SOUTH LAKE REGIONAL PARK

LAKE COUNTY MASS GRADING SUBMITTAL LAKE COUNTY, FLORIDA

DESCRIPTION

ALL THAT PART OF TRACTS 54, 55, AND 60 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 25 EAST, AND THAT PART OF TRACTS 5 AND 6 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT OF GROVELAND FARMS AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, NOT LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIPTION:

THAT PART OF SECTIONS 21 AND 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND RUN THENCE NORTH 01'13'38.9" WEST ALONG THE EAST LINE OF SAID SECTION 719.82 FEET; THENCE SOUTH 89'21'54.9" WEST 566.36 FEET; THENCE SOUTH 82'24'48.8" WEST 337.44 FEET; THENCE NORTH 79'59'29.2" WEST 1156.55 FEET; THENCE SOUTH 0'55'12.8" EAST 268.25 FEET; THENCE SOUTH 89'42'53.2" WEST 660 FEET; THENCE SOUTH 0'55'12.8" EAST 34.79 FEET; THENCE SOUTH 28'00' EAST 296.89 FEET; THENCE SOUTH 48'00' EAST 482.11 FEET; THENCE SOUTH 62'41'50.9" EAST 314.23 FEET; THENCE SOUTH 13'33'14.4" WEST 145 FEET; THENCE SOUTH 17'11'06.2" EAST 291.11 FEET; THENCE SOUTH 57'11'36.5" EAST 231.3 FEET; THENCE NORTH 88'56'48.8" EAST 1686.7 FEET TO A POINT ON THE EAST LINE OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST; THENCE NORTH 0'02'50.2" EAST ALONG SECTION LINE 678.71 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF SECTIONS 21 AND 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND RUN
THENCE NORTH 01°13′38.9" WEST ALONG THE EAST LINE OF SAID SECTION 719.82 FEET; THENCE SOUTH 89°21′54.9" WEST 566.36
FEET; THENCE SOUTH 82°24′48.8" WEST 337.44 FEET; THENCE NORTH 79°59′29.2" WEST 1156.55 FEET; THENCE SOUTH 0°55′12.8"
EAST 268.25 FEET; THENCE SOUTH 89°42′53.2" WEST 660 FEET; THENCE SOUTH 0°55′12.8" EAST 34.79 FEET; THENCE SOUTH
28°00′ EAST 296.89 FEET; THENCE SOUTH 48°00′ EAST 482.11 FEET; THENCE SOUTH 62°41′50.9" EAST 314.23; THENCE SOUTH
13°33′14.4" WEST 145 FEET; THENCE SOUTH 17°11′06.2" EAST 291.11 FEET; THENCE SOUTH 57°11′36.5" EAST 231.3 FEET; THENCE
NORTH 88°56′48.8" EAST 1686.7 FEET TO A POINT ON THE EAST LINE OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST;
THENCE NORTH 0°02′50.2" EAST ALONG SECTION LINE 678.71 FEET TO THE POINT OF BEGINNING.

ANI

TRACT 12, GROVELAND FARMS, SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, AND BEGIN 275 FEET NORTH OF THE SOUTHEAST CORNER OF TRACT 9, GROVELAND FARMS, SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST; RUN THENCE NORTH TO THE NORTHEAST CORNER OF THE SAID TRACT 9; RUN THENCE WEST TO THE NORTHWEST CORNER OF TRACT 11; RUN THENCE SOUTH TO THE SOUTHWEST CORNER OF TRACT 11; RUN THENCE EAST 645 FEET; RUN THENCE NORTH 10 FEET; RUN THENCE EAST TO A POINT 196 FEET WEST OF THE EAST LINE OF TRACT 9; RUN THENCE NORTHEASTERLY TO THE POINT OF BEGINNING; ALL IN GROVELAND FARMS, SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS 5, 6, 7 8, 11, 12, 54, 55, 57, 58, 59, 60 AND A PORTION OF TRACTS 9, 10 AND 56 AND CERTAIN INTERNAL RIGHTS OF WAY TO THOSE TRACTS, ACCORDING TO THE PLAT OF 'GROVELAND FARMS' AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LYING IN SECTIONS 21 AND 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 88°45'43" WEST ALONG THE SOUTH LINE OF SECTION 21 FOR 12.00 FEET TO THE SOUTHEAST CORNER OF AFORESAID TRACT 57 AND TO THE POINT OF BEGINNING; THENCE NORTH 01"13"39" WEST ALONG THE EASTERLY BOUNDARY OF SAID TRACT 57 AND THE EASTERLY BOUNDARY OF AFORESAID TRACT 56 FOR 719.95 FEET TO THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 783, PAGE 960 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: RUN SOUTH 89°21'55" WEST FOR 554.36 FEET; THENCE SOUTH 82°24'49" WEST FOR 98.87 FEET TO THE EASTERLY BOUNDARY OF AFORESAID TRACT 55; THENCE NORTH 01°13'10" WEST ALONG SAID EASTERLY BOUNDARY FOR 609.45 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT 55; THENCE SOUTH 88°52'08" WEST ALONG SAID NORTHERLY BOUNDARY AND THE NORTHERLY BOUNDARY OF AFORESAID TRACT 54 FOR 1329.01 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT 54: THENCE SOUTH 01°12'11" EAST ALONG SAID WESTERLY BOUNDARY FOR 663.39 FEET TO THE NORTHERLY BOUNDARY OF AFORESAID TRACT 60; THENCE SOUTH 88'48'55" WEST ALONG SAID NORTHERLY BOUNDARY FOR 652.60 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT 60; THENCE SOUTH 01°11'42" EAST ALONG SAID WESTERLY BOUNDARY FOR 664.00 FEET TO THE NORTHWEST CORNER OF AFORESAID TRACT 5; THENCE SOUTH 00°58'43" EAST ALONG THE WESTERLY BOUNDARY OF SAID TRACT 5 AND THE WESTERLY BOUNDARY OF AFORESAID TRACT 12 FOR 1341.59 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT 12; THENCE NORTH 89°04'20" EAST ALONG SAID SOUTHERLY BOUNDARY AND THE SOUTHERLY BOUNDARY OF AFORESAID TRACT 11 FOR 1293.77 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT 11; THENCE NORTH 00°29'08" WEST ALONG SAID EASTERLY BOUNDARY FOR 10.00 FEET; THENCE NORTH 89°04'20" EAST ALONG A LINE 10.00 FEET NORTHERLY OF WHEN MEASURED AT RIGHT ANGLE TO THE SOUTHERLY BOUNDARY OF AFORESAID TRACTS 10 AND 9 FOR 1121.83 FEET TO A POINT 196.00 FEET WESTERLY OF THE EAST LINE OF SAID TRACT 9; THENCE NORTH 36°09'49" EAST FOR 332.17 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRACT 9 LYING 275.00 FEET NORTHERLY OF THE SOUTHEAST CORNER OF TRACT 9; THENCE NORTH 00°00'08" EAST ALONG THE EASTERLY BOUNDARY OF SAID TRACT 9 AND THE EASTERLY BOUNDARY OF AFORESAID TRACT 8 FOR 1081.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 141.53 ACRES, MORE OR LESS.

A/K/A ALT KEYS 1103231, 2546204, 1029406

PARCEL ID NO. 01-22-24-440005400000



Index of Sheets

1. COVER SHEET AP.01 AERIAL PLAN **OSP.01 OVERALL SITE PLAN** ECP.01 EROSION CONTROL PLAN 1 ECP.02 EROSION CONTROL PLAN 2 ECP.03 EROSION CONTROL PLAN 3 **ECP.04 EROSION CONTROL PLAN 4 ECP.05 EROSION CONTROL PLAN 5** ECP.06 EROSION CONTROL PLAN 6 ECP.07 EROSION CONTROL PLAN 7 **GP.01 GRADING PLAN 1 GP.02 GRADING PLAN 2 GP.03 GRADING PLAN 3 GP.04 GRADING PLAN 4 GP.05 GRADING PLAN 5 GP.06 GRADING PLAN 6 GP.07 GRADING PLAN 7 DD.01 DRAINAGE DETAILS** PBP.08 PRE BASIN MAP PBP.09 POST BASIN MAP 1 OF 3 SURVEY SHEET 2 OF 3 SURVEY SHEET 3 OF 3 SURVEY SHEET

	DEVELOPMENT REVIEW
PROJECT#	APPLICATION REQUEST #
PROJECT NAME:	
	ORDINANCE #
	REVIEWER PLEASE SIGN AND DATE BELOW
ENVIRONMENTAL	
PUBLIC SAFETY / EM	ERGENCY 911
COMMENTS:	
	NT
COMMENTS:	
COMMENTS:	
PUBLIC WORKS	
	3
COMMENTS:	
LANDSCAPE	
COMMENTS:	
	PRELIMINARY/FINAL DEVELOPMENT REVIEW
APPROVAL	
DATED	MANAGER, OFFICE OF PLANNING & ZONING (OR DESIGNEE)

OWNER:

LAKE COUNTY BOARD OF COUNTY COMMISSIONERS 12929 COUNTY LANDFILL ROAD TAVARES, FL 32778 (352) 253-4950 ROBERTO BONILLA

ENGINEER:

BOOTH, ERN, STRAUGHAN, & HIOTT, INC. 902 NORTH SINCLAIR AVENUE TAVARES, FLORIDA 32778 (352) 343-8481 DUANE K. BOOTH, P.E.

GEOTECHNICAL:

ANDREYEV ENGINEERING, INC. 4055 ST. JOHN'S PARKWAY SANFORD, FLORIDA 32771 (407) 330-7763 RAY JONES, P.E. PLANNER/LANDSCAPE ARCHITECT:

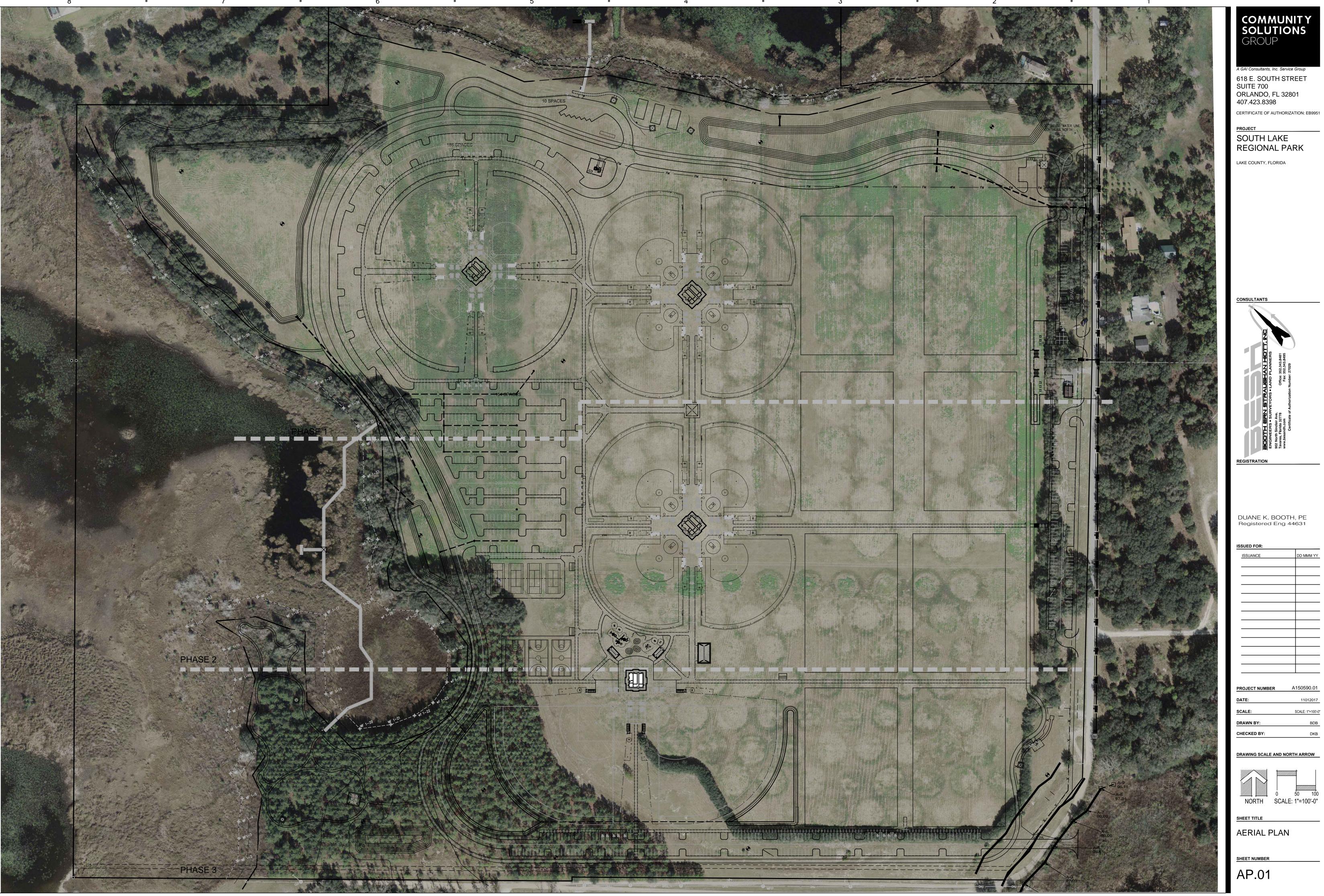
COMMUNITY SOLUTIONS GROUP 618 E. SOUTH STREET, SUITE 700 ORLANDO, FLORIDA 32801 (407) 423-8398 FRANK BELLOMO, PLA

SURVEYOR:

BOOTH, ERN, STRAUGHAN, & HIOTT, INC. 902 NORTH SINCLAIR AVENUE TAVARES, FLORIDA 32778 (352) 343-8481 MIKE STRAUGHAN, P.L.S.

