LEGEND

△	CENTRAL ANGLE	PC	POINT OF CURVATURE
R	RADIUS	PT	POINT OF TANGENCY
L	LENGTH	PI	POINT OF INTERSECTION
CH	CHORD	NT	NOT TANGENT
CB	CHORD BEARING	NR	NOT RADIAL
OR	OFFICIAL RECORDS BOOK	POB	POINT OF BEGINNING
DE	DRAINAGE EASEMENT	PG	PAGE
UE	UTILITY EASEMENT	PL	PLAT BOOK
DAUE	DRAINAGE & UTILITY	PRC	POINT OF REVERSE CURVATURE
LB	LICENSED BUSINESS	PCC	POINT OF COMPOUND CURVATURE
		R/W	RIGHT-OF-WAY



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.

☐ DENOTES SET PERMANENT REFERENCE MONUMENT (PRM), A 4"x4" CONCRETE MONUMENT "PRM LB 7274", UNLESS NOTED OTHERWISE.  
 ● DENOTES SET PERMANENT CONTROL POINT (PCP), A NAIL AND DISC "PCP LB 7274"



32 W. PLANT STREET  
WINTER GARDEN, FL 34787  
Phone No. 407.905.8877  
Fax No. 407.905.8875

CERTIFICATE OF AUTHORIZATION  
LB 7274

# LAKE DOUGLAS PRESERVE

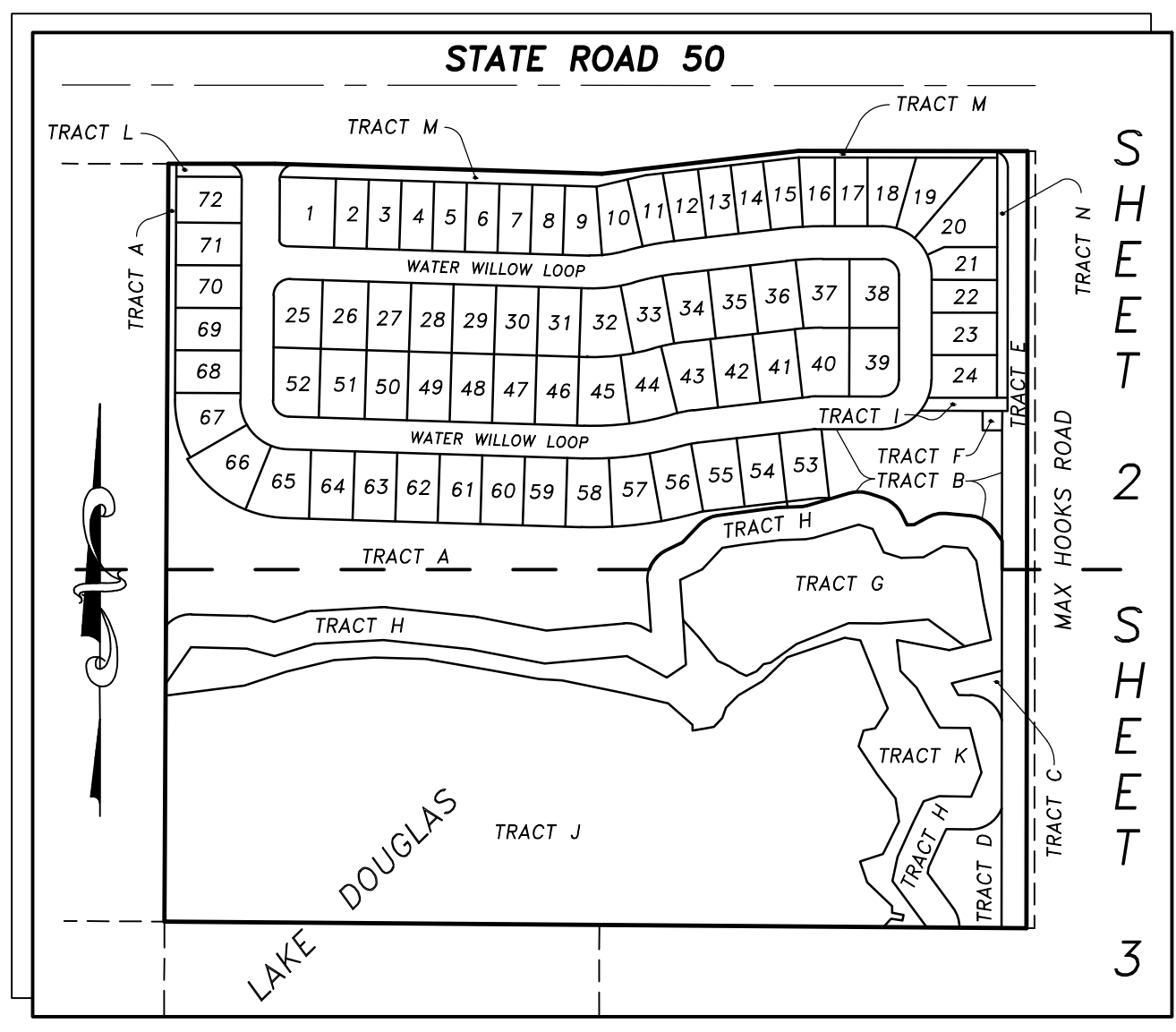
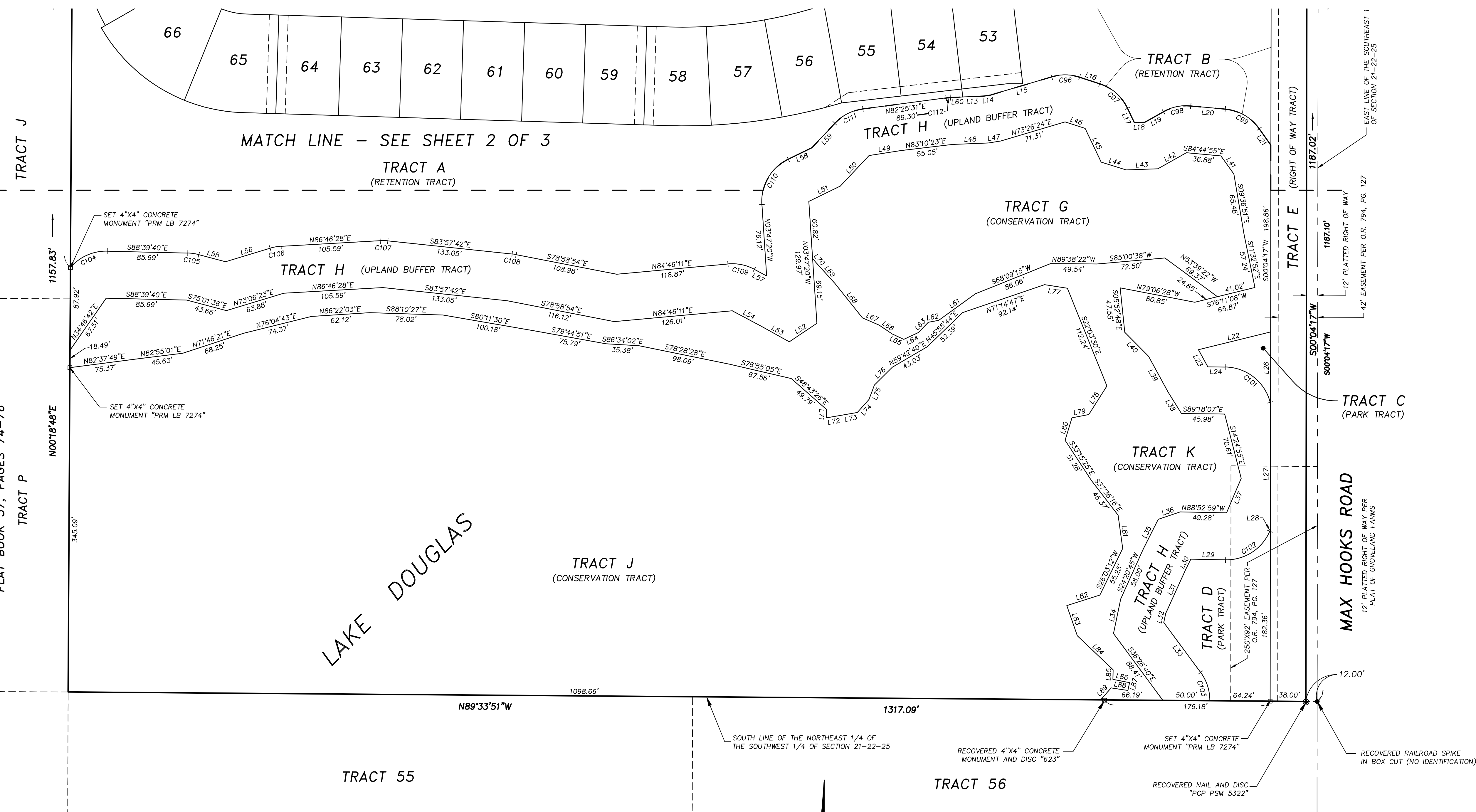
THAT PART OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 25 EAST  
CITY OF GROVELAND, LAKE COUNTY, FLORIDA

