

LEGL DESCRIPTION:

PARCEL 1:

THE SOUTH 165 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LYING EAST OF STATE ROAD ROAD NO. 33.

LESS AND EXCEPT THE FOLLOWING DESCRIPTION:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY OF STATE ROAD NO. 33 AND THE NORTH LINE OF THE SOUTH 165.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, THENCE RUN NORTH 89°38'25" EAST ALONG THE NORTH LINE OF THE SAID SOUTH 165 FEET, A DISTANCE OF 150.29 FEET; THENCE SOUTH 00°36'52" EAST A DISTANCE OF 84.68 FEET; THENCE SOUTH 89°23'28" WEST 150.34 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 33; THENCE NORTH ALONG THE EAST LINE OF SAID HIGHWAY 85.33 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

TRACT 20, ACCORDING TO THE PLAT OF GROVELAND FARMS AS RECORDED IN PLAT BOOK 2, PAGED 10 AND 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALSO DESCRIBED AS BEING THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST.

LESS AND EXCEPT THAT PART OF SAID TRACT NO. 20 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE WEST 310 FEET; THENCE SOUTH 200 FEET; THENCE EAST 310 FEET; THENCE NORTH 200 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST, ALSO DESCRIBED AS TRACT NO. TWENTY-20 (21), ACCORDING TO THE PLAT OF GROVELAND FARMS RECORDED IN PLAT BOOK 2, PAGE 10 AND 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 4:

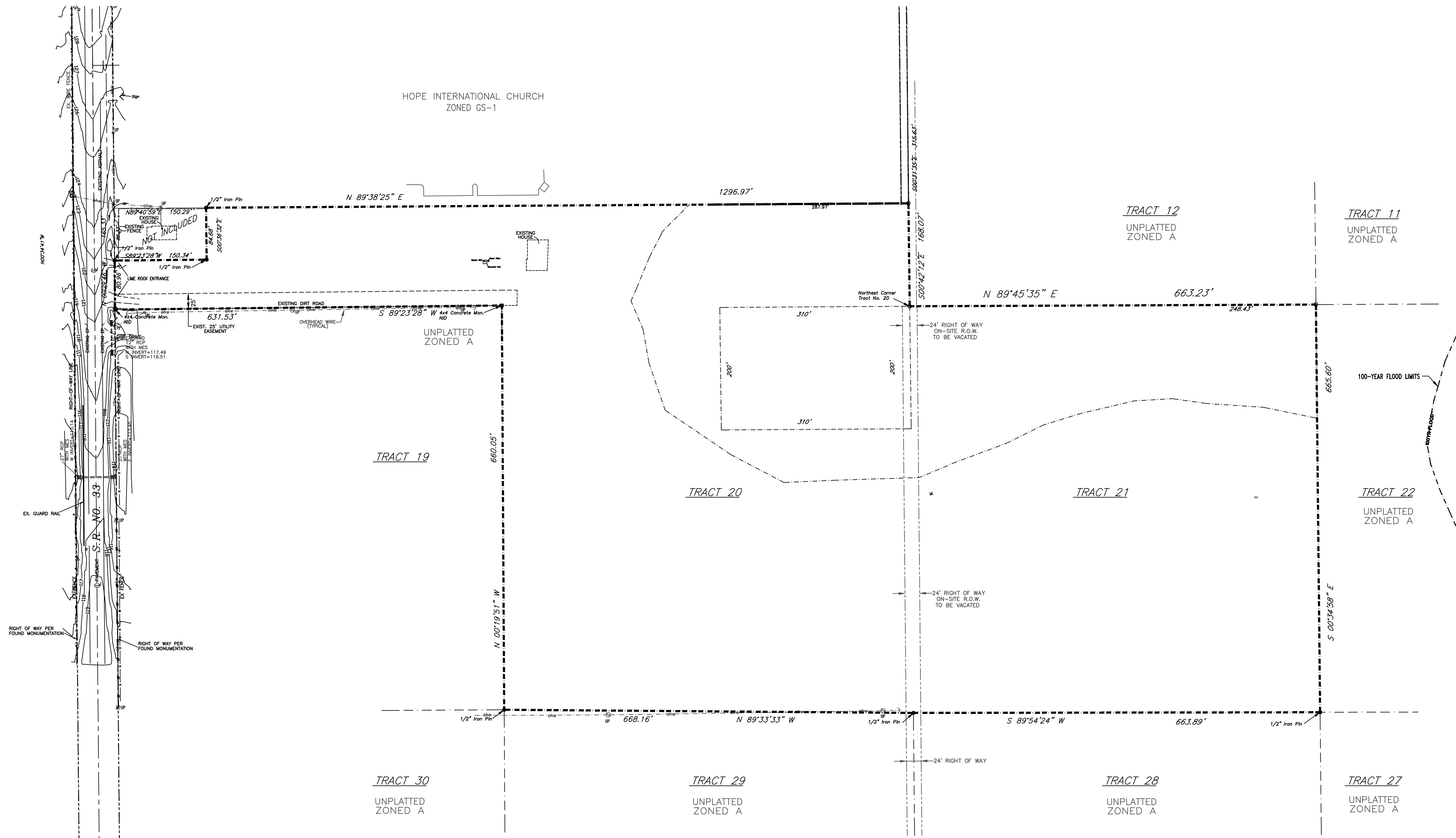
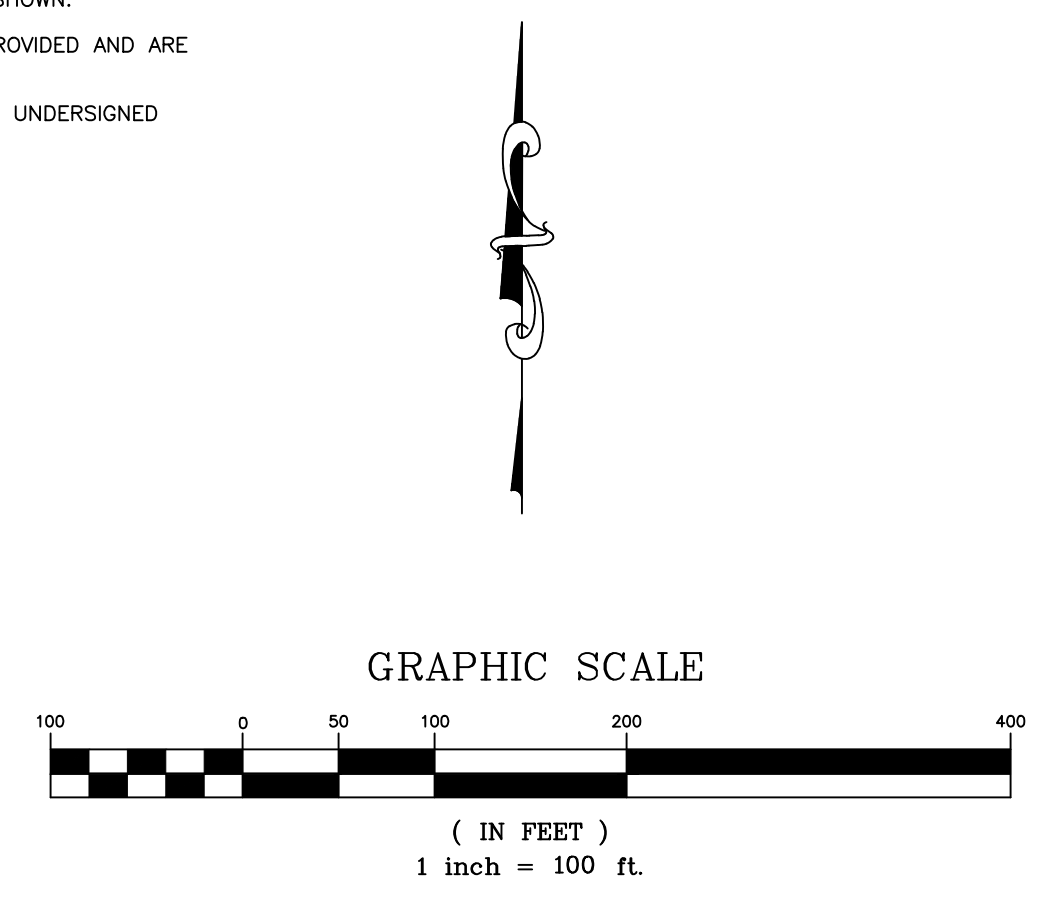
THE EAST 310 FEET OF THE NORTH 200 FEET OF TRACT 20, GROVELAND FARMS, IN SECTION 30 TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGE 10 AND 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- BEARINGS ARE BASED ON THE EAST LINE OF TRACT 20, BEINGS S 00°34'58" E, ASSUMED.
- UNDERGROUND UTILITIES AND IMPROVEMENTS WERE NOT FIELD LOCATED. THERE MAY BE INTERIOR FENCES, ABOVEGROUND UTILITIES THAT ARE NOT SHOWN.
- RECORDED INSTRUMENTS TO ADJUTING PROPERTIES WERE NOT PROVIDED AND ARE NOT SHOWN.
- THIS SURVEY IS NOT VALID UNLESS SIGNED AND SEALED BY THE UNDERSIGNED SURVEYOR.

SURVEYOR'S LEGEND:

- ▲ TELEPHONE RESER
- SIGN
- ⊕ WATER VALVE
- FIRE HYDRANT
- ⊗ STORM MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- UTILITY POLE
- ⊙ GUY ANCHOR
- ⊙ CENTERLINE
- + 119.7 SPOT ELEVATION
- C CONCRETE
- CMP CORRUGATED METAL PIPE
- CP CONCRETE PIPE
- MES MITERED END SECTION
- EP EDGE OF PAVEMENT
- INV INVERT



BOUNDARY SURVEY

SECTION 30-22-25
SOUTHGATE OF LAKE COUNTY, LLC
STATE ROAD 33
GROVELAND, FLORIDA 34736
LAKE COUNTY, FLORIDA

PETULLA SURVEY INC.
Planning, Design, Permitting, Inspection
101 Weber Ave, Leesburg, FL 34748
Phone: (352) 516-0731

DATE: JANUARY 11, 2016
DRAWN BY: ERP
APPROVED BY: ERP
SCALE: 1" = 100'
REVISIONS:

PROJECT NO.
Edward R. Petulla
PSM # 4447