DECEMBER 2017







618 E. SOUTH STREET SUITE 700 ORLANDO, FL 32801 407.423.8398

SOUTH LAKE REGIONAL PARK

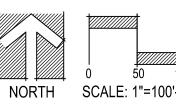
LAKE COUNTY, FLORIDA



DUANE K. BOOTH, PE Registered Eng 44631

PROJECT NUMBER	A150590.01
DATE:	11012017
SCALE:	SCALE: 1"=100'-0"
DRAWN BY:	BDB
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CHECKED BY:	DKB

DRAWING SCALE AND NORTH ARROW



AERIAL PLAN

SHEET NUMBER AP.01 CITY OF GROVELAND PUD

NOTE: ALL THE INFRASTRUCTURE SHOWN IS FUTURE DEVELOPMENT THIS PROJECT IS ONLY FOR THE MASS GRADING OF THE SITE AND THOSE FEATURES THAT ARE CALLED OUT TO BE BUILT AT THIS TIME. THE FUTURE IMPROVEMENTS ARE STRICTLY SHOWN FOR REFERENCE ONLY.

CITY OF GROVELAND GS-1 GREEN SWAMP RESIDENTIAL

618 E. SOUTH STREET SUITE 700 ORLANDO, FL 32801 407.423.8398

CERTIFICATE OF AUTHORIZATION: EB9951

COMMUNITY

SOLUTIONS

SOUTH LAKE **REGIONAL PARK**

LAKE COUNTY, FLORIDA

DUANE K. BOOTH, PE Registered Eng 44631

A150590.01 PROJECT NUMBER SCALE: 1"=200'-0" **CHECKED BY:**



NORTH SCALE: 1"=200'-0" SHEET TITLE

OVERALL SITE PLAN

SHEET NUMBER **OSP.01**

LAKE DOUGLAS **CONSERVATION** LAKE SUMNER ZONING DISTRICT CFD-ORD. 2017-26 CATHEDRAL LANE CITY OF GROVELAND

ALL THAT PART OF TRACTS 54, 55, AND 60 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 25 EAST, AND THAT PART OF TRACTS 5 AND 6 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT OF GROVELAND FARMS AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS

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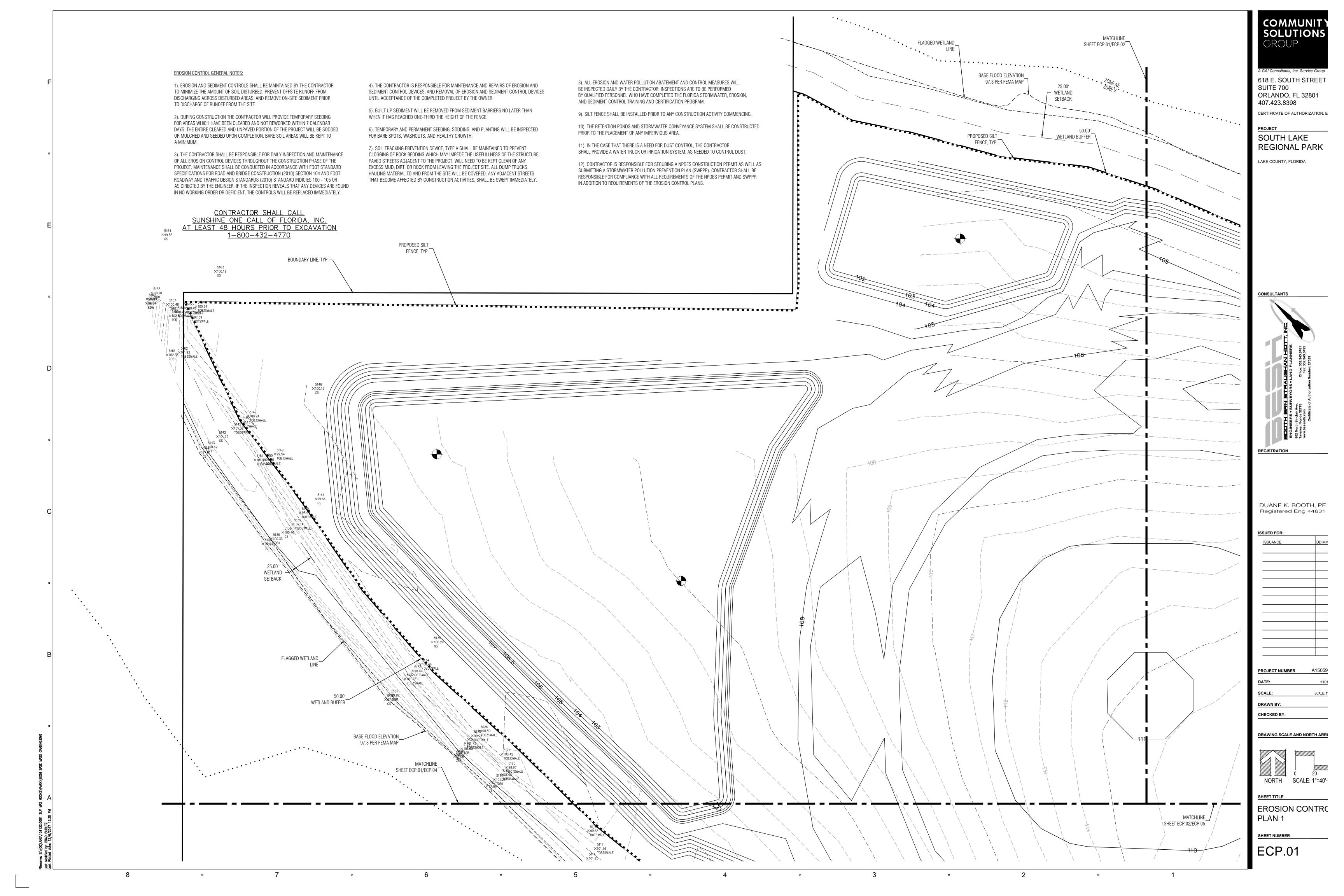
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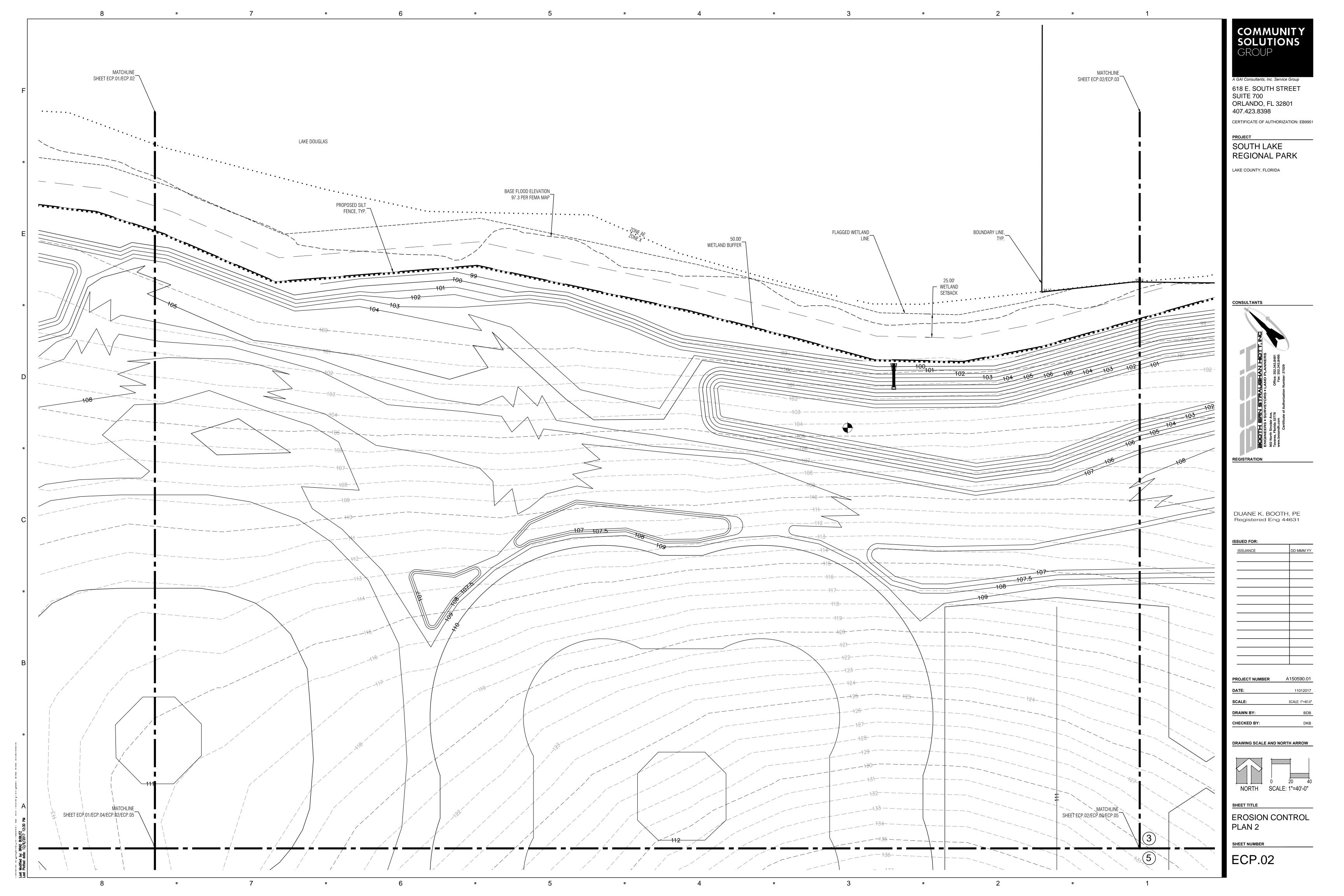
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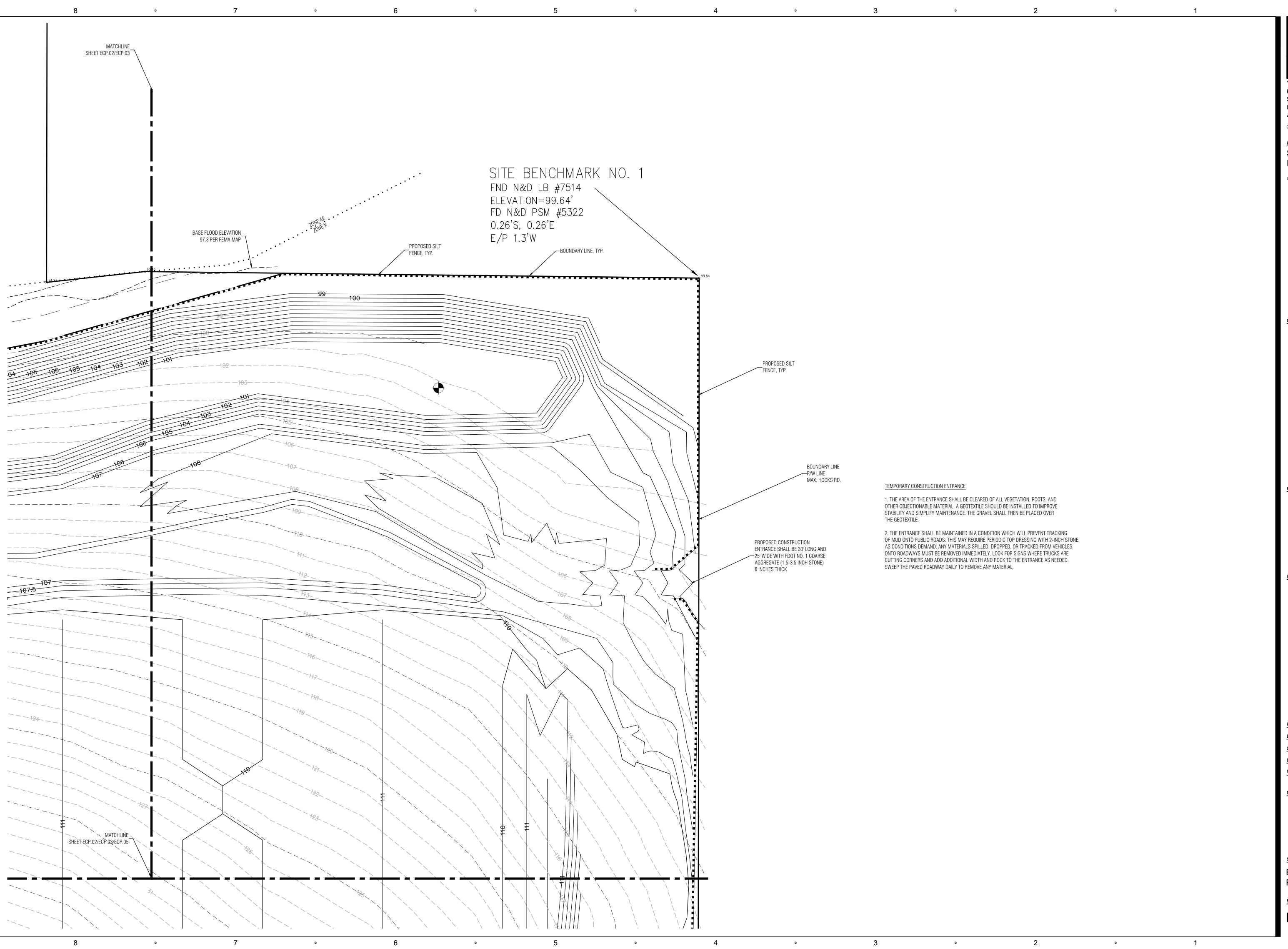
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CONTAINING 141.53 ACRES, MORE OR LESS.

