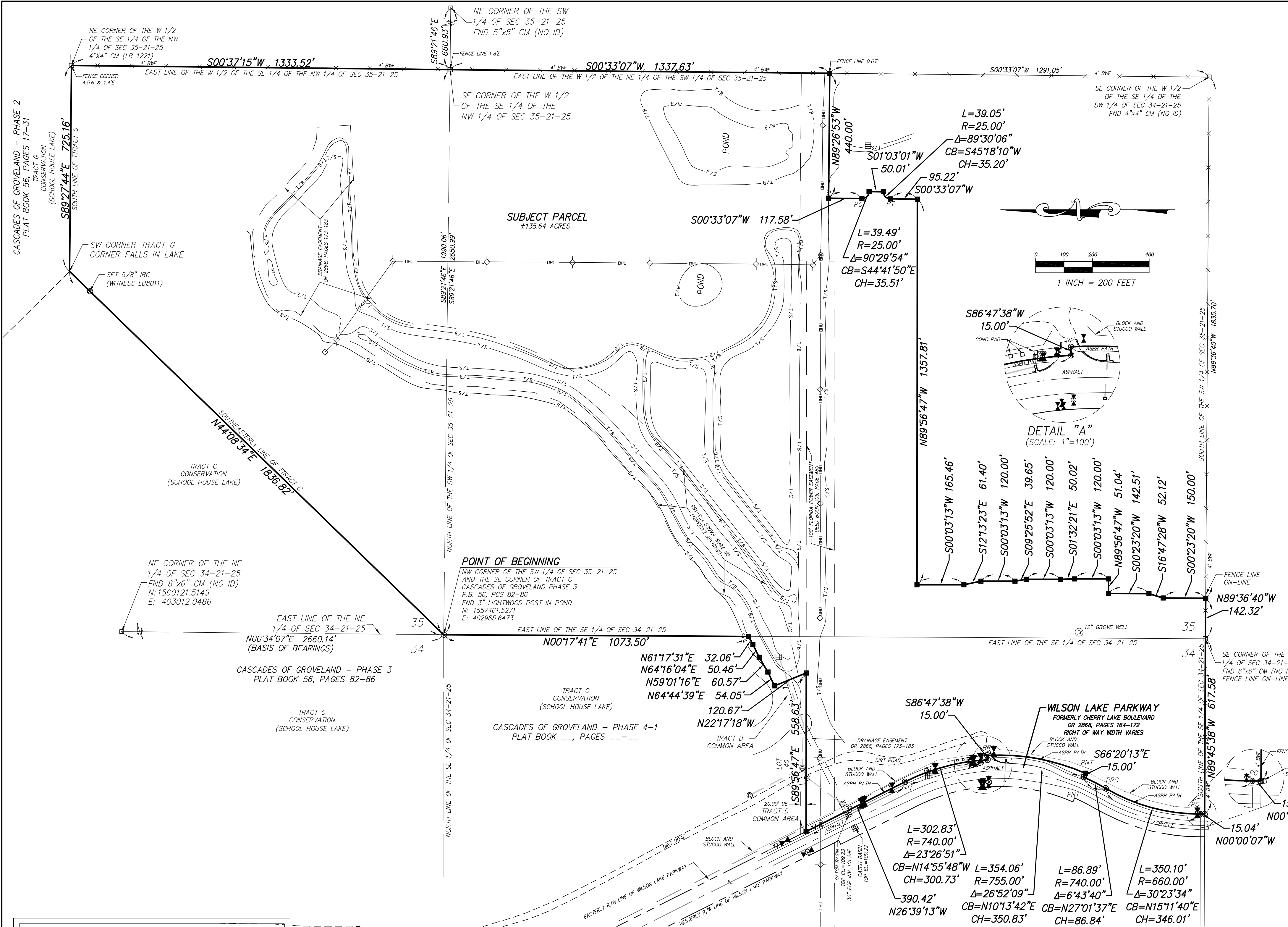


Drawing name: S:\cas\Cascades Phase 4 and 5\DWG-Civil 3D\Cascades Phase 5\_surbondy.dwg    Brnry Svy    Jun 02, 2015    3:59pm    by: tconder



