

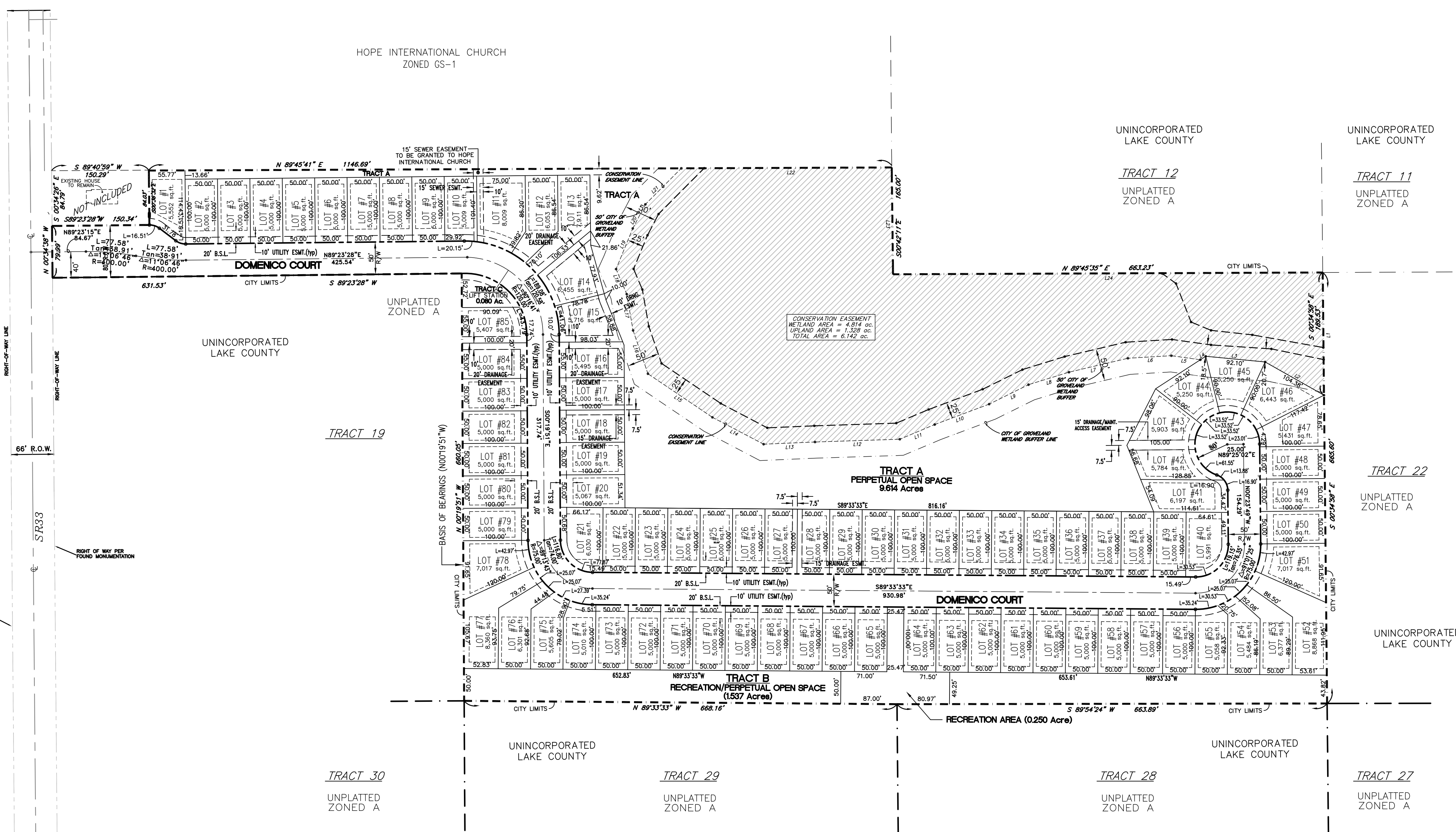
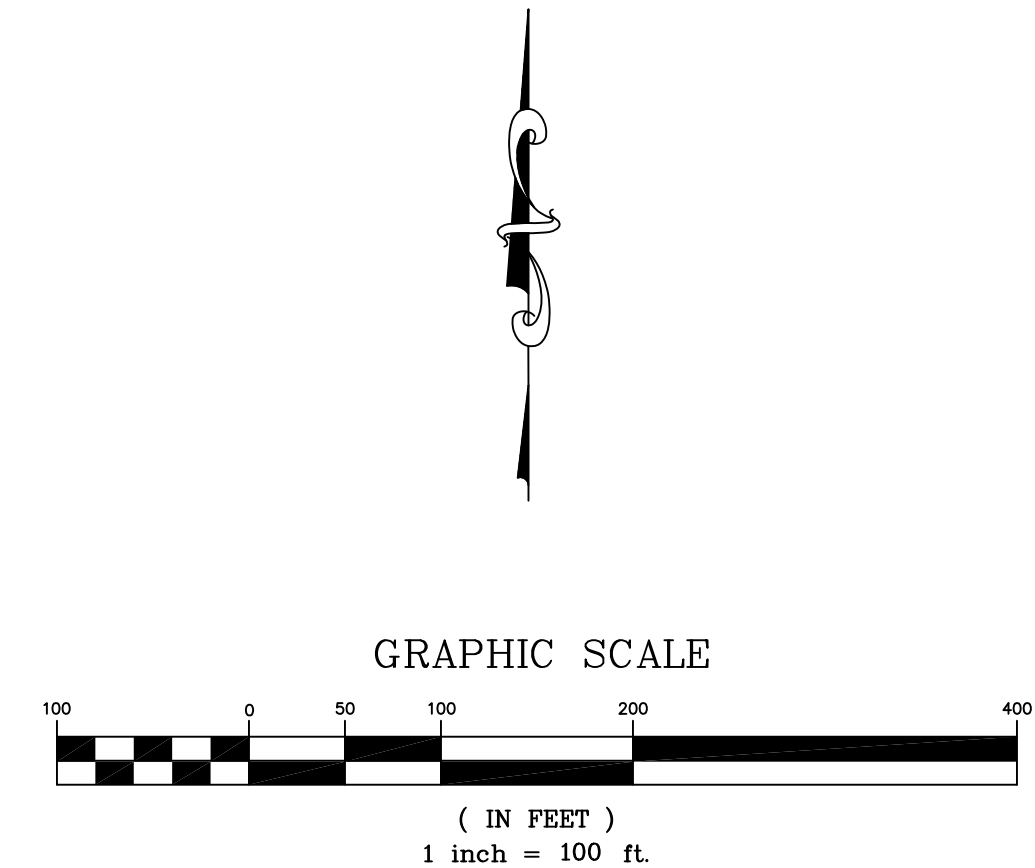
LEGAL DESCRIPTION

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
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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