A/K/A ALT KEYS 1103231, 2546204, 1029406









618 E. SOUTH STREET SUITE 700 ORLANDO, FL 32801 407.423.8398

CERTIFICATE OF AUTHORIZATION: EB9951

SOUTH LAKE REGIONAL PARK

LAKE COUNTY, FLORIDA

ONSULTANTS



DUANE K. BOOTH, PE Registered Eng 44631

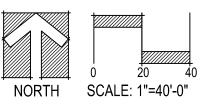
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ISSUANCE

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CHECKED BY:	DKB

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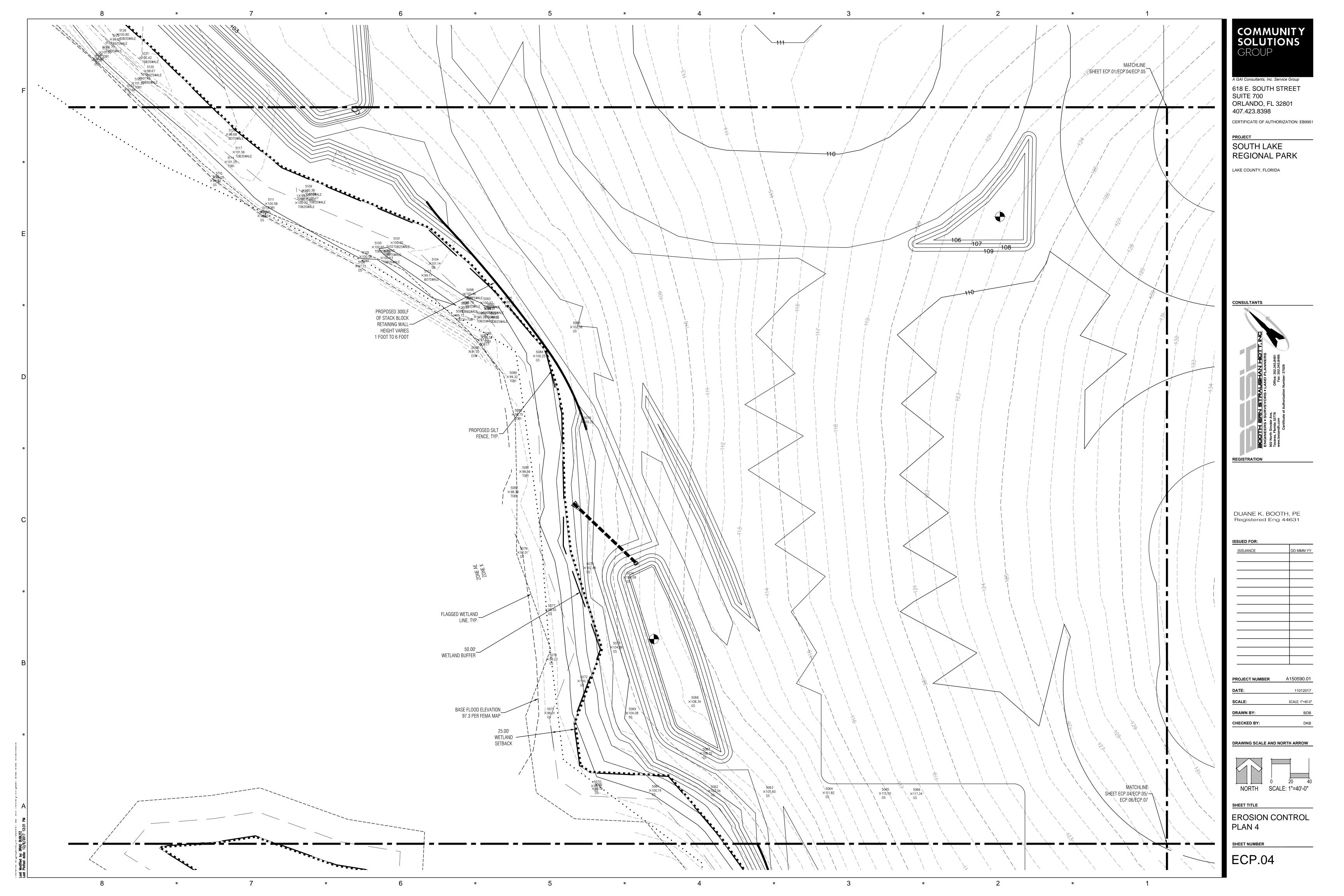


