

RETURN TO:
City Clerk
City of Eustis
P. O. Drawer 68
Eustis, FL 32727



INSTRUMENT #2022084773
OR BK 5977 PG 1736 - 1743 (8 PGS)
DATE: 6/20/2022 12:33:51 PM
GARY J. COONEY, CLERK OF THE CIRCUIT COURT
AND COMPTROLLER, LAKE COUNTY, FLORIDA
RECORDING FEES \$69.50

RESOLUTION NUMBER 22-36

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF EUSTIS, FLORIDA; APPROVING A PRELIMINARY SUBDIVISION PLAT FOR THE PINE MEADOWS RESERVE SUBDIVISION, A 548-LOT MIXED-PRODUCT SINGLE-FAMILY RESIDENTIAL SUBDIVISION, ON APPROXIMATELY 239.8 ACRES OF PROPERTY LOCATED ON THE NORTH AND SOUTH SIDES OF PINE MEADOWS GOLF COURSE RD, WITH FRONTAGE ON COUNTY ROAD 44.

WHEREAS, TLC Pine Meadows, LLC has made an application for Preliminary Subdivision Plat approval for a 548-lot, mixed-product single-family residential subdivision on approximately 239.8 acres located on the north and south sides of Pine Meadows Golf Course Road, with frontage on County Road 44, more particularly described as follows:

Parcel Alternate Key Numbers: 1061725, 1718881, 3839388, 3839391, 3839392, 1213916, 1213908, 3901694, and 1408041

Parcel Identification Numbers: 24-18-26-0400-000-01101, 24-18-26-0400-000-02500, 24-18-26-0405-000-01201, 24-18-26-0455-002-00000, 24-18-26-0455-003-00000, 35-18-26-0001-000-01900, 35-18-26-0001-000-02001, 35-18-26-0500-000-00300, and 36-18-26-0002-000-00100

LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

WHEREAS, the property described above has a Land Use Designation of Suburban Residential (SR) and a Design District Designation of Rural Neighborhood; and

WHEREAS, detached single family and attached single-family uses are permitted in the Suburban Residential (SR) land use designation; and

WHEREAS, On August 19, 2021, the City Commission approved a concept plan for the project via Resolution Number 21-61, which the concept plan proposed 578 units; and

WHEREAS, On March 3, 2022, The City Commission approved the Pine Meadows Reserve Planned Unit Development (PUD) via Ordinance Number 22-05

WHEREAS, the proposed preliminary subdivision plat as submitted is found to be consistent with the Pine Meadows Reserve Planned Unit Development concept plan approved via Resolution Number 21-61, the Pine Meadows Reserve Planned Unit Development via Ordinance Number 22-05, and the City of Eustis' Comprehensive Plan and Land Development Regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE EUSTIS CITY COMMISSION AS FOLLOWS:

SECTION 1. That the Pine Meadows Reserve Preliminary Subdivision Plat for a 548-lot mixed-type single-family residential subdivision located on the north and south sides of Pine Meadows Golf Course Road, with frontage on County Road 44, attached hereto as Exhibit "B", is hereby approved.

SECTION 2. That the Preliminary Subdivision Plat shall be subject to the owner/developer complying with the following conditions:

- a) Submit the Final Engineering and Construction Plans and Final Plat and complying with all requirements of Ordinance Number 22-05, the City of Eustis Land Development Regulations and Florida Statutes and the provisions of this resolution.
- b) Adhere to the Phasing Schedule approved with Ordinance Number 22-05
- c) Develop the property in accordance with the approved Preliminary Subdivision Plat as referenced in Section 1 and attached hereto as Exhibit "B".
- d) Obtain and provide copies of all applicable permits from other jurisdictional agencies.

DONE AND RESOLVED this 2nd day of June 2022 in regular session of the City Commission of the City of Eustis, Florida.

**CITY COMMISSION OF THE
CITY OF EUSTIS, FLORIDA**



Michael L. Holland
Mayor/Commissioner

ATTEST:



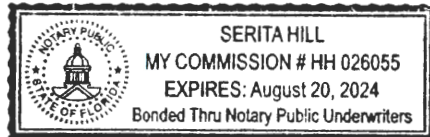
Christine Halloran, City Clerk



CITY OF EUSTIS CERTIFICATION

**STATE OF FLORIDA
COUNTY OF LAKE**

The foregoing instrument was acknowledged before me this 3rd day of June, 2022, by Michael L. Holland, Mayor, and Christine Halloran, City Clerk, who are personally known to me.



