



[Type text]

3015 Ardsley Drive
Orlando, FL 32804
321-200-4904
cmizo@olandservices.com

June 22, 2016

Ken Comia, City Planner
City of Groveland
156 S. Lake Ave
Groveland, FL 34736

RE: Southgate of Lake County Final Plat
Response Letter – Application #2016-27

Dear Mr. Comia,

Enclosed, please find responses to the comments made by The City of Groveland, the City Surveyor, the City Attorney, and the City Engineer.

A. Comments from the City of Groveland

- 1) The street name should reflect the new street name, as approved on the Construction Plans. – See attached Exhibit A
- 2) Please include street side setback on cover sheet. – See Attached Exhibit B

B. Comments from the City Surveyor

- 1) Survey and Title Opinion – 177.041. – See Attached Exhibit C
- 2) Original Drawing and Black Drawing Ink – 177.091(1). – Original drawing and black drawing ink to be provided with plat submittal.
- 3) North Arrow and Bearing Reference (well established line) – 177.091(6) – See Attached Exhibit D
- 4) P.R.M.'s (Each corner and change in direction) 1400' Max., Registration Number – 177.091(7). – See Attached Exhibit E
- 5) Dedication and Mortgage Holders – 177.091(12) – See Attached Exhibit C
- 6) Sufficient Survey Data – 177.091(19) – See Attached Exhibit F
- 7) Taxes Paid – See Attached Exhibit G



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C. Comments by City Attorney

- 1) The Survey is based on a title commitment prior to vacation of easements. – See Attached Exhibit C
- 2) Submittal does not include Engineer’s letter of certification as to cost of entire construction infrastructure. Sec. 145-38(c)(8). – See Attached Exhibit H
- 3) Since the infrastructure improvements are not complete, please submit a performance bond or other approved surety prior to issuance for review. Sec. 145-38(c)(9). – To be provided at a later date.
- 4) If the infrastructure improvements are not complete prior to final plat approval, then submit certificate of completion and maintenance bond for review prior to its issuance. A maintenance bond will be required prior to City’s acceptance of the infrastructure. Sec. 145-38(c)(11). – To be provided at later date.
- 5) A certification of engineer that the plat agrees with the construction plans must be provided. Sec. 145-48(c)(13). – See Attached Exhibit I
- 6) A bill of sale to convey infrastructure and utility improvements to the City is required. Please provide a proposed bill of sale for review. Sec. 145-48(c)(14). – See Attached Exhibit J
- 7) General vicinity map is not to scale. Sec. 145-48(d)(3). – See Attached Exhibit K
- 8) Acreage of the property is provided; however, square footage of the property is also required. Sec. 145-48(d)(3). – See Attached Exhibit L
- 9) Declarations Sec. 145-48(e)
 - a. Provided with second submittal package.
 - b. Provided with second submittal package.
 - c. Provided with second submittal package.
- 10) A CD of final version of final approved plat will be required prior to recording plat. Sec. 145-48(c)(17). – Provided with second submittal package.
- 11) A CD of approved as-builts prepared and certified by professional land surveyor will be required prior to City’s acceptance of infrastructure. Sec. 145-48(c)(18). – To be



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-
- provided by construction company's professional surveyor upon completion of construction.
- 12) Fees for recording must be remitted to City upon request. Sec. 145-48(c)(19). – To be provided.
- 13) Proposed Plat
- a. See Attached Exhibit M
 - b. See Attached Exhibit N
 - c. See Attached Exhibit N
- 14) The Right of Way Easement granted to SECO recorded in O.R. Book 418, Page 768 is blanket in nature and since improvements will affect the easement, a written consent to the final plat, in recordable form, is required. – See Attached Exhibit O
- 15) 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. – See Attached Exhibit C
- 16) Sec. 145-53 – The engineering plans comply with the requirements of Sec. 145-53. See Attached Exhibit U.
- 17) If a conservation easement is required by SJRWMD, then the original will need to be provided to the City to record simultaneously with the plat, unless sooner recorded. – Conservation easement to be conveyed to the HOA by separate instrument with execution of a conservation easement to SJRWMD.

D. Comments by City Engineer

- 1) Provide name and contact information for the owner of the property – Southgate of Lake County, LLC. 301 Sampey Rd., Groveland, FL 34736. Contact – Carey Malever (352) 429-9507.
- 2) Provide an estimate for the maintenance bond based on the engineer's certification as to cost of the entire construction cost. – See Attached Exhibit H



[Type text]

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- 3) Submit a copy of the easement agreement for the 15-foot easements located between lots 10 and 11. – See Attached Exhibit Q (**waiting on dec**)
- 4) Tract C shall be dedicated to the City of Groveland by separate instrument. – See Attached Exhibit J
- 5) Roadways shall be dedicated for perpetual use by the public. – See Attached Exhibit R
- 6) Provide dedication language for the conservation easement depicted on sheet 3. – Conservation easement to be conveyed to the HOA by separate instrument with execution of a conservation easement to SJRWMD.
- 7) Include the 100-year flood elevation for the property. See Attached Exhibit T.

Please let me know if you have any further questions. Thank you.

Best Wishes,

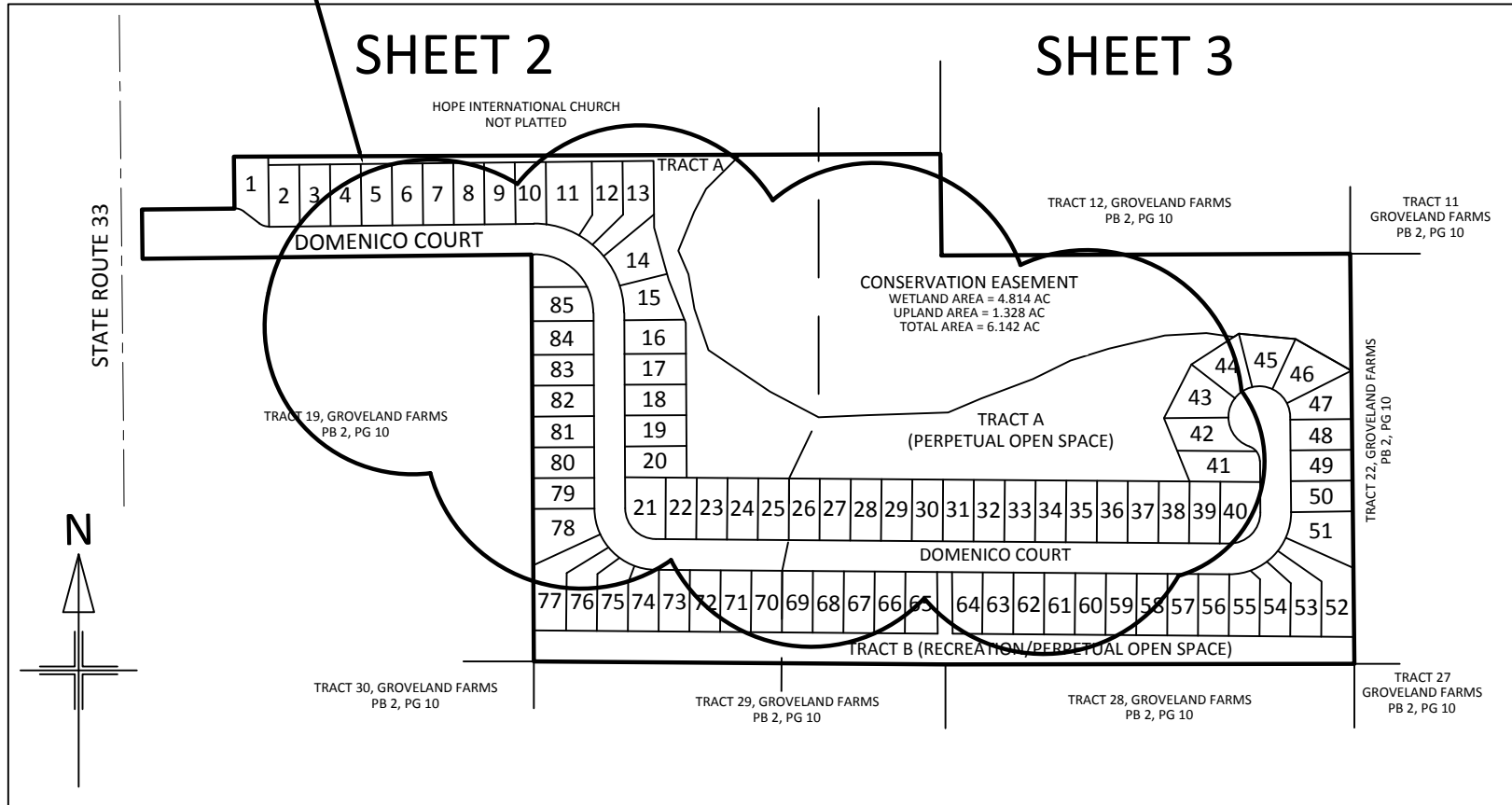
Charlie Mizo
President
Optimum Land Services
cmizo@olandservices.com
321-200-4904

Exhibit A

VICINITY MAP

NOT TO SCALE

ROAD NAME CHANGE
(SHEET MAP 3 PAGES)



OPTIMUM LAND SERVICES, LLC
PROFESSIONAL LAND SURVEYORS

SHEET MAP
NOT TO SCALE



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

SOUTHGATE OF LAKE COUNTY 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, 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 STATION) AND DOMENICO 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 NOTES.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENT TO BE SIGNED AND ATTESTED TO BY THE MANAGING MEMBER NAMED BELOW THIS ____ DAY OF _____, 2016.