CURVE	CENTRAL ANGLE	RADIUS	LENGTH	CHORD	CHORD BEARING
C96	34°34'29"	50.00'	30.17'	29.72'	N89°16'22"W
C97	46°33'17"	50.00'	40.63'	39.52'	N48°42'29"W
C98	34°33'17"	50.00'	30.15'	29.70'	S77°58'29"W
C99	49°21'10"	50.00'	43.07'	41.75'	N60°04'20"W
C100	16°49'04"	50.00'	14.68'	14.62'	N26°59'13"W
C101	74°53'12"	50.00'	65.35'	60.80'	N51°51'31"W
C102	68°07'13"	50.00'	59.45'	56.01'	N57°03'25"E
C103	36°52'58"	50.00'	32.19'	31.63'	N18°00'11"W
C104	50°59'54"	50.00'	44.37'	42.93'	S65°54'53"W
C105	13°33'11"	50.00'	11.90'	11.87'	N81°50'38"W
C106	13°40'04"	50.00'	11.93'	11.90'	S79°56'26"W
C107	9°15'50"	50.00'	8.08'	8.08'	N88°35'37"W
C108	4°58'48"	50.00'	4.35'	4.34'	N81°28'18"W
C109	33°15'58"	50.00'	29.03'	28.62'	N78°35'49"W
C110	67°50'04"	50.00'	59.20'	55.80'	S30°07'42"W
C111	39°10'09"	50.00'	34.18'	33.52'	S62°50'27"W
C112	3°09'36"	50.00'	4.50'	4.50'	S85°00'19"W

