

SHEET 1 OF 2

GRAFTON RIDGE

LYING IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 26 EAST,
CITY OF EUSTIS, LAKE COUNTY, FLORIDA

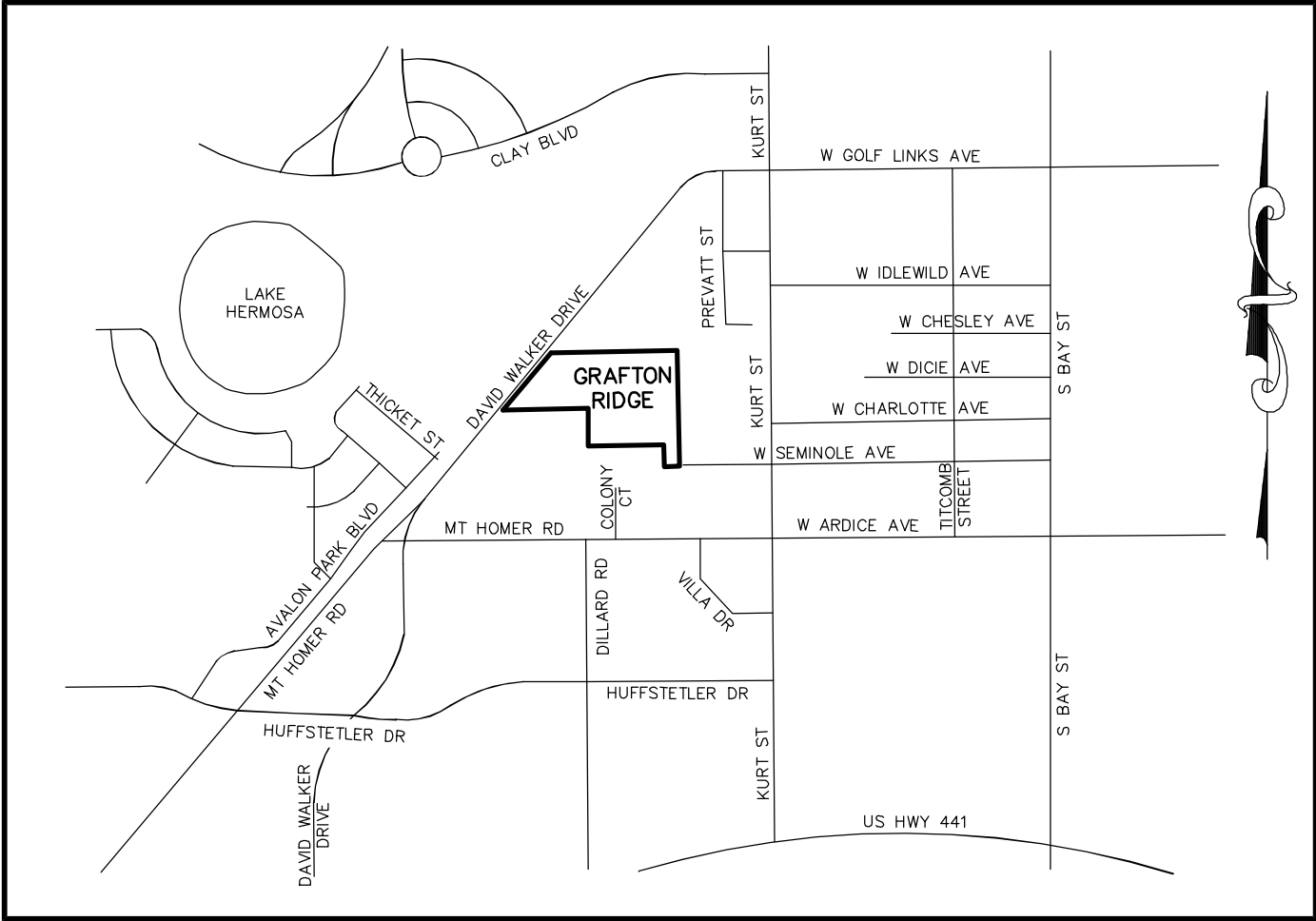
DESCRIPTION:

A PORTION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 26 EAST; THENCE RUN ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 15 N 0°42'38"W FOR A DISTANCE OF 1321.06 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE RUN N 89°58'17"W ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15 FOR A DISTANCE OF 660.83 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15 AND TO THE POINT OF BEGINNING; THENCE RUN S 00°33'35" E ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15 AND THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15 FOR A DISTANCE OF 833.82 FEET TO THE SOUTH LINE OF THE NORTH 173 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE ALONG THE SOUTH LINE OF SAID NORTH 173 FEET RUN N 89°59'50" W FOR A DISTANCE OF 66.00 FEET TO THE WEST LINE OF THE EAST 66 FEET OF SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE ALONG SAID WEST LINE RUN N 00°33'35" W FOR A DISTANCE OF 173.01 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE RUN N 89°59'50" W ALONG SAID SOUTH LINE FOR A DISTANCE OF 596.56 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE RUN N 00°24'32" W ALONG SAID WEST LINE FOR A DISTANCE OF 219.96 FEET TO THE SOUTH LINE OF THE NORTH 441.12 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE RUN N 89°58'17" W ALONG SAID SOUTH LINE FOR A DISTANCE OF 631.37 FEET TO THE EASTERLY R/W LINE OF DAVID WALKER DRIVE AS RECORDED IN OFFICIAL RECORDS BOOK 6041, PAGE 1976, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN N 40°05'35" E ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 576.39 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 15; THENCE RUN S 89°58'17" E ALONG SAID NORTH LINE AND THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 15 FOR A DISTANCE OF 917.83 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 644686.05 SQUARE FEET OR 14.80 ACRES MORE OR LESS.

LOCATION MAP - NOT TO SCALE



ABBREVIATIONS

(C) = CALCULATED
CM = CONCRETE MONUMENT
CL = CENTERLINE
IR = IRON ROD
IP = IRON PIPE
LB = LICENSED BUSINESS
NO ID = NO IDENTIFICATION
ORB = OFFICIAL RECORD BOOK
PB = PLAT BOOK
PC = POINT OF CURVATURE
PI = POINT OF INTERSECTION
PG = PAGE
PRC = POINT OF REVERSE CURVATURE
PT = POINT OF TANGENCY
RP = RADIUS POINT
R/W = RIGHT-OF-WAY
(R) = RADIAL
FD = FOUND
UE = UTILITY EASEMENTS
AUE = ACCESS & UTILITY EASEMENTS
CCR = CERTIFIED CORNER RECORDS
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT

SYMBOLS

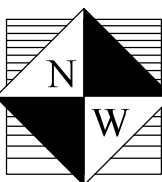
SYMBOLS SHOWN ARE NOT TO SCALE

- FOUND IRON ROD AND CAP (NUMBER AS INDICATED)
 - SET 4"x4" CONCRETE MONUMENT (LB#7744)
 - SET NAIL AND DISK STAMPED "LB 7744"
 - CHANGE IN DIRECTION OR LOT CORNER INDICATED BY "TICK" MARK
- SECTION 15 T19S SECTION 15,
R26E = TOWNSHIP 19 SOUTH
RANGE 26 EAST