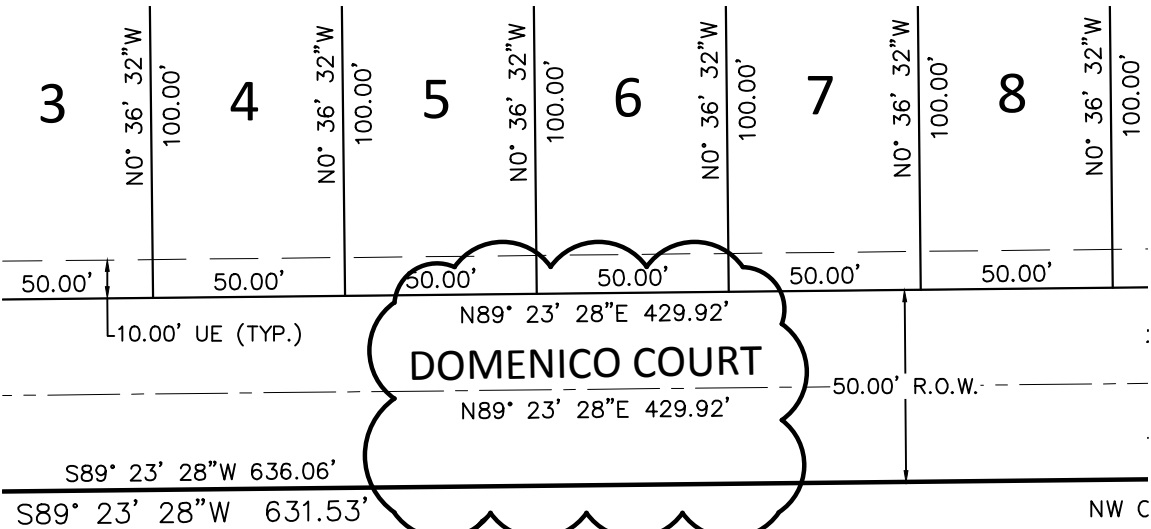
SOUTHGATE OF LAKE COUNTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY
301 SAMPEY ROAD
GROVELAND, FL 34736
352-429-9507

ROAD NAME CHANGE

WITH 165' OF THE NORTHEAST ¼ OF THE
T1, RANGE 25 EAST, AS BEING N89°45'41"E.
EAST ZONE NAD 83(09).

NON-RADIAL.

MANDATORY HOMEOWNERS ASSOCIATION
ASSOCIATION, INC., A FLORIDA
("HOA"), REQUIRING THE PAYMENT OF FEES
FROM ALL OF THE OWNERS OF THE LOTS DEPICTED
HEREON. FAILURE TO PAY SUCH FEES OR ASSESSMENTS BY THE
DUE DATE OF SAID PROPERTY.

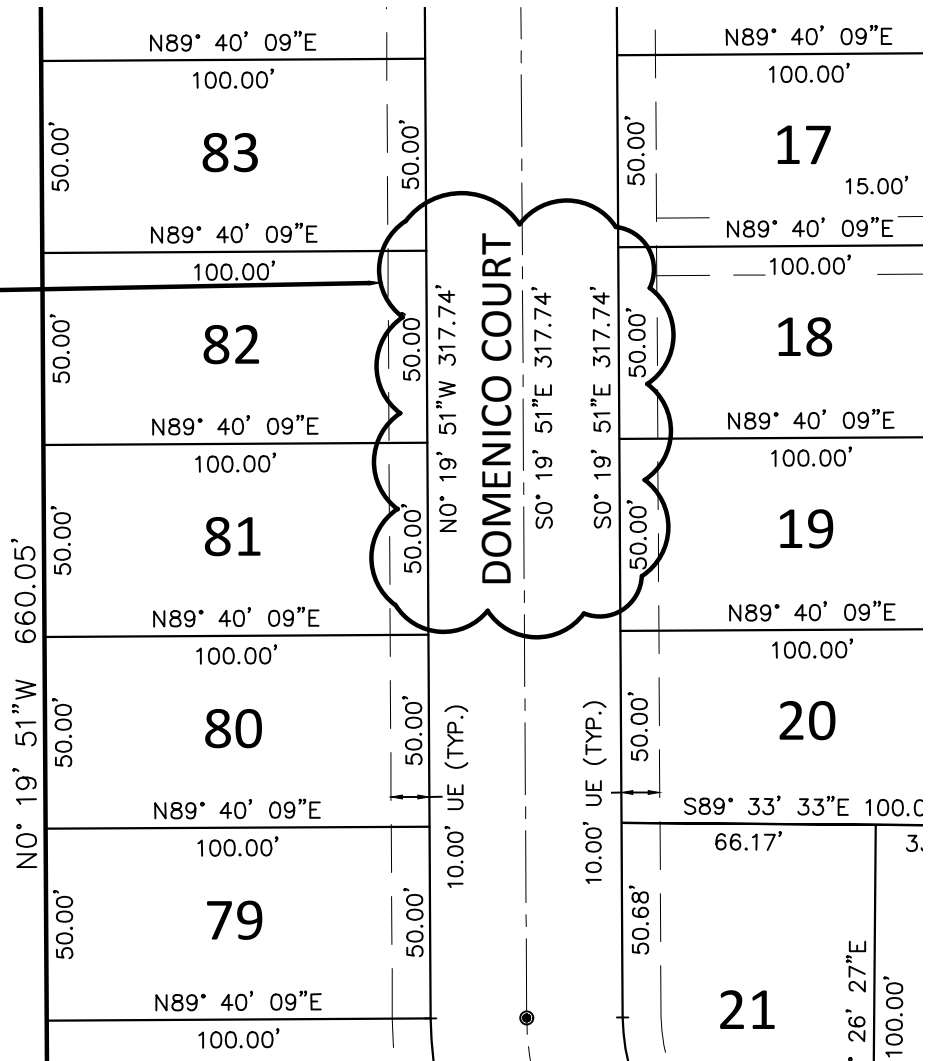


ROAD NAME CHANGE

ADD 4X4 CM TO NW CORNER OF TRACT C

(LIFT

ROAD NAME CHANGE



TRACT A (PERPETUAL OPEN SPACE)

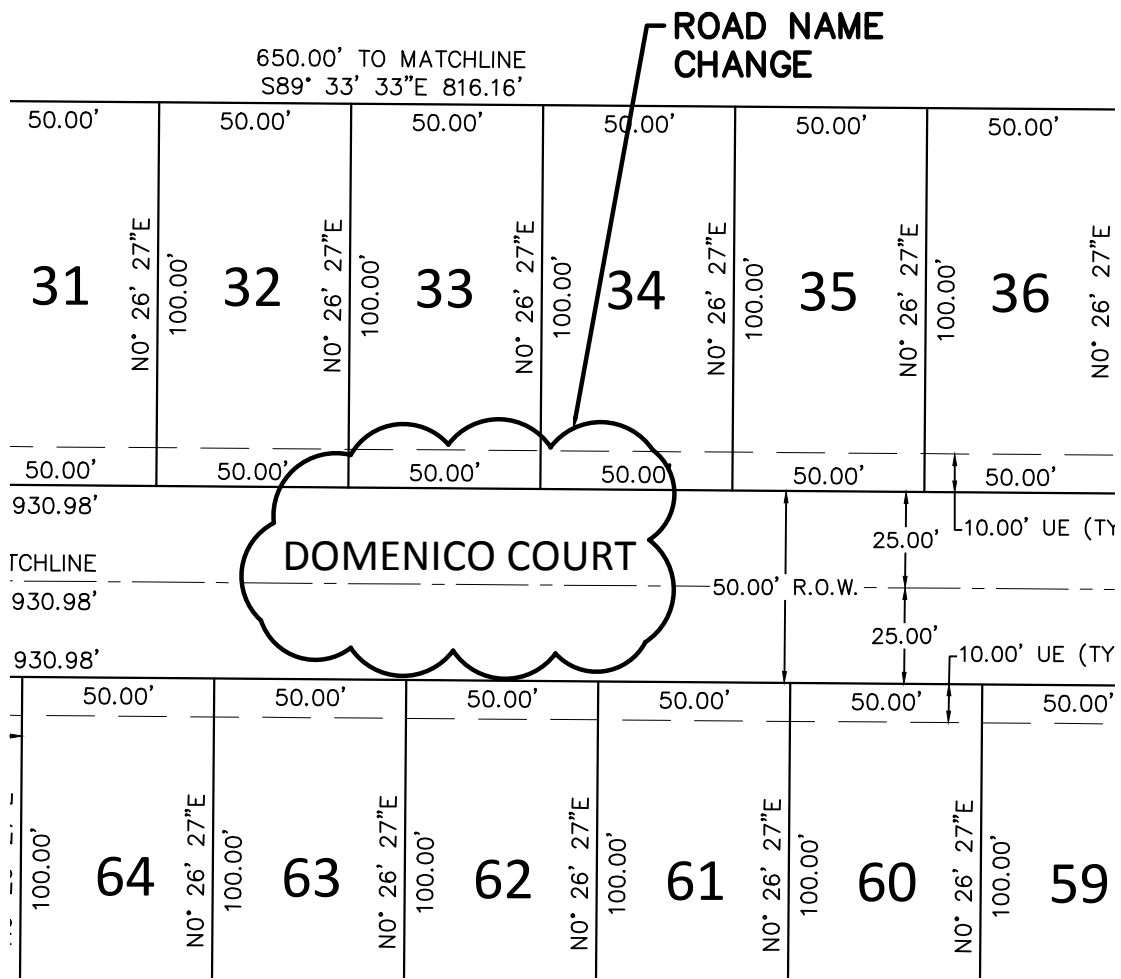


Exhibit B

DE = DRAINAGE EASEMENT
D&M.A.E.= DRAINAGE & MAINTENANCE
ACCESS EASEMENT
D&UE = DRAINAGE & UTILITY EASEMENT
LB = LICENSED BUSINESS
NR = NON RADIAL
NT = NON TANGENT
ORB = OFFICIAL RECORD BOOK
PB = PLAT BOOK

PCP = POINT OF CONTROL POINT
PG = PAGE
PI = POINT OF INTERSECTION
POC = POINT ON CURVE
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
R = RADIUS
R.O.W= RIGHT OF WAY
UE = UTILITY EASEMENT

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 REFERENCE POINT" ,UNLESS NOTED OTHERWISE

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



EXHIBIT "B"

Exhibit C



First American Title Insurance Company
2233 Lee Road
Winter Park, FL 32789
Phone: (407)691-5200
Fax: (407)691-5300

**CERTIFICATE OF TITLE INFORMATION FOR THE FILING
OF A SUBDIVISION PLAT IN
the City of Groveland, Lake County, Florida**

FATIC File No.: 2037-3544017

A search of the Public Records of Lake County, Florida, through May 26, 2016 at 8:00 a.m. reveals the following with respect to the legal description of the property set out on the subdivision plat of SOUTHGATE OF LAKE COUNTY (not yet recorded), said legal description attached hereto as Exhibit "A", and made a part hereof:

A. The last deed of record was dated May 29, 2009 and recorded June 2, 2009 in Official Records Book 3777, Page 464, Public Records of Lake County, Florida.