Serita Hill

Notary Public - State of Florida
My Commission Expires:
Notary Serial No:

CITY ATTORNEY'S OFFICE

This document is approved as to form and legal content for the use and reliance of the Eustis City Commission but I have not performed an independent title examination as to the accuracy of the legal description.

[Handwritten signature]

City Attorney's Office

June 2, 2022

Date

CERTIFICATE OF POSTING

The foregoing Resolution Number 22-36 is hereby approved, and I certify that I published the same by posting one copy hereof at City Hall, one copy hereof at the Eustis Memorial Library, and one copy hereof at the Eustis Parks and Recreation Office, all within the corporate limits of the City of Eustis, Lake County, Florida.

Christine Halloran

Christine Halloran, City Clerk

EXHIBIT "A"

AS PROVIDED BY PEC SURVEYING AND MAPPING, LLC

THAT PART OF THE EAST 169.5 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LYING SOUTH OF THE SOUTHERLY LINE OF THE RIGHT OF WAY KNOWN AS PINE MEADOWS GOLF COURSE ROAD.

AND

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR PINE MEADOWS GOLF COURSE ROAD. ALSO, LESS AND EXCEPT LOTS 1 AND 2, PINE MEADOWS FAIRWAY ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 56, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

TRACTS 21 TO 26, INCLUSIVE, AND TRACTS 37 TO 40, INCLUSIVE, EUSTIS MEADOWS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE RIGHT OF WAY FOR PINE MEADOWS GOLF COURSE ROAD, AS SHOWN ON PLAT BOOK 17, PAGE 56 AND THE RIGHT OF WAY FOR FAIRWAY DRIVE, AS SHOWN ON PLAT BOOK 17, PAGE 56, AND THE RIGHT OF WAY FOR PINE-MEADOWS ROAD, AS SHOWN ON PLAT BOOK 17, PAGE 12. ALSO, LESS AND EXCEPT LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27 AND 28, PINE MEADOWS FAIRWAY ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 56, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

AND

PARCEL A:

THAT PART OF LOT 12, IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST, MAP OF EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; AND THAT PART OF BLOCKS 3 AND 15, IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST, TOWN PLAT OF EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A 5/8" IRON ROD AND CAP (PLS 3351) AT THE NORTHEAST CORNER OF LOT 12 OF SAID MAP OF EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE

SOUTH 87°04'27" WEST, ALONG THE NORTH LINE OF SAID LOT 12, ALSO BEING THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, A DISTANCE OF 651.38 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE SOUTH 00°32'04" EAST, ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 1,280.21 FEET TO A 4" OCTAGONAL MONUMENT AT THE SOUTHWEST CORNER OF SAID LOT 12; THENCE

NORTH 87°33'44" EAST, ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 15.01 FEET; THENCE SOUTH 00°32'04" EAST, A DISTANCE OF 15.01 FEET TO THE NORTHWEST CORNER OF BLOCK 3 OF SAID TOWN PLAT OF EUSTIS MEADOWS; THENCE NORTH 87°33'44" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF NORTH STREET, A DISTANCE OF 10.01 FEET; THENCE SOUTH 00°32'04" EAST, ALONG A LINE 10 FEET EAST OF WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE EAST RIGHT OF WAY LINE OF CEDAR STREET, A DISTANCE OF 433.22 FEET TO AN INTERSECTION

