

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.

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°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.

NOTES:

- BEARINGS BASED UPON THE SOUTH LINE OF HOPE INTERNATIONAL CHURCH LYING IN SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST, AS BEING N 89°45'41" E. STATE PLANE COORDINATES ARE BASED ON FLORIDA EAST ZONE NAD 83(09).
- LOT LINES ARE RADIAL UNLESS NOTED WITH (NR) FOR NON-RADIAL.
- 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.
- 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 ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.

PLAT BOOK PAGE

SHEET 1 OF 3

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 SOUTHGATE AVENUE IS ALSO HEREBY DEDICATED TO THE CITY OF GROVELAND. OWNERSHIP OF TRACT C (LIFT STATION) AND SOUTHGATE AVENUE 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 SOUTHGATE AVENUE 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 PRESENTS 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

BY: CARY J. MALEVER, MANAGER, SOUTHGATE OF LAKE COUNTY, 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 FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF ____ 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:

JOINER 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 ____, PAGE ____, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE ABOVE DEDICATION.

CENTERSTATE BANK

GEORGE T. DURHAN, SVP, ATTEST:
COMMERCIAL RELATIONSHIP MANAGER

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 SEAL ON THE ABOVE DATE.

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: _____
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

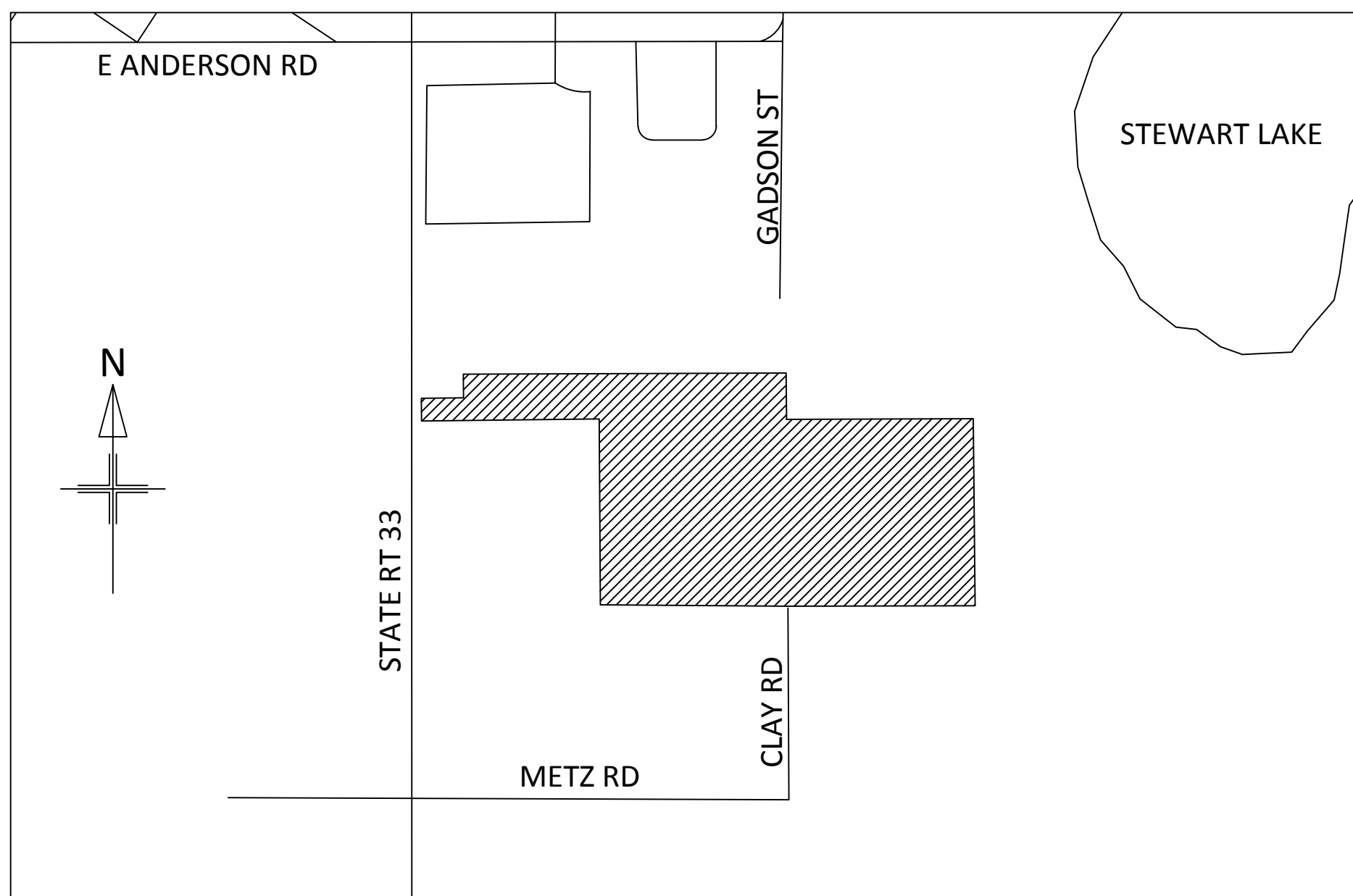
PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, FLORIDA STATUTES, AND FIND THAT SAID PLAT COMPLIES WITH THE TECHNICAL REQUIREMENTS OF THAT CHAPTER; PROVIDED HOWEVER, THAT MY REVIEW DOES NOT INCLUDE FIELD VERIFICATION OF ANY OF THE COORDINATES, POINTS OR MEASUREMENTS SHOWN ON THIS PLAT.