B. The record title holder is Southgate of Lake County, LLC, a Florida limited liability company.

C. The name(s) of the record title holder coincides with the name(s) shown as owner(s) on the unrecorded plat of SOUTHGATE OF LAKE COUNTY.

D. Unsatisfied mortgages or liens encumbering said property are as follows:

1. Mortgage in the original principal amount of \$1,050,000.00, executed by Southgate of Lake County, LLC, a Florida limited liability company in favor of Centerstate Bank, N.A., recorded June 2, 2009 in Official Records Book 3777, Page 468, together with Assignment of Rents recorded June 2, 2009 in Official Records Book 3777, Page 476, Public Records of Lake County, Florida.

E. Underlying rights of way, easements or plats affecting said property are as follows:

1. Provisions on the plat of Groveland Farms recorded September 26, 1911 in Plat Book 2, Pages 10 and 11, Public Records of Lake County, Florida.

2. Reservations unto the State of Florida for oil, gas, minerals, fissionable materials and 200 foot State Road Right of Way as contained in Deed No. 013-Chapter 21684, recorded April 24, 1952 in Deed Book 324, Page 325, Public Records of Lake County, Florida. Note: The right of entry and exploration has been released pursuant to S270.11, F.S..

3. Non-Exclusive Easement Deed (Individual) by and between Sharri Gittens and Donald Gissy and Lake County, a political subdivision as recorded January 8, 1996 in Official Records Book 1409, Page 145, Public Records of Lake County, Florida.

F. Other information regarding said property includes:

1. State of Florida Green Swamp Area of Critical State Concern as recorded August 5, 1976 in Official Records Book 614, Page 57, Public Records of Lake County, Florida.

2. Declaration of Deed Restrictions and Restrictions on Selling and Leasing of Property (Family Lot Splits) recorded January 8, 1996 in Official Records Book 1409, Page 137, Public Records of Lake County, Florida.

3. Notice of Special Assessment for Road Improvements (Individual/Partnership/Corporation) pursuant to the Lake County Road Policies as recorded October 17, 1997 in Official Records Book 1555, Page 47, Public Records of Lake County, Florida.

4. Notice of Special Assessment for Road Improvements (Individual/Partnership/Corporation) pursuant to the Lake County Road Policies as recorded October 17, 1997 in Official Records Book 1555, Page 49, Public Records of Lake County, Florida.

5. Memorandum of Agreement by and between Southgate of Lake County, LLC, a Florida limited liability company f/k/a Southgate of Lakeland, LLC and Todd S. Hempfield and Susan R. Hempfield, husband and wife, as recorded January 29, 2010 in Official Records Book 3867, Page 1656, Public Records of Lake County, Florida.

6. Ordinance 2004-04-15 extending and increasing the corporate limits of the City of Groveland as recorded October 13, 2011 in Official Records Book 4083, Page 27, Public Records of Lake County, Florida.

7. Resolution 2012-08-12 granting a Special Exception Use as recorded September 4, 2012 in Official Records Book 4208, Page 123, Public Records of Lake County, Florida.

8. Ordinance 2016-03-07 of the City Council of the City of Groveland, Florida, Vacating Certain Rights of Way Shown on the Plat of Groveland Farms recorded March 30, 2016 in Official Records Book 4758, Page 2031, Public Records of Lake County, Florida.

G. 2015 Ad valorem taxes on said property are PAID for Tax Parcel I. D. Number 3022250002-000-0070; 3022250002-000-00300; 0122245001-020-00001; 0122245001-021-00000; and 0122245001-020-00000.

**CERTIFICATE OF TITLE INFORMATION FOR THE FILING
OF A SUBDIVISION PLAT IN
the City of Groveland, Lake County, Florida**

This certificate is made for the purpose of furnishing the information required for the filing of the above referenced subdivision plat in accordance with the provisions of Chapter 177.041 of the Florida Statutes and the requirements of the the City of Groveland and Lake County Land Development Code. This search of a minimum of 30 years has been prepared expressly for the appropriate governing body as defined by Chapter 177.071 FS and it is not to be relied upon by any other group or person for any other purpose.

First American Title Insurance Company

By: _____

Authorized Signatory - Larry P. Deal

Exhibit "A"

SOUTHGATE OF LAKE COUNTY

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

AND

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 $00^{\circ}34'58''$ EAST, 665.60 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 21; THENCE SOUTH $89^{\circ}54'24''$ 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 $89^{\circ}33'33''$ 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 $00^{\circ}19'51''$ 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 $89^{\circ}23'28''$ 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 $00^{\circ}34'38''$ WEST ALONG SAID RIGHT-OF-WAY LINE, 80.00 FEET; THENCE NORTH $89^{\circ}23'28''$ EAST, 150.34 FEET; THENCE NORTH $00^{\circ}36'32''$ WEST, 84.03 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH 165 FEET; THENCE NORTH $89^{\circ}45'41''$ EAST, 1146.69 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 165 FEET; THENCE SOUTH $00^{\circ}42'12''$ EAST, 165.00 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH 165 FEET; THENCE NORTH $89^{\circ}45'35''$ EAST ALONG THE NORTH LINE OF TRACT 21, A DISTANCE OF 663.23 FEET TO THE POINT OF BEGINNING.

Exhibit D

BETTER CALL FOR BEARING REFERENCE

NOTES:

1. BEARINGS BASED UPON THE NORTH LINE OF THE SOUTH 165' OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ 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

F

CORNER
TO THE
CENTER
OF THE
SAID
WEST
WAY
SAID
2016;
FEET;
5'41"