WITH A LINE THAT IS 50.00 FEET NORTH OF AND PARALLEL WITH, WHEN MEASURED OF RIGHT ANGLES THERETO, THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 44-A; THENCE NORTH 88°02'40" EAST, ALONG SAID LINE WHICH IS 50.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 44-A, A DISTANCE OF 111.02 FEET, TO AN INTERSECTION WITH THE WESTERLY TOP OF THE BANK OF A CANAL KNOWN AS HICKS DITCH; THENCE NORTH 24°12'31" EAST, ALONG SAID TOP OF BANK, 108.49 FEET; THENCE NORTH 21°03'29" EAST, ALONG SAID TOP OF BANK, 200.06 FEET; THENCE NORTH 19°20'32" EAST, ALONG SAID TOP OF BANK, 200.30 FEET; THENCE NORTH 20°32'44" EAST, ALONG SAID TOP OF BANK, 394.93 FEET; THENCE NORTH 19°41'20" EAST, ALONG SAID TOP OF BANK, 541.12 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 12; THENCE NORTH 00°44'07" WEST, ALONG THE EAST LINE OF SAID LOT 12, 402.85 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH A 50 FEET WIDE INGRESS AND EGRESS EASEMENT ALONG THE EASTERLY LINE BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT A 5/8" IRON ROD AND CAP (PLS 3351) AT THE NORTHEAST CORNER OF LOT 12 OF MAP OF EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE SOUTH 00°44'07" EAST, ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 402.85 FEET TO THE POINT OF BEGINNING; RUN THENCE NORTH 00°44'07" WEST, ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 125.70 FEET; THENCE SOUTH 22°42'12" WEST, 116.65 FEET; THENCE SOUTH 19°41'20" WEST, 542.07 FEET; THENCE SOUTH 20°32'44" WEST, 395.08 FEET; THENCE SOUTH 19°20'32" WEST, 200.08 FEET; THENCE SOUTH 21°03'29" WEST, 197.94 FEET; THENCE SOUTH 24°12'31" WEST, 131.68 FEET TO AN INTERSECTION WITH A LINE THAT IS 50.00 FEET NORTH OF AND PARALLEL WITH WHEN MEASURED AT RIGHT ANGLES THERETO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 44-A; THENCE NORTH 88°02'40" EAST, ALONG SAID LINE WHICH IS 50.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 44-A, A DISTANCE OF 55.71 FEET, TO AN INTERSECTION

WITH THE WESTERLY TOP OF THE BANK OF A CANAL KNOWN AS HICKS DITCH; THENCE NORTH 24°12'31" EAST, ALONG SAID TOP OF BANK, 108.49 FEET; THENCE NORTH 21°03'29" EAST, ALONG SAID TOP OF BANK, 200.06 FEET; THENCE NORTH 19°20'32" EAST, ALONG SAID TOP OF BANK, 200.30 FEET; THENCE NORTH 20°32'44" EAST, ALONG SAID TOP OF BANK, 394.93 FEET; THENCE NORTH 19°41'20" EAST, ALONG SAID TOP OF BANK, 541.12 FEET TO THE POINT OF BEGINNING.

AND

PARCEL B:

THAT PART OF BLOCKS 2 AND 14, AND THAT PART OF A VACATED PORTION OF ORANGE STREET, IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST, TOWN PLAT OF EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON ROD AND CAP (PLS 3351) AT THE NORTHEAST CORNER OF LOT 12 OF MAP EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE SOUTH 87°04'27" WEST, ALONG THE NORTH LINE OF SAID LOT 12, ALSO BEING THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, A DISTANCE OF 651.38 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE CONTINUE SOUTH 87°04'27" WEST, ALONG THE NORTH LINE OF LOT 11, SAID MAP OF EUSTIS MEADOWS, ALSO BEING THE NORTH LINE OF THE SAID SOUTHWEST 1/4 OF SECTION 36, A DISTANCE OF 175.55 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 150.00 FEET OF THE EAST 1/2 OF SAID LOT 11; THENCE SOUTH 00°26'01" EAST, ALONG THE EAST LINE OF THE WEST 150.00 FEET OF THE EAST 1/2 OF SAID LOT 11 AND ITS PROLONGATION THEREOF, A DISTANCE OF 1,293.80 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF NORTH STREET AND THE POINT OF BEGINNING; THENCE NORTH 87°33'44" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF NORTH STREET, A DISTANCE OF 152.76 FEET TO A LINE 10 FEET WEST OF WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST RIGHT OF WAY LINE OF CEDAR STREET; THENCE SOUTH 00°32'04" EAST, ALONG SAID LINE 10 FEET WEST OF WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST RIGHT OF WAY LINE OF CEDAR STREET, A DISTANCE OF 432.80 FEET TO AN INTERSECTION WITH A LINE THAT IS 50.00 FEET NORTH OF AND PARALLEL WITH WHEN MEASURED AT RIGHT ANGLES TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 44-A; THENCE SOUTH 88°02'40" WEST, ALONG SAID LINE WHICH IS 50.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 44-A, A DISTANCE OF 153.49 FEET, TO AN INTERSECTION WITH A LINE WHICH BEARS SOUTH 00°26'01" EAST FROM THE POINT OF BEGINNING; THENCE NORTH 00°26'01" WEST, ALONG THE SOUTHERLY PROLONGATION OF