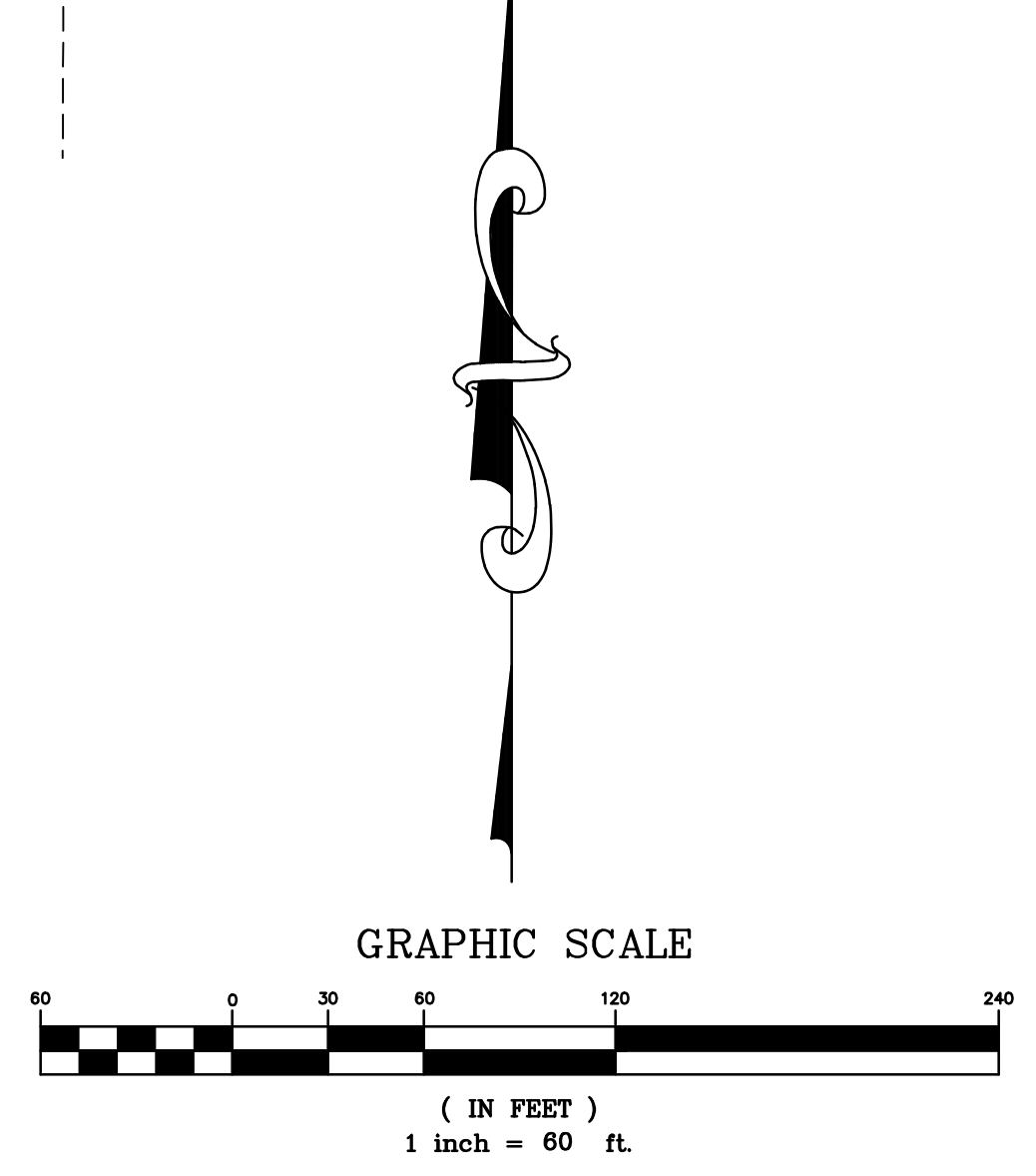
LINE	BEARING	LENGTH
L13	N87°55'07"E	22.68'
L14	N81°03'24"E	6.87'
L15	N73°26'24"E	67.98'
L16	S71°59'07"E	22.45'
L17	S25°25'50"E	16.90'
L18	N88°04'54"E	11.10'
L19	N60°41'52"E	22.74'
L20	S84°44'55"E	36.88'
L21	S35°23'45"E	18.10'
L22	S76°11'08"W	87.34'
L23	S28°35'27"E	20.77'
L24	S89°18'07"E	18.54'
L25	S14°24'55"E	33.68'
L26	S00°04'17"W	109.48'
L27	S00°04'17"W	84.00'
L28	S22°59'48"W	22.91'
L29	N88°52'59"W	37.02'
L30	S26°41'32"W	12.33'
L31	S24°20'45"W	51.51'
L32	S11°51'59"W	9.70'
L33	S36°26'40"E	65.98'
L34	S11°51'59"W	37.59'
L35	S26°41'32"W	35.67'
L36	S71°28'53"W	24.64'
L37	S22°59'48"W	39.87'
L38	S32°03'26"E	26.65'
L39	S28°35'27"E	43.63'
L40	S44°47'52"E	35.93'
L41	S32°03'26"E	23.67'
L42	N60°41'52"E	34.92'
L43	N88°04'54"E	33.64'
L44	S72°52'41"E	27.90'
L45	S25°25'50"E	39.75'
L46	S71°59'07"E	22.45'
L47	N81°03'24"E	13.05'
L48	N87°55'07"E	38.78'
L49	N81°13'25"E	34.26'
L50	N43°15'22"E	44.70'
L51	N64°02'44"E	37.25'
L52	N56°17'41"E	35.39'
L53	S61°00'10"E	33.47'
L54	S61°57'50"E	35.52'
L55	S75°01'36"E	29.39'
L56	N73°06'23"E	49.61'
L57	S61°57'50"E	14.87'
L58	N64°02'44"E	28.08'
L59	N43°15'22"E	35.53'
L60	N87°55'07"E	13.24'
L61	S54°02'22"W	48.54'
L62	S79°14'00"W	11.07'
L63	S44°17'27"W	15.34'
L64	S65°02'39"W	17.11'
L65	N64°47'16"W	13.73'
L66	N55°48'25"W	16.61'
L67	N66°42'33"W	19.36'
L68	N38°58'50"W	47.07'
L69	N42°03'43"W	30.24'
L70	N39°44'55"W	5.27'
L71	S00°32'04"E	8.93'
L72	N80°16'52"E	18.31'
L73	N79°53'52"E	14.96'
L74	N42°00'17"E	18.52'
L75	N20°27'58"E	16.52'
L76	N45°07'01"E	26.85'
L77	S81°06'52"E	24.44'
L78	S32°25'16"W	36.03'
L79	S79°10'00"W	18.23'
L80	S17°00'06"W	25.05'
L81	S07°50'47"E	35.76'
L82	S72°28'42"W	36.93'
L83	S19°10'59"E	34.05'
L84	S46°33'00"E	52.54'
L85	S01°02'58"W	10.19'
L86	S78°46'34"E	17.98'
L87	S11°56'32"W	8.54'
L88	N81°26'09"W	17.98'
L89	S41°33'40"W	16.90'