Exhibit E

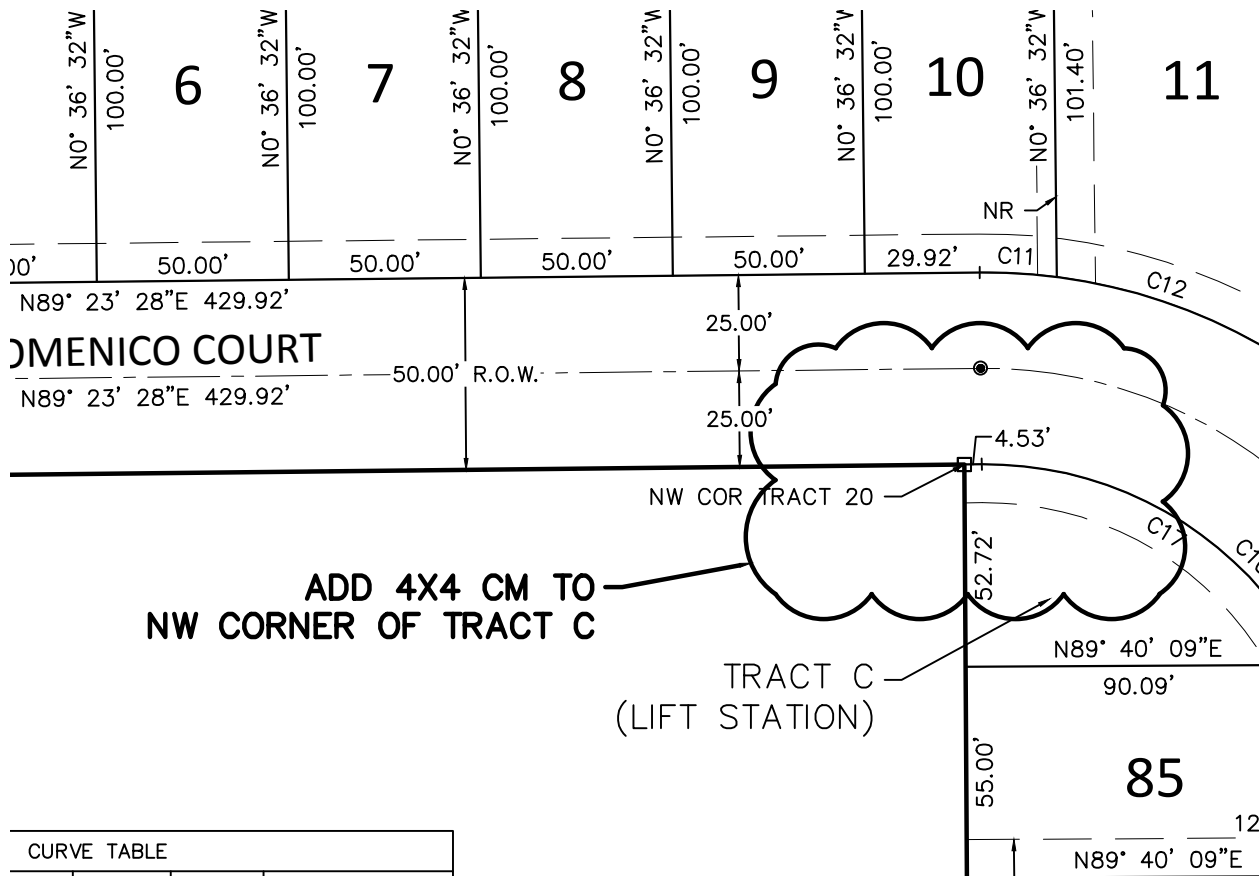


Exhibit F

ADD DISTANCES TO
NORTH LINE OF PLAT

HOPE INTERNATIONAL/
NOT PLATTE

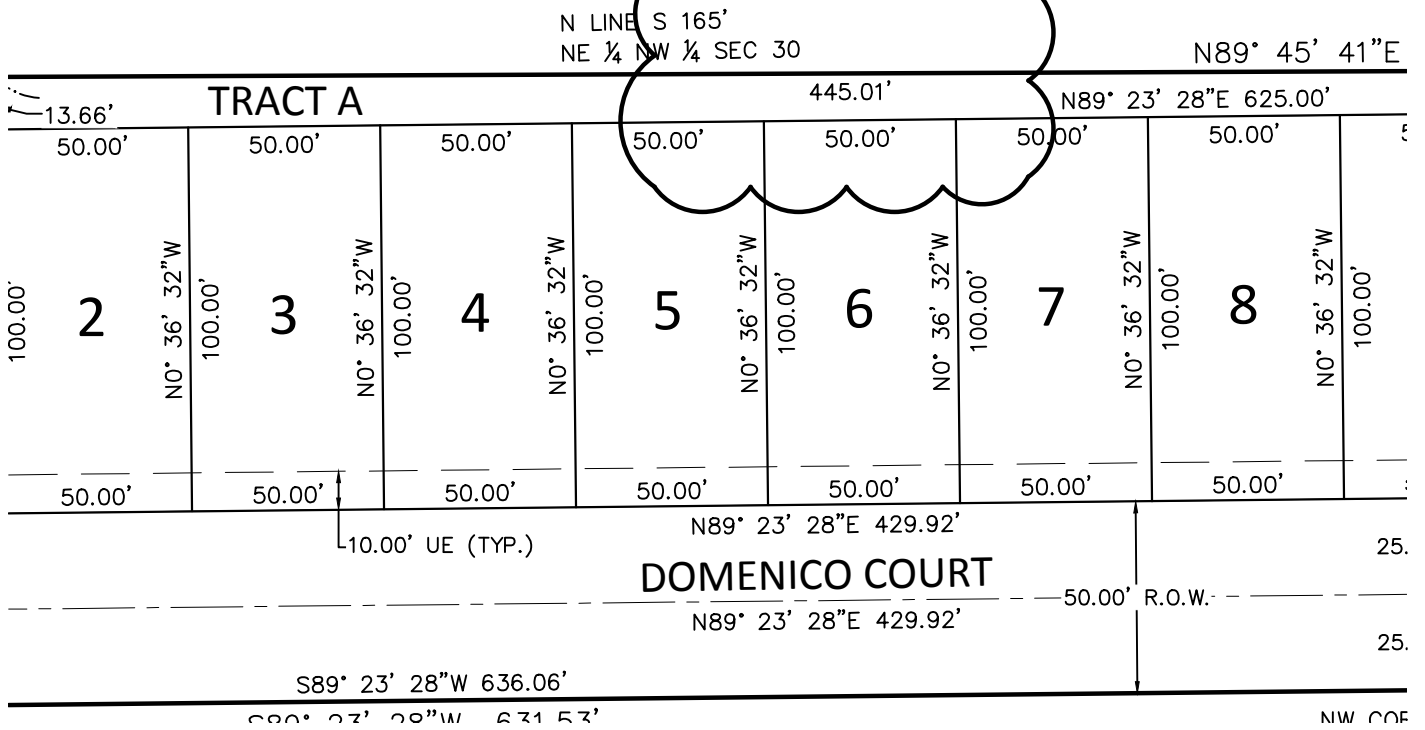


Exhibit G

Lake County, Florida
OFFICE OF THE TAX COLLECTOR
 Bob McKee, Tax Collector

Due to the tax certificate sale, which is in progress, we are unable to accept payments for 2015 real estate taxes. We anticipate sale reconciliation to occur on or before June 15, 2016 at which time payments will again be accepted. We apologize for any inconvenience this may have caused.

2015 Roll Details — Real Estate Account At 6519 METZ RD

Print this page

Real Estate Account #0122245001-021-00000 Parcel details Latest bill Full bill history

2015	2014	2013	2012	...	2002
PAID	PAID	PAID	PAID		PAID

PAID 2015-12-03 \$445.20
 Effective 2015-11-30
 Receipt #2015-00187514

Owner: SOUTHGATE OF LAKE COUNTY LLC
 301 SAMPEY RD
 GROVELAND, FL 34736
Situs: 6519 METZ RD

Account number: 0122245001-021-00000
Alternate Key: 1114845
Millage code: 00GR
Millage rate: 20.4360

Assessed value: 31,693
School assessed value: 31,693

Exemptions

AGRICULTURAL 9,000
CLASSIFICATION:

Property Appraiser - GIS

2015 Annual bill View

Ad valorem: \$463.75
Non-ad valorem: \$0.00
Total Discountable: 463.75
No Discount NAVA: 0.00
Total tax:

Legal description

GROVELAND, GROVELAND FARMS 30-22-25 TRACT 21 PB 2 PGS 10-110RB 3777 PG 464
 Location

Book, page, item: -
Geo number: 2422015001-021-00000
Range: 24
Township: 22
Section: 01
Use code: 54
Total acres: 0.000




Lake County, Florida
OFFICE OF THE TAX COLLECTOR
Bob McKee, Tax Collector

Due to the tax certificate sale, which is in progress, we are unable to accept payments for 2015 real estate taxes. We anticipate sale reconciliation to occur on or before June 15, 2016 at which time payments will again be accepted. We apologize for any inconvenience this may have caused.

2015 Roll Details — Real Estate Account #3022250002-000-00300

Real Estate Account #3022250002-000-00300 [Parcel details](#) [Latest bill](#) [Full bill history](#) [Print this page](#)

2015	2014	2013	2012	...	1998
PAID	PAID	PAID	PAID		PAID

PAID 2015-12-03 \$335.69
 Effective 2015-11-30
 Receipt #2015-00187514

Owner: SOUTHGATE OF LAKE COUNTY LLC
 301 SAMPEY RD
 GROVELAND, FL 34736
Situs: (unknown)

Account number: 3022250002-000-00300
Alternate Key: 1704651
Millage code: 00GR
Millage rate: 20.4360

Assessed value: 17,111
School assessed value: 17,111

GIS - Property Appraiser

2015 Annual bill

[View](#)

Ad valorem: \$349.68
Non-ad valorem: \$0.00
Total Discountable: 349.68
No Discount NAVA: 0.00
Total tax:

Legal description

S 165 FT OF NE 1/4 OF NW 1/4--LESS W 50 FT FOR RD R/W & LESSE 1033.26 FT & LESS BEG AT INTERSECTION OF E R/W LINE OF SR33 & N LINE OF S 165 FT OF NE 1/4 OF NW 1/4, RUN N 89DEG38MIN 25SEC E 150.29 FT, S 00DEG 36MIN 32SEC E 84.68 FT, S89DEG 23MIN 28SEC W 150.34 FT TO E R/W LINE OF SR 33, N00DEG 34MIN 41SEC E 85.33 FT TO POB--ORB 3777 PG 464

Location

Book, page, item: --
Geo number: 2522300002-000-00300
Range: 25
Township: 22
Section: 30
Use code: 00
Total acres: 0.000



Lake County, Florida
OFFICE OF THE TAX COLLECTOR
Bob McKee, Tax Collector

Due to the tax certificate sale, which is in progress, we are unable to accept payments for 2015 real estate taxes. We anticipate sale reconciliation to occur on or before June 15, 2016 at which time payments will again be accepted. We apologize for any inconvenience this may have caused.

2015 Roll Details — Real Estate Account At 13730 STATE ROAD 33

Real Estate Account #3022250002-000-00700 [Parcel details](#) [Latest bill](#) [Full bill history](#) [Print this page](#)

2015	2014	2013	2012	...	1998
PAID	PAID	PAID	PAID		PAID

PAID 2015-12-03 \$3,555.59
 Effective 2015-11-30
 Receipt #2015-00187514

Owner: SOUTHGATE OF LAKE COUNTY LLC
 301 SAMPEY RD
 GROVELAND, FL 34736
Situs: 13730 STATE ROAD 33

Account number: 3022250002-000-00700
Alternate Key: 3684915
Millage code: 00GR
Millage rate: 20.4360
Assessed value: 181,236
School assessed value: 181,236

GIS - Property Appraiser

2015 Annual bill

[View](#)

Ad valorem: \$3,703.74
Non-ad valorem: \$0.00
Total Discountable: 3703.74
No Discount NAVA: 0.00
Total tax:

Legal description

E 1033.62 FT OF S 165 FT OF NE 1/4 OF NW 1/4ORB 3777 PG 464

Location

Book, page, item: --
Geo number: 2522300002-000-00700
Range: 25
Township: 22
Section: 30
Use code: 01
Total acres: 0.000



Due to the tax certificate sale, which is in progress, we are unable to accept payments for 2015 real estate taxes. We anticipate sale reconciliation to occur on or before June 15, 2016 at which time payments will again be accepted. We apologize for any inconvenience this may have caused.