SURVEYOR DATE REGISTRATION NUMBER



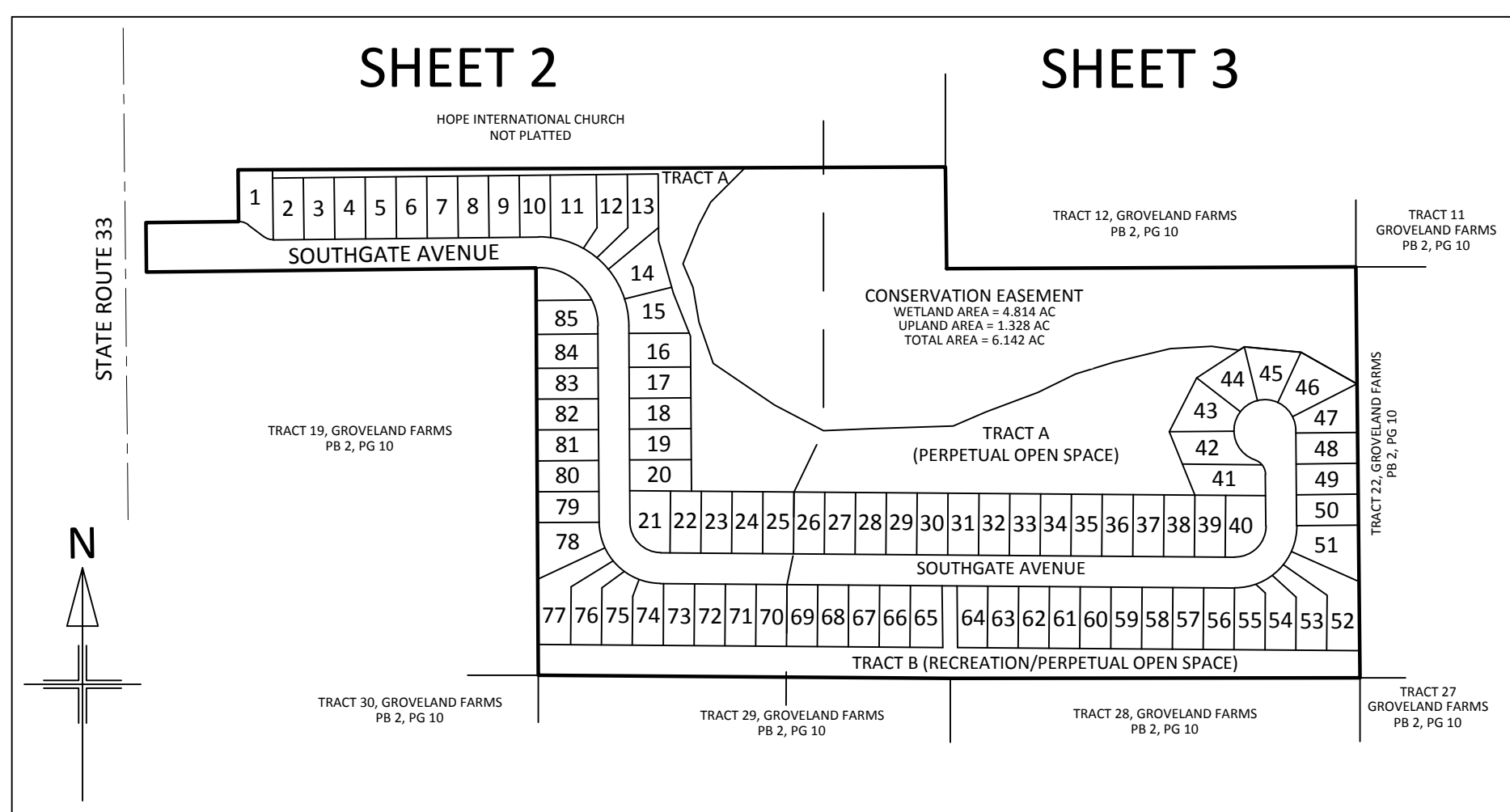
PROJECT AREA

SCALE 1" = 300'



