

GROVES AT GRAND ISLAND

A PART OF THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

INSTRUMENT #2022143827
 PLAT BK 79 PG 67 (3 PGS)
 DATE: 11/2/2022 10:30:31 AM
 GARY J. COONEY, CLERK OF THE CIRCUIT COURT
 AND COMPTROLLER, LAKE COUNTY, FLORIDA
 RECORDING FEES \$60.00

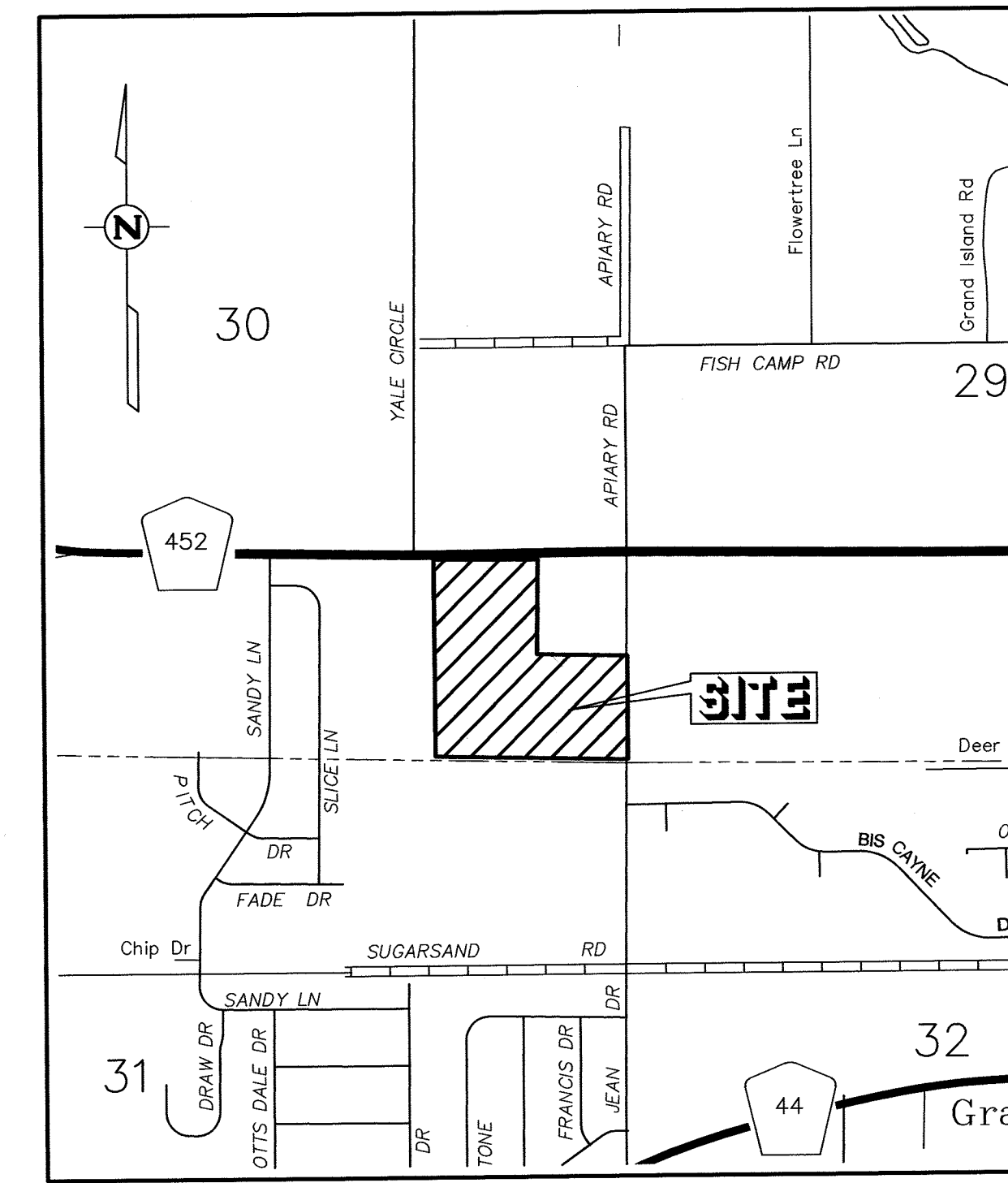
DEDICATION
GROVES AT GRAND ISLAND

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, LANDSEA HOMES OF FLORIDA LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER IN FEE SIMPLE OF THE LANDS DESCRIBED HEREIN DOES HEREBY DEDICATE THE FOLLOWING FOR THE PURPOSES THEREON EXPRESSED, SUBJECT TO THE GENERAL NOTES CONTAINED HEREIN.

