

# CASCADES OF GROVELAND - PHASE 5

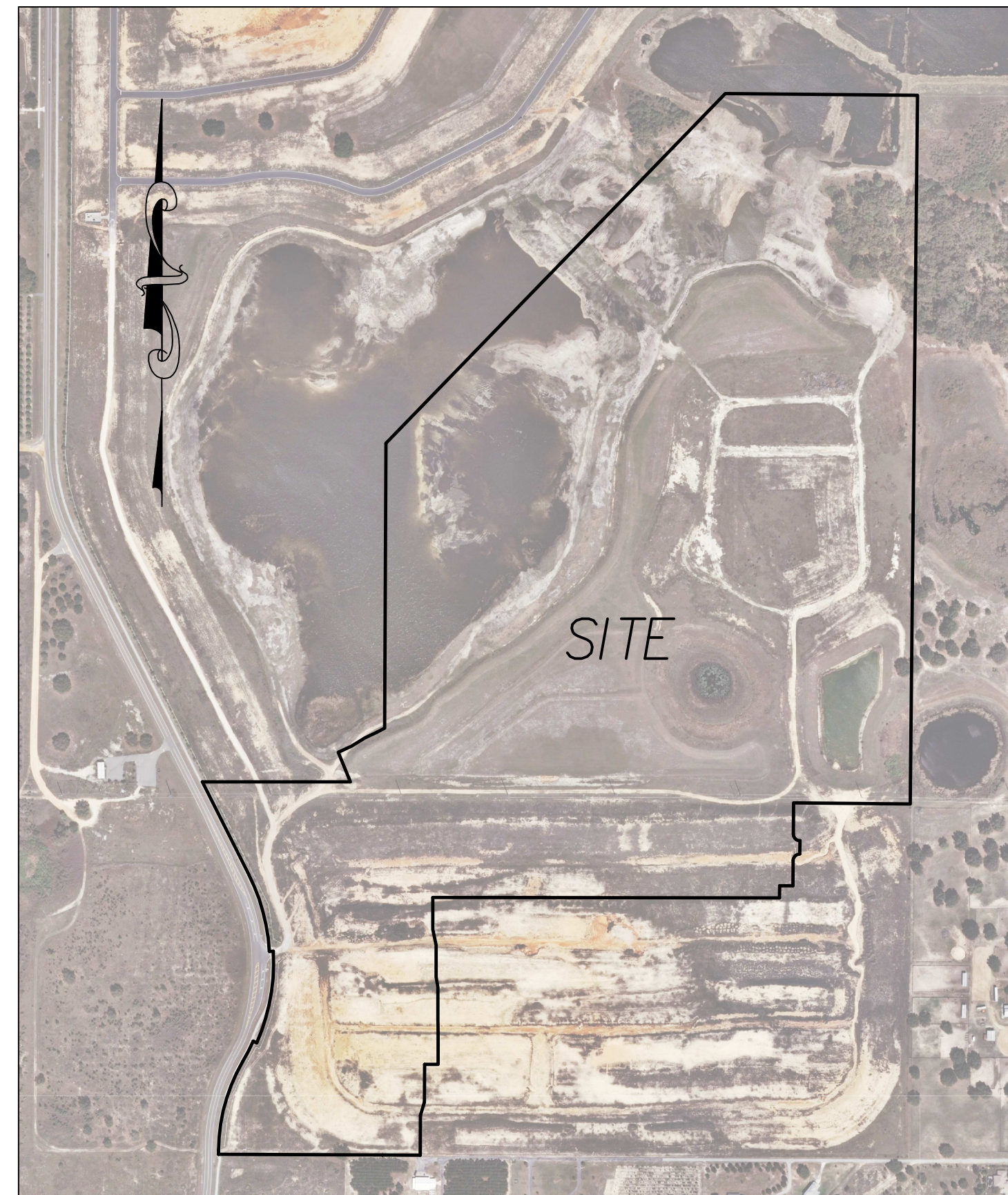
A PORTION OF THE EAST 1/2 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 25 EAST AND A PORTION OF THE WEST 1/2 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 25 EAST, CITY OF GROVELAND, LAKE COUNTY, FLORIDA

PLAT BOOK: PAGE:

CASCADES OF GROVELAND - PHASE 5 DEDICATION

### PLAT NOTES:

- 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 N 00°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.
- ALL CURVILINEAR LINES ARE RADIAL UNLESS NOTED AS NON-RADIAL (NR).
- ALL PLATTED UTILITY EASEMENTS, EXCLUSIVE OF PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, 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 PURSUANT TO SECTION 177.091(28), FLORIDA STATUTES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- TRACTS A, B, I AND J ARE DESIGNATED AS LANDSCAPE BUFFER TRACTS, AND ARE TO BE OWNED AND MAINTAINED BY THE CASCADES OF GROVELAND HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION.
- TRACTS D, E, F, G, H AND K ARE DESIGNATED AS OPEN SPACE TRACTS, AND ARE TO BE OWNED AND MAINTAINED BY THE CASCADES OF GROVELAND HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION.
- TRACTS C, L, M AND N ARE DESIGNATED AS CONSERVATION TRACTS, AND ARE TO BE OWNED AND MAINTAINED BY THE CASCADES OF GROVELAND HOMEOWNERS' ASSOCIATION WITH DEVELOPMENT RIGHTS DEDICATED TO THE CITY OF GROVELAND, LAKE COUNTY, FLORIDA. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION OF SAID TRACTS IS ALLOWED UNLESS APPROVED BY THE CITY OF GROVELAND AND THE OTHER APPLICABLE JURISDICTIONAL AGENCIES. A CONSERVATION EASEMENT OVER TRACTS C, L, M AND N ARE TO BE DEDICATED TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. DRAINAGE STRUCTURES MAY BE PLACED WITHIN THE UPLAND BUFFER WITHIN SAID TRACTS.
- TRACTS O AND P ARE DESIGNATED AS A STORMWATER MANAGEMENT/OPEN SPACE TRACTS, AND ARE TO BE OWNED AND MAINTAINED BY THE CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT.
- TRACT Q IS DESIGNATED AS A COMMON AREA TRACT, AND IS TO BE OWNED AND MAINTAINED BY THE CASCADES OF GROVELAND HOMEOWNERS' ASSOCIATION.
- TRACT R IS DESIGNATED AS A PRIVATE ROADWAY TRACT, AND IS TO BE OWNED AND MAINTAINED BY THE CASCADES OF GROVELAND HOMEOWNERS' ASSOCIATION. AN ACCESS AND UTILITY EASEMENT OVER TRACT R IS DEDICATED TO THE PERPETUAL USE OF THE PUBLIC UTILITY PROVIDERS.
- TRACT S IS DESIGNATED AS A LIFT STATION TRACT, AND IS TO BE OWNED AND MAINTAINED BY THE CITY OF GROVELAND.
- 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 BUFFER, STREET TREES AND PARKS/RECREATION AREAS.
- LANDS SHOWN AND DESCRIBED HEREON ARE SUBJECT TO THAT CERTAIN EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 3005, PAGES 1472-1478, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- LANDS SHOWN AND DESCRIBED HEREON ARE SUBJECT TO THAT CERTAIN OWNER/DEVELOPER/BUILDER AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4620, PAGES 1375-1394, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.



