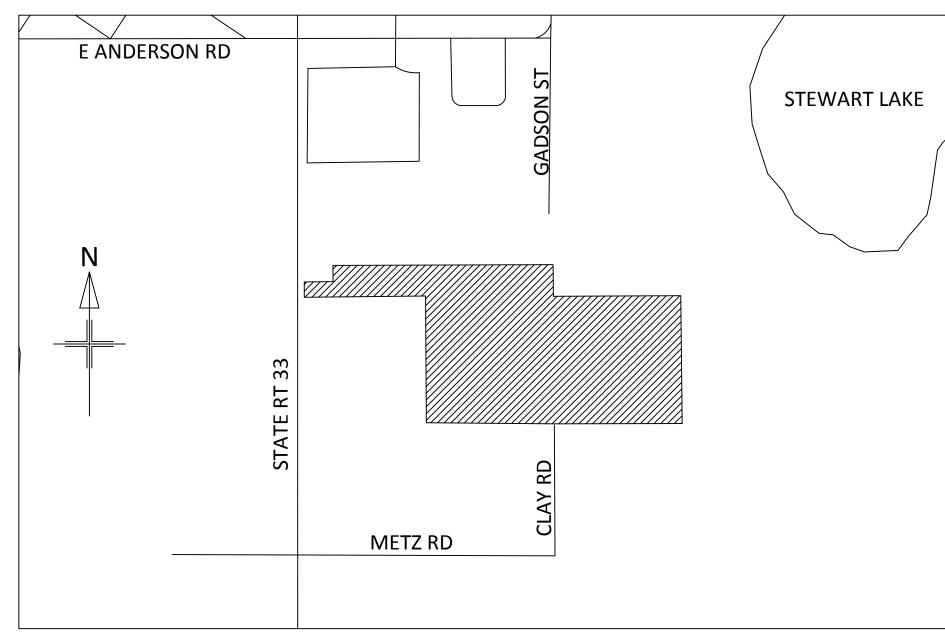


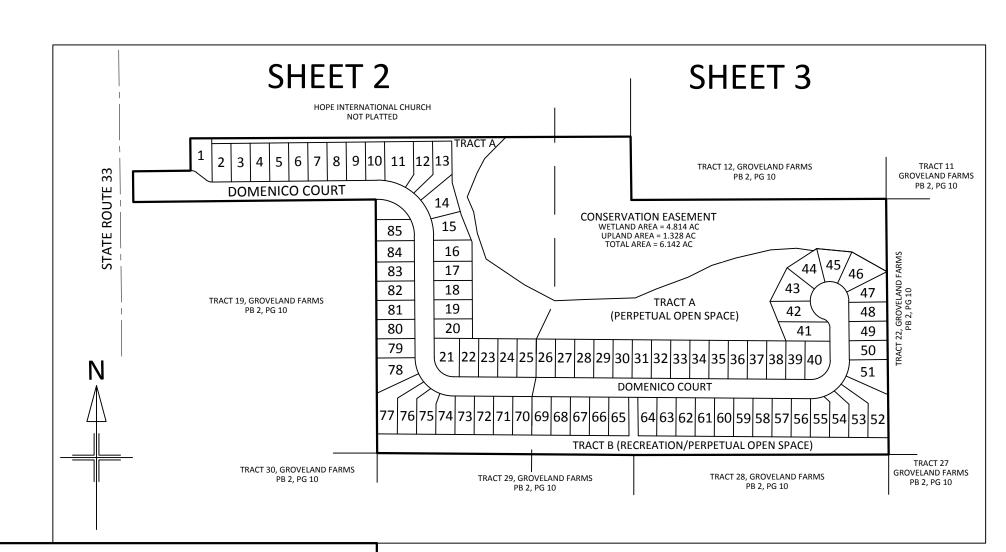
PROJECT AREA

SCALE 1" = 300'



VICINITY MAP

1" = 500'



OPTIMUM LAND SERVICES, LLC PROFESSIONAL LAND SURVEYORS SHEET MAP 1" = 250'



100 YACHT CLUB PL. TEQUESTA, FL 33469 (321) 200-4904 LICENSED BUSINESS NUMBER 8127

SOUTHGATE OF LAKE COUNTY

A PORTION OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST

A REPLAT OF TRACTS 20 AND 21, LYING IN SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT OF GROVELAND FARMS, RECORDED IN PLAT BOOK 2 PAGES 10 AND 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LEGAL DESCRIPTION