- TO LAKE COUNTY: THE STREETS, DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED IN PERPETUITY TO LAKE COUNTY AND TO THE PUBLIC. TRACT "B" IS HEREBY DEDICATED IN PERPETUITY TO LAKE COUNTY, FLORIDA, FOR RIGHT OF WAY PURPOSES.
- TO GROVES AT GRAND ISLAND HOMEOWNER'S ASSOCIATION, INC.: TRACTS "A", "C", "D" AND "E" ARE TO BE OWNED AND MAINTAINED BY GROVES AT GRAND ISLAND HOMEOWNER'S ASSOCIATION, INC.

NOTES

- BEARINGS AND FLORIDA STATE PLANE COORDINATES, EAST ZONE, SHOWN HEREON ARE BASED ON FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AS MAINTAINED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, AND IS BASED ON NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (SPCS '83-2011). BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 26 EAST, AS BEING S00°02'33"E.
- 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. (CHAPTER 177.091 (28) FLORIDA STATUTES)
- LOT CORNERS SHALL BE SET WITH 5/8" IRON RODS AND CAPS LB #8348 IN ACCORDANCE WITH CHAPTER 177.091(9) FLORIDA STATUTES.
- ALL LOT LINES ARE NON-RADIAL UNLESS NOTED. RADIAL LINES ARE NOTED BY (R).
- STATE PLANE COORDINATES SHOWN HEREON AND THEIR COMPUTED VALUES SHALL BE SUBORDINATED TO THE MONUMENTS, BEARINGS AND DISTANCES SHOWN ON THIS PLAT.
- TRACT "A" IS TO BE OWNED AND MAINTAINED BY GROVES AT GRAND ISLAND HOMEOWNER'S ASSOCIATION, INC. FOR THE PURPOSE OF OPEN SPACE, RECREATION, STORMWATER AND LANDSCAPING.
- TRACT "B" IS TO BE DEDICATED TO LAKE COUNTY, FLORIDA, FOR THE PURPOSE OF ADDITIONAL RIGHT OF WAY FOR APIARY ROAD.
- TRACTS "C" AND "D" ARE TO BE OWNED AND MAINTAINED BY GROVES AT GRAND ISLAND HOMEOWNER'S ASSOCIATION, INC. FOR THE PURPOSE OF OPEN SPACE, RECREATION AND LANDSCAPING.
- TRACT "E" IS TO BE OWNED AND MAINTAINED BY GROVES AT GRAND ISLAND HOMEOWNER'S ASSOCIATION, INC. FOR THE PURPOSE OF SIGNAGE.
- UNLESS OTHERWISE NOTED THERE IS A 5.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENT ALONG ALL REAR LOT LINES AND A 10.00 FOOT WIDE DRAINAGE AND UTILITY EASEMENT CONTIGUOUS TO ROAD RIGHTS OF WAY. THERE IS ALSO A 5.00 FOOT WIDE DRAINAGE EASEMENT ALONG ALL SIDE LOT LINES UNLESS OTHERWISE INDICATED.
- IT IS THE RESPONSIBILITY OF GROVES AT GRAND ISLAND HOMEOWNER'S ASSOCIATION, INC. TO OWN AND MAINTAIN THE STORMWATER MANAGEMENT SYSTEM NOT LOCATED WITHIN THE RIGHTS OF WAY OF ROADS UNLESS SUCH RESPONSIBILITY IS VOLUNTARILY ASSUMED BY LAKE COUNTY AND IN SUCH CASE, LAKE COUNTY SHALL BE ENTITLED TO UTILIZE ALL TRACTS AND EASEMENTS DESIGNATED ON THIS PLAT FOR STORMWATER PURPOSES. THE REAL PROPERTY UNDERLYING THE DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE INDIVIDUAL OWNER OF EACH LOT.
- LANDS DESCRIBED HEREON ARE SUBJECT TO AND/OR THE BENEFACITOR OF THE FOLLOWING LISTED INSTRUMENTS RECORDED IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA:
 - NOTICE OF LAKE COUNTY'S APPROVAL OF SUBDIVISION, AS RECORDED IN OFFICIAL RECORDS BOOK 2002, PAGE 2410 (NOT PLOTTABLE).
 - ORDINANCE NO. 2021-2 (ZONING), AS RECORDED IN OFFICIAL RECORDS BOOK 5650, PAGE 273 (NOT PLOTTABLE).