VICINITY MAP

NOT TO SCALE



SHEET 2

SHEET 3

LEGEND

- | | |
|---|-----------------------------------|
| A = ARC LENGTH | POB = POINT OF BEGINNING |
| CA = DELTA/CENTRAL ANGLE | PC = POINT OF CURVATURE |
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- 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

OPTIMUM LAND SERVICES, LLC
PROFESSIONAL LAND SURVEYORS



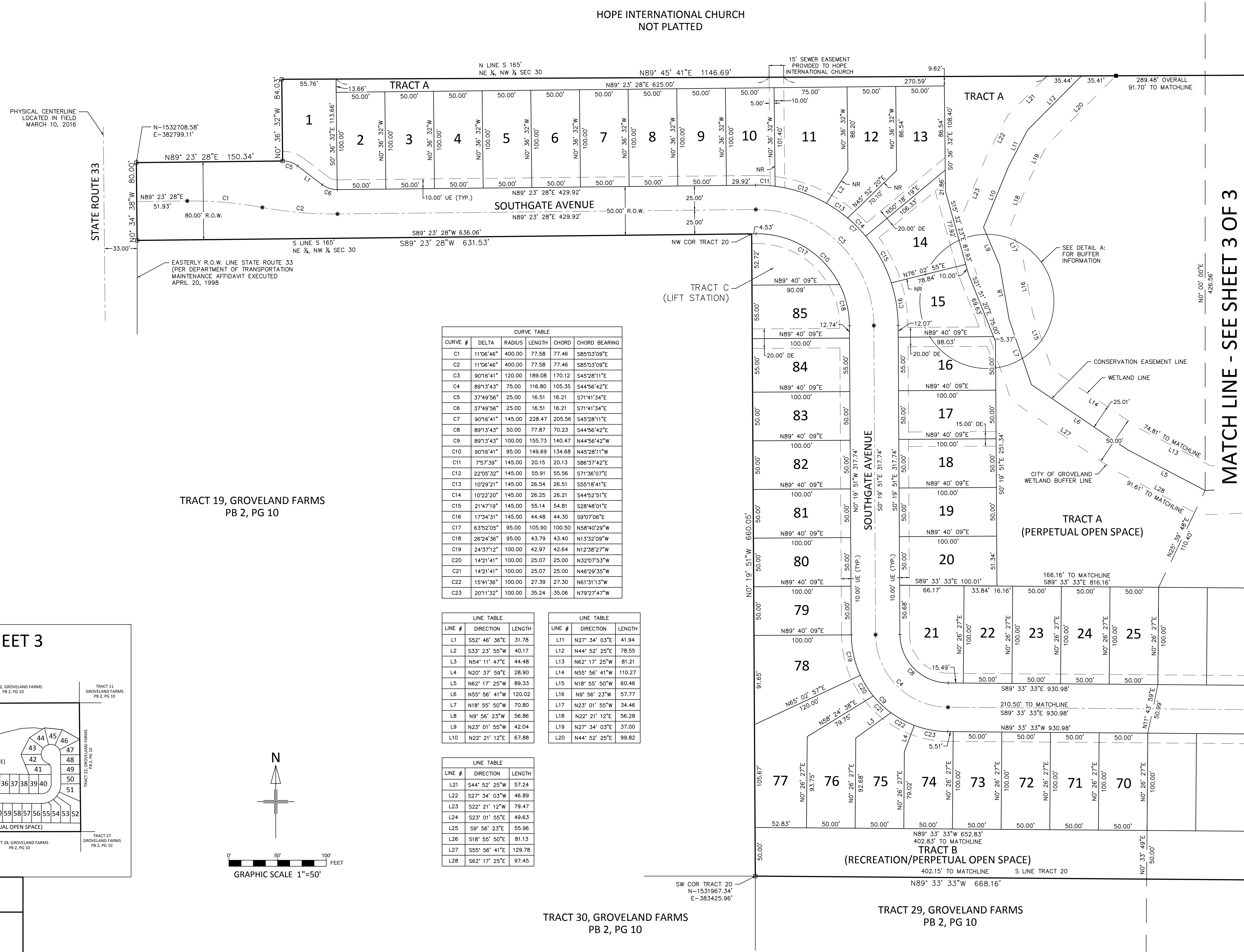
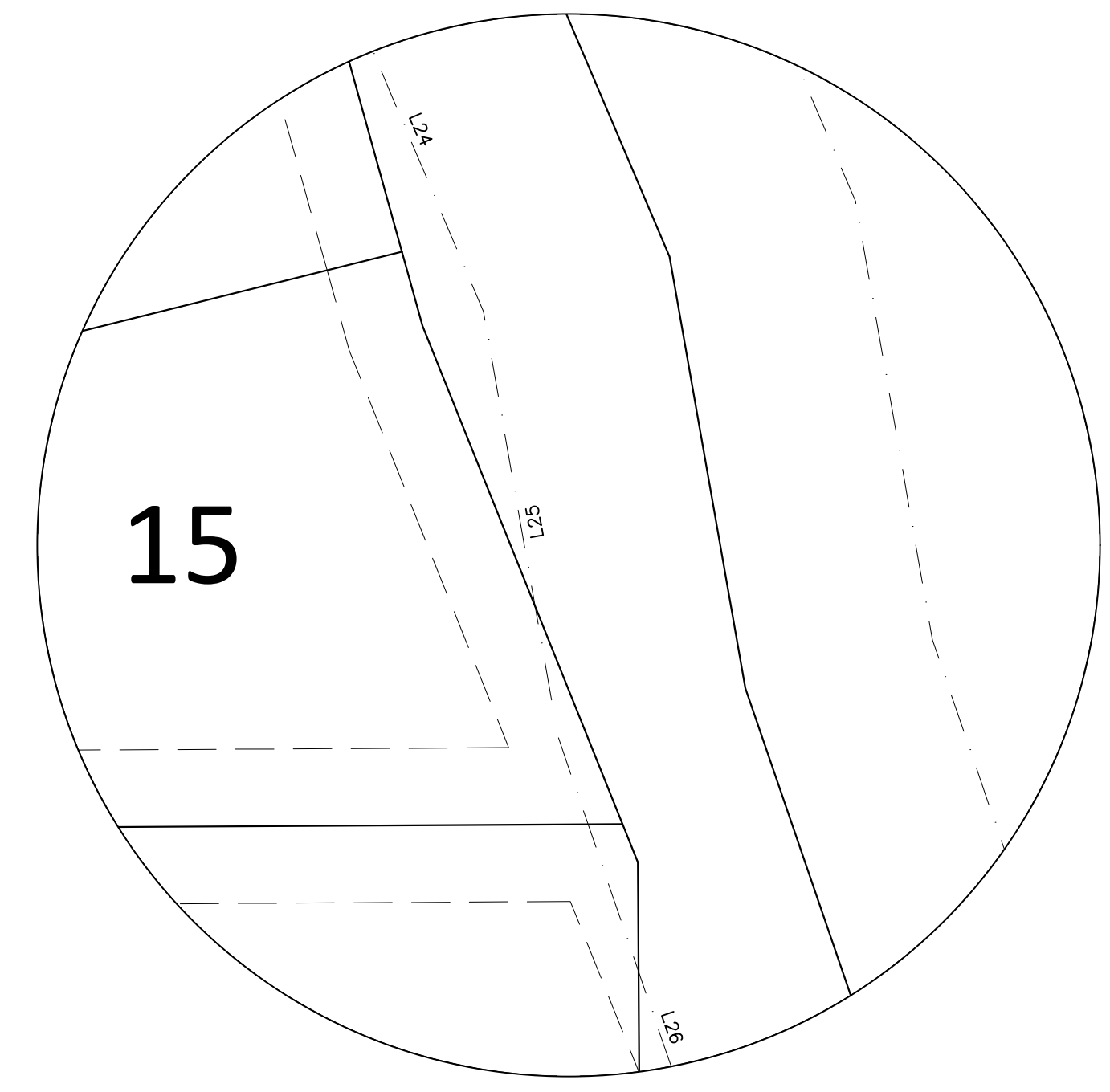
SHEET MAP
NOT TO SCALE