2015 Roll Details — Real Estate Account At 6505 METZ RD

Real Estate Account #0122245001-020-00001 [Parcel details](#) [Latest bill](#) [Full bill history](#) [Print this page](#)

2015	2014	2013	2012	...	2002
PAID	PAID	PAID	PAID		PAID

PAID 2015-12-03 \$569.69
 Effective 2015-11-30
 Receipt #2015-00187514

Owner: SOUTHGATE OF LAKE COUNTY LLC
 301 SAMPEY RD
 GROVELAND, FL 34736
Situs: 6505 METZ RD

Account number: 0122245001-020-00001
Alternate Key: 1070333
Millage code: 00GR
Millage rate: 20.4360

Assessed value: 37,738
School assessed value: 37,738

Exemptions

AGRICULTURAL 8,700
CLASSIFICATION:

Property Appraiser - GIS

2015 Annual bill [View](#)

Ad valorem: \$593.43
Non-ad valorem: \$0.00
Total Discountable: 593.43
No Discount NAVA: 0.00
Total tax:

Legal description

GROVELAND, GROVELAND FARMS 30-22-25 S 460 FT OF E 310 FT & W350 FT OF TRACT 20 PB 2 PGS 10-110RB 3777 PG 464

Location

Book, page, item: --
Geo number: 2422015001-020-00001
Range: 24
Township: 22
Section: 01
Use code: 54
Total acres: 0.000



Exhibit H



Thomas L. Knight, P.E.
Professional Association

Planning, Design, Permitting, Inspection

June 13, 2016

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

Re: Southgate, **Performance Bond**
Application No. 2016-27

Dear Ken:

Please be advised that I reviewed the attached Contract/Proposal from J. Malever Construction Company, Inc. and I have found the quantities and unit prices listed therein to be acceptable for a partial construction cost estimate. The total cost of the work outlined in this document is \$1,536,248.40.

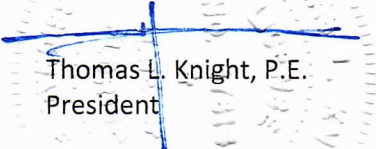
The scope of work addressed in Malever's contract/proposal did not include the proposed retaining walls or the proposed 4' chain link fence. The estimated the construction cost of the retaining walls is \$31,608.00. The estimated construction cost of the 4' chain link fence is \$39,072.00.

The total construction cost estimate of the proposed infrastructure shown on the Construction Plans for Southgate is \$1,606,928.40.

The amount of the performance bond is 110% of this cost or \$1,767,621.24.

Should you have any questions or need additional information, please do not hesitate to contact me at (352) 267-4516 or tknight@knighteng.com.

Sincerely,


Thomas L. Knight, P.E.
President

J. Malever Construction Company, Inc.
301 Sampey Road
Groveland, FL 34736

Phone: (352) 429-9507
Fax: (352) 429-8705

CONTRACT/PROPOSAL

Date: June 2, 2016
Name/Owner: KB Homes of Orlando, LLC
Job Name: Southgate
Estimate No.: 7248
Engineer: Thomas L Knight, PE
Plan Date: March 2016

I/We the undersigned do hereby authorize and direct J. Malever Construction Company, Inc. (hereinafter "Malever") to perform construction work to the above-described property in accordance with the Scope of Work outlined below. This Contract is subject to the Standard Terms and Conditions below and is good for 30 days.

STANDARD TERMS AND CONDITIONS

1. Malever's Scope of Work. The scope of work of this Contract/Proposal (hereinafter "Scope of Work") is to furnish the labor and materials necessary to:

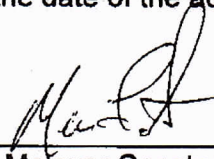
- I. Sitework per attached break down.
- II. Notes
 - A. Includes one mobilization.
 - B. Includes density testing.
 - C. Includes one set of redline as-builts.
 - D. Does not include retaining walls or fence for retaining walls.
 - E. Does not include permits or fees.
 - F. Does not include removal or replacement of unsuitable materials except overexcavation of WRA 1.
 - G. Does not include sidewalk except common areas to the quantity shown in this proposal.
 - H. Does not include third party erosion control monitoring.
 - I. Does not include electric service to lift station.
 - J. Does not include any items not specifically listed in the proposal.
 - K. Does not include any items that may subsequently be required by any governing agency nor any omissions of the engineer or errors on the plans.

The Scope of Work excludes any unforeseen conditions, betterments or additional work requested by Owner not addressed in a Change Order as defined below. Malever will, upon Owner's signing of this Contract/Proposal, begin the preparation for the commencement of the work including, but not limited to, applying for permits, obtaining architectural and/or engineering documents as may be required by local authorities, recording a Notice of Commencement, organizing the labor and purchasing the material. Owner may not itself, or by contract with any other entity or person, perform any portion of the Scope of Work (hereinafter "self performing"). Owner has no right to seek any credits or refunds from Malever for self performing any portion of the Scope of Work.

2. Price for this Scope of Work. The price for this Scope of Work is **\$1,536.248.40**. This Contract/Proposal and Malever's business records are not subject to audit by Owner. This price is based on working during business hours of Monday through Friday from 7:00 a.m. to 5:00 p.m. Owner agrees to provide access to the job site as required for completion.

3. Changes. Owner may make changes in the Scope of Work. Owner and Malever must agree, in writing, to the scope of the changed work, the price of the changed work and the time necessary to complete the changed work (hereinafter "Change Order"). Owner may direct Malever to perform work which is not within Malever's Scope of Work only in accordance with this provision. Owner's request for Malever to perform work outside business hours shall only occur upon the execution of a Change Order.

4. Warranty. Malever's warranty guarantees that the work shall be free from defects and shall conform to and meet the requirements of the applicable building codes. Malever agrees to correct, to the satisfaction of Owner, any portion, or portions of the work which prove to be defective within one (1) year from the date of the acceptance of the work by Owner.

By 
J. Malever Construction Company, Inc.
Title V.P.
Witness: _____
Date: June 2, 2016

By _____
Owner
Title _____
Witness: _____
Date: _____

**SOUTHGATE
 BID BREAKDOWN
 ESTIMATE 7248**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Sitework					
1	Mobilization	1.0	LS	2,770.00	2,770.00
2	Clear and grub	1.0	LS	12,360.00	12,360.00
3	Earthwork	1.0	LS	127,250.00	127,250.00
4	Fine grade	1.0	LS	33,690.00	33,690.00
5	Grassing	1.0	LS	53,950.00	53,950.00
6	Erosion control	1.0	LS	9,980.00	9,980.00
Subtotal Sitework:					240,000.00
Storm Drainage					
1	Curb inlet	15.0	Ea	3,830.00	57,450.00
2	Type C inlet	3.0	Ea	2,580.00	7,740.00
3	Type C with skimmer	1.0	Ea	4,930.00	4,930.00
4	Type E	2.0	Ea	2,690.00	5,380.00
5	Manhole	3.0	Ea	2,320.00	6,960.00
6	Concrete flume	3.0	Ea	1,460.00	4,380.00
7	Mitered end section	5.0	Ea	1,310.00	6,550.00
8	18" RCP	2,022.0	LF	23.90	48,325.80
9	24" RCP	643.0	LF	36.20	23,276.60
10	6" underdrain	200.0	LF	40.30	8,060.00
Subtotal Storm Drainage:					173,052.40
Potable Water					
1	12" directional bore	1.0	Ea	13,700.00	13,700.00
2	10" DIP	20.0	LF	34.10	682.00
3	10" PVC	580.0	LF	17.80	10,324.00
4	8" PVC	2,200.0	LF	12.80	28,160.00
5	6" DIP	100.0	LF	21.50	2,150.00
6	4" DIP	40.0	LF	25.20	1,008.00
7	4" PVC	280.0	LF	6.90	1,932.00
8	ARV assembly	1.0	Ea	4,180.00	4,180.00
9	Hydrant assembly	7.0	Ea	3,590.00	25,130.00
10	Miscellaneous valves and fittings	1.0	LS	52,440.00	52,440.00
11	Lot services	1.0	LS	36,560.00	36,560.00
Subtotal Potable Water:					176,266.00
Reuse Water					
1	6" PVC	2,200.0	LF	8.90	19,580.00
2	4" DIP	40.0	LF	25.20	1,008.00
3	4" PVC	280.0	LF	6.90	1,932.00
4	6" backflow assembly	1.0	Ea	6,390.00	6,390.00
5	ARV assembly	1.0	Ea	3,760.00	3,760.00
6	Miscellaneous valves and fittings	1.0	LS	27,680.00	27,680.00
7	Lot services	1.0	LS	34,360.00	34,360.00
Subtotal Reuse Water:					94,710.00

**SOUTHGATE
 BID BREAKDOWN
 ESTIMATE 7248**

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Gravity Sewer					
1	Manhole	9.0	Ea	4,150.00	37,350.00
2	8" PVC	2,350.0	LF	39.10	91,885.00
3	Lot services	1.0	LS	60,930.00	60,930.00
Subtotal Gravity Sewer:					190,165.00
Roadway					
1	12" stabilized subbase	8,830.0	SY	3.10	27,373.00
2	8" crushed concrete	7,130.0	SY	11.10	79,143.00
3	1-1/2" S-3	7,130.0	SY	8.10	57,753.00
4	Miami curb	5,050.0	LF	13.80	69,690.00
5	4" concrete sidewalk, common areas only	1,300.0	SF	4.20	5,460.00
0	Striping and signs	1.0	LS	4,240.00	4,240.00
Subtotal Roadway:					243,659.00
Offsite Roadway					
1	Demolition and earthwork	1.0	LS	20,980.00	20,980.00
2	Milling	1.0	LS	9,900.00	9,900.00
3	12" stabilized subbase	3,380.0	SY	3.70	12,506.00
4	10" limerock	3,120.0	SY	16.80	52,416.00
5	2" SP 12.5	2,860.0	SY	11.30	32,318.00
6	1-1/2" FC 12.5	5,970.0	SY	9.20	54,924.00
7	Guard rail modification	1.0	LS	5,160.00	5,160.00
8	Bahia sod	1.0	LS	7,430.00	7,430.00
9	Striping	1.0	LS	11,790.00	11,790.00
Subtotal Offsite Roadway:					207,424.00
Lift Station					
1	Lift station complete	1.0	LS	133,250.00	133,250.00
2	Generator	1.0	Ea	32,050.00	32,050.00
3	Water service with backflow assembly	1.0	Ea	1,950.00	1,950.00
4	Chain link fence	1.0	LS	5,240.00	5,240.00
5	6" concrete driveway	300.0	SF	8.60	2,580.00
Subtotal Lift Station:					175,070.00
Force Main					
1	4" PVC	1,680.0	LF	6.90	11,592.00
2	ARV assembly	1.0	Ea	5,640.00	5,640.00
3	Core and line existing manhole	1.0	Ea	4,190.00	4,190.00
4	Miscellaneous fittings	1.0	LS	14,480.00	14,480.00
Subtotal Force Main:					35,902.00
Total:					1,536,248.40

Exhibit I



Thomas L. Knight, P.E.
Professional Association

Planning, Design, Permitting, Inspection

May 4, 2016

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


Re: Southgate, **Final Plat**

Dear Ken:

I am in receipt of the final plat of Southgate of Lake County by Optimum Land Services, LLC. The plans consist of three (3) sheets and are not dated. Please be advised that I have reviewed these plans and it is my professional opinion that the final plat agrees with the approved Construction Plans for Southgate.