**LEGAL DESCRIPTION:**

A PORTION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 25 EAST, AND A PORTION OF THE WEST 1/2 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT C, CASCADES OF GROVELAND - PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGES 82-86, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE N44°08'34"E, ALONG THE SOUTHEASTERN LINE OF SAID TRACT C, A DISTANCE OF 1836.82 FEET TO THE SOUTHWEST CORNER OF TRACT G, THE CASCADES OF GROVELAND - PHASE 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGES 17-31, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°27'44"E, ALONG THE SOUTH LINE OF SAID TRACT G, A DISTANCE OF 725.16 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 1333.52 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S00°33'07"W, ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 1337.63 FEET; THENCE DEPARTING SAID EAST LINE, RUN N89°26'53"W, A DISTANCE OF 440.00 FEET; THENCE S00°33'07"W, A DISTANCE OF 117.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°29'54", A CHORD BEARING OF S44°41'50"E AND A CHORD DISTANCE OF 35.51 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.05 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°30'06", A CHORD BEARING OF S45°18'10"W AND A CHORD DISTANCE OF 35.20 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.01 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°29'54", A CHORD BEARING OF S44°41'50"E AND A CHORD DISTANCE OF 35.51 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.05 FEET TO THE POINT OF TANGENCY; THENCE S00°33'07"W, A DISTANCE OF 95.22 FEET; THENCE N89°56'47"W, A DISTANCE OF 1357.81 FEET; THENCE S00°03'13"W, A DISTANCE OF 165.46 FEET; THENCE S12°12'23"E, A DISTANCE OF 61.40 FEET; THENCE S00°03'13"W, A DISTANCE OF 120.00 FEET; THENCE S09°25'52"E, A DISTANCE OF 39.65 FEET; THENCE S00°03'13"W, A DISTANCE OF 120.00 FEET; THENCE S01°32'21"E, A DISTANCE OF 50.02 FEET; THENCE S00°03'13"W, A DISTANCE OF 120.00 FEET; THENCE N89°56'47"W, A DISTANCE OF 51.04 FEET; THENCE S00°23'20"W, A DISTANCE OF 142.51 FEET; THENCE S16°47'28"W, A DISTANCE OF 52.12 FEET; THENCE S00°23'20"W, A DISTANCE OF 150.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 35; THENCE N89°36'40"W, ALONG SAID SOUTH LINE, A DISTANCE OF 142.32 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 25 EAST; THENCE N89°45'38"W, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 617.58 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF CHERRY LAKE BOULEVARD (ALSO KNOWN AS WILSON LAKE PARKWAY), AS DESCRIBED IN OFFICIAL RECORDS BOOK 2868, PAGES 164-172 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY THE FOLLOWING EIGHT (8) COURSES; N00°00'07"W, A DISTANCE OF 15.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 660.00 FEET, A CENTRAL ANGLE OF 30°23'34", A CHORD BEARING OF N15°11'40"E AND A CHORD DISTANCE OF 346.01 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 350.10 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 06°43'40", A CHORD BEARING OF N27°01'37"E AND A CHORD DISTANCE OF 86.84 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 86.89 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN S66°20'13"E, A DISTANCE OF 15.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 755.00 FEET, A CENTRAL ANGLE OF 26°52'09", A CHORD BEARING OF N10°13'42"E AND A CHORD DISTANCE OF 350.83 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 354.06 FEET TO A POINT ON A RADIAL LINE; THENCE DEPARTING SAID CURVE, RUN S86°47'38"W, ALONG SAID RADIAL LINE, A DISTANCE OF 15.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 23°26'51", A CHORD BEARING OF N14°55'48"W AND A CHORD DISTANCE OF 300.73 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 302.83 FEET TO THE POINT OF TANGENCY; THENCE N26°39'13"W, A DISTANCE OF 390.42 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, RUN S89°56'47"E, A DISTANCE OF 558.63 FEET; THENCE N22°17'18"W, A DISTANCE OF 120.67 FEET; THENCE N64°44'39"E, A DISTANCE OF 54.05 FEET; THENCE N59°01'16"E, A DISTANCE OF 60.57 FEET; THENCE N64°16'04"E, A DISTANCE OF 50.46 FEET; THENCE N61°17'31"E, A DISTANCE OF 32.06 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF AFORESAID SECTION 34; THENCE N00°17'41"E, ALONG SAID EAST LINE, A DISTANCE OF 1073.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 135.64 ACRES, MORE OR LESS.