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

SOUTHGATE OF LAKE COUNTY

LOCATED IN SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST
CITY OF GROVELAND, LAKE COUNTY, FLORIDA

DETAIL A
1"=20'



LEGEND

- | | |
|---|-----------------------------------|
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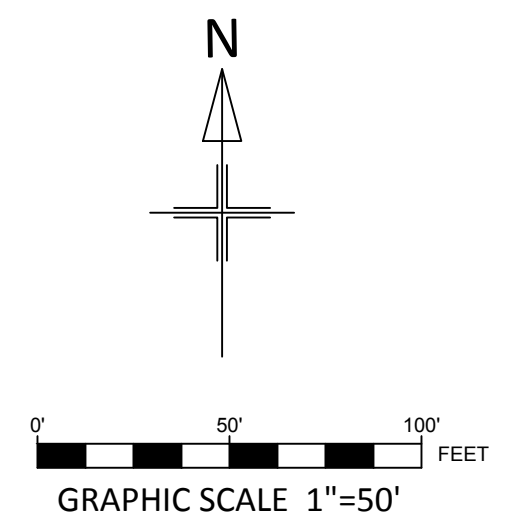
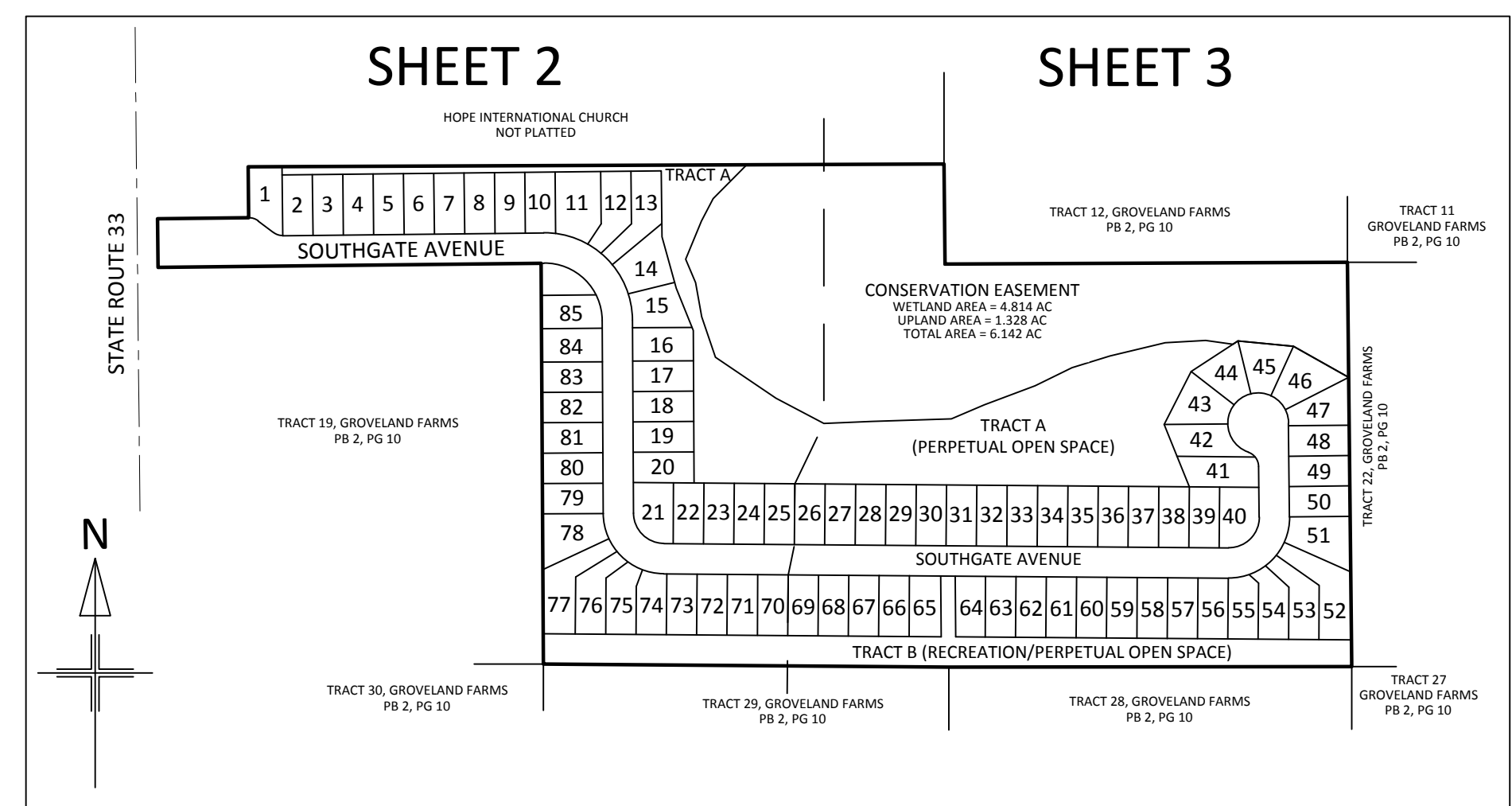
- DENOTES SET PERMANENT CONTROL POINT (PCP), A NAIL AND DISC "PCP LB # 8127"
- DENOTES SET PERMANENT REFERENCE MONUMENT (PRM), A 4"x4" CONCRETE MONUMENT "PRM LB # 8127", UNLESS NOTED OTHERWISE