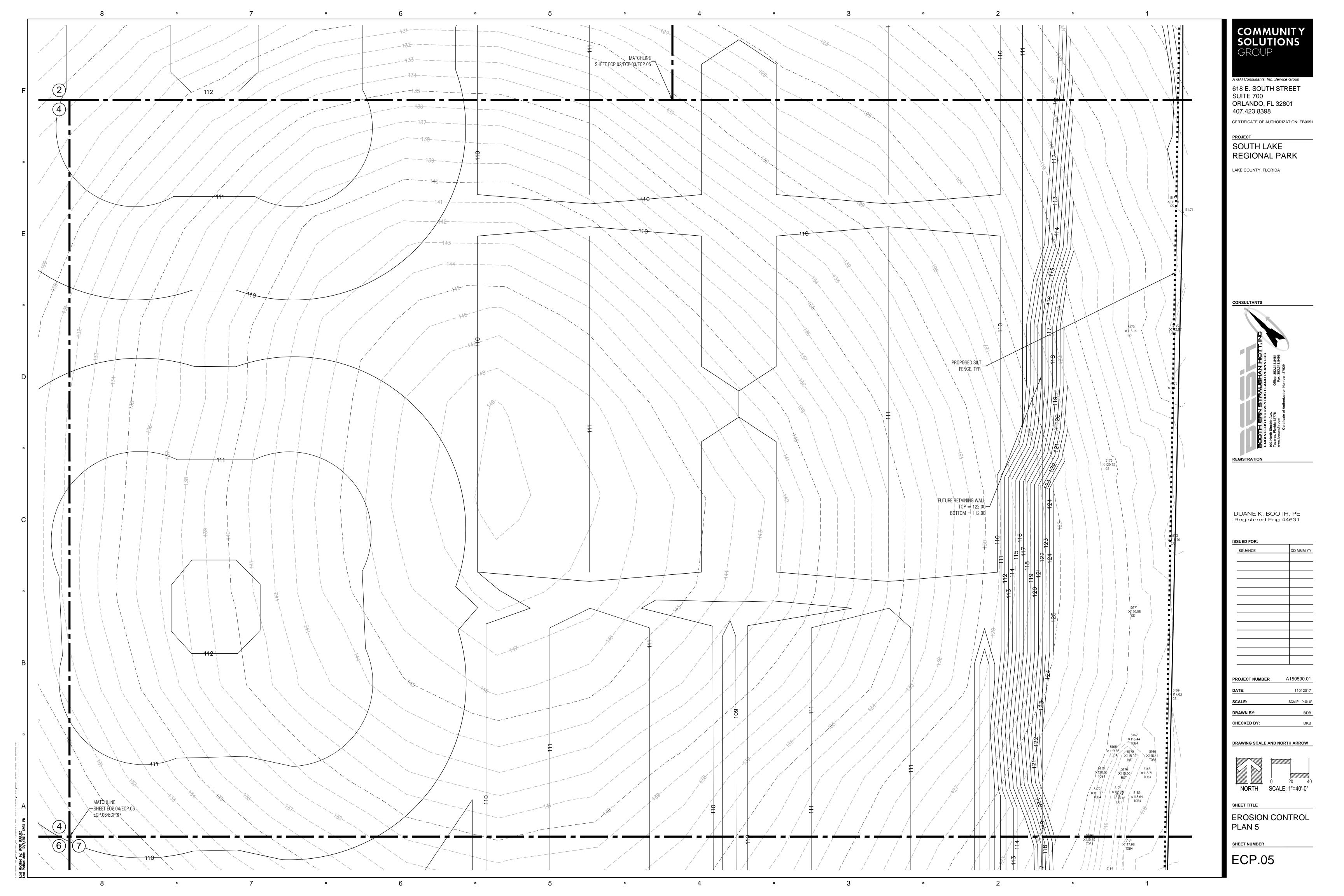
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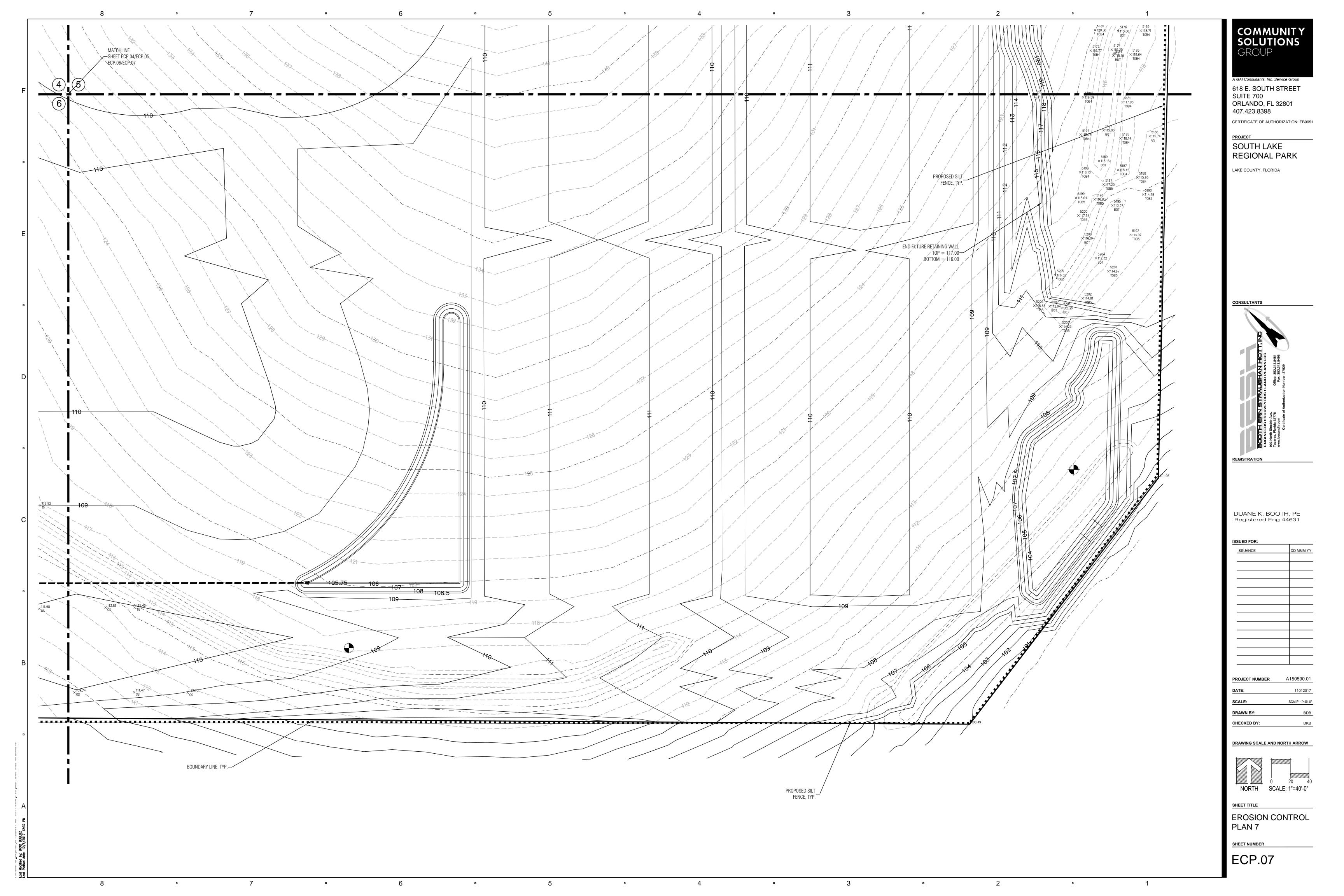
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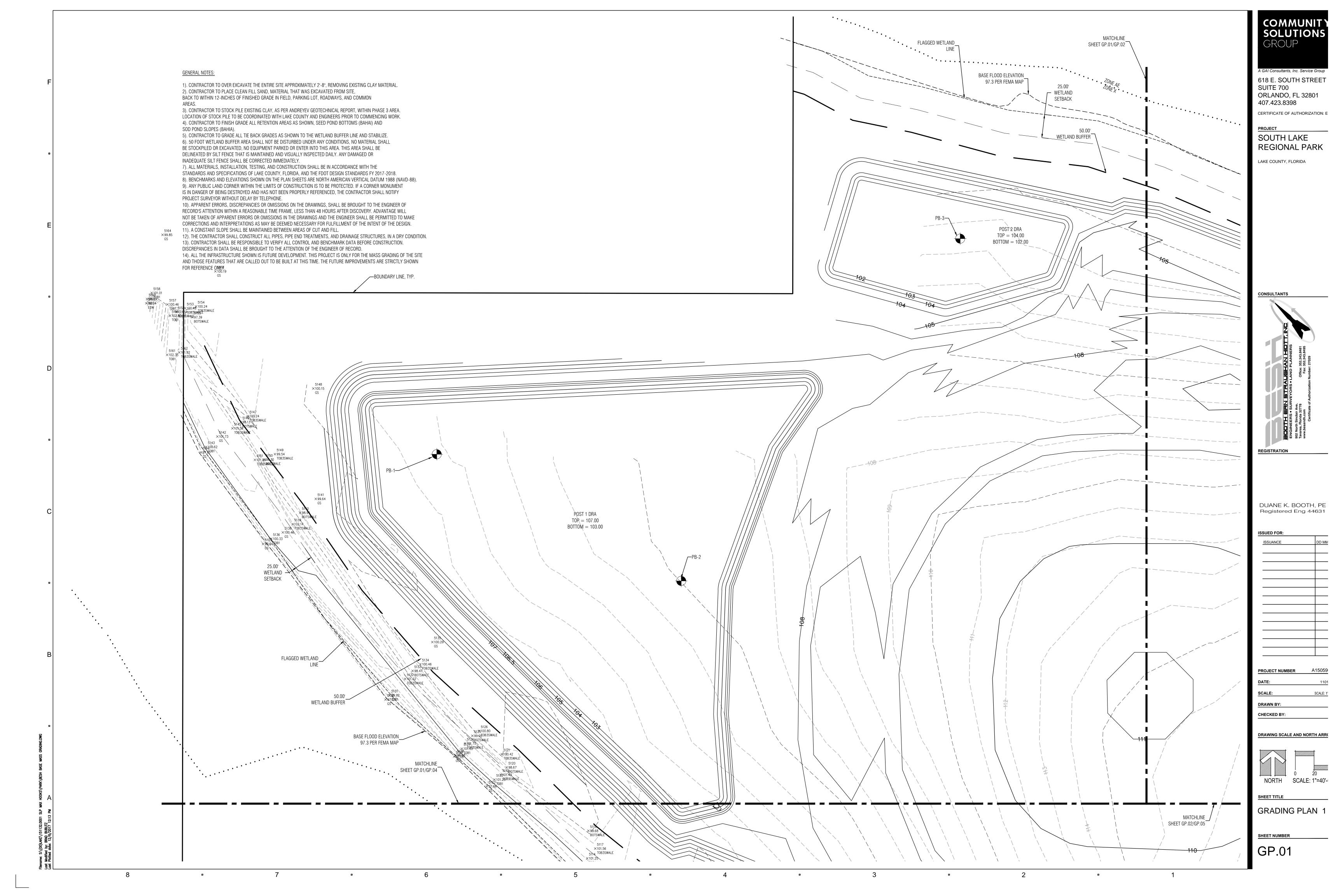
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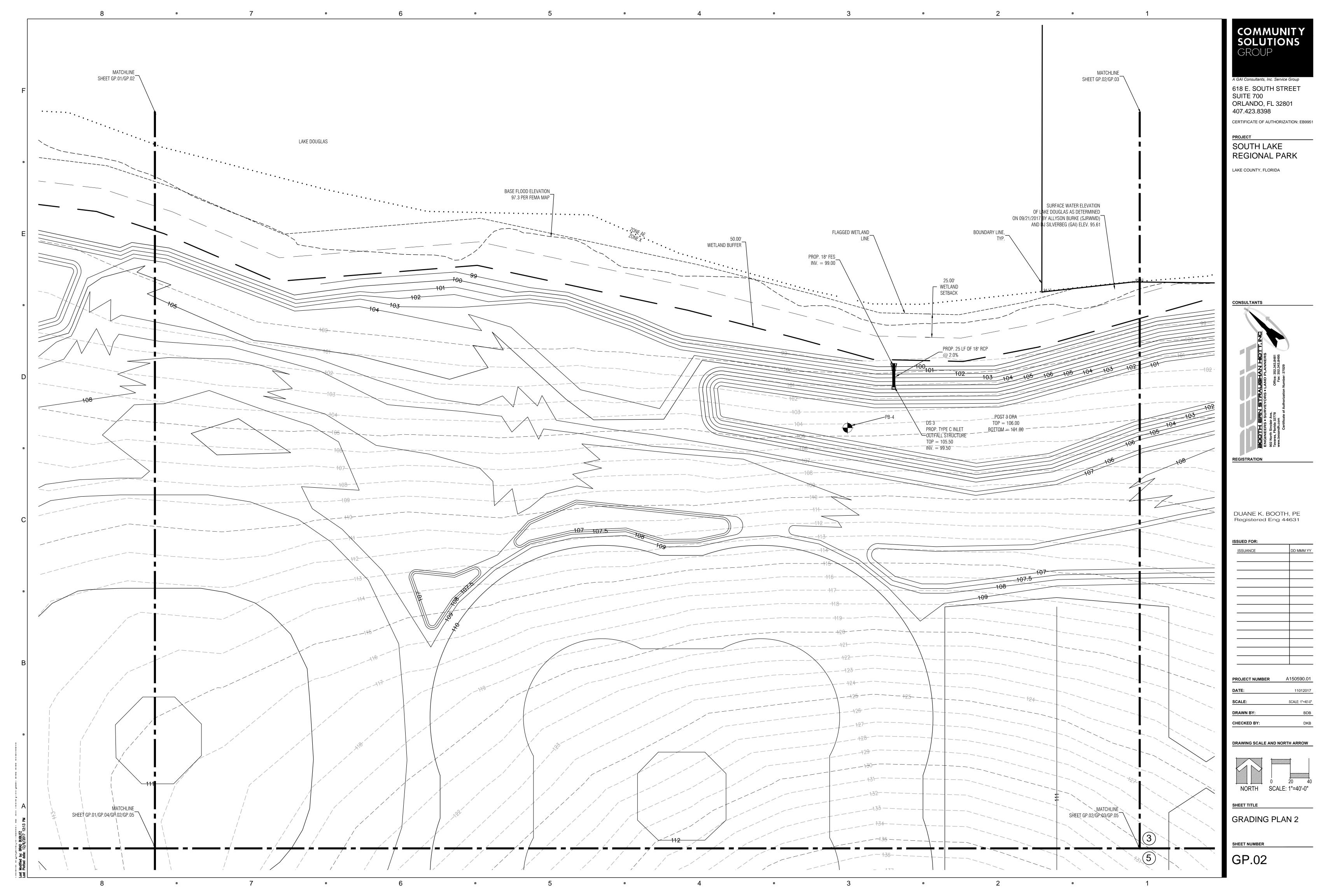