**SURVEY NOTES:**

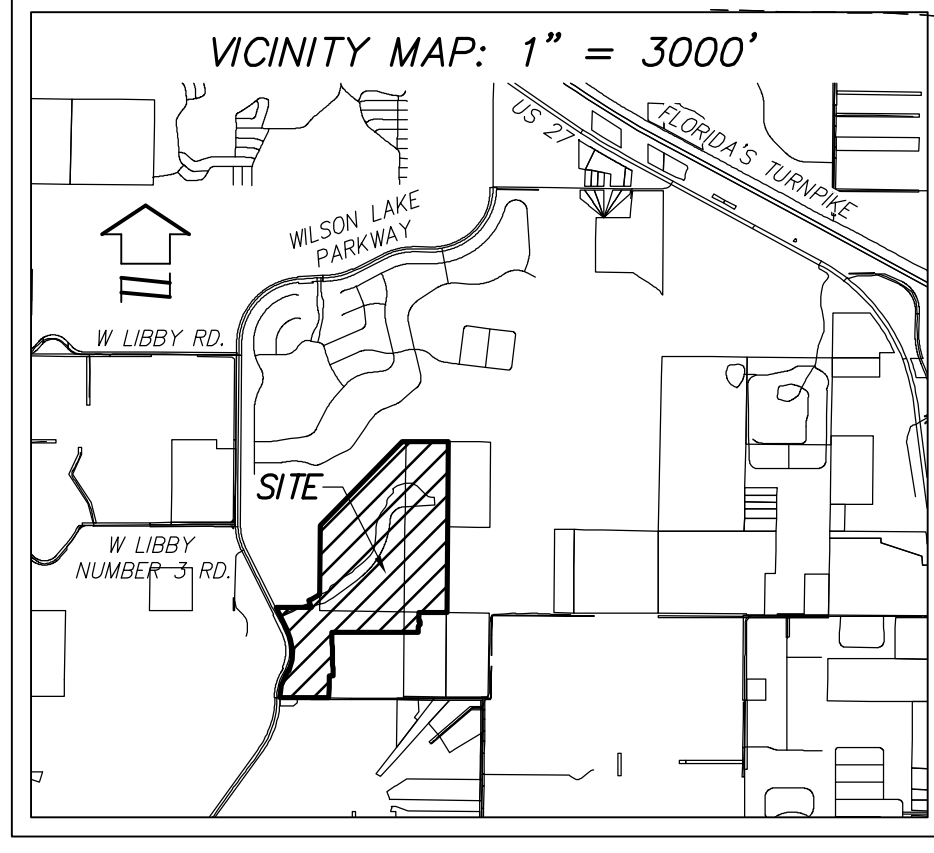
- 1. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM EAST ZONE NORTH AMERICAN DATUM OF 1983 (NAD 83) WITH 2011 ADJUSTMENT AND DERIVING A BEARING OF N00°34'07"E ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 25 EAST, AS PER PLAT BOOK 56, PAGES 82 THROUGH 86 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- 2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NO. 12069C0560E, LAKE COUNTY, FLORIDA, EFFECTIVE DATE OF DECEMBER 18, 2012, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANGE ANNUAL FLOODPLAIN).
- 3. UNDERGROUND FOUNDATIONS WERE NOT LOCATED AS PART OF THIS SURVEY.
- 4. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND EVIDENCE AND STRUCTURES.
- 5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
- 6. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CIRCULAR DIRECTION.
- 7. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
- 8. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET.
- 9. THE EDGE OF WATER SHOWN HEREON WAS DIGITIZED FROM A 2011 AERIAL PHOTO OBTAINED FROM LABINS.ORG.
- 10. VERTICAL DATA SHOWN HEREON IS BASED ON LAKE COUNTY BENCHMARK #LK 150, HAVING AN ELEVATION OF 90.826 (NORTH AMERICAN VERTICAL DATUM 1988).

**CERTIFIED TO:**  
SHEA HOMES ACTIVE ADULT, LLC  
SHEA HOMES, INC.

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE SJ.17.050-.052, FLORIDA ADMINISTRATIVE CODE.

