

TRINITY LAKES PHASE 1 AND 2

LOCATED IN SECTIONS 31 AND 32, TOWNSHIP 21 SOUTH, RANGE 25 EAST,
 AND SECTIONS 5 AND 6, TOWNSHIP 22 SOUTH, RANGE 25 EAST,
 CITY OF GROVELAND, LAKE COUNTY, FLORIDA

INSTRUMENT #2020144732
 PLAT BK 74 PG 7 (8 PGS)
 DATE: 12/23/2020 9:44:58 AM
 GARY J. COONEY, CLERK OF THE CIRCUIT COURT
 AND COMPTROLLER, LAKE COUNTY, FLORIDA
 RECORDING FEES \$135.00

LEGAL DESCRIPTION:

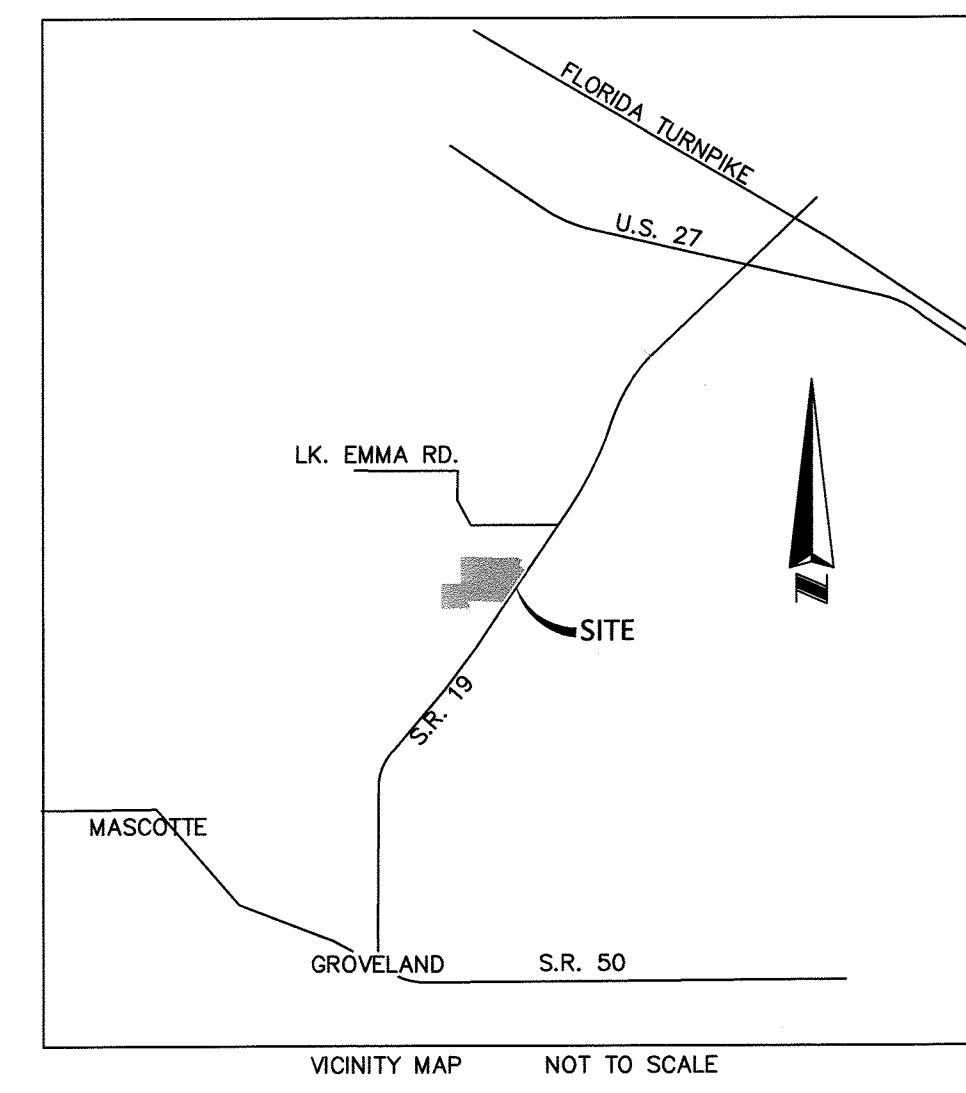
A PARCEL OF LAND LYING IN SECTIONS 31 AND 32, TOWNSHIP 21 SOUTH, RANGE 25 EAST AND SECTIONS 5 AND 6, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 6; THENCE RUN NORTH 00°40'35" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER FOR A DISTANCE OF 174.17 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE ROAD 19. ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT # 1109 AND THE POINT OF BEGINNING; THENCE RUN NORTH 00°40'35" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 119.82 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH THREE QUARTERS OF THE SOUTH HALF OF GOVERNMENT LOT 1 IN AFORESAID SECTION 6; THENCE RUN NORTH 89°45'51" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 893.31 FEET; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 00°09'22" EAST FOR A DISTANCE OF 38.28 FEET; THENCE RUN NORTH 89°57'07" WEST FOR A DISTANCE OF 524.19 FEET; THENCE RUN SOUTH 45°51'51" EAST FOR A DISTANCE OF 111.20 FEET TO A POINT ON THE WEST LINE OF AFORESAID GOVERNMENT LOT 1; THENCE RUN SOUTH 00°02'11" EAST ALONG SAID WEST LINE FOR A DISTANCE OF 253.15 FEET TO A POINT ON THE SOUTH LINE OF GOVERNMENT LOT 2 OF AFORESAID SECTION 6; THENCE RUN NORTH 89°45'13" WEST ALONG SAID SOUTH LINE FOR A DISTANCE OF 1340.91 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2; THENCE RUN NORTH 00°34'43" EAST ALONG THE WEST LINE THEREOF FOR A DISTANCE OF 1174.34 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF SAID GOVERNMENT LOT 2; THENCE RUN SOUTH 89°48'33" EAST ALONG SAID NORTH LINE FOR A DISTANCE OF 836.98 FEET TO A POINT ON THE WEST LINE OF THE EAST 492.00 FEET OF THE NORTH HALF OF SAID GOVERNMENT LOT 2; THENCE RUN NORTH 00°04'11" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 1172.86 FEET TO A POINT ON THE NORTH LINE OF THE EAST 492.00 FEET OF THE NORTH HALF OF SAID GOVERNMENT LOT 2; THENCE RUN SOUTH 89°56'32" EAST ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF AFORESAID GOVERNMENT LOT 1 FOR A DISTANCE OF 662.63 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST CORNER OF THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 31; THENCE RUN SOUTH 79°43'47" EAST, DEPARTING SAID NORTH LINE OF GOVERNMENT LOT 1, FOR A DISTANCE OF 50.94 FEET; THENCE RUN SOUTH 84°32'56" EAST FOR A DISTANCE OF 169.