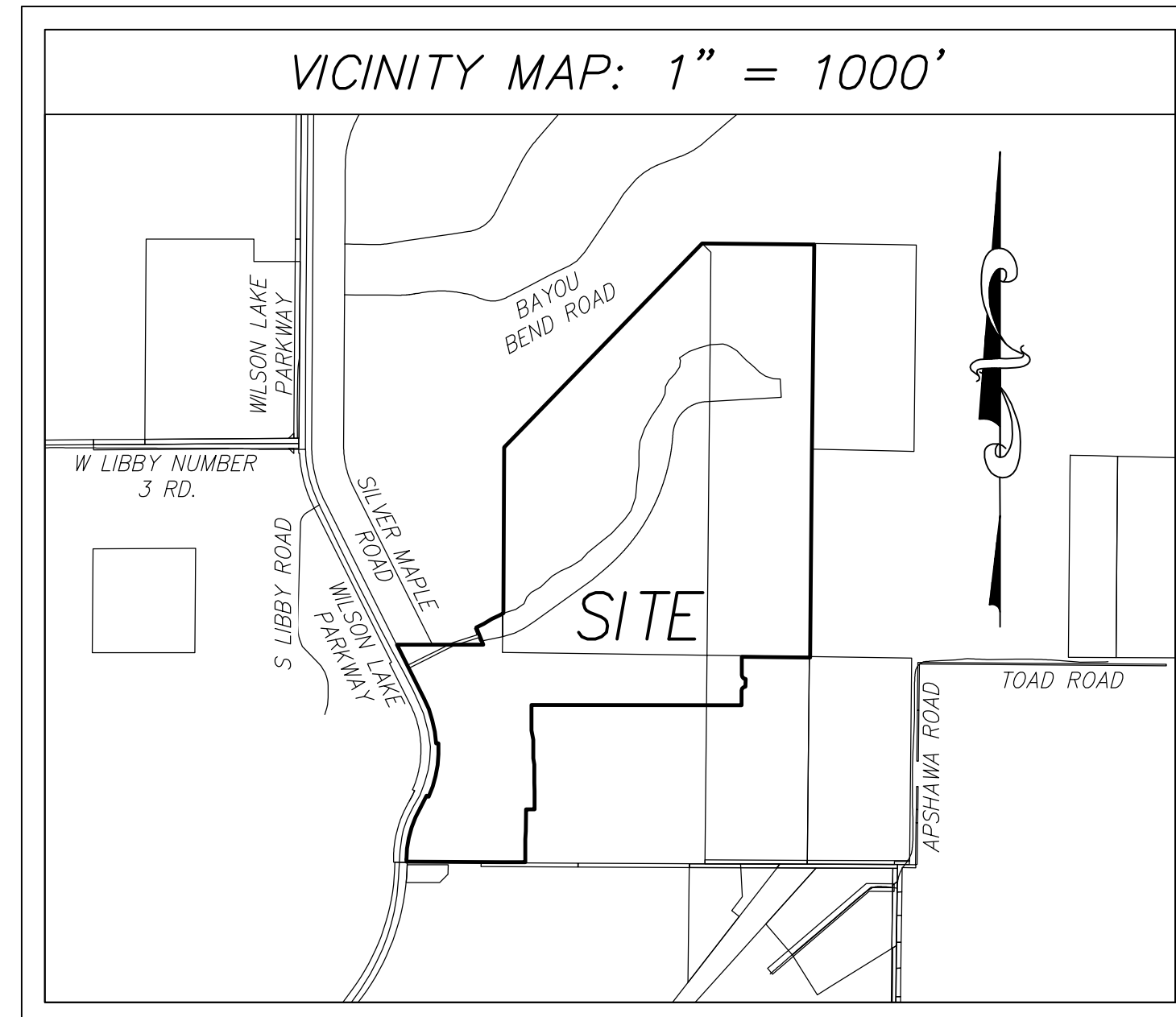
AERIAL: 1" = 500'

### 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 SOUTHEAST 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 SOUTHEAST 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 AFORESAID SECTION 35; THENCE S00°37'15"W, ALONG THE EAST LINE 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 NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF AFORESAID 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 39.49 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN S01°03'01"W, A DISTANCE OF 50.01 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 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 50.00 FEET; THENCE S00°33'07"W, A DISTANCE OF 45.46 FEET; THENCE N89°56'47"W, A DISTANCE OF 1307.41 FEET; THENCE S00°03'13"W, A DISTANCE OF 120.00 FEET; THENCE S12°13'23"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 SOUTHEAST 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 N101°3'42"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 30.46 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 137.00 ACRES, MORE OR LESS.



### NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**SHEET INDEX**  
SHEET 1 - COVER SHEET, LEGEND/ABBREVIATIONS, LEGAL DESCRIPTION, NOTES  
SHEET 2 - OVERALL PLAT/KEY SHEET  
SHEETS 3-6 - PLAT DETAIL SHEETS

**ZONING AND SETBACKS**  
ZONING: PLANNED UNIT DEVELOPMENT (PUD)  
TOTAL NUMBER OF LOTS: 220  
MINIMUM LOT SIZE: NONE MINIMUM LOT WIDTH: 30 FEET  
SETBACKS:  
FRONT - 20 FEET FROM FACE OF GARAGE, BUT NOT LESS THAN 10 FEET FROM FRONT OF DWELLING  
SIDE - FOR LOTS 50 FEET OR GREATER IN WIDTH, THE MINIMUM SIDE YARD SETBACK SHALL BE 5 FEET. FOR LOTS NARROWER THAN 50 FEET IN WIDTH THE SIDE YARD SETBACK MAY BE BETWEEN 0 FEET AND 5 FEET, PROVIDED THAT IN NO EVENT SHALL THE SEPARATION BETWEEN DWELLING UNITS ON ADJACENT LOTS BE LESS THAN 10 FEET.  
REAR - 10 FEET  
STREET SIDE - 10 FEET

**CERTIFICATE OF REVIEW BY CITY SURVEYOR**  
REVIEWED FOR CONFORMITY TO FLORIDA STATUTE 177

CITY SURVEYOR: \_\_\_\_\_ DATE: \_\_\_\_\_

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, 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 AND HEREBY DEDICATES: (1) TRACTS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O AND R SHOWN HEREON TO THE CASCADES OF GROVELAND HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; (2) TRACTS O AND P SHOWN HEREON TO THE CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT; (3) TRACT S TO THE CITY OF GROVELAND; (4) CONSERVATION EASEMENT OVER TRACTS C, L, M AND N TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT; (5) ALL UTILITY EASEMENTS TO PUBLIC UTILITY PROVIDERS; (6) DRAINAGE EASEMENTS TO THE CASCADES AT GROVELAND COMMUNITY DEVELOPMENT DISTRICT.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS EXECUTED THIS DEDICATION IN THE MANNER PROVIDED BY LAW ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015.

OWNER: SHEA HOMES ACTIVE ADULT LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: SHEA HOMES, INC. A DELAWARE CORPORATION  
ITS: SOLE MEMBER/MANAGER

BY: MICHAEL L. FRALEY, JR. ASSISTANT SECRETARY  
OSCAR HARPER AUTHORIZED AGENT

WITNESSES: \_\_\_\_\_ WITNESSES: \_\_\_\_\_

1) \_\_\_\_\_ 1) \_\_\_\_\_

NAME: \_\_\_\_\_ NAME: \_\_\_\_\_

2) \_\_\_\_\_ 2) \_\_\_\_\_

NAME: \_\_\_\_\_ NAME: \_\_\_\_\_

ADDRESS: 749 WILSON LAKE PARKWAY GROVELAND, FL 34736

STATE OF FLORIDA, COUNTY OF \_\_\_\_\_

THIS IS TO CERTIFY, THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2015, BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED MICHAEL J. FRALEY, JR. AS ASSISTANT SECRETARY AND OSCAR HARPER AS AUTHORIZED AGENT OF SHEA HOMES, INC., A DELAWARE CORPORATION, MANAGER OF SHEA HOMES ACTIVE ADULT LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN BY ME OR PRODUCED THE FOLLOWING IDENTIFICATION \_\_\_\_\_; \_\_\_\_\_ AND DID/DID NOT TAKE AN OATH THAT HE/SHE IS THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGES THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER THERETO DULY AUTHORIZED; THAT THE OFFICIAL SEAL OF SAID CORPORATION IS AFFIXED HERETO; AND THAT SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION NO. IS: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, THAT ON THE \_\_\_\_\_, 2015 THE \_\_\_\_\_ APPROVED THE FOREGOING PLAT.

MAYOR \_\_\_\_\_

ATTEST \_\_\_\_\_ CITY CLERK

### CERTIFICATE OF APPROVAL BY CLERK OF COURT

I HEREBY CERTIFY THAT THE FOREGOING PLAT WAS RECORDED IN THE LAKE COUNTY OFFICIAL RECORDS ON \_\_\_\_\_ FILE NO. \_\_\_\_\_ CLERK OF COURT IN AND FOR LAKE COUNTY, FLORIDA

BY: \_\_\_\_\_

### QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER HAS PREPARED THE FOREGOING PLAT AND 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 THE CITY OF GROVELAND, LAKE COUNTY, FLORIDA.

DATED: 08/18/15 SIGNED: William D. Donley  
REGISTRATION NO. 5381

WILLIAM D. DONLEY  
DEWBERRY ENGINEERS, INC.  
520 S. MAGNOLIA AVENUE  
ORLANDO, FLORIDA 32801  
CERTIFICATE OF AUTHORIZATION NO. 801

SHEET 1 OF 6

Drawing name: S:\cadd\Cascades Phase 5 - surplat.dwg Plot Sheet 1 Aug 18, 2015 10:26am by: lthibodeau

