



CITY OF GROVELAND  
156 S. LAKE AVENUE  
GROVELAND, FL 34736

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**TO** Michael Fraley, Shea Homes Active Adult, LLC  
Doug Beasley, Shea Homes Active Adult, LLC  
**FROM** Ken Comia, City Planner  
**DATE** March 8, 2016  
**SUBJECT** Trilogy Phase 5 Final Plat  
**Application #2016-10**  
**1<sup>st</sup> Review**

Please find comments regarding the Trilogy Phase 5 Final Plat:

Attorney

1. The following comments originate from preliminary plat review:
  - a. The original Conservation Easement must be recorded simultaneously with the final plat for Phase 5
  - b. An original, executed joinder and consent in recordable form from Florida Power must be recorded simultaneously with the final plat, re: Florida Power Easement recorded in O.R. Book 2342, Page 1648.
  - c. An original, executed joinder and consent in recordable form from Florida Power must be recorded simultaneously with the final plat, re: Florida Power Easement recorded in Deed Book 306, Page 485.
2. Prior to recording the Final Plat, the two Notice of Commencement recorded in O.R. Book 4714, Page 261, and O.R. Book 4719, Page 1369, public records of Lake County, Florida, will need to be terminated. A notice of termination must be recorded in the public records prior to the final plat being recorded.

Surveyor

1. Please see comments from City Surveyor, Jim Dunn, attached.

Please let me know if you have further questions.

Regards,

Ken Comia  
City Planner  
352.429.2141 x238

Documents needed by the City of Groveland to begin plat review:

1. Mylar of plat- Not required as yet
2. Boundary survey- Provided
3. Title Opinion- Provided
4. Copy of taxes paid- Exempted from Opinion of Title. Not provided
5. The following is the checklist used for plat review:

Florida Statute 177 Plat Checklist

Phone: (407) 292-8580 x 2240

Name of Subdivision – Cascades of Groveland Phase 5

Date Checked: 3/1/2016

Checked By: Jim Dunn P.S.M. #4235

Item	Does Meet	Does not meet Standards
1. Survey and Title Opinion. 177.041	Yes	
2. Name (not same or similar). 177.051	Yes	
3. Approval by Governing Body, Reviewer's Statement. 177.071 and 177.081	Statements in place. Awaiting approval.	
4. Original Drawing and Black Drawing Ink. 177.091(1)	Original no required at this time.	
5. Sheet Size and Margins. (24" x 36"), (3" Left, 1/2" all others). 177.091(2)	Yes	
6. Sheet # (individual and total). Index and Match Lines. 177.091(3)	Yes	
7. Letter Size and Scale (stated and graphic). 177.091(4)	Yes	
8. Name and Address of Surveyor 177,091(5)	Yes	
9. North Arrow and Bearing Reference (well-established line) 177.091(6)	Yes	
10. <u>P.R.M.'s</u> (Each corner and change in direction) 1400' Max., Registration Number. 177.091(7)	Yes	
11. <u>P.C.P.'s</u> (street centerlines, max. 1000 feet apart), and Lot Corners	Yes	

177.091(8) and 177.091(9)		
12. Sect., Township and Range. City, Town or Village. County and State 177.091(10)	Yes	
13. Legal Description 177.091(11)	Yes	
14. Dedication and Mortgage Holders 177.091(12)	Yes	
15. Surveyor's Certificate 177.061 and 177.091(13)	Yes	
16. Section and ¼ Section Lines. Point of Beginning and Information called for in legal. 177.091(14)	Yes	
17. Streets (location, width and name) 177.091(15)	Yes	
18. Existing & Proposed Easements (location, width & use). 177.091(16)	Yes	
19. Contiguous Property (not platted or give plat book and page). Replat in Subtitle. 177.051 and 177.091(17).	Yes	
20. Lot and Block Number (progressive numbers). 177.091(18).	Yes	
21. Sufficient Survey Data. 177.091(19).		See notes 34 - 36.
22. Curvilinear Lot Lines. 177.091(20)	Yes	
23. Bearing or Angles (to the nearest second). 177.091(21)	Yes	
24. Street Centerlines (distance, angle or bearing; curve data). 177.091(22)	Yes	
25. Park and Recreational Parcels. 177.091(23)	N/A	
26. Interior Excepted Parcels. 177.091(24)	N/A	
27. Purpose of Dedicated Areas. 177.091(25)	Yes	
28. Curve and Line Tables. 177.091(26)	Yes	
29. Notices.	Yes	

177.091(27)		
30. Provision for Cable TV. 177.091(28)	Yes	
31. Legend Shown 177.091(29)	Yes	
32. GPS Tie?	Yes	
33. Taxes Paid?		Info not provided.

34. Rear lot distance on Lot 124 is not correct. Change to 82.68'

35. Distance of 1541.69' along lots 117-Tract Q on sheet 3 is confusing. Sheet 4 calls for 1772.34' which is correct.

36. On sheet 3, Tracts G and H are missing from the dedication statement. Who will own these tracts?