VICINITY MAP
 SCALE: 1"=1000'

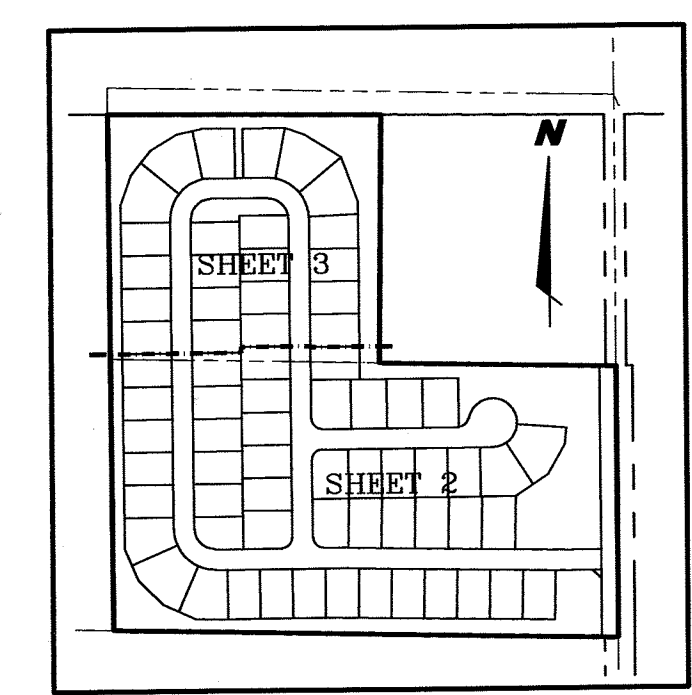
DESCRIPTION

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

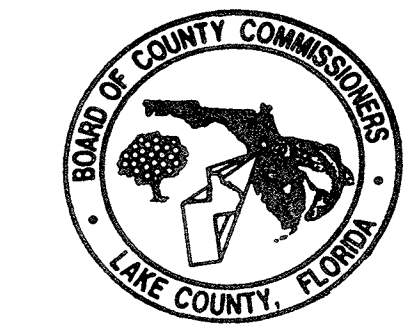
BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE ON A BEARING RELATED TO FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, THE FOLLOWING COURSES: N88°41'23"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30 FOR 1234.10 FEET TO THE WEST LINE OF THE SAID SOUTHEAST 1/4 OF SAID SECTION 30; THENCE N00°14'33"W ALONG SAID WEST LINE FOR 1257.58 FEET TO THE SOUTHERLY RIGHT OF WAY LINE FOR COUNTY ROAD MAINTENANCE MAP BOOK 6, PAGES 39 THROUGH 48, INCLUSIVE, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE S89°28'24"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE FOR 668.10 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, S00°42'41"W FOR 604.85 FEET TO THE NORTH LINE OF THE SOUTH 1/2 OF THE SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30; THENCE S88°42'19"E ALONG SAID NORTH LINE FOR 578.20 FEET TO THE EAST LINE OF THE SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30; THENCE S00°02'33"E ALONG SAID EAST LINE FOR 661.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.90 ACRES, MORE OR LESS.

- LEGEND**
- PERMANENT REFERENCE MONUMENT - FOUND 4"x 4" CONCRETE MONUMENT WITH DISC STAMPED AS NOTED
 - PERMANENT REFERENCE MONUMENT - SET 4"x4" CONCRETE MONUMENT WITH DISC STAMPED 'HALFF PRM LB#8348' UNLESS OTHERWISE NOTED
 - PERMANENT CONTROL POINT - SET NAIL & DISC WITH DISC STAMPED 'HALFF PCP LB#8348'
 - CM CONCRETE MONUMENT
 - LB LICENSED BUSINESS
 - Δ CENTRAL ANGLE (DELTA ANGLE)
 - CH CHORD DISTANCE
 - CB CHORD BEARING
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENT
 - PI POINT OF INTERSECTION
 - RP RADIUS POINT
 - CL CENTERLINE
 - (R) RADIAL LINE
 - R RADIUS
 - L ARC LENGTH
 - DE DRAINAGE EASEMENT
 - UE UTILITY EASEMENT
 - DE & UE DRAINAGE EASEMENT & UTILITY EASEMENT
 - C3 REFERENCE TO CURVE TABLE
 - L1 REFERENCE TO LINE TABLE
 - PRM PERMANENT REFERENCE MONUMENT
 - LAT LATITUDE
 - LONG LONGITUDE
 - CONV CONVERGENCE
 - ORB OFFICIAL RECORDS BOOK
- SECTION 30-18-26 = TOWNSHIP 18 SOUTH, RANGE 26 EAST