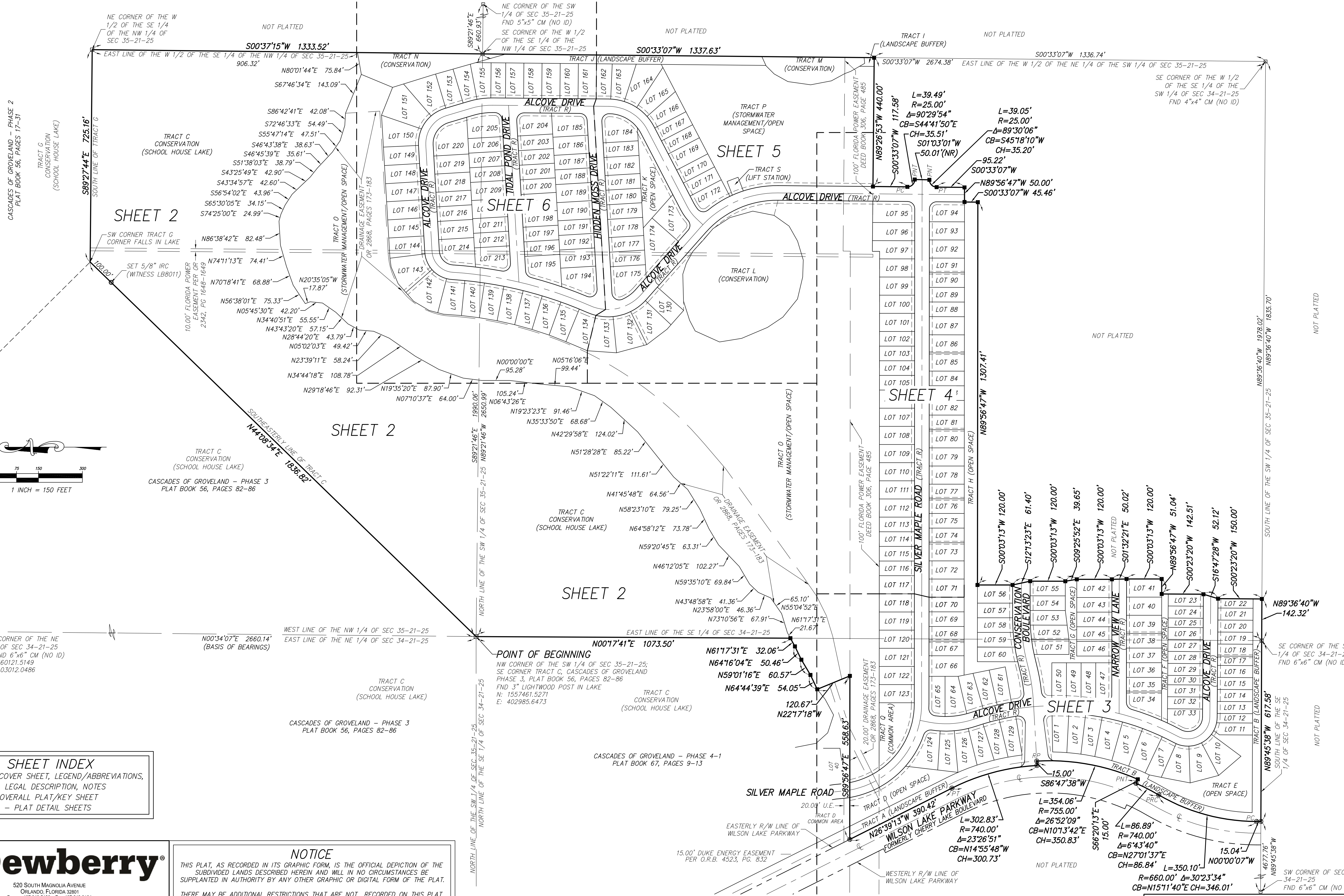
520 South Magnolia Avenue  
Orlando, Florida 32801  
Phone: 407.843.5120 Fax: 407.648.9104  
WWW.DEWBERRY.COM  
Certificate of Authorization No. LB 8011



# CASCADES OF GROVELAND - PHASE 5

A PORTION OF THE EAST 1/2 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, CITY OF GROVELAND, LAKE COUNTY, FLORIDA

PLAT BOOK: PAGE:



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 THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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

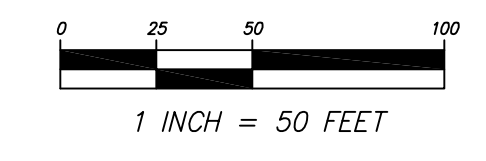


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A PORTION OF THE EAST 1/2 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 25 EAST AND A PORTION OF THE WEST 1/2 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 25 EAST, CITY OF GROVELAND, LAKE COUNTY, FLORIDA

PLAT BOOK: PAGE:

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	63.75'	740.00'	4°56'09"	63.73'	N05°40'27"W
C2	62.69'	755.00'	4°45'27"	62.67'	N00°49'39"W
C3	60.41'	770.00'	4°29'42"	60.39'	N28°08'36"E
C4	15.86'	785.00'	1°09'27"	15.86'	N25°16'28"E
C5	60.73'	785.00'	4°25'57"	60.71'	N22°28'46"E
C6	60.72'	785.00'	4°25'55"	60.71'	N18°02'50"E
C7	59.73'	785.00'	4°21'35"	59.72'	N13°39'05"E
C8	48.25'	785.00'	3°31'18"	48.24'	N09°42'38"E
C9	48.32'	785.00'	3°31'37"	48.32'	N06°11'10"E
C10	48.42'	785.00'	3°32'02"	48.41'	N02°39'21"E
C11	35.35'	25.00'	81°00'58"	32.48'	S42°03'34"W
C12	41.97'	25.00'	96°11'53"	37.21'	N49°20'01"W
C13	4.14'	850.00'	0°16'45"	4.14'	N01°05'42"W
C14	57.44'	850.00'	3°52'18"	57.42'	N00°58'50"E
C15	57.44'	850.00'	3°52'18"	57.42'	N04°51'07"E
C16	57.44'	850.00'	3°52'18"	57.42'	N08°43'25"E
C17	71.18'	850.00'	4°47'54"	71.16'	N10°30'30"E
C18	72.40'	850.00'	4°52'50"	72.38'	N17°53'52"E
C19	72.40'	850.00'	4°52'50"	72.38'	N22°46'42"E
C20	45.32'	850.00'	3°03'17"	45.31'	N26°44'45"E
C21	205.75'	100.00'	117°53'04"	171.33'	S30°40'08"E
C22	7.81'	100.00'	4°28'37"	7.81'	S26°02'05"W
C23	44.92'	100.00'	25°44'10"	44.54'	S10°55'41"W
C24	44.92'	100.00'	25°44'10"	44.54'	S14°48'29"E
C25	44.92'	100.00'	25°44'10"	44.54'	S40°32'38"E
C26	15.06'	100.00'	8°37'37"	15.04'	S57°43'32"E
C27	28.51'	100.00'	16°20'00"	28.41'	S70°12'20"E
C28	19.62'	100.00'	11°14'20"	19.58'	S83°59'30"E
C29	154.31'	75.00'	117°53'04"	128.50'	S30°40'08"E
C30	102.87'	50.00'	117°53'04"	85.66'	S30°40'08"E
C31	182.63'	900.00'	11°37'36"	182.32'	N22°27'36"E
C32	51.97'	900.00'	3°18'32"	51.97'	N26°37'08"E
C33	21.86'	900.00'	1°23'30"	21.86'	N24°16'07"E
C34	108.80'	900.00'	6°55'35"	108.73'	N20°06'35"E
C35	32.03'	25.00'	73°24'25"	29.88'	S53°21'00"W
C36	43.73'	25.00'	100°13'19"	38.36'	S39°50'08"E
C37	186.14'	900.00'	11°51'01"	185.81'	N04°21'02"E
C38	25.91'	900.00'	1°38'59"	25.91'	N09°27'03"E
C39	50.38'	900.00'	3°12'26"	50.37'	N07°01'20"E
C40	50.11'	900.00'	3°11'25"	50.11'	N03°49'25"E
C41	50.01'	900.00'	3°11'01"	50.00'	N00°38'11"E
C42	9.73'	900.00'	0°37'10"	9.73'	N01°15'54"W
C43	37.37'	25.00'	85°39'07"	33.99'	S41°15'05"W
C44	102.70'	655.00'	8°59'00"	102.59'	N79°35'08"E
C45	155.35'	595.00'	14°57'35"	154.91'	S82°34'26"W
C46	27.84'	595.00'	2°40'53"	27.84'	S76°26'05"W
C47	50.76'	595.00'	4°53'17"	50.75'	S80°13'09"W
C48	50.20'	595.00'	4°50'04"	50.19'	S85°04'50"W
C49	26.54'	595.00'	2°33'21"	26.54'	S88°46'32"W
C50	127.63'	625.00'	11°41'59"	127.40'	N80°56'38"E
C51	163.18'	625.00'	14°57'35"	162.72'	S82°34'26"W
C52	171.02'	655.00'	14°57'35"	170.53'	S82°34'26"W
C53	1.59'	655.00'	0°08'21"	1.59'	S89°59'03"W
C54	50.05'	655.00'	4°22'42"	50.04'	S87°43'31"W
C55	50.36'	655.00'	4°24'18"	50.35'	S83°20'01"W
C56	50.97'	655.00'	4°27'32"	50.96'	S78°54'05"W
C57	18.04'	655.00'	1°34'41"	18.04'	S75°52'59"W
C58	91.41'	595.00'	8°48'08"	91.32'	N79°29'42"E
C59	38.27'	25.00'	87°42'38"	34.64'	S52°14'55"E
C60	161.81'	900.00'	10°18'04"	161.59'	N13°32'38"W
C61	21.92'	900.00'	1°23'43"	21.92'	N09°05'28"W
C62	49.44'	900.00'	3°08'51"	49.44'	N11°21'45"W



CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C63	49.44'	900.00'	3°08'51"	49.44'	N14°30'36"W
C64	41.01'	900.00'	2°36'38"	41.00'	N17°23'21"W
C65	126.53'	275.00'	26°21'48"	125.42'	S05°30'46"E
C66	17.65'	275.00'	3°40'36"	17.64'	S16°51'22"E
C67	75.10'	275.00'	15°38'48"	74.87'	S07°11'40"E
C68	33.79'	275.00'	7°02'24"	33.77'	S04°08'56"W
C69	37.09'	25.00'	85°00'52"	33.78'	S50°10'33"W
C70	14.92'	325.00'	2°37'47"	14.91'	S88°37'54"E
C71	57.13'	300.00'	10°54'40"	57.04'	S84°29'27"E
C72	124.28'	325.00'	21°54'38"	123.53'	S59°34'58"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C73	34.67'	25.00'	79°27'57"	31.96'	N31°08'19"W
C74	154.79'	325.00'	27°17'19"	153.33'	S05°03'00"E
C75	28.95'	325.00'	5°06'11"	28.94'	S06°02'34"W
C76	48.44'	325.00'	8°32'26"	48.40'	S00°46'44"E
C77	48.44'	325.00'	8°32'26"	48.40'	S09°19'10"E
C78	28.96'	325.00'	5°06'17"	28.95'	S16°08'32"E
C79	142.67'	850.00'	9°37'01"	142.50'	N13°53'10"W
C80	23.72'	850.00'	1°35'56"	23.72'	N17°53'42"W
C81	57.44'	850.00'	3°52'18"	57.42'	N15°09'35"W
C82	57.44'	850.00'	3°52'18"	57.42'	N11°17'18"W
C83	4.08'	850.00'	0°16'30"	4.08'	N09°12'54"W
C84	43.69'	25.00'	100°08'07"	38.34'	N40°59'24"E

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C85	35.26'	25.00'	80°48'00"	32.41'	S48°32'32"E
C86	48.51'	780.00'	3°33'48"	48.50'	N08°34'19"W
C87	48.69'	780.00'	3°34'35"	48.68'	N12°08'31"W
C88	60.54'	780.00'	4°26'50"	60.53'	N16°09'13"W
C89	70.06'	780.00'	5°08'46"	70.03'	N20°57'01"W
C90	42.61'	780.00'	3°07'49"	42.61'	N25°05'19"W
C163	155.30'	300.00'	29°39'33"	153.57'	S03°51'53"E

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**SHEET INDEX**  
SHEET 1 - COVER SHEET, LEGEND/ABBREVIATIONS, LEGAL DESCRIPTION, NOTES  
SHEET 2 - OVERALL PLAT/KEY SHEET  
SHEETS 3-6 - PLAT DETAIL SHEETS