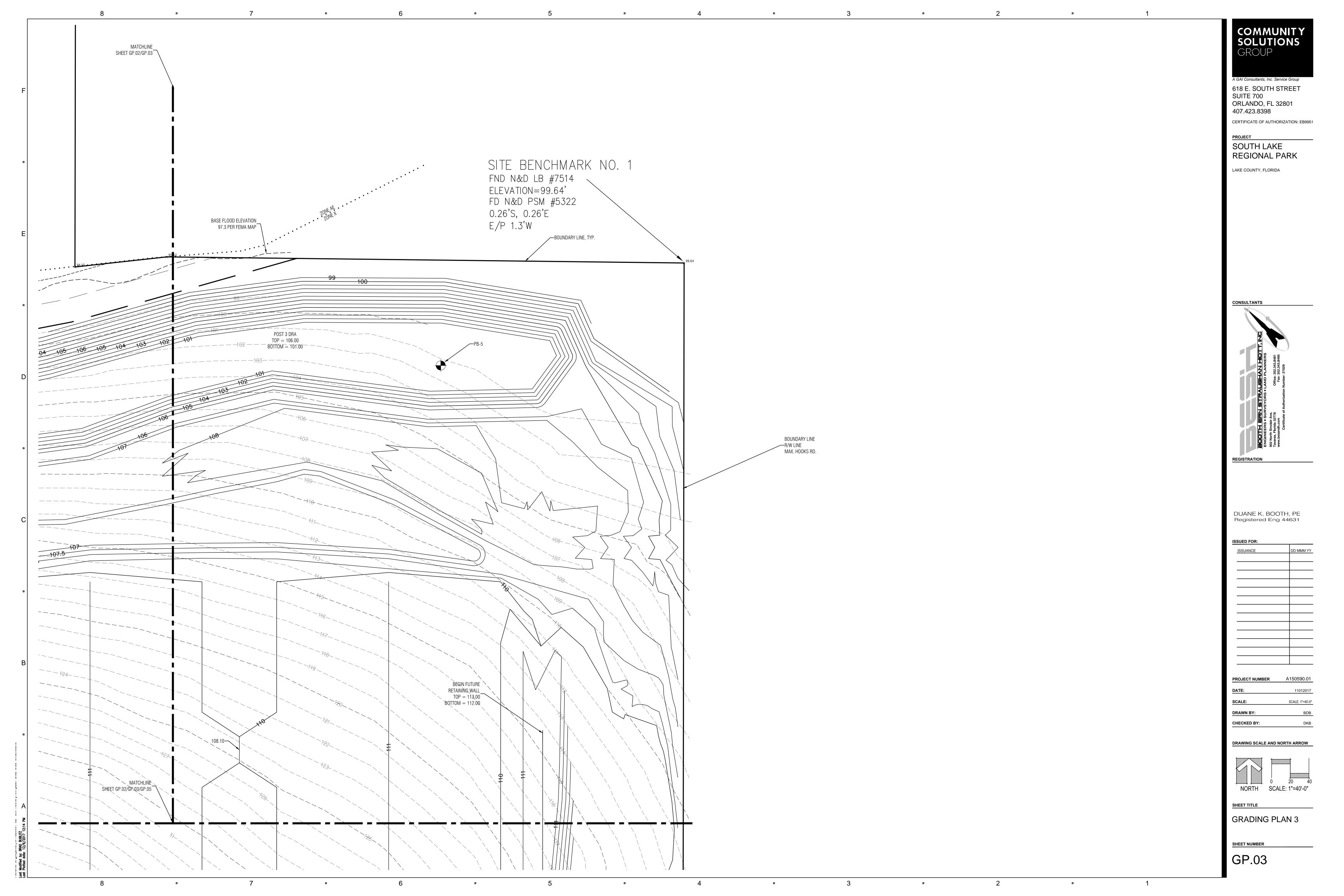


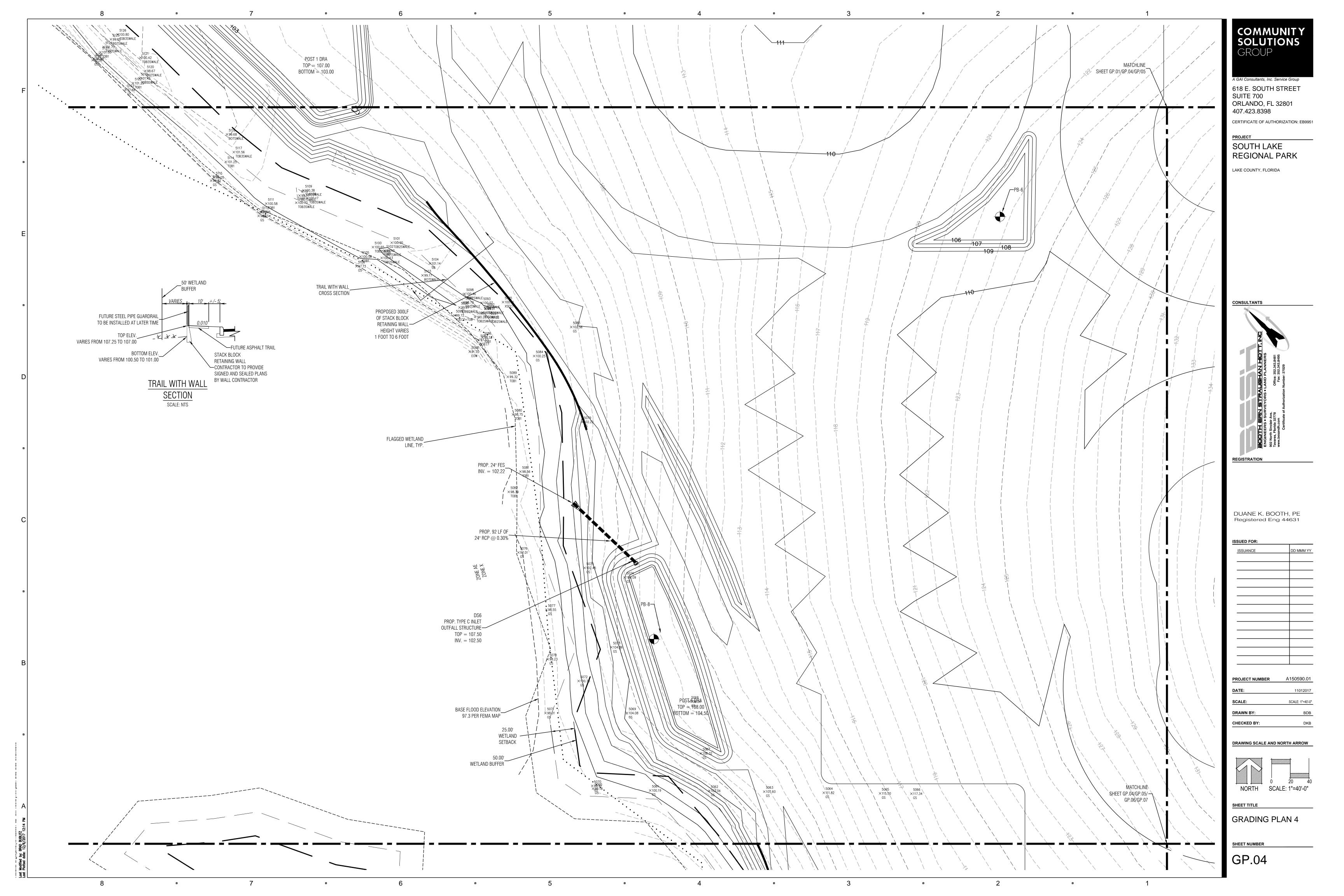


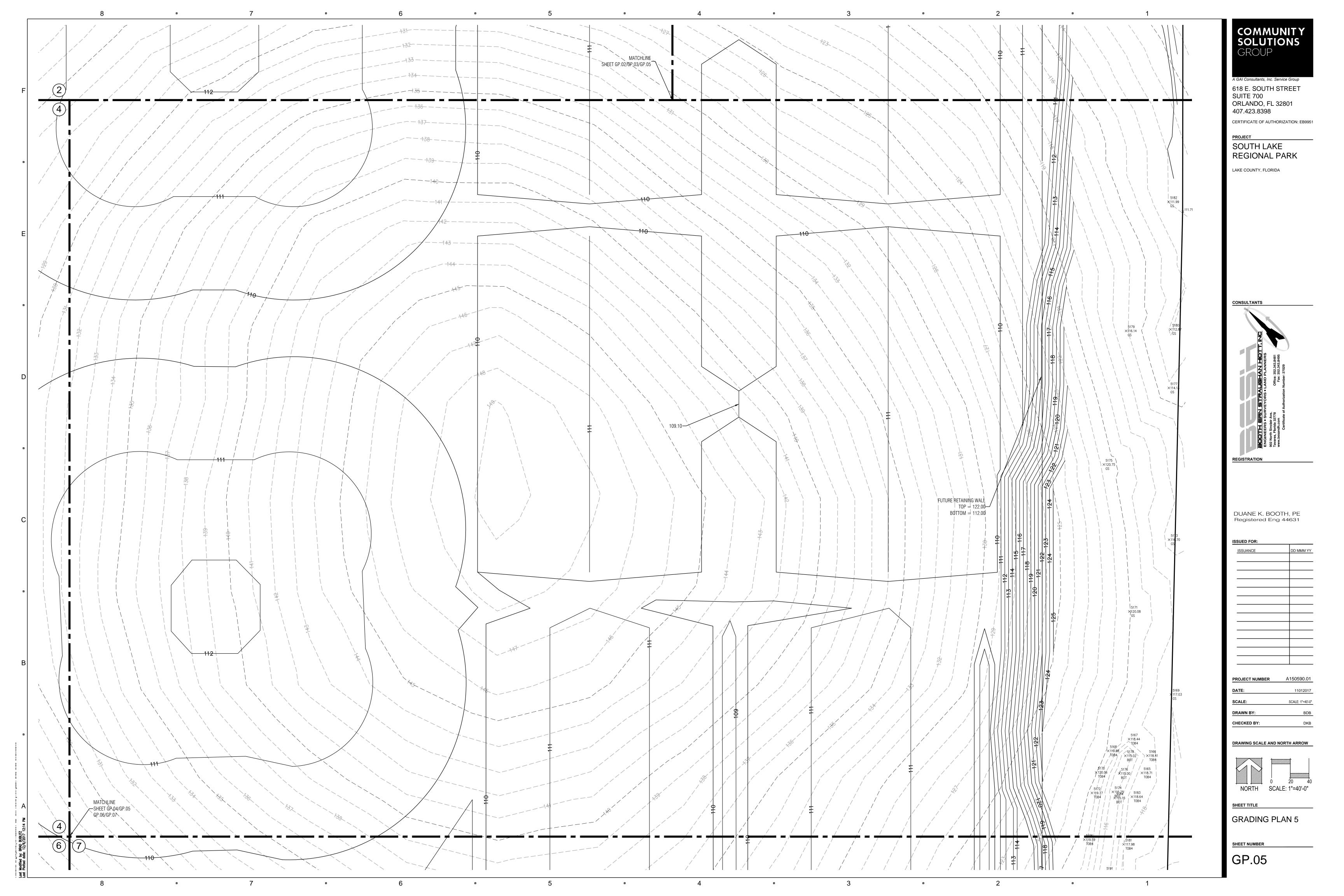


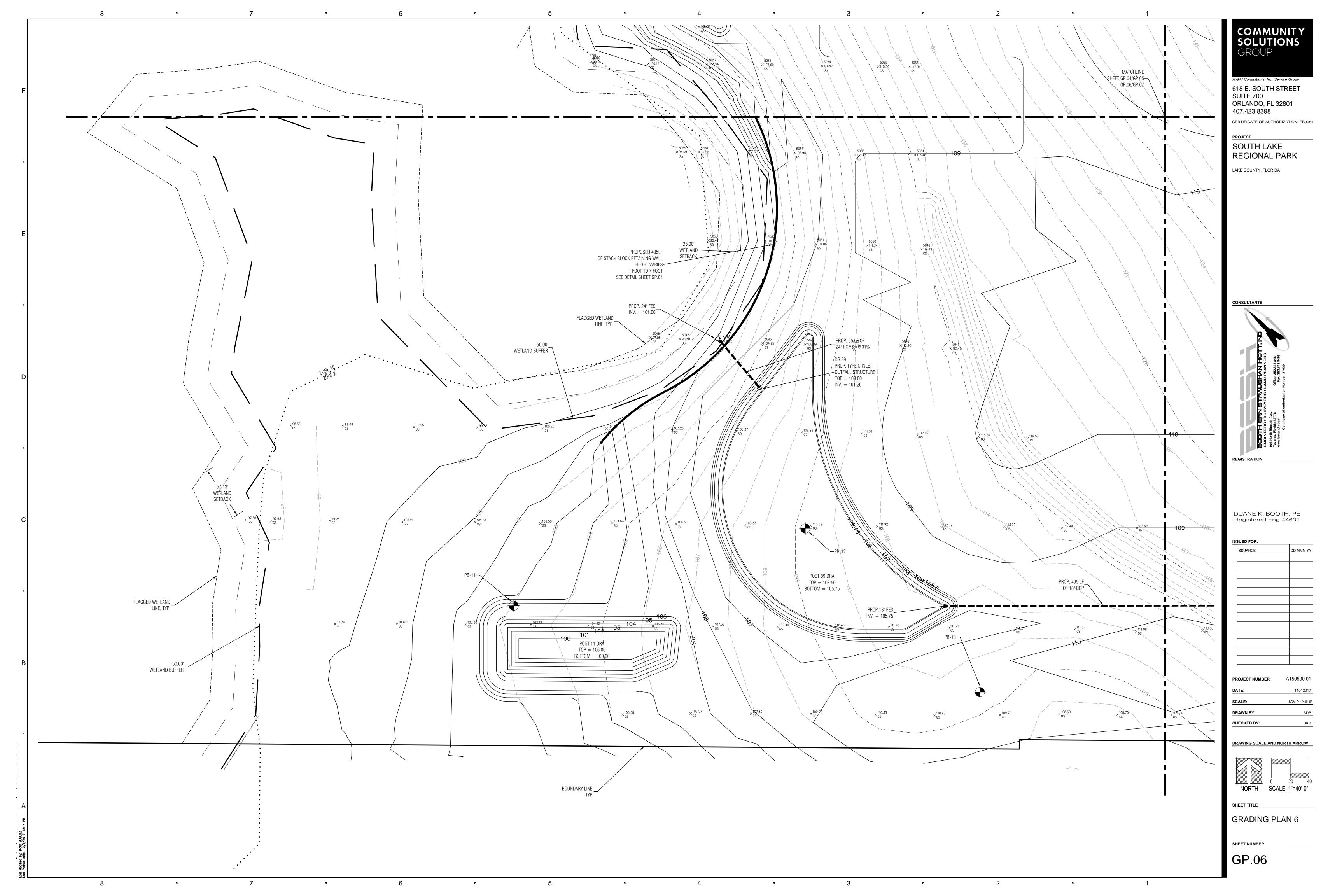




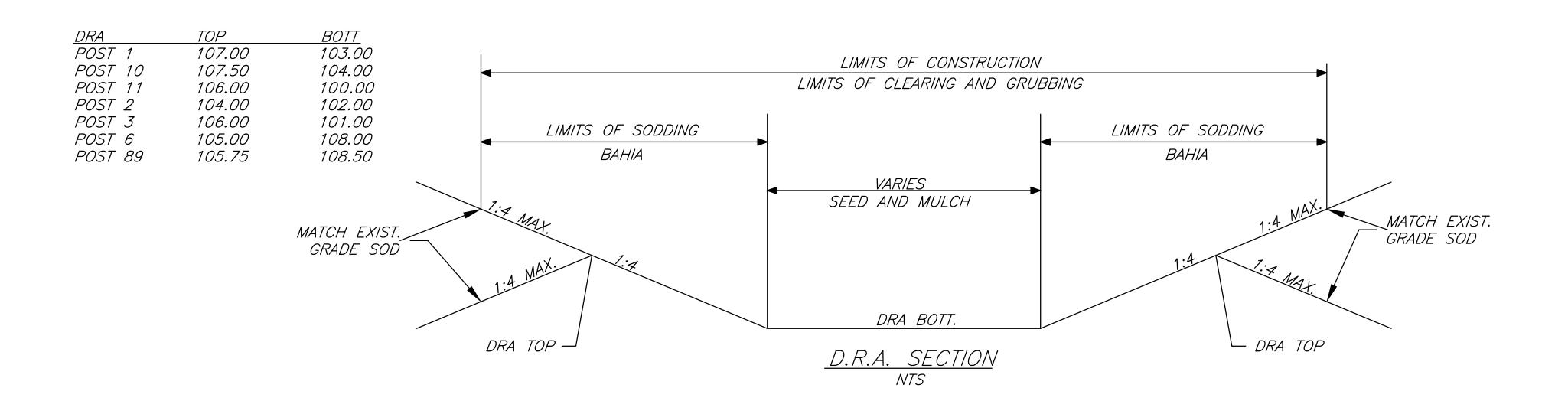


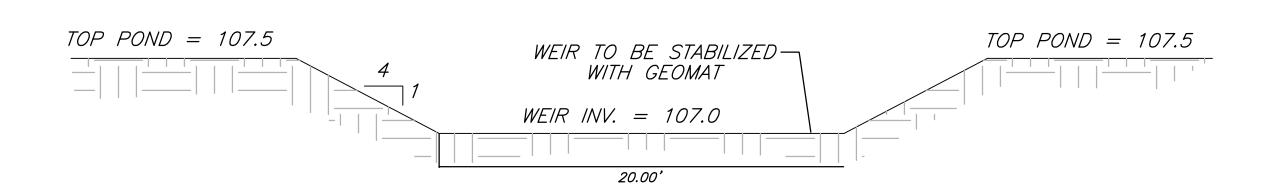




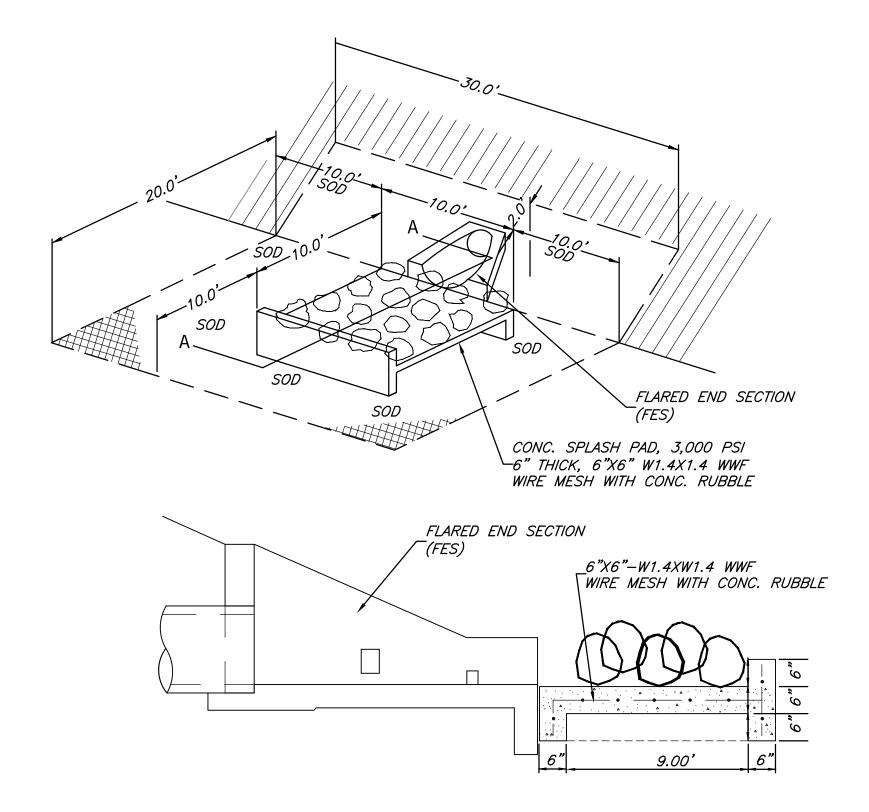








20' GRASS WEIR POST DRA 10 <u> INVERT ELEV. = 107.00</u> N.T.S.



FLARED END W/ENERGY DISSIPATORS



A GAI Consultants, Inc. Service Group 618 E. SOUTH STREET SUITE 700 ORLANDO, FL 32801 407.423.8398