A PORTION OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST

A REPLAT OF TRACTS 20 AND 21, LYING IN SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT OF GROVELAND FARMS, RECORDED IN PLAT BOOK 2 PAGES 10 AND 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 21, THENCE SOUTH 00°34'58" EAST, 665.60 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 21; THENCE SOUTH 89°54'24" WEST ALONG THE SOUTH LINE OF SAID TRACT 21, A DISTANCE OF 663.89 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30; THENCE NORTH 89°33'33" WEST ALONG THE SOUTH LINE OF SAID TRACT 20, A DISTANCE OF 668.16 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 20; THENCE NORTH 00°19'51" WEST, 660.05 FEET TO THE NORTHWEST CORNER OF SAID TRACT 20, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTH 165 FEET OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30; THENCE SOUTH 89°23'28" WEST, 631.53 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 33 PER DEPARTMENT OF TRANSPORTATION MAINTENANCE AFFIDAVIT EXECUTED ON APRIL 20, 1998, SAID POINT BEING 33 FEET EAST OF THE PHYSICAL CENTERLINE OF STATE ROUTE 33, AS LOCATED IN THE FIELD ON MARCH 10, 2016; THENCE NORTH 00°34'38" WEST ALONG SAID RIGHT-OF-WAY LINE, 80.00 FEET; THENCE NORTH 89°23'28" EAST, 150.34 FEET; THENCE NORTH 00°36'32" WEST, 84.03 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH 165 FEET; THENCE NORTH 89°45'41" EAST, 1146.69 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 165 FEET; THENCE SOUTH 00°42'12" EAST, 165.00 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH 165 FEET; THENCE NORTH 89°45'35" EAST ALONG THE NORTH LINE OF TRACT 21, A DISTANCE OF 663.23 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN LAKE COUNTY, FLORIDA AND CONTAINING 24.82 ACRES (1,081,159 SQUARE FEET).

LEGEND

A = ARC LENGTH CA = DELTA/CENTRAL ANGLE DF = DRAINAGE FASEMENT D&M.A.E.= DRAINAGE & MAINTENANCE ACCESS EASEMENT D&UE = DRAINAGE & UTILITY EASEMENT POC = POINT ON CURVE LB = LICENSED BUSINESS NR = NON RADIAL NT = NON TANGENT ORB = OFFICIAL RECORD BOOK

PB = PLAT BOOK

PC = POINT OF CURVATURE PCC = POINT OF COMPOUND CURVATURE PG = PAGE PI = POINT OF INTERSECTION PRC = POINT OF REVERSE CURVATURE PT = POINT OF TANGENCY R = RADIUSR.O.W= RIGHT OF WAY UE = UTILITY EASEMENT

POB = POINT OF BEGINNING

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 CONTROL POINT (PCP), A NAIL AND DISC "PCP LB # 8127"
- □ DENOTES SET PERMANENT REFERENCE MONUMENT (PRM), A 4"X4" CONCRETE MONUMENT "PRM LB # 8127", UNLESS NOTED OTHERWISE
- DENOTES SET PERMANENT REFERENCE MONUMENT (PRM), A 4"X4" CONCRETE MONUMENT "PRM LB # 8127 REFENCE POINT", UNLESS NOTED OTHERWISE

SETBACKS: FRONT: 20 FEET REAR: 10 FEET 5 FEET SIDE STREET: 10 FEET

NOTES:

- 1. BEARINGS BASED UPON THE NORTH LINE OF THE SOUTH 165' OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST, AS BEING N89°45'41"E STATE PLANE COORDINATES ARE BASED ON FLORIDA EAST ZONE NAD 83(09).
- 2. LOT LINES ARE RADIAL UNLESS NOTED WITH (NR) FOR NON-RADIAL.
- 3. THE LOTS WITHIN THIS PLAT ARE GOVERNED BY A MANDATORY HOMEOWNERS ASSOCIATION (THE SOUTHGATE OF LAKE COUNTY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, THE "ASSOCIATION"), REQUIRING THE PAYMENT OF FEES AND WITH THE POWER TO ASSESS THE LOTS. FAILURE OF THE OWNERS OF THE LOTS DEPICTED HEREON TO PAY SUCH FEES OR ASSESSMENTS SHALL RESULT IN THE ATTACHMENT OF A LIEN ON THE PROPERTY OF THE OWNER WHICH FAILS TO PAY SUCH FEES OR ASSESSMENTS BY THE ASSOCIATION. WHICH MAY RESULT IN THE FORECLOSURE OF SAID PROPERTY.
- 4. TRACT A (PERPETUAL OPEN SPACE/CONSERVATION AREA) SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE ASSOCIATION FOR OWNERSHIP AND MAINTENANCE. LOCATED WITHIN TRACT A IS CONSERVATION AREA THAT IS SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. CLEARING, GRADING, CONSTRUCTION OR ALTERATION IS PERMITTED ONLY AFTER OBTAINING PROPER APPROVALS IN ACCORDANCE WITH THE PERMIT AND THE ASSOCIATION'S HOMEOWNERS ASSOCIATION DOCUMENTS.
- TRACT B (RECREATION/PERPETUAL OPEN SPACE) SHALL BE CONVEYED BY SEPARATE INSTRUMENT TO THE ASSOCATION FOR OWNERSHIP AND MAINTENANCE.
- 6. THERE IS A DRAINAGE EASEMENT (DE) LOCATED ALONG THE SIDE YARDS OF CERTAIN LOTS DEPICTED ON THIS PLAT. SAID EASEMENT IS FOR THE BENEFIT OF THE ASSOCIATION, THE LOT OWNERS WITHIN THIS PLAT AND THE LOCAL GOVERNMENT IN ORDER TO SERVE THE LOTS AND TRACTS DEPICTED ON THIS PLAT, AS APPROPRIATE. THE FEE SIMPLE OWNER OF SAID LOTS AND OR TRACTS SHALL BE RESPONSIBLE FOR THE GRASS AND LANDSCAPING WITHIN ALL DRAINAGE EASEMENTS LOCATED UPON INDIVIDUAL LOTS. CERTAIN IMPROVEMENTS ARE PROHIBITED OVER THE DRAINAGE EASEMENTS. PLEASE REVIEW THE ASSOCIATION'S HOMEOWNERS ASSOCIATION DOCUMENTS FOR ADDITIONAL INFORMATION.
- 7. THERE IS A 10.00' UTILITY EASEMENT (UE) LOCATED ALONG THE FRONT OF ALL LOTS AND TRACTS ADJACENT TO ROAD RIGHTS OF WAY, UNLESS OTHERWISE NOTED. SAID EASEMENT IS FOR THE BENEFIT OF THE ASSOCIATION AND THE LOT OWNERS WITHIN THIS PLAT AND THE LOCAL GOVERNMENT/UTILITIES IN ORDER TO SERVE THE LOTS AND TRACTS DEPICTED ON THIS PLAT, AS APPROPRIATE. THE FEE SIMPLE OWNER OF SAID LOTS AND OR TRACTS SHALL BE RESPONSIBLE FOR THE GRASS AND LANDSCAPING WITHIN ALL UTILITY EASEMENTS LOCATED UPON INDIVIDUAL LOTS AND OR TRACTS.
- 8. IT IS THE RESPONSIBILITY OF THE 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.
- 9. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF 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.
- 10. BY EXERCISING THE EASEMENT RIGHTS GRANTED HEREIN TO THE PUBLIC UTILITY PROVIDERS, THE UTILITY PROVIDERS AGREE TO EXERCISE REASONABLE CARE WHEN EXERCISING ITS RIGHTS HEREUNTO, AND SHALL MINIMIZE, TO THE EXTENT REASONABLY POSSIBLE, ITS INTERFERENCE WITH THE LOT/TRACT OWNERS USE AND ENJOYMENT OF THE EASEMENT AREA. IN THE EVENT THAT THE UTILITY PROVIDER DISTURBS OR DAMAGES THE PROPERTY, OR ANY IMPROVEMENTS LOCATED THEREON, WHETHER LOCATED ON OR ADJACENT TO THE EASEMENT AREAS, DURING THE EXERCISE OF THE RIGHTS GRANTED HEREIN, THE UTILITY PROVIDER SHALL BE RESPONSIBLE FOR REPLACING AND/OR RESTORING THE IMPROVEMENTS AND/OR PROPERTY TO THE SAME, OR AS GOOD AS, CONDITION AS EXISTED PRIOR TO SAID DISTURBANCE OR DAMAGE.
- 11. THE FIFTEEN (15) FOOT SANITARY SEWER EASEMENT LOCATED BETWEEN LOTS 10 AND 11, AS DEPICTED ON THIS PLAT, IS SUBJECT TO A SEPARATE EASEMENT AGREEMENT BETWEEN THE OWNER AND THE ADJACENT PROPERTY OWNER.
- 12. 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
- 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. 14. A MINIMUM OF FIVE PERCENT OF ASSESSMENTS WILL BE SET ASIDE TO REPLACE LANDSCAPING