THE EAST LINE OF THE WEST 150.00 FEET OF THE EAST 1/2 OF SAID LOT 11, A DISTANCE OF 431.53 FEET TO THE POINT OF BEGINNING.

AND

PARCEL C:

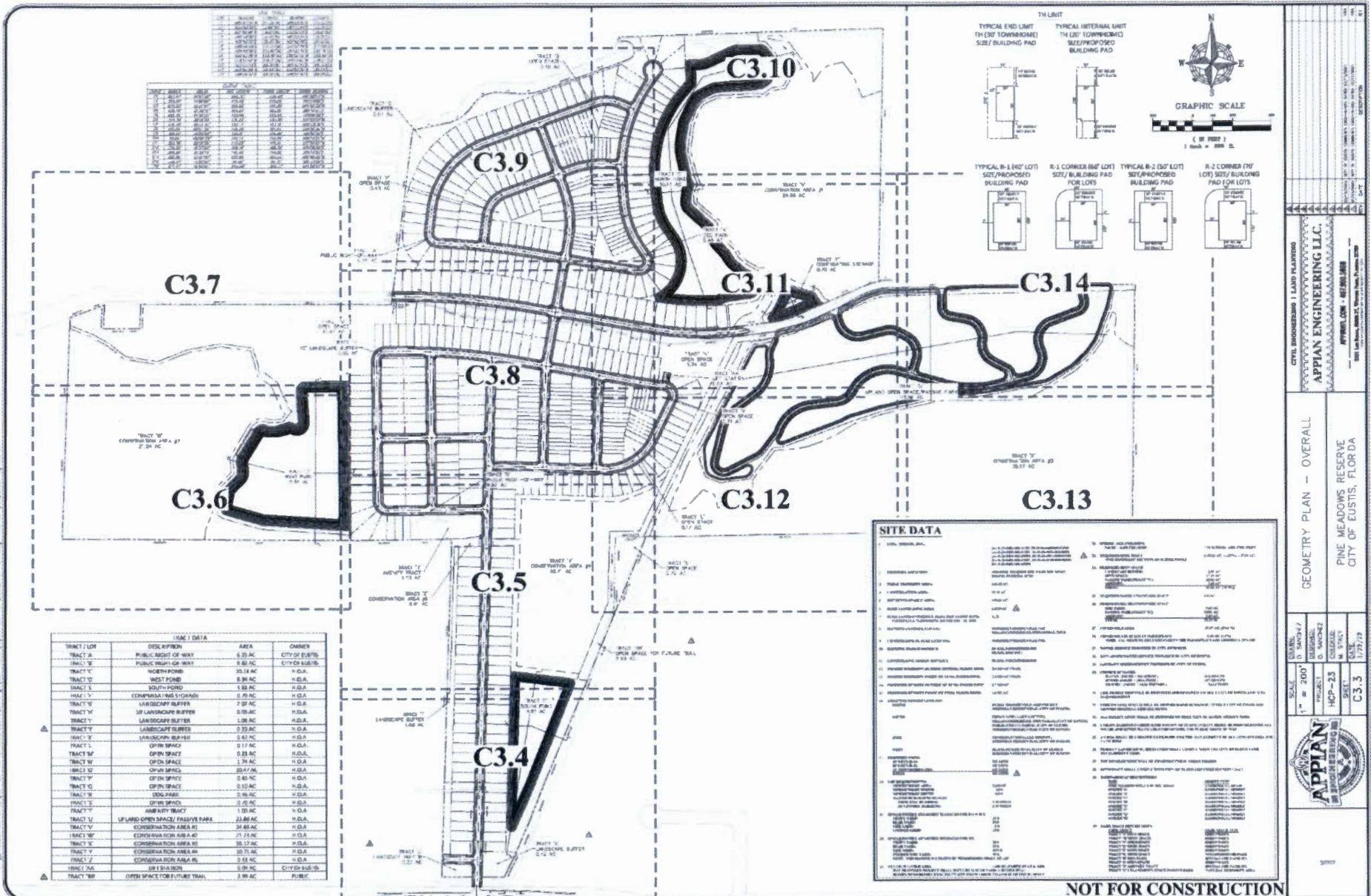
THAT PART OF LOT 11, IN SECTION 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST, MAP OF EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5/8" IRON ROD AND CAP (PLS 3351) AT THE NORTHEAST CORNER OF LOT 12 OF MAP OF EUSTIS MEADOWS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 2, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE SOUTH 87°04'27" WEST, ALONG THE NORTH LINE OF SAID LOT 12, ALSO BEING THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, A DISTANCE OF 651.38 FEET TO THE NORTHWEST CORNER OF SAID LOT 12, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 87°04'27" WEST, ALONG THE NORTH LINE OF LOT 11, SAID MAP OF EUSTIS MEADOWS, ALSO BEING THE NORTH LINE OF THE SAID SOUTHWEST 1/4 OF SECTION 36, A DISTANCE OF 175.55 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 150.00 FEET OF THE EAST 1/2 OF SAID LOT 11; THENCE SOUTH 00°26'01" EAST, ALONG THE EAST LINE OF THE WEST 150.00 FEET OF THE EAST 1/2 OF SAID LOT 11, A DISTANCE OF 1,243.77 FEET TO AN INTERSECTION WITH A LINE 35.00 FEET NORTH OF WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF NORTH STREET; THENCE NORTH 87°33'44" EAST, ALONG SAID LINE 35.00 FEET NORTH OF WHEN MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF NORTH STREET, A DISTANCE OF 177.69 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 12; THENCE NORTH 00°32'04" WEST, ALONG SAID WEST LINE OF LOT 12, A DISTANCE OF 1,245.19 FEET TO THE POINT OF BEGINNING.