LEGEND

△	CENTRAL ANGLE	PC	POINT OF CURVATURE
R	RADIUS	PT	POINT OF TANGENCY
L	LENGTH	PI	POINT OF INTERSECTION
CH	CHORD	NT	NOT TANGENT
CB	CHORD BEARING	NR	NOT RADIAL
OR	OFFICIAL RECORDS BOOK	POB	POINT OF BEGINNING
DE	DRAINAGE EASEMENT	PG	PAGE
UE	UTILITY EASEMENT	PB	PLAT BOOK
D&UE	DRAINAGE & UTILITY	PRC	POINT OF REVERSE CURVATURE
LB	LICENSED BUSINESS	PCC	POINT OF COMPOUND CURVATURE
		R/W	RIGHT-OF-WAY



NOT TO SCALE



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.

- DENOTES SET PERMANENT REFERENCE MONUMENT (PRM), A 4"x4" CONCRETE MONUMENT "PRM LB 7274", UNLESS NOTED OTHERWISE.
- DENOTES SET PERMANENT CONTROL POINT (PCP), A NAIL AND DISC "PCP LB 7274"

**BISHMAN**  
Surveying & Mapping, Inc.

32 W. PLANT STREET  
WINTER GARDEN, FL 34787  
Phone No. 407.905.8877  
Fax No. 407.905.8875

CERTIFICATE OF AUTHORIZATION  
LB 7274