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SE 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 26 E AS BEING N 00°42'38" W (AN ASSUMED DATUM PER GRID NORTH, FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE NAD 83, AS DERIVED FROM A PRIVATE NETWORK SOLUTION).
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS 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; THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION. -FS177.091(28)
- THE PROPERTY AS DEPICTED HEREON IS HEREBY SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF GRAFTON RIDGE AS RECORDED IN LAKE COUNTY, FLORIDA.
- TRACT A, OPEN SPACE, LANDSCAPE & DRAINAGE IS TO BE OWNED AND MAINTAINED BY THE GRAFTON RIDGE HOMEOWNERS ASSOCIATION, INC.
- TRACTS B & C ARE OPEN SPACES TO BE OWNED AND MAINTAINED BY THE GRAFTON RIDGE HOMEOWNERS ASSOCIATION, INC.
- TRACTS D & H ARE OPEN SPACES AND DRAINAGE AREAS TO BE OWNED AND MAINTAINED BY THE GRAFTON RIDGE HOMEOWNERS ASSOCIATION, INC.
- TRACT E AMENITY TRACT IS TO BE OWNED AND MAINTAINED BY AMH DEVELOPMENT, LLC., THEIR SUCCESSORS AND/OR ASSIGNS.
- TRACT F LIFT STATION IS TO BE OWNED AND MAINTAINED BY THE CITY OF EUSTIS.
- TRACT G ACCESS TRACT IS TO BE OWNED AND MAINTAINED BY THE GRAFTON RIDGE HOMEOWNERS ASSOCIATION, INC.
- AN ACCESS AND UTILITY EASEMENT IS HEREBY GRANTED OVER TRACT G FOR LIFT STATION (TRACT F) FOR ACCESS AND MAINTENANCE.
- TRACT J DRY RETENTION AREA IS TO BE OWNED AND MAINTAINED BY THE GRAFTON RIDGE HOMEOWNERS ASSOCIATION, INC.
- ALL THE LOT CORNERS TO BE SET WITH 4"x4" CONCRETE MONUMENTS STAMPED LB 7744.

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."



Nieto-Whittaker Surveying LLC
1728 N. Ronald Reagan Blvd., Longwood, FL 32750
PH: (407) 636-8460 FAX: (407) 636-8461
LB No. 7744

PLAT
BOOK

PAGE

GRAFTON RIDGE
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That the corporation named below, 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 including as set forth in the plat notes and hereby dedicates the streets, drainage easements, utility easements and access to the City of Eustis and the perpetual use of the public for proper purpose.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officers named below and its corporate seal to be fixed hereto on.....

By.....
AMH Development, LLC.

Attest:

Signed and sealed in the presence of:

Print Print
Sign Sign

STATE OF FLORIDA COUNTY OF LAKE

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this day of 2023 by as for who is [] personally known to me or has [] produced as identification.

Notary Signature:
Printed Notary Name:
Commission #:
Expiration Date:

Notary Seal:

CERTIFICATE OF REVIEWING SURVEYOR

Pursuant to Section 177.081, Florida Statutes, I have reviewed this plat for conformity to chapter 177, Part 1, Florida Statutes, and find said plat complies with the technical requirements of that Chapter; provided, however, that my review does not include field verification of any of the coordinates, points or measurements shown on this plat.

..... Date
Jennings E. Griffin, PLS
Florida Licensed Surveyor and Mapper #4486
HALFF, Inc.
902 N. Sinclair Avenue
Tavares, Florida 32778
Certificate of Authorization #8348

CERTIFICATE OF APPROVAL BY MUNICIPALITY

THIS IS TO CERTIFY, that this plat has been reviewed in accordance with Chapter 177 including Section 177.081(1), Florida Statutes and approved by the City Council of Eustis for record on the day of 2023.

Attest: City of Eustis
.....
City Clerk Mayor
.....
Print Name Print Name

QUALIFICATION AND STATEMENT OF
SURVEYOR AND MAPPER

Know all men by these presents, That the undersigned, being a licensed and registered land surveyor, does hereby certify that on April 15, 2021, he completed the survey of the said lands shown herein. The foregoing plat was prepared under his direction and supervision, and that this plat complies with all survey requirements of Chapter 177, Part 1, Platting, Florida Statutes, That the permanent reference monuments have been placed and that permanent control points have been or will be placed as required by all state and local regulations and that said land located in City of Eustis Lake County, Florida.

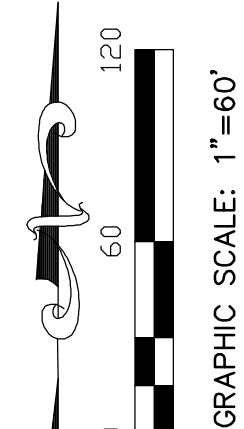
Signed: Date
Printed name: Ralph A. Nieto
PSM #6025
Nieto Whittaker Surveying, LLC.
1728 N Ronald Reagan Blvd, Longwood, FL 32750
Licensed Business #7744

