

BROCK REPLAT OF POCO SIERRA AND GRIFFIN VILLAGE

A REPLAT OF POCO SIERRA – LOTS 2, 3, 4, BLOCK C, AS RECORDED IN PLAT BOOK 11, PAGE 32  
AND GRIFFIN VILLAGE – LOTS 1, 2, 3, BLOCK A–5 AS RECORDED IN PLAT BOOK 12, PAGE 27  
HOWEY IN THE HILLS, SECTION 25, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA

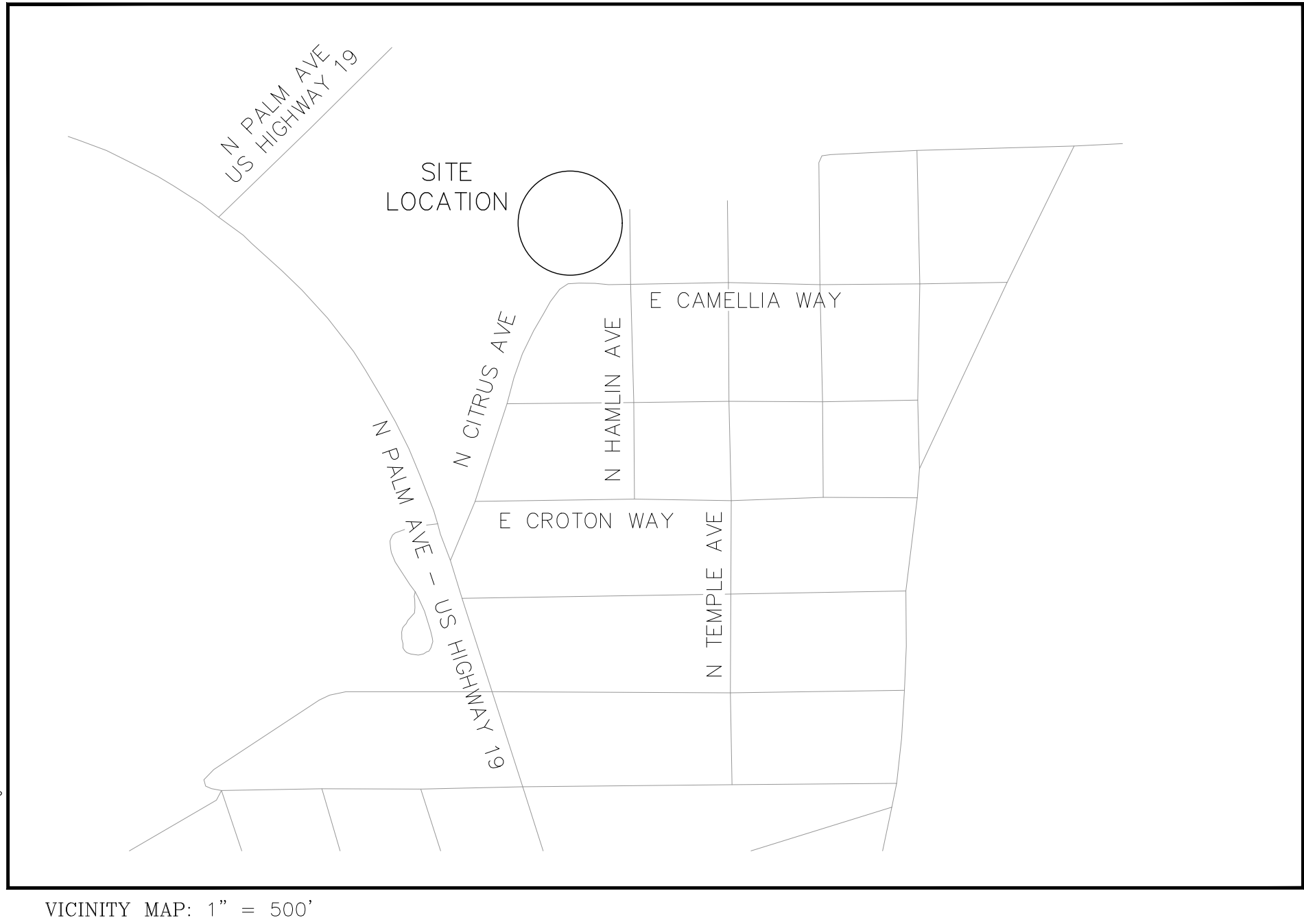
LAND DESCRIPTION:

A PORTION OF LOTS 2, 3, AND 4, BLOCK C OF POCO SIERRA, AS RECORDED IN PLAT BOOK 11, PAGE 32, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LOTS 1, 2, AND 3, BLOCK A–5 OF GRIFFIN VILLAGE, AS RECORDED IN PLAT BOOK 12, PAGE 27, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING WITHIN SECTION 25, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN 8"x8" CONCRETE MONUMENT (NO IDENTIFICATION) MARKING THE NORTHEAST CORNER OF SAID SECTION 25; THENCE NORTH 89°27'46" WEST, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 390.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°27'46" WEST, A DISTANCE OF 352.50 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2166, PAGE 2356; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°56'07" WEST, ALONG EAST LINE OF SAID LANDS, A DISTANCE OF 351.53 FEET TO THE WESTERLY RIGHT–OF–WAY LINE OF NORTH CITRUS AVENUE (RIGHT–OF–WAY VARIES); THENCE, LEAVING SAID EAST LINE AND SAID WESTERLY RIGHT–OF–WAY LINE, NORTH 81°57'26" EAST, A DISTANCE OF 76.34 FEET TO THE NORTHWEST CORNER OF LOT 2, BLOCK A–6 OF SAID GRIFFIN VILLAGE AND BEING ON A NON–TANGENT CURVE CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 441.68 FEET, A CENTRAL ANGLE OF 12°11'05", AND A CHORD BEARING AND DISTANCE OF NORTH 50°44'55" EAST, 93.75 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.93 FEET TO THE NORTH RIGHT–OF–WAY LINE OF EAST CAMELLIA WAY (60 FOOT RIGHT–OF–WAY); THENCE SOUTH 89°27'40" EAST, ALONG SAID NORTH RIGHT–OF–WAY LINE, A DISTANCE OF 206.68 FEET TO THE WEST RIGHT–OF–WAY LINE OF NORTH HAMLIN AVENUE (60 FOOT RIGHT–OF–WAY); THENCE NORTH 00°41'16" EAST, ALONG SAID WEST RIGHT–OF–WAY LINE, A DISTANCE OF 280.14 FEET TO THE POINT OF BEGINNING. CONTAINING ±105,863.37 SQUARE FEET (±2.43 ACRES), MORE OR LESS.

SURVEYOR'S NOTES:

- BEARINGS AND SHOWN HEREON ARE BASED ON NAD83, FLORIDA STATE PLANE, EAST ZONE, WITH A REFERENCE BEARING OF NORTH 89°27'46" WEST FOR THE NORTH LINE OF SECTION 25, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.
- HORIZONTAL COORDINATES SHOWN HEREON ARE BASED ON NAD83, FLORIDA STATE PLANE, EAST ZONE, AS ESTABLISHED BY REAL TIME KINEMATIC– GLOBAL POSITIONING SYSTEM (RTK GPS) OBSERVATIONS WITH CORRECTION SIGNALS PROVIDED BY FLORIDA DEPARTMENT OF TRANSPORTATION FPRN GPS SURVEY NETWORK.
- 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. CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- AS PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12069C0485E, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), MAP EFFECTIVE DATE DECEMBER 18, 2012.
- AS PER THE TOWN OF HOWEY–IN–THE–HILLS ZONING MAP, DATED 10/25/2021, THIS PROPERTY IS CURRENTLY ZONED (MDR–1) MEDIUM DENSITY RESIDENTIAL 1.
- THIS PLAT CONSISTS OF 5 TOTAL LOTS AND 1 ROADWAY AND CONTAINS 105,863.37 SQUARE FEET (2.43 ACRES), MORE OR LESS.
- THIS PLAT IS 2 PAGES IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHER.