SOUTH LAKE

REGIONAL PARK

CERTIFICATE OF AUTHORIZATION: EB9951

LAKE COUNTY, FLORIDA



DUANE K. BOOTH, PE Registered Eng 44631

PROJECT NUMBER	A150590.01
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DRAWN BY:	BDB
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DRAWING SCALE AND NORTH ARROW



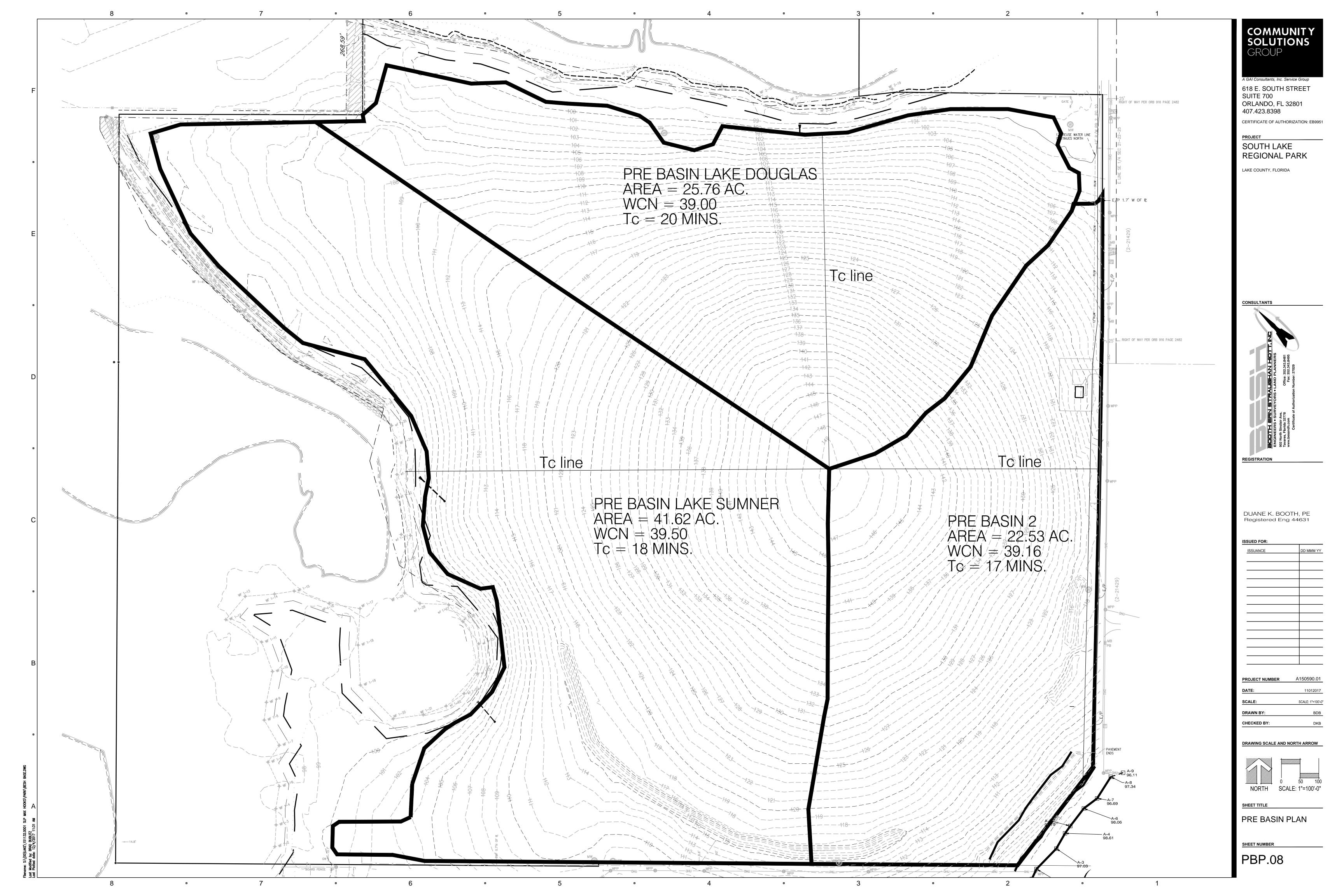
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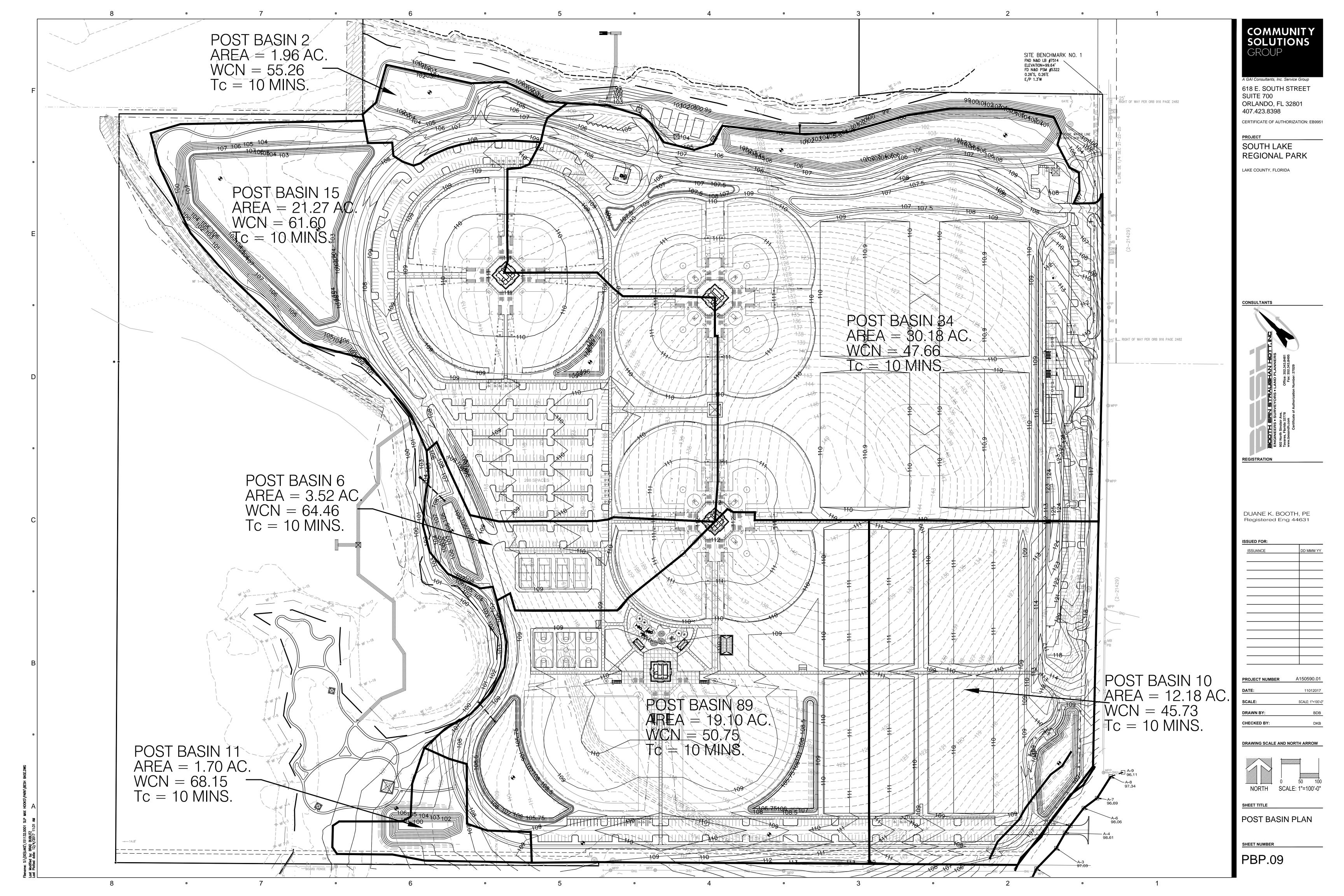
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DRAINAGE DETAILS