KEY MAP
 NOT TO SCALE



CERTIFICATE OF APPROVAL

COUNTY ENGINEER: *[Signature]* DATE: 10/12/22

PLANNING AND ZONING MANAGER: *[Signature]* DATE: 10/12/22

COUNTY ATTORNEY: *[Signature]* DATE: 10/27/22

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, THAT ON Oct 11, 2022, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA.

CHAIRMAN OF THE BOARD: *[Signature]* CLERK OF THE BOARD: *[Signature]*
 Sean M. Marks GARY J. COONEY
 PRINT NAME PRINT NAME

CERTIFICATE OF REVIEW BY COUNTY SURVEYOR

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AND FIND THAT 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.

COUNTY SURVEYOR: *[Signature]* DATE: 10/11/2022
 CAROL MELVIN
 PROFESSIONAL SURVEYOR AND MAPPER NO. 6329

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A REGISTERED SURVEYOR AND MAPPER, FULLY LICENSED TO PRACTICE IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION, AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF SECTION 177, PART 1, PLATTING, FLORIDA STATUTES.

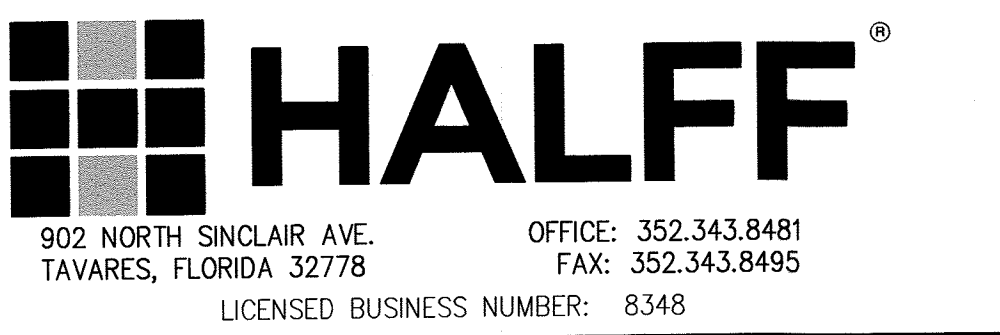
HALFF, INC. 902 NORTH SINCLAIR AVENUE, TAVARES, FL 32778
 LICENSED BUSINESS NO. 8348

[Signature] DATE: 10/12/22
 JENNINGS E. GRIFFIN
 PROFESSIONAL LAND SURVEYOR NO. 4486

CERTIFICATE OF CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WAS FILED FOR RECORD ON November 3, 2022 AT 10:16 AM FILE NO. 2022143827