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 425.00 FEET, WITH A CHORD BEARING OF SOUTH 05°50'14" WEST, AND A CHORD DISTANCE OF 5.73 FEET; THENCE RUN SOUTHERLY THROUGH A CENTRAL ANGLE OF 00°46'20" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 5.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 04°02'24" WEST, AND A CHORD DISTANCE OF 1.90 FEET; THENCE RUN SOUTHERLY THROUGH A CENTRAL ANGLE OF 04°21'59" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 1.91 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 89°37'05" EAST FOR A DISTANCE OF 242.33 FEET; THENCE RUN NORTH 83°02'31" EAST FOR A DISTANCE OF 50.41 FEET; THENCE RUN SOUTH 89°37'05" EAST FOR A DISTANCE OF 290.00 FEET; THENCE RUN SOUTH 00°22'55" WEST FOR A DISTANCE OF 5.10 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF SOUTH 44°42'56" EAST, AND A CHORD DISTANCE OF 39.38 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 00°11'13" EAST FOR A DISTANCE OF 120.26 FEET; THENCE RUN SOUTH 89°48'47" EAST FOR A DISTANCE OF 300.00 FEET; THENCE RUN SOUTH 00°11'13" WEST FOR A DISTANCE OF 120.26 FEET; THENCE RUN SOUTH 89°48'47" EAST FOR A DISTANCE OF 124.33 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 46°43'57" EAST, AND A CHORD DISTANCE OF 34.39 FEET; THENCE RUN NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 86°54'32" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 37.92 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 88°59'34" EAST FOR A DISTANCE OF 60.26 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 02°06'14" EAST, AND A CHORD DISTANCE OF 1.86 FEET; THENCE RUN NORTHERLY THROUGH A CENTRAL ANGLE OF 04°15'29" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 1.86 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 370.00 FEET, WITH A CHORD BEARING OF NORTH 04°37'48" EAST, AND A CHORD DISTANCE OF 5.13 FEET; THENCE RUN NORTHERLY THROUGH A CENTRAL ANGLE OF 00°47'40" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 5.13 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 84°58'19" EAST FOR A DISTANCE OF 120.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 250.00 FEET, WITH A CHORD BEARING OF NORTH 06°30'59" EAST, AND A CHORD DISTANCE OF 12.99 FEET; THENCE RUN NORTHERLY THROUGH A CENTRAL ANGLE OF 02°58'38" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 12.99 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN SOUTH 82°08'48" EAST FOR A DISTANCE OF 119.71 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 11°53'29" EAST, AND A CHORD DISTANCE OF 2.52 