TRACT 19, GROVELAND FARMS
PB 2, PG 10

CURVE #	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	11'06"46"	400.00	77.58	77.46	S85°03'09"E
C2	11'06"46"	400.00	77.58	77.46	S85°03'09"E
C3	90°16'41"	120.00	189.08	170.12	S45°28'11"E
C4	89°13'43"	75.00	116.80	105.35	S44°56'42"E
C5	37°49'56"	25.00	16.51	16.21	S71°41'34"E
C6	37°49'56"	25.00	16.51	16.21	S71°41'34"E
C7	90°16'41"	145.00	228.47	205.56	S45°28'11"E
C8	89°13'43"	50.00	77.87	70.23	S44°56'42"E
C9	89°13'43"	100.00	155.73	140.47	N44°56'42"W
C10	90°16'41"	95.00	149.69	134.68	N45°28'11"W
C11	7°57'39"	145.00	20.15	20.13	S86°37'42"E
C12	22°05'32"	145.00	55.91	55.56	S71°36'07"E
C13	10°29'21"	145.00	26.54	26.51	S55°18'41"E
C14	10°22'20"	145.00	26.25	26.21	S44°52'51"E
C15	21°47'19"	145.00	55.14	54.81	S28°48'01"E
C16	17°34'31"	145.00	44.48	44.30	S9°07'06"E
C17	63°52'05"	95.00	105.90	100.50	N58°40'29"W
C18	26°24'36"	95.00	43.79	43.40	N13°32'09"W
C19	24°37'12"	100.00	42.97	42.64	N12°38'27"W
C20	14°21'41"	100.00	25.07	25.00	N32°07'53"W
C21	14°21'41"	100.00	25.07	25.00	N46°29'35"W
C22	15°41'36"	100.00	27.39	27.30	N61°31'13"W
C23	20°11'32"	100.00	35.24	35.06	N79°27'47"W

LINE #	DIRECTION	LENGTH
L1	S52° 46' 36"E	31.78
L2	S33° 23' 55"W	40.17
L3	N54° 11' 47"E	44.48
L4	N20° 37' 59"E	28.90
L5	N62° 17' 25"W	89.33
L6	N55° 56' 41"W	120.02
L7	N18° 55' 50"W	70.80
L8	N9° 56' 23"W	56.86
L9	N23° 01' 55"W	42.04
L10	N22° 21' 12"E	67.88
L11	N27° 34' 03"E	41.94
L12	N44° 52' 25"E	78.55
L13	N62° 17' 25"W	81.21
L14	N55° 56' 41"W	110.27
L15	N18° 55' 50"W	60.46
L16	N9° 56' 23"W	57.77
L17	N23° 01' 55"W	34.46
L18	N22° 21' 12"E	56.28
L19	N27° 34' 03"E	37.00
L20	N44° 52' 25"E	99.82

LINE #	DIRECTION	LENGTH
L21	S44° 52' 25"W	57.24
L22	S27° 34' 03"W	46.89
L23	S22° 21' 12"W	79.47
L24	S23° 01' 55"E	49.63
L25	S9° 56' 23"E	55.96
L26	S18° 55' 50"E	81.13
L27	S55° 56' 41"E	129.78
L28	S62° 17' 25"E	97.45



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

MATCH LINE - SEE SHEET 3 OF 3

SOUTHGATE OF LAKE COUNTY

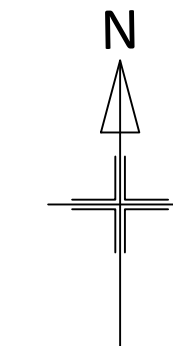
LOCATED IN SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST
CITY OF GROVELAND, LAKE COUNTY, FLORIDA