Should you have any questions or need additional information, please do not hesitate to contact me at (352) 267-4516 or tknight@knighteng.com.

Sincerely,


Thomas L. Knight, P.E.
President

Cc: Cary Malever

Exhibit J

**THIS INSTRUMENT PREPARED BY AND
UPON RECORDING, PLEASE RETURN TO:**

R. Travis Retz, Esq.
GODBOLD, DOWNING, BILL & RENTZ, PA
222 W. Comstock Avenue, Suite 101
Winter Park, FL 32789

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into as of the _____ day of _____, 2016, by and between **SOUTHGATE OF LAKE COUNTY, LLC**, a Florida limited liability company, whose address is 301 Sampey Road, Groveland, FL 34736 ("**Grantor**"), to **CITY OF GROVELAND** a municipal corporation of the State of Florida, address is 156 S. Lake Avenue, Groveland, Florida 34736 ("**Grantee**").

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all the parties to this Special Warranty Deed and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

W I T N E S S E T H:

THAT, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is acknowledged by Grantor, Grantor hereby grants, bargains, sells, conveys and confirms unto Grantee all that certain real property together with the improvements thereon (hereinafter collectively referred to as the "**Real Property**") in **Lake County, Florida**, more particularly described as follows:

Tract C of SOUTHGATE OF LAKE COUNTY, according to the Plat thereof as recorded in Plat Book _____, Page _____, Public Records of Lake County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD the same unto Grantee in fee simple, forever.

AND Grantor hereby fully warrants the title to the Real Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise; the foregoing subject to, real estate taxes or assessments for 2016 and subsequent years and all easements, covenants, rights-of-way, plat and other matters of record.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, sealed and delivered in the Presence of:

“GRANTOR”

SOUTHGATE OF LAKE COUNTY, LLC

BY: _____

Name: _____

Name: _____

Its: _____

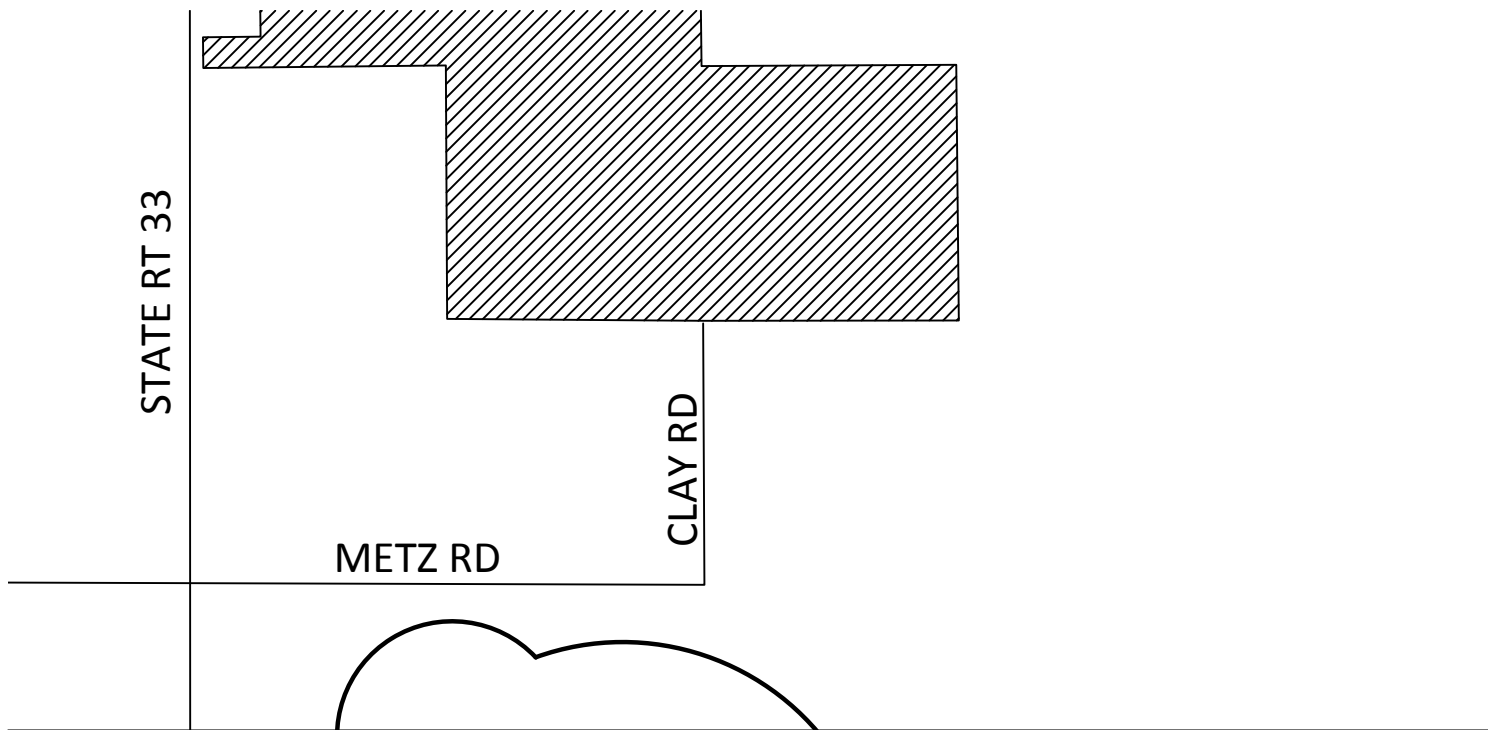
Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing Agreement was acknowledged before me this ___ day of _____, 2016, by _____, _____ of Southgate of Lake County, LLC, a Florida limited liability company, who is ___ personally known to me or who has produced _____ as identification.

Name:
Notary Public
Serial Number:
My commission expires:

Exhibit K



VICINITY MAP
1" = 500'

EXHIBIT "K"

SHEET 2

SHEET 3

Exhibit L

LEGAL DESCRIPTION:

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

AND

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 $00^{\circ}34'58''$ EAST, 665.60 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 21; THENCE SOUTH $89^{\circ}54'24''$ 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 $89^{\circ}33'33''$ 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 $00^{\circ}19'51''$ 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 $89^{\circ}23'28''$ 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 $00^{\circ}34'38''$ WEST ALONG SAID RIGHT-OF-WAY LINE, 80.00 FEET; THENCE NORTH $89^{\circ}23'28''$ EAST, 150.34 FEET; THENCE NORTH $00^{\circ}36'32''$ WEST, 84.03 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH 165 FEET; THENCE NORTH $89^{\circ}45'41''$ EAST, 1146.69 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 165 FEET; THENCE SOUTH $00^{\circ}42'12''$ EAST, 165.00 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH 165 FEET; THENCE NORTH $89^{\circ}45'35''$ 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).



EXHIBIT "L"

Exhibit M

Return to:

Anita Geraci-Carver, Esq.
1560 Bloxam Avenue
Clermont, Florida 34711

BILL OF SALE

THE BILL OF SALE evidencing the sale and conveyance of the water /waste water utility facilities described herein is made this _____ day of June, 2016, by **SOUTHGATE OF LAKE COUNTY, LLC**, a Florida limited liability company (hereinafter referred to as "Seller"), to the **CITY OF GROVELAND**, a municipal corporation of the State of Florida (hereinafter referred to as "Buyer").

WITNESSETH:

That said Seller, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Seller in hand paid by the said Buyer, the receipt and sufficiency whereof is hereby acknowledged, has granted, bargained, sold, transferred, set over and delivered, and by these presents does grant, bargain, sell, transfer, set over and deliver unto the Buyer, and the Buyer's heirs, successors and assigns forever, all those certain water/waste water utility facilities lying within the following described land, situate, lying and being in the City of Groveland, Lake County, Florida, to wit:

The Lift Station located on Tract "C", SOUTHGATE OF LAKE COUNTY, according to the Plat thereof as recorded in Plat Book _____, Pages _____, Public Records of Lake County, Florida (the "Plat"), together with all water and waste water facilities, mains, pumps, connection, pipes, valves, valve boxes, fittings, thrust blocks, hydrants manholes, meters and equipment installed within said rights-of-ways and public utility easements dedicated to Buyer on the Plat.

Buyer shall have all rights and title to the goods in itself and its assigns.

The Seller, for itself and its successors, hereby covenants to and with the Buyer and its successors and assigns that it is the lawful owner of the said goods and chattels herein referred to as utility facilities; that said goods and chattels are free from all liens and encumbrances; that it has good right, title and authority to sell same; and will warrant and defend the right against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the Seller has caused these presents to be executed the date and year first above written.

Signed, sealed and delivered in the Presence of:

“SELLER”

SOUTHGATE OF LAKE COUNTY, LLC

BY: _____

Name: _____

Name: _____

Its: _____

Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing Agreement was acknowledged before me this ___ day of _____, 2016, by _____, _____ of Southgate of Lake County, LLC, a Florida limited liability company, who is ___ personally known to me or who has produced _____ as identification.