A PARCEL OF LAND, BEING A PORTION OF TRACT "B", COBB COMMERCE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 10, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID TRACT "B"; THENCE RUN NORTH 89°19'27" EAST, ALONG THE NORTH LINE OF SAID TRACT "B", A DISTANCE OF 152.27 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 21°55'17" WEST, 436.04 FEET TO A POINT LYING ON THE WEST LINE OF AFORESAID TRACT "B"; THENCE RUN NORTH 01°29'50" EAST, ALONG SAID WEST LINE, 402.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN THE CITY OF EUSTIS, LAKE COUNTY, FLORIDA AND CONTAINS 0.704 ACRES MORE OR LESS.

EXHIBIT B



TRACT	DESCRIPTION	AREA	OWNER
TRACT A	PUBLIC RIGHT OF WAY	6.26 AC	CITY OF EUSTIS
TRACT B	PUBLIC RIGHT OF WAY	8.82 AC	CITY OF EUSTIS
TRACT C	NORTH POND	35.34 AC	N.O.A.
TRACT D	SOUTH POND	8.84 AC	N.O.A.
TRACT E	SOUTH POND	1.84 AC	N.O.A.
TRACT F	COMPARISON SIGNAGE	0.76 AC	N.O.A.
TRACT G	LANDSCAPE BUFFER	7.87 AC	N.O.A.
TRACT H	30' LANDSCAPE BUFFER	0.39 AC	N.O.A.
TRACT I	LANDSCAPE BUFFER	1.06 AC	N.O.A.
TRACT J	LANDSCAPE BUFFER	0.33 AC	N.O.A.
TRACT K	LANDSCAPE BUFFER	0.51 AC	N.O.A.
TRACT L	OPEN SPACE	0.17 AC	N.O.A.
TRACT M	OPEN SPACE	0.23 AC	N.O.A.
TRACT N	OPEN SPACE	1.74 AC	N.O.A.
TRACT O	OPEN SPACE	0.36 AC	N.O.A.
TRACT P	OPEN SPACE	30.77 AC	N.O.A.
TRACT Q	OPEN SPACE	0.41 AC	N.O.A.
TRACT R	OPEN SPACE	0.41 AC	N.O.A.
TRACT S	OPEN SPACE	0.36 AC	N.O.A.
TRACT T	OPEN SPACE	0.41 AC	N.O.A.
TRACT U	OPEN SPACE	1.01 AC	N.O.A.
TRACT V	UPLAND OPEN SPACE / PASSIVE PARK	22.86 AC	N.O.A.
TRACT W	CONSERVATION AREA A1	24.86 AC	N.O.A.
TRACT X	CONSERVATION AREA A2	21.71 AC	N.O.A.
TRACT Y	CONSERVATION AREA A3	38.17 AC	N.O.A.
TRACT Z	CONSERVATION AREA A4	30.71 AC	N.O.A.
TRACT AA	CONSERVATION AREA A5	0.43 AC	N.O.A.
TRACT AB	18' BUFFER	0.28 AC	CITY OF EUSTIS
TRACT AC	OPEN SPACE FOR FUTURE TRAIL	2.90 AC	PUBLIC