LEGEND:

- (PRM) 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 021" TO BE SET IN ACCORDANCE WITH 177.0914(7), F.S.
- (CMF) 8"x8" CONCRETE CONCRETE MONUMENT FOUND
- (IRCF) IRON ROD AND CAP FOUND
- (IPF) IRON PIPE FOUND
- ID. IDENTIFICATION
- N: NORTHING
- E: EASTING
- R/W RIGHT–OF–WAY
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- D.B. DEED BOOK
- PG. PAGE
- DOC. DOCUMENT
- C.C.R. CERTIFIED CORNER RECORD
- F.S. FLORIDA STATUTES
- B.S.L. BUILDING SETBACK LINE (TYPICAL)
- LB LICENSED BUSINESS
- PRM PERMANENT REFERENCE MARKER
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- RLS REGISTERED LAND SURVEYOR

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.

PROVISION

NO AMENDMENTS SHALL BE MADE TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS WITHOUT PRIOR APPROVAL OF THE TOWN OF HOWEY IN THE HILLS WITH REGARD TO CHANGES TO OR TRANSFER OF ANY PORTION OR COMPONENT OF THE SUBDIVISION INFRASTRUCTURE AND ANY CHANGE IN OWNERSHIP OR MAINTENANCE PROVISIONS OF THE COMMON AREAS.

PRELIMINARY FOR REVIEW  
NOT FOR RECORDING

SHEET 1 OF 2

PLAT BOOK

PAGE

BROCK REPLAT OF POCO SIERRA AND GRIFFIN VILLAGE  
DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS, DO HEREBY DEDICATE SAID LANDS AND PLAT SHOWN FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATE THE ROAD RIGHT–OF–WAYS AND EASEMENTS TO THE PERPETUAL USE OF THE PUBLIC.

OWNER: JONATHAN COLON MERCADO

WITNESS

OWNER: FRANCES COLON

WITNESS

OWNER: MARGARET D. BROCK

WITNESS

OWNER: JEFFREY W. FELLOWS

WITNESS

OWNER: JOSE RAMON ROSADO

WITNESS

OWNER: KENNETH L. GREEN

WITNESS

STATE OF FLORIDA  
COUNTY OF LAKE

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS , DAY OF , 2025, BY JONATHAN COLON MERCADO, FRANCES COLON, MARGARET D. BROCK, JEFFREY W. FELLOWS, JOSE RAMON ROSADO, KENNETH L. GREEN AND MICHELE N. GREEN, WHO ARE [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

CERTIFICATE OF APPROVAL BY TOWN COUNCIL

THIS IS TO CERTIFY, THAT ON THE DAY OF , 2025, THE FORGOING PLAT WAS OFFICIALLY APPROVED BY THE TOWN COUNCIL, FOR THE TOWN OF HOWEY–IN–THE–HILLS, LAKE COUNTY, FLORIDA, THIS DAY OF 2025.

APPROVED:

TOWN COUNCIL

APPROVAL BY ATTORNEY

THIS IS TO CERTIFY, THAT ON THE DAY OF , 2025, THE FORGOING PLAT AND ALL DOCUMENTS AND SURETIES RELATING THERETO HAVE BEEN REVIEWED AND APPROVED AS TO LEGAL FORM AND CONTENT BY THE ATTORNEY FOR THE TOWN OF HOWEY–IN–THE–HILLS, FLORIDA.

PRINT NAME

BY: ATTORNEY

APPROVAL BY TOWN CONSULTING ENGINEER

THIS IS TO CERTIFY, THAT ON THE DAY OF , 2025, THE FORGOING PLAT WAS OFFICIALLY APPROVED BY THE CONSULTING ENGINEER FOR THE TOWN OF HOWEY–IN–THE–HILLS, FLORIDA.

PROFESSIONAL ENGINEER No.