[Signature]
 CLERK OF THE CIRCUIT COURT
 IN AND FOR LAKE COUNTY, FLORIDA

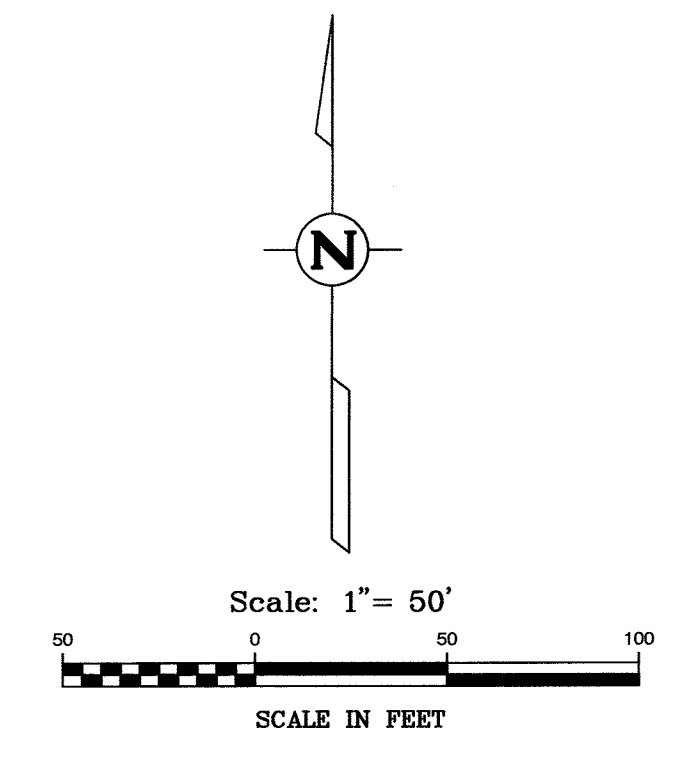
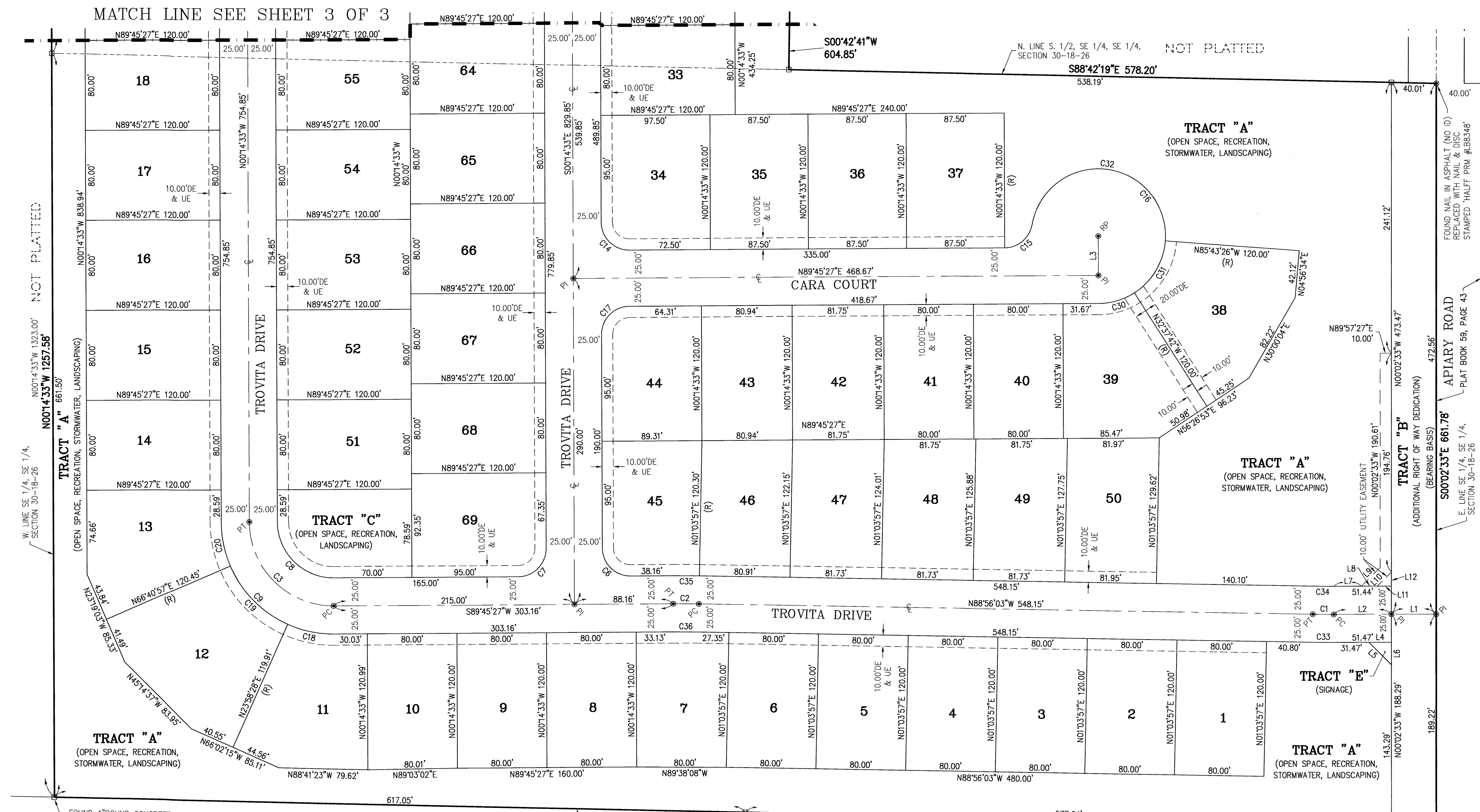


NOTICE:

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.