TRACT / LOT	DESCRIPTION	AREA	OWNER
TRACT A	PUBLIC RIGHT OF WAY	6.26 AC	CITY OF EUSTIS
TRACT B	PUBLIC RIGHT OF WAY	8.82 AC	CITY OF EUSTIS
TRACT C	NORTH POND	35.34 AC	N.O.A.
TRACT D	SOUTH POND	8.84 AC	N.O.A.
TRACT E	SOUTH POND	1.84 AC	N.O.A.
TRACT F	COMPARISON SIGNAGE	0.76 AC	N.O.A.
TRACT G	LANDSCAPE BUFFER	7.87 AC	N.O.A.
TRACT H	30' LANDSCAPE BUFFER	0.39 AC	N.O.A.
TRACT I	LANDSCAPE BUFFER	1.06 AC	N.O.A.
TRACT J	LANDSCAPE BUFFER	0.33 AC	N.O.A.
TRACT K	LANDSCAPE BUFFER	0.51 AC	N.O.A.
TRACT L	OPEN SPACE	0.17 AC	N.O.A.
TRACT M	OPEN SPACE	0.23 AC	N.O.A.
TRACT N	OPEN SPACE	1.74 AC	N.O.A.
TRACT O	OPEN SPACE	0.36 AC	N.O.A.
TRACT P	OPEN SPACE	30.77 AC	N.O.A.
TRACT Q	OPEN SPACE	0.41 AC	N.O.A.
TRACT R	OPEN SPACE	0.41 AC	N.O.A.
TRACT S	OPEN SPACE	0.36 AC	N.O.A.
TRACT T	OPEN SPACE	0.41 AC	N.O.A.
TRACT U	OPEN SPACE	1.01 AC	N.O.A.
TRACT V	UPLAND OPEN SPACE / PASSIVE PARK	22.86 AC	N.O.A.
TRACT W	CONSERVATION AREA A1	24.86 AC	N.O.A.
TRACT X	CONSERVATION AREA A2	21.71 AC	N.O.A.
TRACT Y	CONSERVATION AREA A3	38.17 AC	N.O.A.
TRACT Z	CONSERVATION AREA A4	30.71 AC	N.O.A.
TRACT AA	CONSERVATION AREA A5	0.43 AC	N.O.A.
TRACT AB	18' BUFFER	0.28 AC	CITY OF EUSTIS
TRACT AC	OPEN SPACE FOR FUTURE TRAIL	2.90 AC	PUBLIC