GRAFTON RIDGE

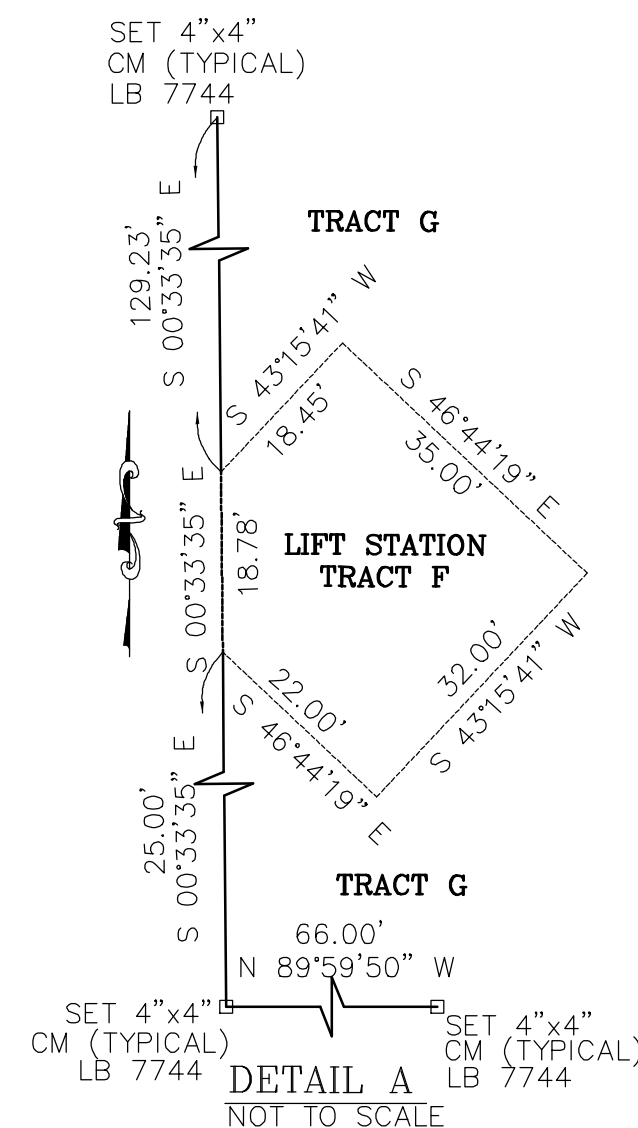
SHEET 2 OF 2

PLAT
BOOK

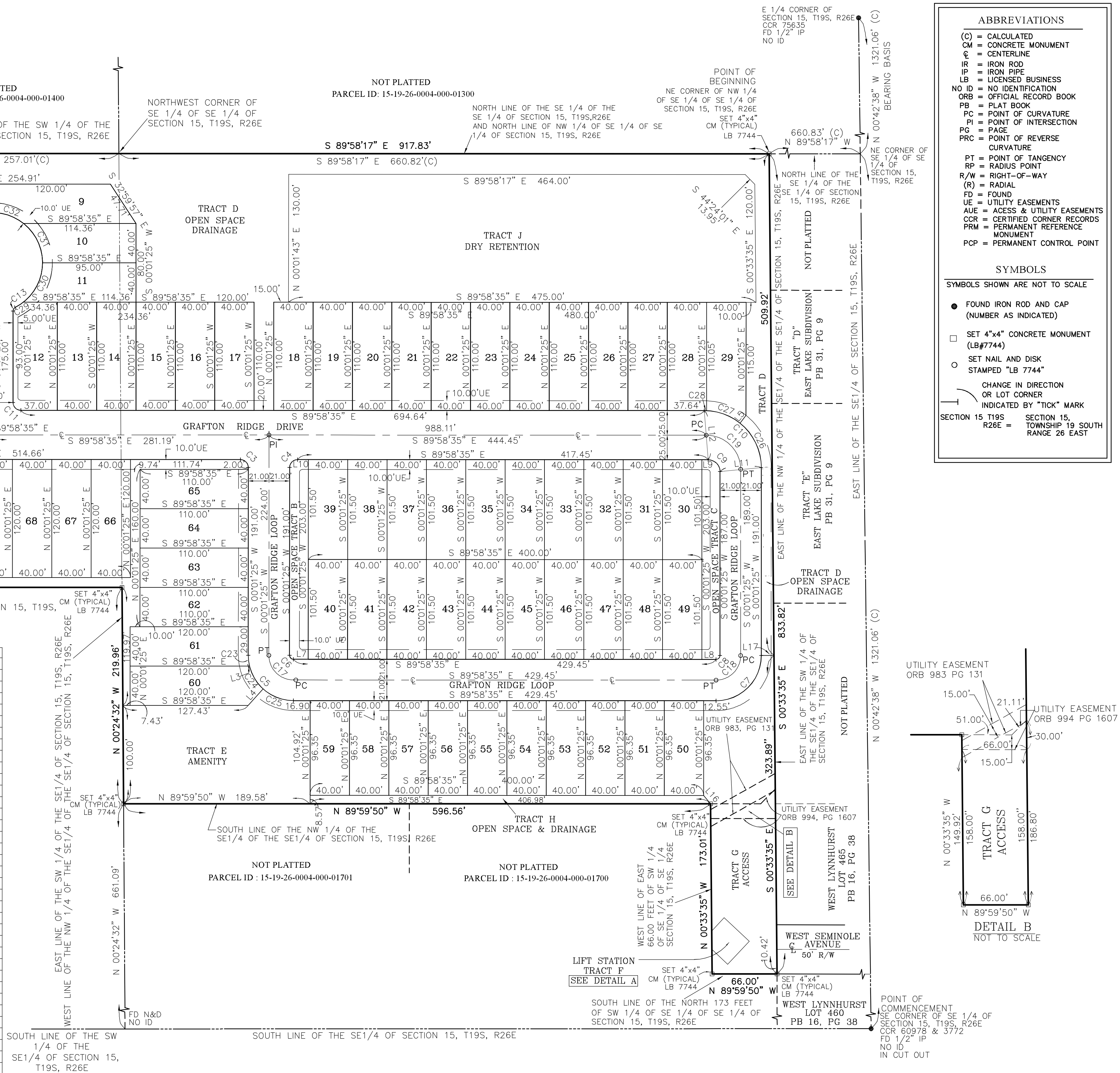
PAGE

LYING IN SECTION 15, TOWNSHIP 19 SOUTH, RANGE 26 EAST,
CITY OF EUSTIS, LAKE COUNTY, FLORIDA

LINE	BEARING	DISTANCE
L1(R)	N 31°41'03" E	21.86'
L2(R)	S 16°32'49" W	5.38'
L3(R)	S 76°34'19" W	1.30'
L4(R)	N 42°04'17" E	22.68'
L5(R)	N 38°39'21" E	9.85'
L6(R)	S 00°01'25" W	29.00'
L7	S 89°58'35" E	15.00'
L8	S 89°58'35" E	14.45'
L9	N 89°58'35" W	6.45'
L10	S 89°58'35" E	11.00'
L11	S 84°34'59" W	42.19'
L12	N 04°33'02" W	50.16'
L13	S 49°42'10" E	16.98'
L14	N 49°42'10" W	16.80'
L15	S 49°42'10" E	16.91'
L16	S 39°37'42" E	10.94'
L17	N 89°26'25" E	12.90'