GROVES AT GRAND ISLAND

A PART OF THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.



CURVE TABLE					
CURVE NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C1	1°04'49"	1000.00'	18.86'	18.86'	S89°28'27"E
C2	1°18'30"	1000.00'	22.84'	22.83'	N89°35'18"W
C3	90°00'00"	75.00'	117.81'	106.07'	S45°14'33"E
C6	90°00'00"	25.00'	39.27'	35.36'	S45°14'33"E
C7	90°00'00"	25.00'	39.27'	35.36'	N44°45'27"E
C8	90°00'00"	50.00'	78.54'	70.71'	S45°14'33"E
C9	90°00'00"	100.00'	157.08'	141.42'	S45°14'33"E
C14	90°00'00"	25.00'	39.27'	35.36'	S45°14'33"E
C15	79°50'09"	25.00'	34.83'	32.08'	N49°50'23"E
C16	259°50'09"	60.00'	272.10'	92.04'	N40°09'37"W
C17	90°00'00"	25.00'	39.27'	35.36'	S44°45'27"W

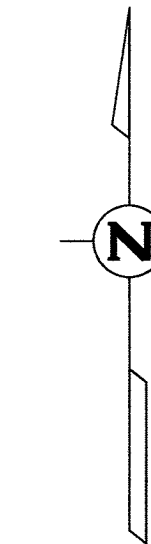
CURVE TABLE					
CURVE NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C18	2°13'01"	100.00'	42.27'	41.95'	S78°08'02"E
C19	42°42'29"	100.00'	74.54'	72.83'	S44°40'17"E
C20	23°04'30"	100.00'	40.27'	40.00'	S11°46'48"E
C30	32°23'10"	60.00'	33.91'	33.46'	N73°33'53"E
C31	53°05'43"	60.00'	55.60'	53.63'	N30°49'26"E
C32	174°21'16"	60.00'	182.58'	119.85'	N82°54'04"W
C33	1°04'49"	1025.00'	19.33'	19.33'	S89°28'27"E
C34	1°04'49"	975.00'	18.38'	18.38'	S89°28'27"E
C35	1°18'30"	1025.00'	23.41'	23.41'	N89°35'18"W
C36	1°18'30"	975.00'	22.26'	22.26'	N89°35'18"W

LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L1	S89°59'08"W	40.00'
L2	S89°59'08"W	51.46'
L3	N0°14'33"W	35.00'
L4	N89°59'08"E	20.00'
L5	N45°01'42"W	28.29'
L6	N0°02'33"W	20.00'
L7	N89°59'08"E	24.69'
L8	N89°59'08"E	14.15'
L9	N45°00'00"E	23.67'
L10	N45°00'00"E	17.81'
L11	N89°59'08"E	12.60'
L12	N0°02'33"W	12.59'