SITE DATA	
1. GENERAL NOTES	1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.
2. EXISTING UTILITIES	2. EXISTING UTILITIES ARE SHOWN AS DASHED LINES.
3. PROPOSED UTILITIES	3. PROPOSED UTILITIES ARE SHOWN AS SOLID LINES.
4. EROSION CONTROL	4. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY.
5. LANDSCAPE	5. LANDSCAPE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY.
6. OPEN SPACE	6. OPEN SPACE SHALL BE MAINTAINED AND NOT DISTURBED.
7. CONSERVATION AREAS	7. CONSERVATION AREAS SHALL BE MAINTAINED AND NOT DISTURBED.
8. BUFFER ZONES	8. BUFFER ZONES SHALL BE MAINTAINED AND NOT DISTURBED.
9. SIGNAGE	9. SIGNAGE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY.
10. FENCE	10. FENCE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY.
11. TRAIL	11. TRAIL SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY.
12. PUBLIC RIGHT OF WAY	12. PUBLIC RIGHT OF WAY SHALL BE MAINTAINED AND NOT DISTURBED.
13. ADJACENT PROPERTIES	13. ADJACENT PROPERTIES SHALL BE MAINTAINED AND NOT DISTURBED.
14. ENVIRONMENTAL	14. ENVIRONMENTAL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY.
15. UTILITIES	15. UTILITIES SHALL BE MAINTAINED AND NOT DISTURBED.
16. EROSION CONTROL	16. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY.
17. LANDSCAPE	17. LANDSCAPE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY.
18. OPEN SPACE	18. OPEN SPACE SHALL BE MAINTAINED AND NOT DISTURBED.
19. CONSERVATION AREAS	19. CONSERVATION AREAS SHALL BE MAINTAINED AND NOT DISTURBED.
20. BUFFER ZONES	20. BUFFER ZONES SHALL BE MAINTAINED AND NOT DISTURBED.
21. SIGNAGE	21. SIGNAGE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY.
22. FENCE	22. FENCE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY.
23. TRAIL	23. TRAIL SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY.
24. PUBLIC RIGHT OF WAY	24. PUBLIC RIGHT OF WAY SHALL BE MAINTAINED AND NOT DISTURBED.
25. ADJACENT PROPERTIES	25. ADJACENT PROPERTIES SHALL BE MAINTAINED AND NOT DISTURBED.
26. ENVIRONMENTAL	26. ENVIRONMENTAL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY.
27. UTILITIES	27. UTILITIES SHALL BE MAINTAINED AND NOT DISTURBED.
28. EROSION CONTROL	28. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY.
29. LANDSCAPE	29. LANDSCAPE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY.
30. OPEN SPACE	30. OPEN SPACE SHALL BE MAINTAINED AND NOT DISTURBED.
31. CONSERVATION AREAS	31. CONSERVATION AREAS SHALL BE MAINTAINED AND NOT DISTURBED.
32. BUFFER ZONES	32. BUFFER ZONES SHALL BE MAINTAINED AND NOT DISTURBED.
33. SIGNAGE	33. SIGNAGE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY.
34. FENCE	34. FENCE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY.
35. TRAIL	35. TRAIL SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY.
36. PUBLIC RIGHT OF WAY	36. PUBLIC RIGHT OF WAY SHALL BE MAINTAINED AND NOT DISTURBED.
37. ADJACENT PROPERTIES	37. ADJACENT PROPERTIES SHALL BE MAINTAINED AND NOT DISTURBED.
38. ENVIRONMENTAL	38. ENVIRONMENTAL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY.
39. UTILITIES	39. UTILITIES SHALL BE MAINTAINED AND NOT DISTURBED.
40. EROSION CONTROL	40. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY.
41. LANDSCAPE	41. LANDSCAPE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY.
42. OPEN SPACE	42. OPEN SPACE SHALL BE MAINTAINED AND NOT DISTURBED.
43. CONSERVATION AREAS	43. CONSERVATION AREAS SHALL BE MAINTAINED AND NOT DISTURBED.
44. BUFFER ZONES	44. BUFFER ZONES SHALL BE MAINTAINED AND NOT DISTURBED.
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46. FENCE	46. FENCE SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY.
47. TRAIL	47. TRAIL SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION AND PERMANENTLY.
48. PUBLIC RIGHT OF WAY	48. PUBLIC RIGHT OF WAY SHALL BE MAINTAINED AND NOT DISTURBED.
49. ADJACENT PROPERTIES	49. ADJACENT PROPERTIES SHALL BE MAINTAINED AND NOT DISTURBED.
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CIVIL ENGINEERING & LAND PLANNING
APPIAN ENGINEERING LLC.
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 GAITHERSBURG, MD 20878
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 WWW.APPIANENGINEERING.COM

GEOMETRY PLAN - OVERALL
 PINE MEADOWS RESERVE
 CITY OF EUSTIS, FLORIDA

SCALE: 1" = 200'
 DATE: 1/27/22
 PROJECT: HCP-23
 SHEET: C-3.3

APPIAN ENGINEERING
 PINELAND RESERVE

NOT FOR CONSTRUCTION