DATE

CERTIFICATE OF REVIEW BY SURVEYOR

PURSUANT TO SECTION 177.081, FLORIDA STATUTES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177, 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, POINT, OR MEASUREMENTS SHOWN ON THIS PLAT.

JONATHAN H. GIBSON  
REGISTRATION No. LS 6851

DATE

CONSENT OF MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS THAT LOT 3 IS PRESENTLY SECURED BY THAT CERTAIN MORTGAGE TO MERS (MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.), AS MORTGAGEE AND SUCCESS MORTGAGE PARTNERS, INC., AS LENDER, RECORDED IN OFFICIAL RECORDS BOOK 6266, PAGE 2202 (INSTRUMENT #2025002059 13 PAGES), OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE MORTGAGEE JOINS IN AND RATIFIES THE PLAT AND ALL DEDICATIONS AND RESERVATIONS THEREON.

WITNESS

SIGNATURE

WITNESS

PRINT NAME AND TITLE

STATE OF FLORIDA, COUNTY OF LAKE:

I DO HEREBY CERTIFY THAT ON THIS DAY APPEARED BEFORE ME, {NAME} {TITLE} OF MERS (MORTGAGE ELECTRONIC SYSTEMS, INC.) AS MORTGAGEE AND SUCCESS MORTGAGE PARTNERS, INC., AS LENDER, WHO ARE [ ] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND & OFFICIAL SEAL THIS , DAY OF , 2025.

NOTARY PUBLIC – STATE OF FLORIDA

MY COMMISSION EXPIRES:

CERTIFICATE OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, THAT I, THE UNDERSIGNED, BEING A PROFESSIONAL SURVEYOR AND MAPPER CERTIFY THAT I HAVE PREPARED THE FOREGOING PLAT AND IT 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 LAKE COUNTY, FLORIDA.

DAVID M. DEREN, PSM  
FLORIDA REGISTRATION NO. 6946  
GEORGE F. YOUNG, INC.  
REGISTRATION NUMBER L.B. 21  
4605 N.W. 6TH STREET, SUITE H  
GAINESVILLE, FL 32609  
(352)378–1444



George F. Young, Inc.

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BUSINESS ENTITY L921

CIVIL, TRANSPORTATION, SUBSURFACE & STRUCTURAL ENGINEERING  
ECOLOGDY LOGISTICS PLANNING & SURVEYING  
ST. PETERSBURG • LAKEWOOD RANCH • TAMPA • GAINESVILLE • LAKE WALES • PUNTA GORDA

BROCK REPLAT OF POCO SIERRA AND GRIFFIN VILLAGE

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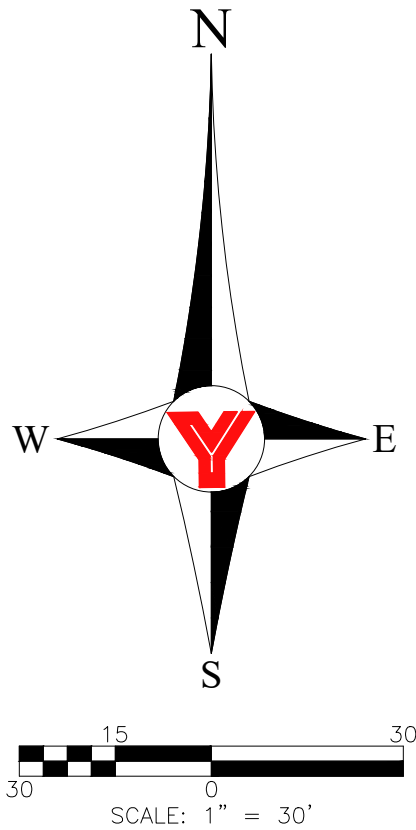
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LINE TABLE	
LINE #	LINE DIRECTION AND LENGTH
L1	S00°32'14"W 15.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION AND LENGTH
C1	39.44'	25.00'	90°23'47"	25.17'	S44°15'46"E 35.48'
C2	93.93'	441.68"	12°11'05"	47.14'	N50°44'55"E 93.75'

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