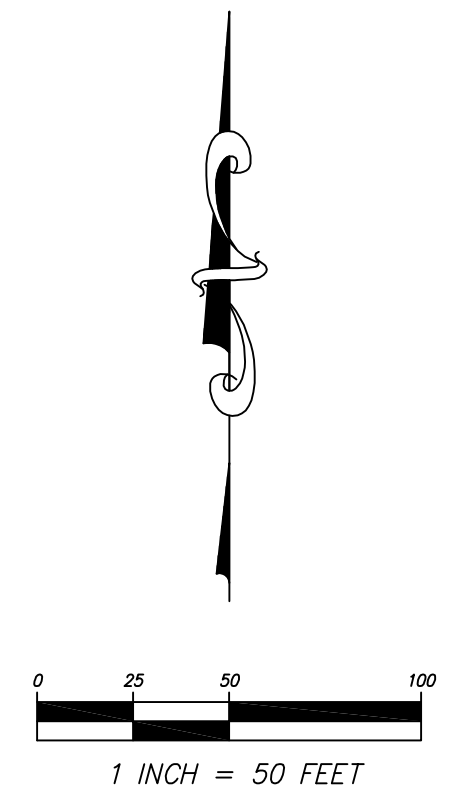
**Dewberry**  
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CERTIFICATE OF AUTHORIZATION NO. LB 8011



# CASCADES OF GROVELAND - PHASE 5

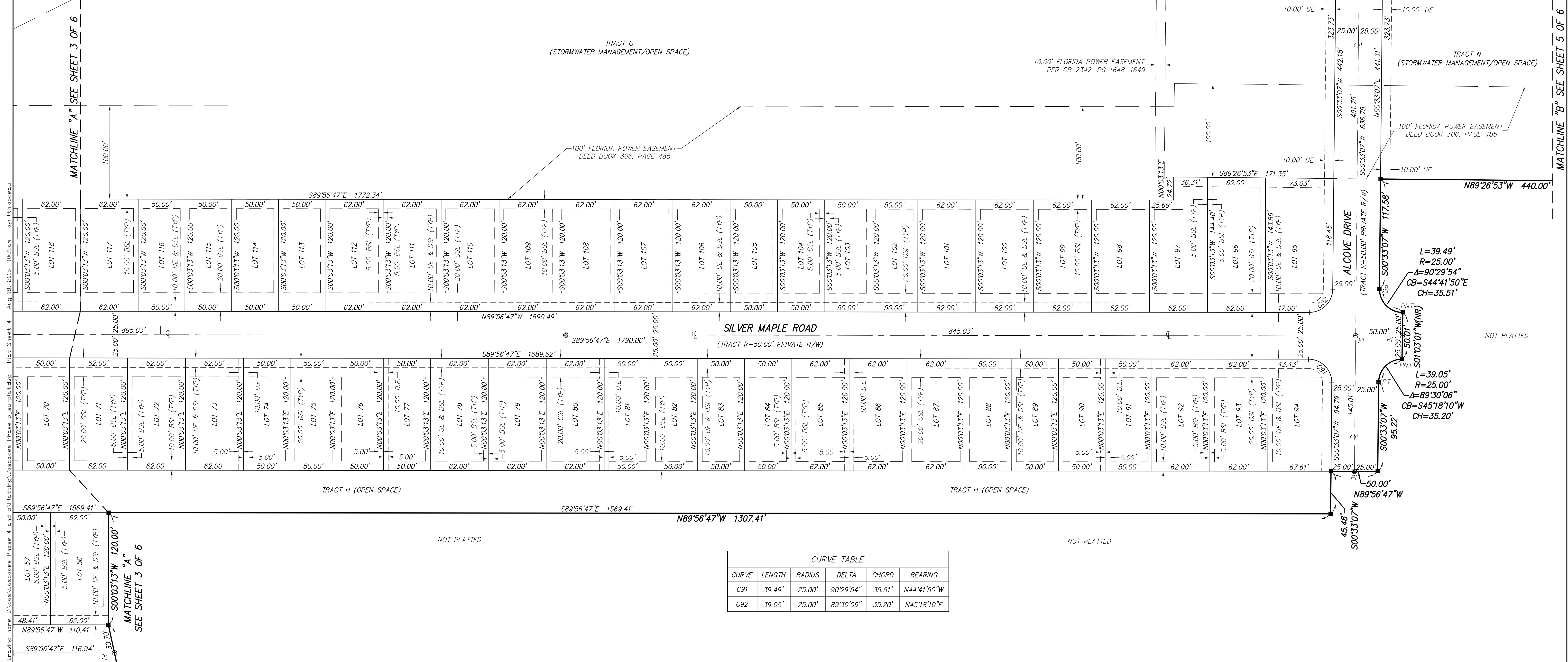
A PORTION OF THE EAST 1/2 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 25 EAST AND A PORTION OF THE WEST 1/2 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 25 EAST, CITY OF GROVELAND, LAKE COUNTY, FLORIDA

PLAT BOOK: PAGE:



MATCHLINE—SEE SHEET 2 OF 6

MATCHLINE "B" SEE SHEET 5 OF 6



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C91	39.49'	25.00'	90°29'54"	35.51'	N44°41'50"W
C92	39.05'	25.00'	89°30'06"	35.20'	N45°18'10"E

L=39.49'  
R=25.00'  
Δ=90°29'54"  
CB=S44°41'50"E  
CH=35.51'

L=39.05'  
R=25.00'  
Δ=89°30'06"  
CB=S45°18'10"W  
CH=35.20'