LEGEND

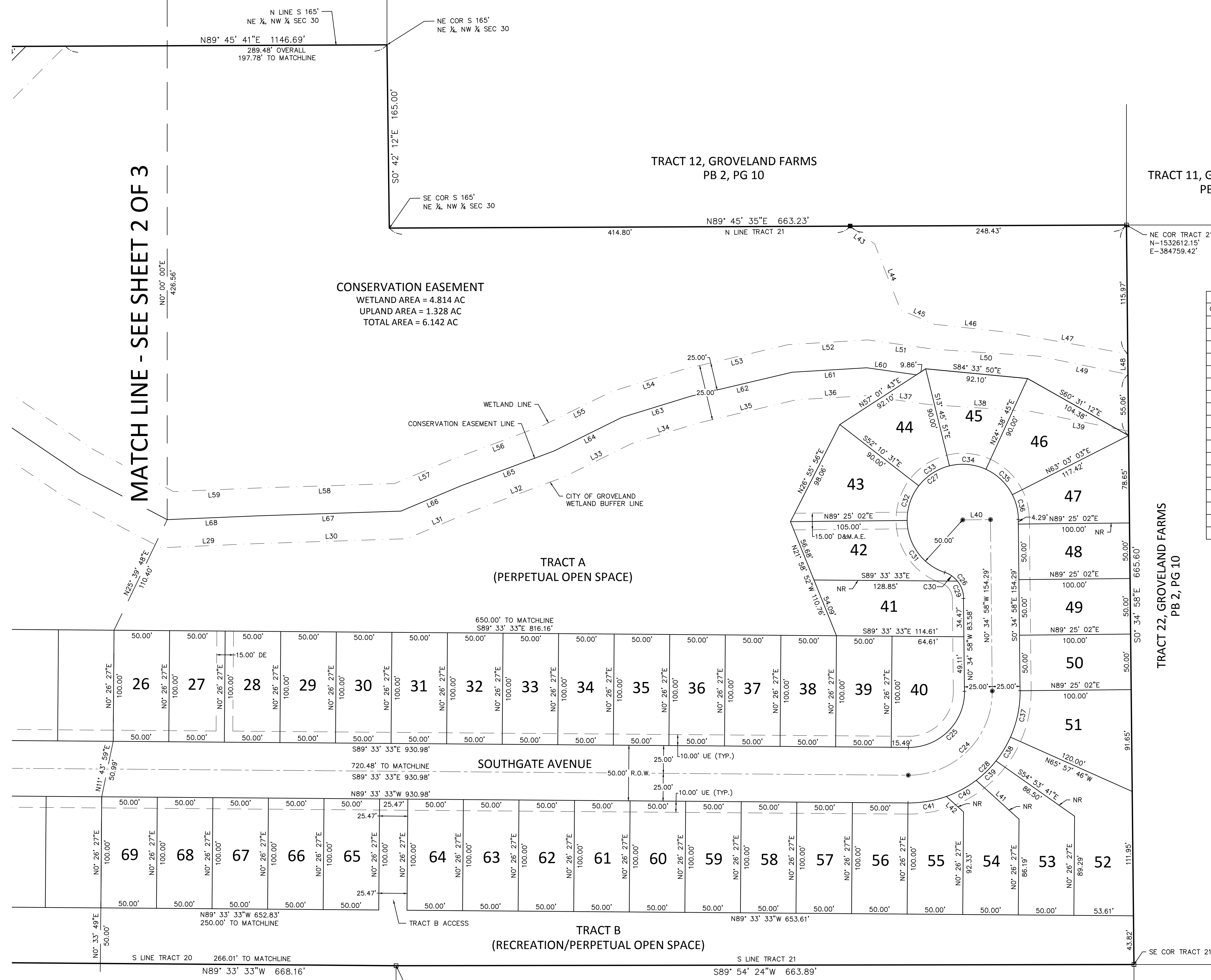
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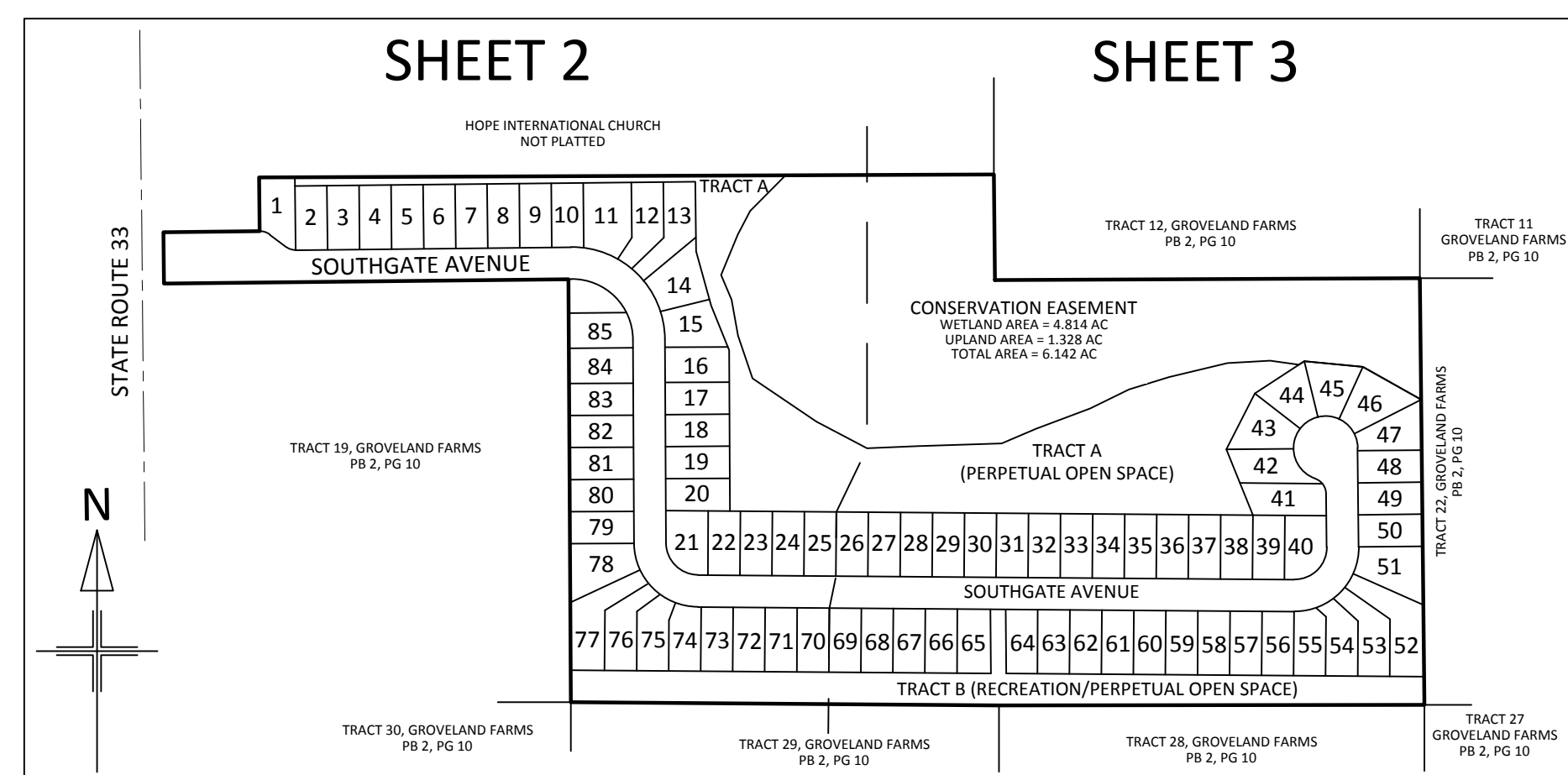