*William D. Donley*      06/02/2015  
WILLIAM D. DONLEY      DATE  
FLORIDA LICENSED SURVEYOR & MAPPER NO. LS 5381

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



**LEGEND AND ABBREVIATIONS:**

- ± MORE OR LESS
- AC ACRES
- ASPH ASPHALT PAVEMENT
- (C) CALCULATED
- C&G CURB & GUTTER
- CB CHORD BEARING
- CH CHORD DISTANCE
- CL CENTER LINE
- CLF CHAIN-LINK FENCE
- CM CONCRETE MONUMENT
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE
- CTV CABLE TELEVISION
- (D) DEED
- D.B. DEED BOOK
- D.E. DRAINAGE EASEMENT
- E/W EDGE OF WATER
- ESMT EASEMENT
- FIRM FLOOD (FLORIDA) INSURANCE RATE MAP
- FNC FENCE
- FND FOUND
- ID IDENTIFICATION
- INV INVERT ELEVATION
- IP IRON PIPE
- IPC IRON PIPE & CAP
- IR IRON ROD
- IRC IRON ROD & CAP
- L ARC LENGTH
- LB LICENSED BUSINESS
- N/D NAIL & DISK
- NO. NUMBER
- ORB OFFICIAL RECORDS BOOK
- OHU OVER-HEAD UTILITIES
- PLAT PLAT
- P.B. PLAT BOOK
- PC POINT OF CURVATURE
- PCP PERMANENT CONTROL POINT
- Pg(S) PAGE/PAGES
- PLS PROFESSIONAL LAND SURVEYOR
- PRM PERMANENT REFERENCE MONUMENT
- PSM PROFESSIONAL SURVEYOR MAPPER
- PT POINT OF TANGENCY
- R RADIUS
- R/W RIGHT OF WAY
- RCP REINFORCED CONCRETE PIPE
- SEC SECTION
- S.E. SEWER EASEMENT
- T/B APPROXIMATE TOP OF BANK
- T/S APPROXIMATE TOE OF SLOPE
- U.E. UTILITY EASEMENT
- (TYP) TYPICAL
- W/W WATER VALVE
- S/W SEWER VALVE
- I.I. IRRIGATION CONTROL VALVE
- F.I. FIRE HYDRANT
- 3" LIGHTWOOD POST
- △ CENTRAL ANGLE
- BREAK LINE
- SET 4"x4" CM (LB 8011)
- FOUND 4"x4" CM (PRM LB 1221)
- UNLESS OTHERWISE NOTED
- SET N/D (POP-PRM LB 8011)
- FOUND N/D (LB 1221)
- SET 5/8" IRC (PRM LB 8011)
- FOUND IRON ROD (AS NOTED)
- SET 5/8" IRC (WITNESS LB 8011)
- CABLE TELEVISION RISER BOX
- ELECTRIC JUNCTION BOX
- TELEPHONE RISER BOX
- UTILITY RISER BOX
- WATER METER
- WIRE PULL BOX
- WOOD UTILITY POLE
- WOOD UTILITY POLE
- CUT ANCHOR
- LIGHT POLE
- CATCH BASIN/DROP INLET
- CLEAN OUT
- STORM MANHOLE
- ELECTRIC METER
- SANITARY MANHOLE
- WELL
- FIBER-OPTIC CABLE MARKER
- GAS LINE MARKER
- SINGLE POLE SIGN

REVISIONS

FB/PG	DATE	DRAWN	REVISION	CKD

520 SOUTH MAGNOLIA AVENUE  
ORLANDO, FLORIDA 32801  
PHONE: 407.843.5120 FAX: 407.648.9104  
WWW.DEWBERRY.COM  
CERTIFICATE OF AUTHORIZATION NO. LB 8011

A PORTION OF THE EAST 1/2 OF SECTION 34, AND THE WEST 1/2 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA

PLAT OF BOUNDARY SURVEY  
-FOR-  
SHEA HOMES, INC.

FB/PG	FIELD DATE	PROJECT NO.	1
34-21-25 / PG 50-61	05/14/2015	50073231	
DRAWING DATE	BY	APPROVED	1
05/19/2015	LAT	WDD	
SCALE 1" = 200'			