SHEET NUMBER

DD.01





BOUNDARY & TOPOGRAPHIC SURVEY CLERMONT SPRAYFIELD

ALL THAT PART OF TRACTS 54, 55, AND 60 OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 25 EAST, AND THAT PART OF TRACTS 5 AND 6 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT OF GROVELAND FARMS AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, NOT LYING WITHIN THE BOUNDS OF THE FOLLOWING DESCRIPTION:

THAT PART OF SECTIONS 21 AND 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND RUN THENCE NORTH 01°13'38.9'' WEST ALONG THE EAST LINE OF SAID SECTION 719.82 FEET; THENCE SOUTH 89°21'54.9" WEST 566.36 FEET; THENCE SOUTH 82°24'48.8" WEST 337.44 FEET; THENCE NORTH 79°59'29.2" WEST 1156.55 FEET; THENCE SOUTH 0°55'12.8" EAST 268.25 FEET; THENCE SOUTH 89°42'53.2" WEST 660 FEET; THENCE SOUTH 0°55'12.8" EAST 34.79 FEET; THENCE SOUTH 28°00' EAST 296.89 FEET; THENCE SOUTH 48°00' EAST 482.11 FEET; THENCE SOUTH 62°41'50.9" EAST 314.23 FEET; THENCE SOUTH 13°33'14.4" WEST 145 FEET; THENCE SOUTH 17"11'06.2" EAST 291.11 FEET; THENCE SOUTH 57"11'36.5" EAST 231.3 FEET; THENCE NORTH 88"56'48.8" EAST 1686.7 FEET TO A POINT ON THE EAST LINE OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST; THENCE NORTH 0°02'50.2" EAST ALONG SECTION LINE 678.71 FEET TO THE POINT OF BEGINNING.

THAT PART OF SECTIONS 21 AND 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SECTION 21, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND RUN THENCE NORTH 01°13'38.9" WEST ALONG THE EAST LINE OF SAID SECTION 719.82 FEET; THENCE SOUTH 89°21'54.9" WEST 566.36 FEET; THENCE SOUTH 82°24'48.8" WEST 337.44 FEET; THENCE NORTH 79°59'29.2" WEST 1156.55 FEET; THENCE SOUTH 0°55'12.8" EAST 268.25 FEET; THENCE SOUTH 89°42'53.2" WEST 660 FEET; THENCE SOUTH 0°55'12.8" EAST 34.79 FEET; THENCE SOUTH 28°00' EAST 296.89 FEET; THENCE SOUTH 48°00' EAST 482.11 FEET; THENCE SOUTH 62°41'50.9" EAST 314.23; THENCE SOUTH 13°33'14.4" WEST 145 FEET; THENCE SOUTH 17°11'06.2" EAST 291.11 FEET; THENCE SOUTH 57°11'36.5" EAST 231.3 FEET; THENCE NORTH 88°56'48.8" EAST 1686.7 FEET TO A POINT ON THE EAST LINE OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST; THENCE NORTH 0°02'50.2" EAST ALONG SECTION LINE 678.71 FEET TO THE POINT OF BEGINNING.

TRACT 12, GROVELAND FARMS, SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, AND BEGIN 275 FEET NORTH OF THE SOUTHEAST CORNER OF TRACT 9, GROVELAND FARMS, SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST; RUN THENCE NORTH TO THE NORTHEAST CORNER OF THE SAID TRACT 9; RUN THENCE WEST TO THE NORTHWEST CORNER OF TRACT 11; RUN THENCE SOUTH TO THE SOUTHWEST CORNER OF TRACT 11; RUN THENCE EAST 645 FEET; RUN THENCE NORTH 10 FEET; RUN THENCE EAST TO A POINT 196 FEET WEST OF THE EAST LINE OF TRACT 9; RUN THENCE NORTHEASTERLY TO THE POINT OF BEGINNING; ALL IN GROVELAND FARMS, SECTION 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS 5, 6, 7 8, 11, 12, 54, 55, 57, 58, 59, 60 AND A PORTION OF TRACTS 9, 10 AND 56 AND CERTAIN INTERNAL RIGHTS OF WAY TO THOSE TRACTS, ACCORDING TO THE PLAT OF 'GROVELAND FARMS' AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LYING IN SECTIONS 21 AND 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE SOUTH 88°45'43" WEST ALONG THE SOUTH LINE OF SECTION 21 FOR 12.00 FEET TO THE SOUTHEAST CORNER OF AFORESAID TRACT 57 AND TO THE POINT OF BEGINNING: THENCE NORTH 01°13'39" WEST ALONG THE EASTERLY BOUNDARY OF SAID TRACT 57 AND THE EASTERLY BOUNDARY OF AFORESAID TRACT 56 FOR 719.95 FEET TO THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 783, PAGE 960 PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: RUN SOUTH 89°21'55" WEST FOR 554.36 FEET; THENCE SOUTH 82°24'49" WEST FOR 98.87 FEET TO THE EASTERLY BOUNDARY OF AFORESAID TRACT 55; THENCE NORTH 01"13'10" WEST ALONG SAID EASTERLY BOUNDARY FOR 609.45 FEET TO THE NORTHERLY BOUNDARY OF SAID TRACT 55; THENCE SOUTH 88°52'08" WEST ALONG SAID NORTHERLY BOUNDARY AND THE NORTHERLY BOUNDARY OF AFORESAID TRACT 54 FOR 1329.01 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT 54; THENCE SOUTH 01°12'11" EAST ALONG SAID WESTERLY BOUNDARY FOR 663.39 FEET TO THE NORTHERLY BOUNDARY OF AFORESAID TRACT 60; THENCE SOUTH 88'48'55" WEST ALONG SAID NORTHERLY BOUNDARY FOR 652.60 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT 60; THENCE SOUTH 01°11'42" EAST ALONG SAID WESTERLY BOUNDARY FOR 664.00 FEET TO THE NORTHWEST CORNER OF AFORESAID TRACT 5; THENCE SOUTH 00°58'43" EAST ALONG THE WESTERLY BOUNDARY OF SAID TRACT 5 AND THE WESTERLY BOUNDARY OF AFORESAID TRACT 12 FOR 1341.59 FEET TO THE SOUTHERLY BOUNDARY OF SAID TRACT 12; THENCE NORTH 89°04'20" EAST ALONG SAID SOUTHERLY BOUNDARY AND THE SOUTHERLY BOUNDARY OF AFORESAID TRACT 11 FOR 1293.77 FEET TO THE EASTERLY BOUNDARY OF SAID TRACT 11: THENCE NORTH 00°29'08" WEST ALONG SAID EASTERLY BOUNDARY FOR 10.00 FEET: THENCE NORTH 89°04'20" EAST ALONG A LINE 10.00 FEET NORTHERLY OF WHEN MEASURED AT RIGHT ANGLE TO THE SOUTHERLY BOUNDARY OF AFORESAID TRACTS 10 AND 9 FOR 1121.83 FEET TO A POINT 196.00 FEET WESTERLY OF THE EAST LINE OF SAID TRACT 9; THENCE NORTH 36°09'49" EAST FOR 332.17 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRACT 9 LYING 275.00 FEET NORTHERLY OF THE SOUTHEAST CORNER OF TRACT 9; THENCE NORTH 00°00'08" EAST ALONG THE EASTERLY BOUNDARY OF SAID TRACT 9 AND THE EASTERLY BOUNDARY OF AFORESAID TRACT 8 FOR 1081.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 141.53 ACRES, MORE OR LESS.