MATCH LINE - SEE SHEET 2 OF 3



CURVE TABLE				
CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING
C24	91°01'25"	75.00	119.15	107.01 N44°55'44"E
C25	91°01'25"	50.00	79.43	71.34 N44°55'44"E
C26	70°31'44"	25.00	30.77	28.87 N35°50'50"W
C27	250°31'44"	50.00	218.63	81.65 N54°09'10"E
C28	91°01'25"	100.00	158.87	142.68 S44°55'44"W
C29	38°43'37"	25.00	16.90	16.58 N19°56'47"W
C30	31°48'06"	25.00	13.88	13.70 N55°12'39"W
C31	70°31'44"	50.00	61.55	57.74 N35°50'50"W
C32	38°24'27"	50.00	33.52	32.89 N18°37'16"E
C33	38°24'27"	50.00	33.52	32.89 N57°01'43"E
C34	38°24'27"	50.00	33.52	32.89 S84°33'50"E
C35	38°24'27"	50.00	33.52	32.89 S46°09'23"E
C36	26°22'11"	50.00	23.01	22.81 S13°46'03"E
C37	24°37'12"	100.00	42.97	42.64 S11°43'38"W
C38	14°21'41"	100.00	25.07	25.00 S31°13'05"W
C39	14°21'41"	100.00	25.07	25.00 S45°34'46"W
C40	17°29'41"	100.00	30.52	30.42 S61°30'27"W
C41	20°11'19"	100.00	35.24	35.05 S80°20'57"W

LINE TABLE		
LINE #	DIRECTION	LENGTH
L29	N87° 33' 06"E	86.01
L30	N88° 07' 46"E	135.44
L31	N67° 07' 38"E	62.60
L32	N69° 28' 41"E	90.52
L33	N63° 39' 56"E	66.99
L34	N72° 51' 20"E	62.52
L35	N76° 42' 13"E	90.48
L36	N86° 36' 36"E	62.56
L37	S82° 01' 18"E	57.63
L38	S86° 13' 01"E	91.80
L39	S78° 28' 06"E	89.67
L40	S89° 25' 02"W	25.00
L41	S47° 49' 38"E	52.08
L42	S47° 49' 38"E	20.75
L43	S53° 58' 30"E	27.09
L44	S21° 22' 46"E	63.91
L45	S67° 19' 49"E	33.40
L46	S83° 45' 17"E	64.12
L47	S79° 52' 21"E	111.58
L48	S0° 34' 58"E	18.51



OPTIMUM LAND SERVICES, LLC
PROFESSIONAL LAND SURVEYORS

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

GRAPHIC SCALE 1"=50'

TRACT 27, GROVELAND FARMS
PB 2, PG 10

TRACT 11, GROVELAND FARMS
PB 2, PG 10

TRACT 28, GROVELAND FARMS
PB 2, PG 10

TRACT 12, GROVELAND FARMS
PB 2, PG 10

CONSERVATION EASEMENT
WETLAND AREA = 4.814 AC
UPLAND AREA = 1.328 AC
TOTAL AREA = 6.142 AC

TRACT A
(PERPETUAL OPEN SPACE)

TRACT B
(RECREATION/PERPETUAL OPEN SPACE)

MATCH LINE - SEE SHEET 2 OF 3