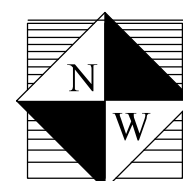


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	125.00'	87.88'	86.07'	S 69°50'23" E	40°16'26"
C2	75.00'	52.74'	51.66'	S 69°49'58" E	40°17'15"
C3	8.00'	12.57'	11.31'	S 44°58'35" E	90°00'00"
C4	8.00'	12.57'	11.31'	N 45°01'25" E	90°00'00"
C5	46.00'	72.26'	65.05'	S 44°58'35" E	90°00'00"
C6	4.00'	6.28'	5.66'	N 44°58'35" W	90°00'00"
C7	46.00'	72.26'	65.05'	S 45°01'25" W	90°00'00"
C8	4.00'	6.28'	5.66'	N 45°01'25" E	90°00'00"
C9	12.00'	18.85'	16.97'	S 44°58'35" E	90°00'00"
C10	58.00'	91.11'	82.02'	S 44°58'35" E	90°00'00"
C11	8.00'	12.57'	11.31'	S 44°58'35" E	90°00'00"
C12	8.00'	12.57'	11.31'	S 45°01'25" W	90°00'00"
C13	4.00'	4.38'	4.17'	S 31°36'43" W	62°45'03"
C14	51.00'	272.31'	46.36'	S 89°58'35" E	305°55'43"
C15	4.00'	4.40'	4.18'	S 31°27'31" E	62°57'52"
C16	100.00'	70.29'	68.85'	S 69°50'23" E	40°16'26"
C17	25.00'	39.27'	35.36'	N 44°58'35" W	90°00'00"
C18	25.00'	39.27'	35.36'	N 45°01'25" E	90°00'00"
C19	35.00'	54.98'	49.50'	N 44°58'35" W	90°00'00"
C20	125.00'	18.81'	18.79'	N 54°00'19" W	8°37'17"
C21	125.00'	33.02'	32.93'	S 65°53'04" E	15°08'13"
C22	125.00'	36.05'	35.92'	S 81°42'53" E	16°31'25"
C23	46.00'	10.80'	10.77'	S 06°42'08" E	13°27'06"
C24	46.00'	27.70'	27.28'	S 30°40'42" E	34°30'02"
C25	46.00'	33.76'	33.01'	S 68°57'09" E	42°02'52"
C26	58.00'	52.00'	50.27'	S 25°39'37" E	51°22'03"
C27	58.00'	36.75'	36.14'	N 69°29'42" W	36°18'07"
C28	58.00'	2.36'	2.36'	N 88°48'41" W	2°19'50"
C29	51.00'	10.06'	10.05'	N 57°20'03" E	11°18'25"
C30	51.00'	45.98'	44.44'	S 25°51'08" W	51°39'26"
C31	51.00'	45.98'	44.44'	S 25°48'18" E	51°39'26"
C32	51.00'	34.13'	33.50'	N 70°48'19" W	38°20'34"
C33	51.00'	34.13'	33.50'	S 70°51'08" W	38°20'34"
C34	51.00'	45.98'	44.44'	S 25°51'08" W	51°39'26"
C35	51.00'	45.98'	44.44'	S 25°48'19" E	51°39'26"
C36	51.00'	10.06'	10.05'	N 57°17'14" W	11°18'25"



ABBREVIATIONS	
(C)	= CALCULATED
CM	= CONCRETE MONUMENT
C	= CENTERLINE
IR	= IRON ROD
IP	= IRON PIPE
LB	= LICENSED BUSINESS
NO ID	= NO IDENTIFICATION
OR	= OFFICIAL RECORD BOOK
PB	= PLAT BOOK
PG	= POINT OF CURVATURE
PI	= POINT OF INTERSECTION
PR	= PAGE
PRC	= POINT OF REVERSE CURVATURE
PT	= POINT OF TANGENCY
RP	= RADIUS POINT
R/W	= RIGHT-OF-WAY
(R)	= RADIAL
FD	= FOUND
AE	= UTILITY EASEMENTS
AE	= ACCESS & UTILITY EASEMENTS
CCR	= CERTIFIED CORNER RECORDS
PRM	= PERMANENT REFERENCE MONUMENT
PCP	= PERMANENT CONTROL POINT

SYMBOLS	
SYMBOLS SHOWN ARE NOT TO SCALE	
●	FOUND IRON ROD AND CAP (NUMBER AS INDICATED)
□	SET 4"x4" CONCRETE MONUMENT (LB#7744)
○	SET NAIL AND DISK STAMPED "LB 7744"
→	CHANGE IN DIRECTION OR LOT CORNER INDICATED BY "TICK" MARK
SECTION 15 T19S	SECTION 15, TOWNSHIP 19 SOUTH
R26E	RANGE 26 EAST



Nieto-Whittaker Surveying LLC

1728 N. Ronald Reagan Blvd., Longwood, FL 32725

PH: (407) 636-8460 FAX: (407) 636-8461

LB No. 7744