Name:
Notary Public
Serial Number:
My commission expires:

Signed, sealed and delivered in the Presence of:

{Seal}

Name: _____

Name: _____

“BUYER”

City of Groveland, Florida, a municipal corporation of the State of Florida

By: _____

Print Name: _____

Title: _____

Date: _____, 2016

The form of execution of the foregoing contract is hereby approved:

FOR THE USE AND RELIANCE
OF CITY OF WINTER GROVELAND ONLY.
APPROVED AS TO

_____, 2016

Attorney for City of Groveland

STATE OF FLORIDA

COUNTY OF LAKE

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by _____, as _____ of the City of Groveland. Said person (check one) ____ is personally known to me or ____ produced _____ as identification.

Printed Name: _____

Notary Public, State of Florida

Commission No. _____

My commission expires: _____

Exhibit N

EXHIBIT "N"

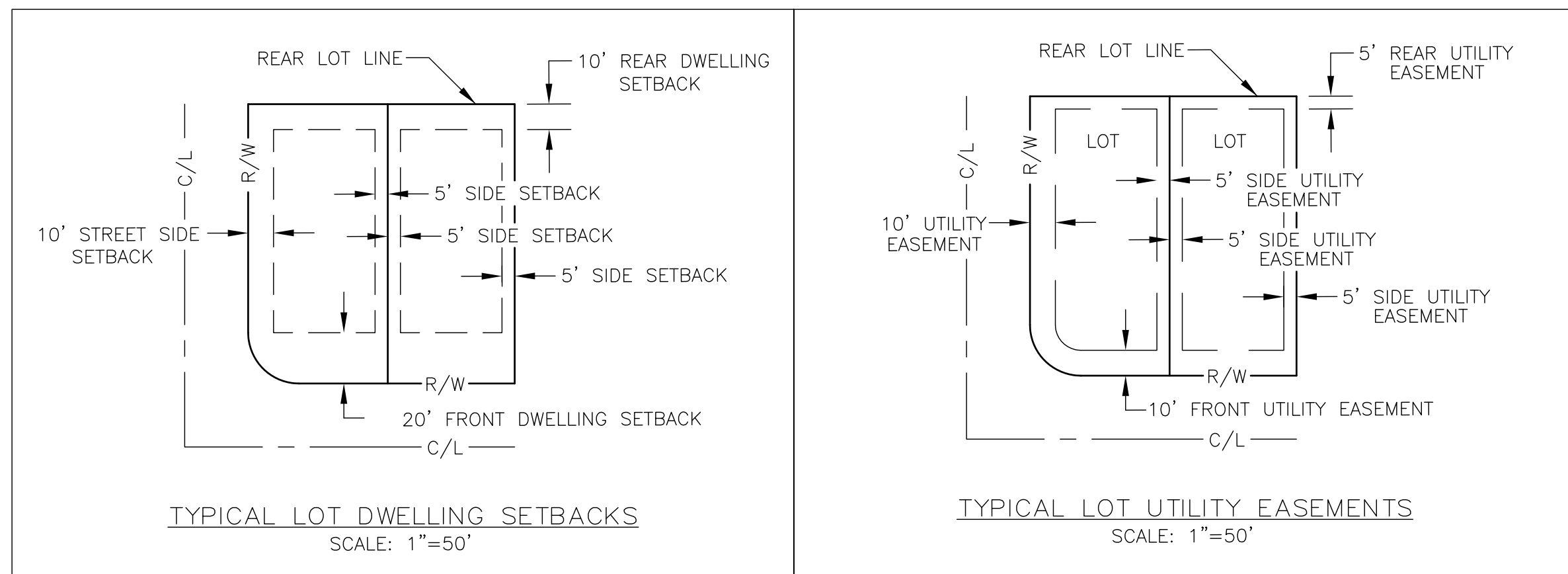
10. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL 12069C0565E, HAVING AN EFFECTIVE DATE OF DECEMBER 18, 2012, THE SUBJECT PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

17. TOTAL AREA OF OPEN SPACE IS 16.27 ACRES.

18. ROADWAYS TO BE DEDICATED FOR PERPETUAL USE BY THE PUBLIC.

PURSUAN
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COORDIN

SURVEYC



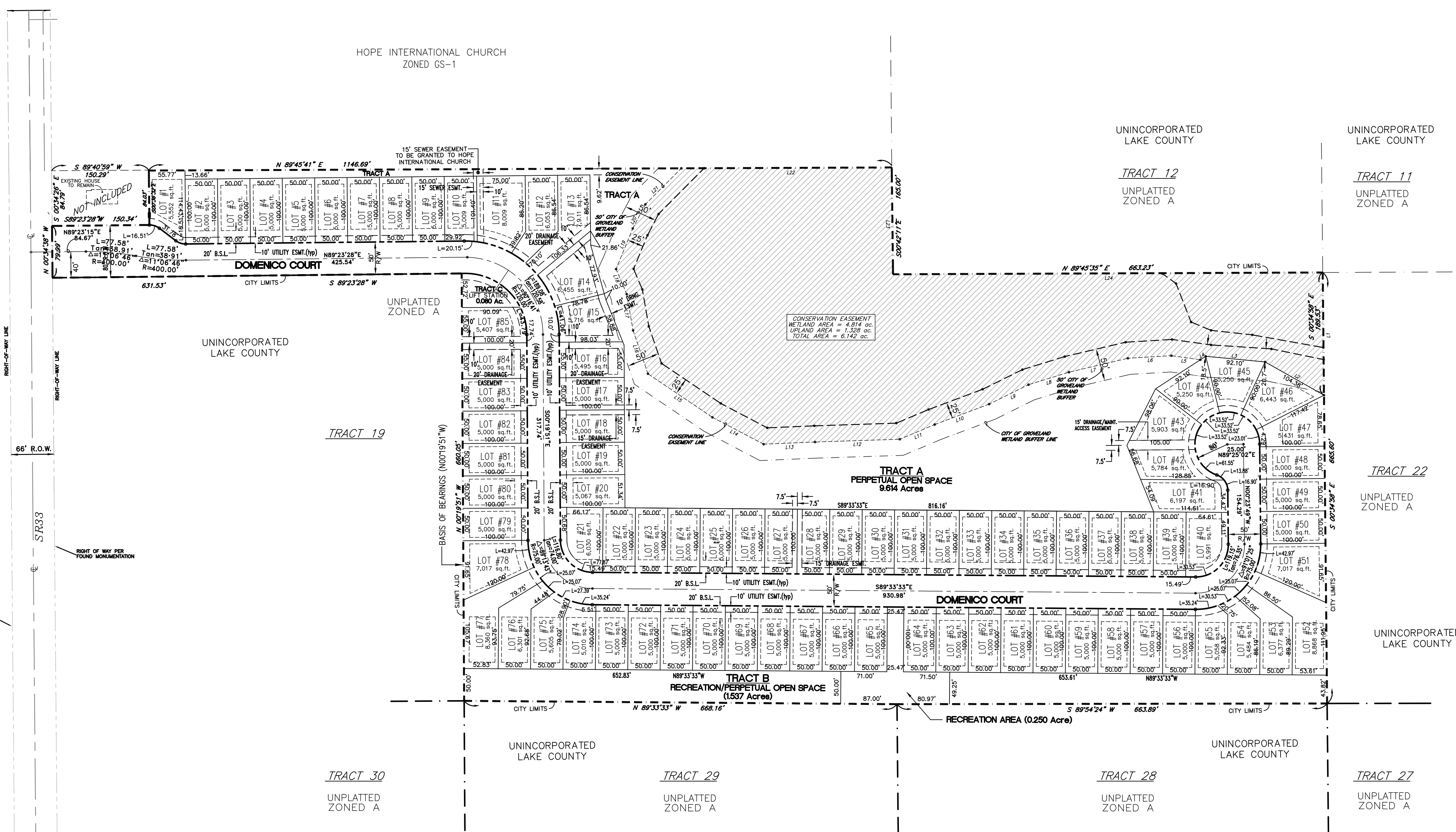
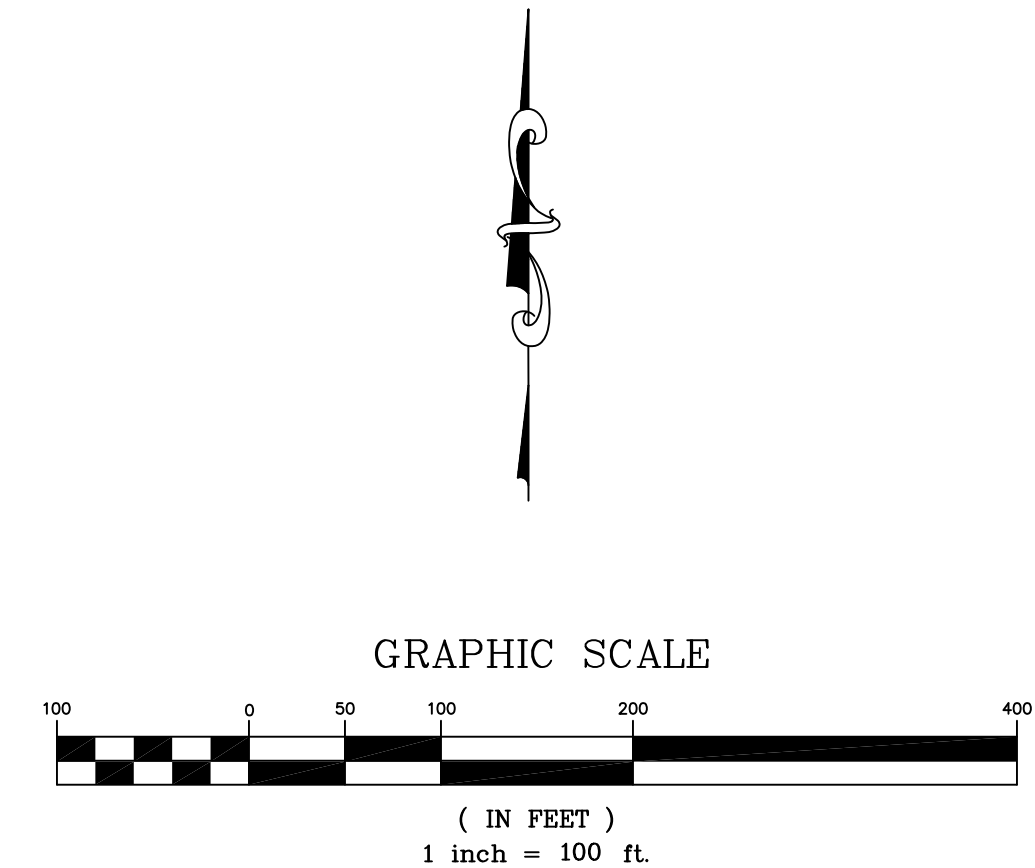
LEGAL DESCRIPTION

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 NO. 33, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE 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°36'32" 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, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALSO DESCRIBED AS BEING THE NORTHEAST 1/4 OF THE SOUTH-EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST.

