



First American Title Insurance Company  
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**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 April 15, 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. Right-of-Way Easement in favor of Sumter Electric Cooperative, Inc. recorded December 2, 1970 in Official Records Book 418, Page 768, Public Records of Lake County, Florida.

4. 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.
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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.