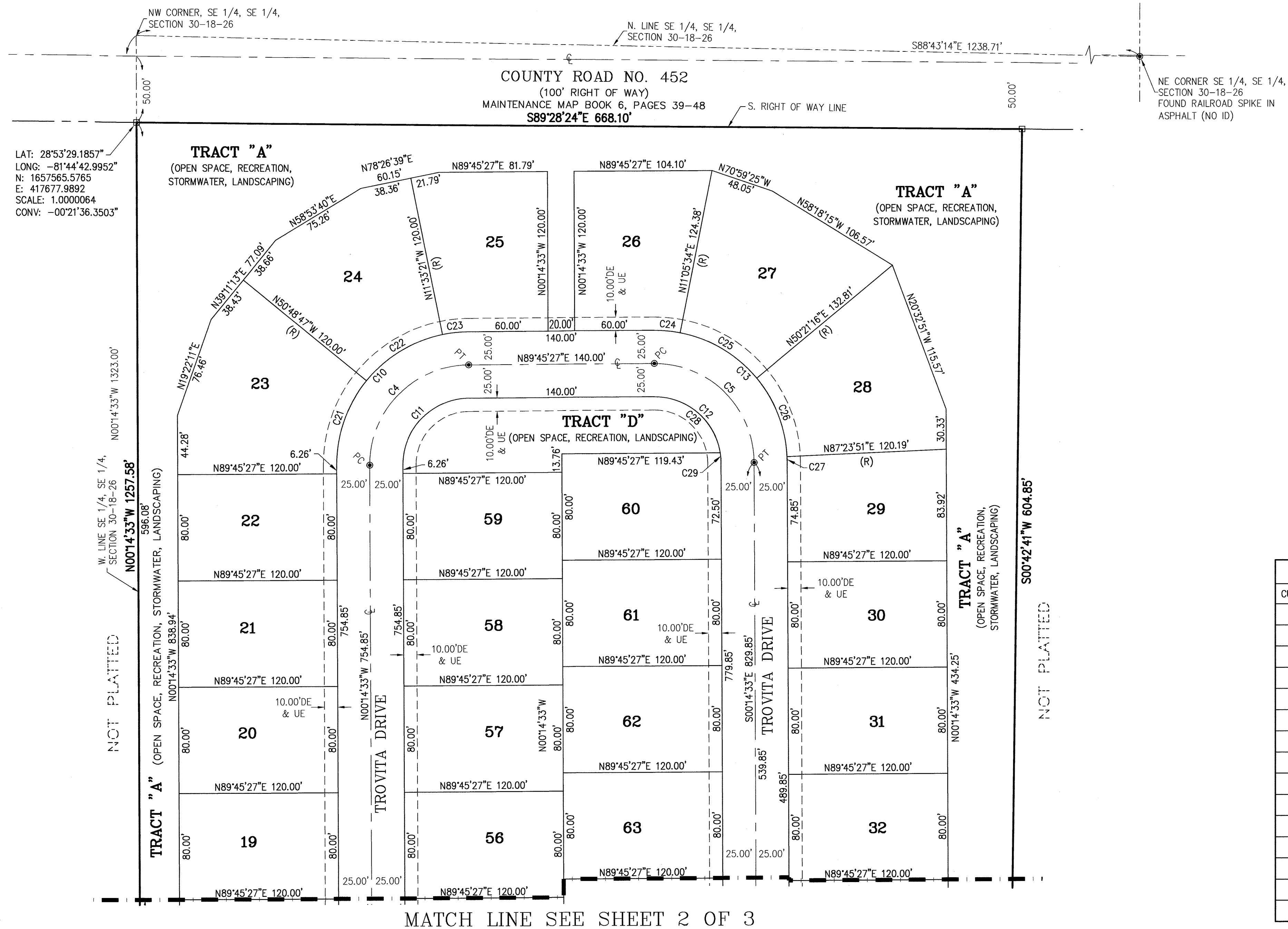
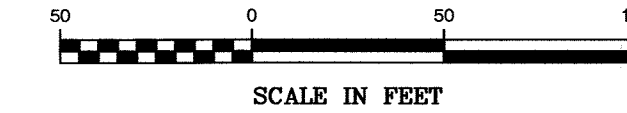
HALFF
902 NORTH SINCLAIR AVE. OFFICE: 352.343.8481
TAVARES, FLORIDA 32778 FAX: 352.343.8495
LICENSED BUSINESS NUMBER: 8348

GROVES AT GRAND ISLAND

A PART OF THE SOUTHEAST 1/4, OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.



Scale: 1" = 50'



CURVE TABLE					
CURVE NO.	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD	CHORD BEARING
C4	90°00'00"	75.00'	117.81'	106.07'	S44°45'27"W
C5	90°00'00"	75.00'	117.81'	106.07'	N45°14'33"W
C10	90°00'00"	100.00'	157.08'	141.42'	S44°45'27"W
C11	90°00'00"	50.00'	78.54'	70.71'	S44°45'27"W
C12	90°00'00"	50.00'	78.54'	70.71'	N45°14'33"W
C13	90°00'00"	100.00'	157.08'	141.42'	N45°14'33"W
C21	39°25'46"	100.00'	68.82'	67.47'	S19°28'20"W
C22	39°15'26"	100.00'	68.52'	67.18'	S58°48'56"W
C23	11°18'48"	100.00'	19.75'	19.71'	S84°06'03"W
C24	11°20'07"	100.00'	19.78'	19.75'	N84°34'29"W
C25	39°15'42"	100.00'	68.52'	67.19'	N59°16'35"W
C26	37°02'35"	100.00'	64.65'	63.53'	N21°07'26"W
C27	2°21'36"	100.00'	4.12'	4.12'	N1°25'21"W
C28	81°22'23"	50.00'	71.01'	65.19'	N49°33'22"W
C29	8°37'37"	50.00'	7.53'	7.52'	N4°33'22"W