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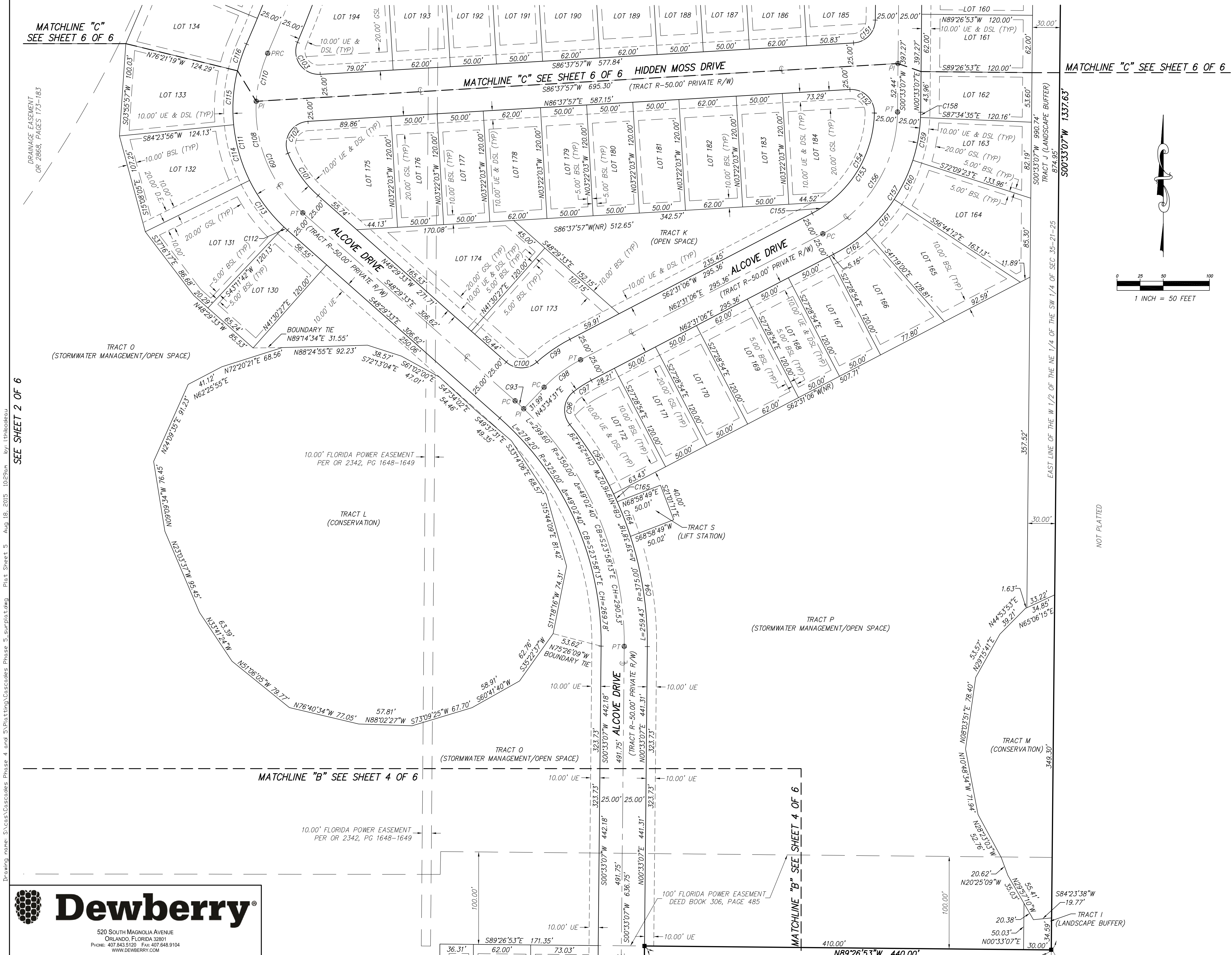
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SHEET 2 - OVERALL PLAT/KEY SHEET  
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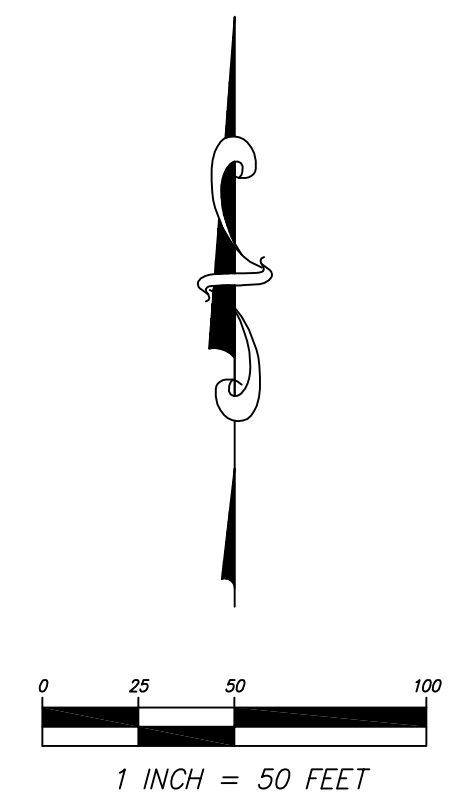
# CASCADES OF GROVELAND - PHASE 5

A PORTION OF THE EAST 1/2 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,  
CITY OF GROVELAND, LAKE COUNTY, FLORIDA

PLAT BOOK: PAGE:



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C93	12.63'	350.00'	2'04"04"	12.63'	N47°27'31"W
C94	121.09'	375.00'	18'30"05"	120.57'	N08°41'56"W
C95	88.83'	375.00'	13'34'18"	88.62'	N32°18'02"W
C96	39.76'	25.00'	91'08"04"	35.70'	S06°28'51"W
C97	22.84'	125.00'	10'28'13"	22.81'	S57°16'59"W
C98	49.59'	150.00'	18'56'35"	49.37'	S53°02'48"W
C99	43.41'	175.00'	14'12'49"	43.30'	S55°24'42"W
C100	36.30'	25.00'	83'12'10"	33.20'	N89°54'22"E
C101	56.53'	125.00'	25'54'39"	56.05'	S35°32'14"E
C102	47.65'	25.00'	109°12'51"	40.76'	S32°01'31"W
C103	50.65'	25.00'	116°04'17"	42.42'	S35°19'55"E
C108	188.90'	150.00'	72°09'10"	176.66'	S12°24'58"E
C109	135.26'	150.00'	51°40'02"	130.73'	S22°39'33"E
C110	53.63'	150.00'	20°29'08"	53.35'	S13°25'02"W
C111	220.38'	175.00'	72°09'10"	206.10'	S12°24'58"E
C112	5.15'	175.00'	1°41'15"	5.15'	S47°38'56"E
C113	62.93'	175.00'	20°36'07"	62.59'	S36°30'15"E
C114	62.93'	175.00'	20°36'07"	62.59'	S15°54'07"E
C115	58.78'	175.00'	19°14'45"	58.51'	S04°01'19"W
C116	30.59'	175.00'	10°00'55"	30.55'	S18°39'09"W
C151	37.56'	25.00'	86°04'50"	34.13'	N43°35'32"E
C152	41.26'	25.00'	94°33'04"	36.73'	N46°05'31"W
C153	133.81'	125.00'	61°20'05"	127.51'	N31°51'04"E
C154	111.01'	125.00'	50°53'00"	107.40'	N26°37'31"E
C155	22.80'	125.00'	10°27'05"	22.77'	N57°17'34"E
C156	162.23'	150.00'	61°57'59"	154.44'	N31°32'07"E
C157	189.27'	175.00'	61°57'59"	180.18'	N31°32'07"E
C158	5.72'	175.00'	1°52'18"	5.72'	N01°29'16"E
C159	47.10'	175.00'	15°25'11"	46.96'	N10°08'01"E
C160	47.10'	175.00'	15°25'11"	46.96'	N25°33'12"E
C161	47.10'	175.00'	15°25'11"	46.96'	N40°58'24"E
C162	42.26'	175.00'	13°50'07"	42.15'	N55°36'03"E
C164	40.02'	375.00'	06°06'52"	40.00'	N21°00'24"W
C165	9.50'	375.00'	01°27'03"	9.50'	N24°47'22"W