A/K/A ALT KEYS 1103231, 2546204, 1029406

SCHEDULE B-II TITLE EXCEPTIONS 1. UNKNOWN TO SURVEYOR

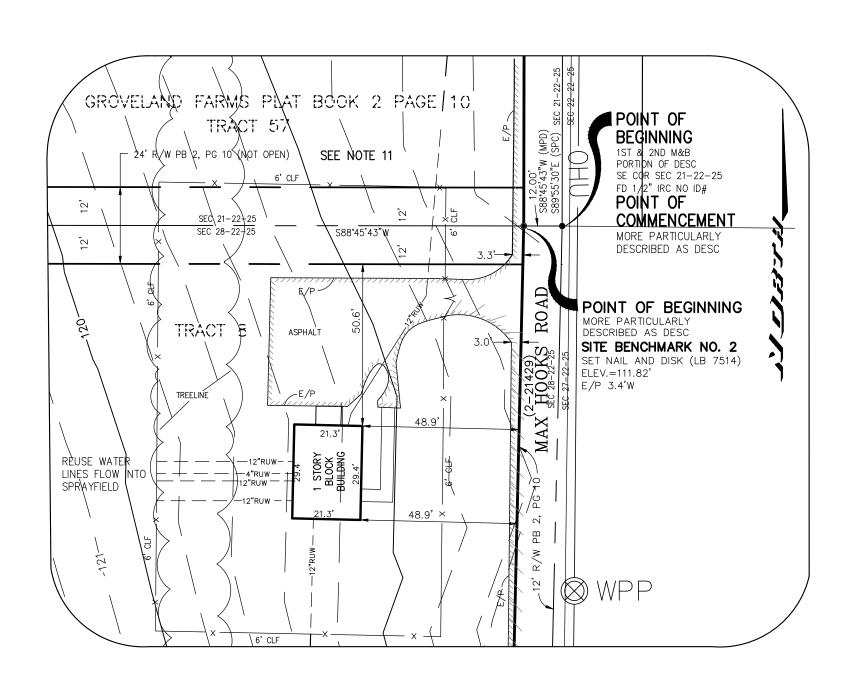
- 2A. DOES NOT APPLY TO SURVEY 2B. UNKNOWN TO SURVEYOR 2C. AS SHOWN ON SURVEY (IF ANY) 2D. UNKNOWN TO SURVEYOR 2E. DOES NOT APPLY TO SURVEY UNKNOWN TO SURVEYOR 4. DOES NOT APPLY TO SURVEY AS SHOWN ON SURVEY DOES NOT APPLY TO SURVEY DOES NOT APPLY TO SURVEY 8. DOES NOT APPLY TO SURVEY 9. DOES NOT APPLY TO SURVEY
- 10. DOES NOT APPLY TO SURVEY 11. DOES NOT APPLY TO SURVEY 12. THAT PORTIONS OF TRACTS 9, 10, 11 AND 12 THAT ARE INCLUDED WITHIN THE BOUNDARY, AS SHOWN HEREON, ARE SUBJECT TO A FEDERAL LIEN AS DESCRIBED IN OFFICIAL RECORDS BOOK 846. PAGE 1413, PUBLIC RECORDS OF LAKE COUNTY FLORIDA.

- 1. THE SURVEY MAP (AND/OR) REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA
- 2. BEARINGS SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATES, EAST ZONE (NORTH AMERICAN DATUM OF 1983 TRANSFORMED TO STANDARD EPOCH DATE OF JANUARY 1, 2002) BASED ON ESTABLISHING SITE CONTROL POINTS UTILIZING STATIC GPS METHODS AND ADJUSTING GEODETIC COORDINATES (HORIZONTAL AND VERTICAL) USING THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS). THIS SURVEY IS REFERENCED TO EAST LINE OF THE NE 1/4 OF SECTION 28-22-25 AS BEING NO118'55"E.
- 3. THIS SURVEY WAS PREPARED UTILIZING OLD REPUBLIC TITLE INSURANCE COMPANY TITLE COMMITMENT BEING PREPARED BY WILLIAMS, SMITH & SUMMERS, P.A. HAVING FUND FILE NUMBER OF 12-2013-000886 AND EFFECTIVE DATE OF APRIL 18, 2013.

- 5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD BY THIS FIRM.
- 6. UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED.

7. NOT USED

- 8. THERE MAY BE ISSUES SUCH AS ZONING AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE LANDS DESCRIBED HEREON NOT SHOWN ON THIS SURVEY.
- 9. THERE ARE INTERIOR IMPROVEMENTS NOT PERTINENT TO THE EXTERIOR BOUNDARY OF LANDS DESCRIBED HEREON AND ARE NOT SHOWN ON THIS SURVEY.
- 10. THERE ARE TWO (2) DEED OVERLAPS WITH THE ADJACENT PROPERTY DESCRIPTIONS IN THE AREAS NOTED BY CROSS HATCHING ON SHEET 2 OF 3. IT APPEARS THE ADJACENT PROPERTY DESCRIPTIONS HAS SENIOR RIGHTS TO THESE AREAS BY VIRTUE OF THE FOLLOWING LISTED INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA: DEED BOOK 308, PAGE (PG) 547, OFFICIAL RECORDS BOOK (ORB) 591, PG 334, ORB 609. PG 1225, ORB 760, PG 2308, ORB 762, PG 54, ORB 783, PG 960, ORB 946, PG 1121 AND ORB 3500, PG 297. A REAL ESTATE ATTORNEY SHOULD BE CONSULTED AS TO WHO HAS FEE TITLE TO THESES TWO AREAS.
- 11. THERE APPEARS TO BE INTERNAL RIGHTS OF WAY ON LANDS DESCRIBED HEREON CREATED BY THE PLAT OF 'GROVELAND FARMS, RECORDED IN PLAT BOOK 2. PAGE 10. THE SURVEYOR IS UNAWARE OF ANY FORMAL RIGHT OF WAY VACATION FOR THESE RIGHTS OF WAY. A REAL ESTATE ATTORNEY SHOULD BE CONSULTED AS TO WHO HAS FEE TITLE OR IF RIGHT OF WAY EASEMENTS EXIST IN THESES AREAS.
- 12. WITH THE ABOVE NOTED EXCEPTIONS THIS SURVEY IS A CORRECT DEPICTION OF THE LANDS DESCRIBED HEREON AND DOES NOT REFLECT OR
- 13. LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN) AND ZONE "AE" (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED) AS SCALED FROM FLOOD INSURANCE RATE MAP NUMBERS 12069C0570E AND 12069C0565E EFFECTIVE DATE: DECEMBER 18, 2012. (LAKE DOUGLAS BASE FLOOD ELEVATION 97.0', LAKE SUMNER BASE FLOOD ELEVATION 97.3')
- 14. THE EXPECTED USE OF LAND, AS CLASSIFIED IN THE FLORIDA STANDARDS OF PRACTICE (5J-17.051 FAC), IS "HIGH RISK". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- 15. THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17.052 OF THE FLORIDA
- 16. DATE OF FIELD WORK IS REFLECTED IN TITLE BLOCK, NOT THE DATE OF SIGNATURE.
- 17. WATER BOUNDARIES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT THE ACTUAL LIMITS OF TITLE.
- 18. THIS SURVEY CONTAINS THREE SHEETS AND IS NOT CONSIDERED FULL AND COMPLETE WITHOUT ALL SHEETS.
- 19. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/100 OR SMALLER. (OR AS NOTED)
- 20. HORIZONTAL DATUM SHOWN HEREON IS IN U.S. FEET.
- 21. ELEVATIONS SHOWN HEREON ARE NAVD 88 DATUM BASED ON ESTABLISHING SITE CONTROL POINTS UTILIZING STATIC GPS METHODS AND ADJUSTING GEODETIC COORDINATES (HORIZONTAL AND VERTICAL) USING THE NATIONAL GEODETIC SURVEY (NGS) ONLINE POSITIONING USER SERVICE (OPUS).
- 22. WETLANDS WERE DELINEATED AND FLAGGED BY GAI CONSULTANTS, 618 E. SOUTH ST. #700, ORLANDO, FL 32801, PHONE NUMBER 407-423-8398 ON OCTOBER 23, 2015 AND THIS FIRM WAS HIRED ON JANUARY 14, 2016 TO LOCATE SAÏD FLAGS. WE WERE INFORORMED THE FLAGS WERE STAKED PER AN EMAIL SEND BY FRANK BELLLOMO ON JANUARY 21, 2016 AT 6:20PM. THE FLAGS WERE FIELD LOCATED ON JANUARY 29, 2016 AND FOUR (4) FLAGS WERE FOUND TO BE MISSING ON THE NORTH LINE AND BEING NUMBERED 16 THROUGH 19. GAI RETURNED ON FEBRUARY 8, 2016 TO RE-FLAG THE FOUR MISSING FLAGS AND THIS FIRM LOCATED
- 23. THIS SURVEY ONLY ADDED WETLANDS TO THIS SURVEY ON FEBRUARY 18, 2016 AND IS BASED ON ORIGINAL BOUNDARY SURVEY PREFORMED BY THIS FIRM ON DECEMBER 15, 2008 UNDER JOB #071082.0008, THAT WAS UP-GRADED TO A BOUNDARY AND TOPOGRAPHIC SURVEY ON JUNE 26, 2013 UNDER JOB #071082.0033
- 24. THIS SURVEY WAS MODIFIED 10/4/2017 TO OF GRAPHICALLY DEPICT THE FIELD VERIFIED WATER LOCATION OF LAKE DOUGLAS ON 9-21-2017 BY ALLYSON BURKE (SJRWMD) AND DJ SILVERBERG (GAI). BESH FIELD COLLECTE NO OTHÉR FIELD OBSERVATIONS WÉRE MADE, THIS IS NOT



DETAIL	SEE	SH	EET	2	OF	3	
)	0	15	30			60	
RAPHIC S	CALE	1	INCH	=	30	FEET	

TED BY LEVEL MEAS	SUREMENTS THE WATER ELEVATION OF 95.61 FT. VERTICAL DATUM: NAVD 1988. NDARY AND TOPOGRAPHIC SURVEY, NO SIGNED AND SEALED REVISION WAS RELEA
LEGEND	
SEC 21-28-25 SEC 22-28-25	SECTION 21, TOWNSHIP 28 SOUTH, RANGE 25 EAST SECTION 22, TOWNSHIP 28 SOUTH, RANGE 25 EAST SECTION 27, TOWNSHIP 28 SOUTH, RANGE 25 EAST
SEC 28-28-25 SEC	SECTION 28, TOWNSHIP 28 SOUTH, RANGE 25 EAST SECTION
•	SET 5/8" IRON ROD AND CAP 'LB #7514' UNLESS OTHERWISE NOTED FOUND CONCRETE MONUMENT AS NOTED FOUND NAIL AND DISC AS NOTED
FD CM	FOUND CONCRETE MONUMENT
IP IR IRC	IRON PIPE IRON ROD IRON ROD AND CAP
PRM ID	NAIL AND DISC PERMANENT REFERENCE MONUMENT IDENTIFICATION
# PSM RLS	NUMBER PROFESSIONAL SURVEYOR AND MAPPER RESISTER LAND SURVEYOR
COR BDY	
CAL D DESC	DESCRIPTION DESCRIPTION
ACT SPC PB	ACTUAL STATE PLANE COORDINATE PLAT BOOK
ORB PG PGS	OFFICIAL RECORDS BOOK PAGE PAGES
M&B E/P R/W	METES AND BOUNDS EDGE OF PAVEMENT RIGHT OF WAY
E/R SELY CLF	SOUTHEASTERLY
BWF WF FEN	BARB WIRE FENCE WIRE FENCE FENCE
MW RUW WPP	MONITORING WELL REUSE WATER WOOD POWER POLE
GP GW OHU BFP	GUY POLE GUY WIRE OVERHEAD UTILITY BACK FLOW PREVENTOR
P. RUW	PROPERTY LINE
\sim	· TREELINE (APPROX LIMITS)
 ₩₩	MONITOR WELL
— ОНU — —	OVERHEAD UTILITIES SIGN
T	TELEPHONE JUNCTION BOX
(MPD) BFE	MORE PARTICULARLY DESCRIBED LEGAL DESCRIPTION BASE FLOOD ELEVATION PER FIRM MAP
WF-1-	WETLAND FLAG LOCATION

12/09/08 1 REVISES DESCRIPTION, ADDED AD	2/10/09 2 ADDED: BEING MORE PARTICULAF	3/3/09 3 CORRECTED TYPO IN MORE PART	11/3/09 4 UPDATE TITLE COMMITMENT, CER	06/26/13 S BOUNDARY AND TOPOGRAPHIC SU	7/17/13 6 REMOVE ALL REFERENCES TO STA	02/10/16 7 ADD FIELD FLAGGED WETLAND LIN ORLANDO, FL (407)423-8398)	10/4/17 B LAKE DOUGLAS WATER ELE MODIF
BOUNDARY AND TOPOGRAPHIC	CITDVITV	SORVEI	CITEDWONT CDDAVETELD		SECTIONS 21 & 28, TOWNSHIP 22 SOUTH, RANGE 25 EAST		LAKE COUNIY, FLORIDA.



DWG DATE:	12/5/08	
DRAWN BY:	MRB	
FIELD DATE	E: 06/26/13	
FIELD BOOK	: PETE MISC	
	CO PUBLIC RESOURCES AND TRAILS DIVISION	
JOB NO:	071082.0033	

151132 ClermontTopoWS Final.dwg |Sht. <u>1</u> of <u>3</u>