13. EVERY OWNER OF A LOT IS COVENANTED TO PARTAKE IN THE EDUCATIONAL FACILITY BENEFIT

- IN THE COMMON AREAS. THE COMMON AREAS ARE TO INCLUDE LANDSCAPE BUFFERS, STREET TREES AND PARKS/RECREATION AREAS. 15. THE FIFTEEN (15) FOOT DRAINAGE & MAINTENANCE ACCESS EASEMENT LOCATED BETWEEN
- LOTS 42 AND 43, AS DEPICTED ON THIS PLAT, IS HEREBY DEDICATED TO THE ASSOCIATION, THE CITY OF GROVELAND, AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FOR DRAINAGE AS WELL AS TO PROVIDE ACCESS TO TRACT A. THE FEE SIMPLE OWNER OF SAID LOTS SHALL BE RESPONSIBLE FOR THE GRASS AND LANDSCAPING WITHIN THE EASEMENT. CERTAIN IMPROVEMENTS ARE PROHIBITED OVER THE EASEMENT IN ORDER TO ALLOW ACCESS TO TRACT A. PLEASE REVIEW THE ASSOCIATION'S HOMEOWNERS ASSOCIATION DOCUMENTS FOR ADDITIONAL INFORMATION.
- 16. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL 12069C0565E, HAVING AN EFFECTIVE DATE OF DECEMBER 18, 2012, THE SUBJECT PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- 17. TOTAL AREA OF OPEN SPACE IS 16.27 ACRES.
- 18. ROADWAYS TO BE DEDICATED FOR PERPETUAL USE BY THE PUBLIC.

PLAT PAGE BOOK

SHEET 1 OF 3

KNOW ALL MEN BY THESE PRESENTS, THAT THE CORPORATION NAMED BELOW, BEING

SOUTHGATE OF LAKE COUNTY

DEDICATION

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 PURPOSED THEREIN EXPRESSED, INCLUDING THE PLAT NOTES. UNLESS OTHERWISE INDICATED IN THE PLAT NOTES, ALL UTILITY EASEMENTS (U.E.) AND DRAINAGE EASEMENTS (D.E.) CREATED BY THIS PLAT ARE DEDICATED TO THE CITY OF GROVELAND FOR THEIR INTENDED PURPOSES. TRACT C (LIFT STATON) AND DEMENICO COURT IS ALSO HEREBY DEDICATED TO THE CITY OF GROVELAND. OWNERSHIP OF TRACT C (LIFT STATION) AND DOMENICO COURT AND ANY IMPROVEMENTS THEREON VEST UPON APPROVAL OF THIS PLAT BY THE CITY OF GROVELAND. THE RECORDING OF THIS PLAT IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA SHALL ACT AS A CONVEYANCE TO THE CITY OF GROVELAND. NO FURTHER INSTRUMENT SHALL BE NECESSARY TO VEST FEE SIMPLE TITLE IN TRACT C (LIFT STATION) AND DOMENICO COURT IN THE CITY OF GROVELAND NO EASEMENT DEPICTED ON THE PLAT, OR DESCRIBED IN THE PLAT NOTES, IS DEDICATED TO THE PUBLIC UNLESS SPECIFICALLY STATED OTHERWISE IN THE PLAT

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENT TO BE SIGNED AND ATTESTED TO

BY THE MANAGING MEMBER NAMED BELOW THIS ____ DAY OF _ SOUTHGATE OF LAKE COUNTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY

301 SAMPEY ROAD GROVELAND, FL 34736 352-429-9507

CARY J. MALEVER, MANAGER, SOUTHGATE OF LAKE COUNTY, LLC, A FLORIDA

SIGNED IN THE PRESENCE OF:

SIGN NAME	SIGN NAME
SIGN NAIVIL	SIGN NAIVIL

STATE OF FLORIDA **COUNTY OF ORANGE**

PRINT NAME

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY MAY 2016, BY NAME, TITLE, BUSINESS, 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:

JOINDER AND CONSENT TO DEDICATION

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, LIEN, OR OTHER ENCUMBRANCE UPON THE ABOVE DESCRIBED PROPERTY, AND THAT THE UNDERSIGNED HEREBY JOIN IN A CONSENTS TO THE DEDICATION OF THE LANDS DESCRIBED ABOVE BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE, LIEN, OR OTHER ENCUMBRANCE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK ____ ___, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE ABOVE DEDICATION. SIGNED AND DELIVERED IN THE PRESENCE OF:

CENTERSTATE BANK

GEORGE T. DURHAN, SVP, COMMERCIAL RELATIONSHIP MANAGER	ATTES1

STATE OF FLORIDA, COUNTY OF LAKE

THIS IS TO CERTIFY, THAT ON _, 2016 BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGEMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED GEORGE T. DURHAN TO ME KNOWN PERSONALLY TO BE THE INDIVIDUAL AND OFFICERS DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THEREUNTO AUTHORIZED; THAT SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HERETO SET MY AND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC	
MY COMMISION 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 STATUES; AND THAT SAID LAND IS LOCATED IN LAKE COUNTY, FLORIDA.

DAILD	
OPTIMUM LAND SERVICES	EDWARD J MIZO, PSM
100 YACHT CLUB PL,	FLORIDA REGISTRATION NO. 3376
TEQUESTA, FL 33469	CERTIFICATE OF AUTHORIZATION NO. 8127

CERTIFICATE OF REVIEW BY CITY SURVEYOR

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWD 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