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SHEETS 3-6 - PLAT DETAIL SHEETS

SEE SHEET 2 OF 6

MATCHLINE "B" SEE SHEET 4 OF 6

MATCHLINE "B" SEE SHEET 4 OF 6

MATCHLINE "C" SEE SHEET 6 OF 6

NOT PLATTED



# CASCADES OF GROVELAND - PHASE 5

A PORTION OF THE EAST 1/2 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, CITY OF GROVELAND, LAKE COUNTY, FLORIDA

PLAT BOOK: PAGE:

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C102	47.65'	25.00'	109°12'51"	40.76'	S32°01'31"W
C103	50.65'	25.00'	116°04'17"	42.42'	S35°19'55"E
C104	201.58'	1425.00'	8°06'19"	201.42'	N18°39'05"E
C105	92.14'	1425.00'	3°42'17"	92.12'	N20°51'06"E
C106	109.45'	1425.00'	4°24'02"	109.42'	N16°47'56"E
C107	31.43'	25.00'	72°02'02"	29.40'	S50°36'56"W
C108	188.90'	150.00'	72°09'10"	176.66'	S12°24'58"E
C109	135.26'	150.00'	51°40'02"	130.73'	S22°39'33"E
C110	53.63'	150.00'	20°29'08"	53.35'	S13°25'02"W
C111	220.38'	175.00'	72°09'10"	206.10'	S12°24'58"E
C114	62.93'	175.00'	20°36'07"	62.59'	S15°54'07"E
C115	58.78'	175.00'	19°14'45"	58.51'	S04°01'19"W
C116	30.59'	175.00'	10°00'55"	30.55'	S18°39'09"W
C117	24.69'	1375.00'	1°01'44"	24.69'	N23°08'44"E
C118	72.83'	1375.00'	3°02'05"	72.82'	N21°06'50"E
C119	67.39'	1375.00'	2°48'30"	67.39'	N18°11'32"E
C120	67.39'	1375.00'	2°48'30"	67.39'	N15°23'02"E
C121	67.39'	1375.00'	2°48'30"	67.39'	N12°34'32"E
C122	67.39'	1375.00'	2°48'30"	67.39'	N09°46'03"E
C123	67.39'	1375.00'	2°48'30"	67.39'	N06°57'33"E
C124	43.78'	1375.00'	1°49'28"	43.78'	N04°38'34"E
C125	144.69'	100.00'	82°54'07"	132.40'	S45°10'53"W
C126	18.92'	100.00'	10°50'20"	18.89'	S09°09'00"W
C127	59.70'	100.00'	34°12'29"	58.82'	S31°40'24"W
C128	59.70'	100.00'	34°12'29"	58.82'	S65°52'53"W
C129	6.37'	100.00'	3°38'49"	6.36'	S84°48'33"W
C130	108.52'	75.00'	82°54'07"	99.30'	S45°10'53"W
C131	45.32'	25.00'	103°51'23"	39.36'	S41°26'21"E
C132	168.09'	1425.00'	6°45'30"	167.99'	N07°06'35"E
C133	91.03'	1425.00'	3°39'36"	91.01'	N08°39'32"E
C134	77.06'	1425.00'	3°05'55"	77.05'	N05°16'47"E
C135	72.35'	50.00'	82°54'07"	66.20'	S45°10'53"W
C136	167.50'	125.00'	76°46'34"	155.25'	N54°58'46"W
C137	1.30'	125.00'	0°35'38"	1.30'	S86°55'46"W
C138	57.58'	125.00'	26°23'28"	57.07'	N79°34'41"W
C139	55.77'	125.00'	25°33'43"	55.31'	N53°36'05"W
C140	52.86'	125.00'	24°13'45"	52.47'	N28°42'21"W
C141	134.00'	100.00'	76°46'34"	124.20'	N54°58'46"W
C142	100.50'	75.00'	76°46'34"	93.15'	N54°58'46"W
C143	67.32'	225.00'	17°08'36"	67.07'	N08°01'11"W
C144	37.56'	25.00'	86°04'50"	34.13'	N43°35'32"E
C145	74.80'	250.00'	17°08'36"	74.52'	N08°01'11"W
C146	82.28'	275.00'	17°08'36"	81.98'	N08°01'11"W
C147	28.20'	275.00'	5°52'29"	28.18'	N13°39'14"W
C148	47.40'	275.00'	9°52'30"	47.34'	N05°46'45"W
C149	6.69'	275.00'	1°23'37"	6.69'	N00°08'42"W
C150	40.98'	25.00'	93°55'10"	36.54'	N46°24'28"W
C151	37.56'	25.00'	86°04'50"	34.13'	N43°35'32"E
C152	41.26'	25.00'	94°33'04"	36.73'	N46°05'31"W
C153	133.81'	125.00'	61°20'05"	127.51'	N31°51'04"E
C154	111.01'	125.00'	50°53'00"	107.40'	N26°37'31"E
C156	162.23'	150.00'	61°57'59"	154.44'	N31°32'07"E
C158	5.72'	175.00'	1°52'18"	5.72'	N01°29'16"E
C159	47.10'	175.00'	15°25'11"	46.96'	N10°08'01"E



SHEET INDEX	
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