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-ONE (21), ACCORDING TO THE PLAT OF GROVELAND FARMS, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



PROJECT CHARACTERISTICS

EXISTING USE.....SINGLE-FAMILY RESIDENTIAL
ZONING.....GS-1
MINIMUM STRUCTURE SIZE.....2,000 SF
INTENDED USE.....SINGLE-FAMILY RESIDENTIAL SUBDIVISION
MINIMUM LOT WIDTH AT R/W.....25'
MINIMUM LOT WIDTH AT BSL.....50'

MINIMUM BUILDING SETBACK REQUIREMENTS:
FROM FRONT PROPERTY LINES.....20'
FROM REAR PROPERTY LINES.....10'
FROM SIDE PROPERTY LINES.....5'
FROM STREET SIDE PROPERTY LINES.....10'

TRACT SUMMARY:
TRACT A AREA..... 9.614 AC.
TRACT B AREA..... 1.537 AC.
TRACT C AREA..... 0.080 AC.
TOTAL TRACT AREA..... 11.231 AC.

LAND USE SUMMARY:
PUBLIC RIGHT-OF-WAY AREA..... 3.090 AC.
RECREATION AREA (TRACT B)..... 0.918 AC.
WETLANDS/BUFFERS/PONDS (TRACT A) 9.614 AC.
UTILITY/LIFT STATION (TRACT C) 0.080 AC.
TOTAL LOT AREA..... 10.503 AC.
TOTAL PROPERTY AREA..... 24.824 AC.

OPEN SPACE SUMMARY:
OPEN SPACE AREA (TRACTS A&B)..... 11.151 AC.
RIGHT-OF-WAY OPEN SPACE AREA..... 0.918 AC.
LOT OPEN SPACE AREA (40%)..... 4.201 AC.
TOTAL OPEN SPACE AREA PROVIDED..... 16.270 AC.
TOTAL OPEN SPACE AREA REQUIRED (60%)..... 14.894 AC.

PROJECT DENSITY SUMMARY:
TOTAL NUMBER OF RESIDENTIAL LOTS..... 85
TOTAL NON-RESIDENTIAL AREA..... 14.321 AC.
TOTAL RESIDENTIAL AREA..... 10.503 AC.
TOTAL PROPERTY AREA..... 24.824 AC.
GROSS DENSITY = 85 LOTS/24.824 AC. = 3.42 LOTS/ACRE
NET DENSITY = 85 LOTS/10.503 AC. = 8.09 LOTS/ACRE

ROADWAY AND UTILITY SUMMARY:

	LENGTH
ON-SITE INTERIOR ROADS	2,523 LF
ON-SITE 4" POTABLE WATER MAIN	349 LF
ON-SITE 8" POTABLE WATER MAIN	2,378 LF
OFF-SITE 8" POTABLE WATER MAIN	12 LF
OFF-SITE 10" POTABLE WATER MAIN	561 LF
TOTAL LENGTH OF POTABLE WATER MAIN	3,300 LF
ON-SITE 4" RECLAIMED WATER MAIN	316 LF
ON-SITE 6" RECLAIMED WATER MAIN	2,425 LF
TOTAL LENGTH OF RECLAIMED WATER MAIN	2,741 LF
ON-SITE 8" SANITARY SEWER MAIN	2,741 LF
TOTAL LENGTH OF SANITARY SEWER MAIN	2,741 LF
ON-SITE 4" FORCE MAIN	304 LF
OFFSITE 4" FORCE MAIN	1,376 LF
TOTAL LENGTH OF FORCE MAIN	1,680 LF

- NOTES:
- TRACTS A&B SHALL BE DEDICATED TO AND MAINTAINED BY SOUTHGATE HOME OWNER'S ASSOCIATION.
 - TRACT C SHALL BE DEDICATED TO AND MAINTAINED BY THE CITY OF GROVELAND.
 - TRACT A IS SUBJECT TO A CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT PURSUANT TO SECTION 704.06, FLORIDA STATUTES. TRACT A SHALL BE DEDICATED TO CITY OF GROVELAND BY FINAL PLAT OF SOUTHGATE.

THOMAS L. KNIGHT, P.E.
PROFESSIONAL ASSOCIATION
Planning, Design, Permitting, Inspection
1135 East Avenue, Clermont, Florida 34711
Phone: (352) 394-8514
E-mail: tknight@tkengineering.com
Certificate of Authorization No. 00029972

SOUTHGATE
SECTION 30, TOWNSHIP 22S, RANGE 25E, CITY OF GROVELAND, FLORIDA
OWNER/DEVELOPER: SOUTHGATE OF LAKE COUNTY, LLC
301 SAMPEY ROAD, GROVELAND, FL. 34736

DATE: MARCH 2016
DRAWN BY: TLK/JAO
APPROVED BY: TLK
SCALE: NOTED
REVISIONS:
3/2016 MISC. PER CITY OF GROVELAND CONST PLAN REVIEW AND SURVMD RAI LETTER

PROJECT NO. T1507
SITE GEOMETRY PLAN
SHEET: 5 OF 35

THOMAS L. KNIGHT
#47614

Exhibit O

THIS INSTRUMENT PREPARED BY/RETURN TO:
Roxanne Mastrantonio
P. O. Box 301
Sumterville, FL 33585-0301



Section 30 Township 22S Range 25E
Parcel ID/Alternate Key Number: 1704651 and 3684915
(Southgate of Lake County, LLC – Cvercko & Associates, PA)

PARTIAL RELEASE OF EASEMENT

WHEREAS, by instrument dated November 2, 1970, Rosa M C Center, did grant and convey unto SUMTER ELECTRIC COOPERATIVE, INC., whose address is Post Office Box 301, Sumterville, Florida 33585-0301, a right-of-way easement subsequently recorded on December 2, 1970, in O.R. Book 418, at Page 768, of the Public Records of Lake County, Florida, covering the following described lands to wit:

The South 165 feet of the Northeast ¼ of the Northwest ¼ of Section 30, Township 22 South, Range 25 East, Lake County Florida.

and

WHEREAS, SUMTER ELECTRIC COOPERATIVE, INC. hereinafter referred to as "SECO", has been requested to release the property described below from the right-of-way easement, and SECO is willing to release said portion;

NOW, THEREFORE, WITNESSETH, that SECO, for and in consideration of the sum of One Dollar and other good and valuable considerations, receipt of which is hereby acknowledged, has released and discharged and by these presents does release and discharge all of the right, title, interest, claim and demand which said SECO has under and by virtue of the above-described easement in and to, but only in and to, the following-described land in Lake County, Florida, to wit:

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 No. 33, less and except the following:

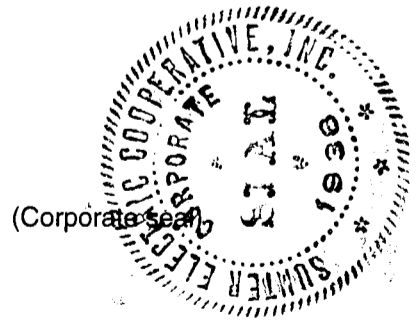
Begin at the intersection of the East right of way of State Road No. 33 and the North line of the South 165.00 feet of the Northeast 1/4 of the Northwest 1/4 of Section 30; thence run North 89°38'25" East along the North line of the said South 165 feet, a distance of 150.29 feet; thence South 00°36'32" 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.

Provided, always, nevertheless, that nothing herein contained shall in anyway or manner impair, alter or diminish the rights, purpose, effect, encumbrance or provisions of the aforesaid easement on that portion of the remaining lands first above described and not hereby being released there from.

SUMTER ELECTRIC COOPERATIVE, INC.

Ray F. Vick
RAY F. Vick, Its President

Robin R. Henon
Robin R. Henon, Its Secretary



STATE OF FLORIDA
COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 21 day of March, 2016, by RAY F. VICK, the President of Sumter Electric Cooperative, Inc., on behalf of the corporation for the purposes expressed within, who is personally known to me and who did not take an oath.



Nora Brown
Notary Public-State of Florida
Print Name: NORA BROWN

Exhibit P
(Intentionally
Omitted)

Exhibit Q

Exhibit R

EXHIBIT "N"

COMMITMENT TABLE 1200000000, DATING AN EFFECTIVE DATE OF DECEMBER 20, 2011, 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.

EXHIBIT "R"

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Exhibit S

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.

EXHIBIT "S"

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).

EXHIBIT "N"

17. TOTAL AREA OF OPEN SPACE IS 16.27 ACRES.

18. ROADWAYS TO BE DEDICATED FOR PERPETUAL USE BY THE PUBLIC

EXHIBIT "R"

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Exhibit T

... THE MAINTENANCE OF THE EASEMENT OF ACCESSMENTS WILL BE LEFT UP TO THE FEE SIMPLE OWNERS WITHIN THE COMMON AREAS. THE COMMON AREAS ARE TO INCLUDE LANDSCAPE BUFFERS, STREET TREES AND PARKS/RECREATION AREAS.

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**EXHIBIT "T" FOR
FLOOD PLAIN**

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).

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Exhibit U