FEET; THENCE RUN NORTHERLY THROUGH A CENTRAL ANGLE OF 05°46'24" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 2.52 FEET TO A POINT ON A NON TANGENT LINE; THENCE RUN NORTH 89°59'43" EAST FOR A DISTANCE OF 54.40 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF NORTH 09°40'22" EAST, AND A CHORD DISTANCE OF 15.37 FEET; THENCE RUN NORTHERLY THROUGH A CENTRAL ANGLE OF 35°48'58" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 15.63 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 75.00 FEET, WITH A CHORD BEARING OF NORTH 28°52'54" EAST, AND A CHORD DISTANCE OF 3.44 FEET; THENCE RUN NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 02°37'49" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 3.44 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 30°11'49" EAST FOR A DISTANCE OF 56.88 FEET; THENCE RUN SOUTH 59°48'11" EAST FOR A DISTANCE OF 120.00 FEET; THENCE RUN NORTH 30°11'49" EAST FOR A DISTANCE OF 65.47 FEET; THENCE RUN SOUTH 57°40'37" EAST FOR A DISTANCE OF 120.08 FEET; THENCE RUN NORTH 30°11'49" EAST FOR A DISTANCE OF 6.64 FEET; THENCE RUN SOUTH 59°48'11" EAST FOR A DISTANCE OF 170.00 FEET; THENCE RUN NORTH 30°11'49" EAST FOR A DISTANCE OF 53.13 FEET; THENCE RUN SOUTH 59°48'11" EAST FOR A DISTANCE OF 65.19 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 395.00 FEET, WITH A CHORD BEARING OF SOUTH 24°21'51" EAST, AND A CHORD DISTANCE OF 1.72 FEET; THENCE RUN SOUTHEASTERLY THROUGH A CENTRAL ANGLE OF 00°15'00" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 1.72 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 105.00 FEET, WITH A CHORD BEARING OF SOUTH 04°54'28" WEST, AND A CHORD DISTANCE OF 103.08 FEET; THENCE RUN SOUTHERLY THROUGH A CENTRAL ANGLE OF 58°47'38" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 107.75 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 34°18'17" WEST FOR A DISTANCE OF 227.63 FEET; THENCE RUN SOUTH 55°41'43" EAST FOR A DISTANCE OF 170.00 FEET; THENCE RUN SOUTH 34°18'17" WEST FOR A DISTANCE OF 12.35 FEET; THENCE RUN SOUTH 55°41'17" EAST FOR A DISTANCE OF 149.56 FEET TO A POINT ON THE AFORESAID WEST RIGHT OF WAY LINE OF STATE ROAD 19; THENCE RUN SOUTH 34°18'43" WEST ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 1924.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,252,584 SQUARE FEET, OR 143.54 ACRES, MORE OR LESS.



AERIAL
 1" = 400 FEET



VICINITY MAP NOT TO SCALE

Plat affidavit recorded on August 26, 2021 in OR Book 5780 Page 1222 CFN # 202117495.



ALLEN & COMPANY
 16 EAST PLANT STREET
 WINTER GARDEN, FLORIDA 34787
 (407) 654-5358

SHEET INDEX
 SHEET 1 OF 8 - LEGAL DESCRIPTION, AERIAL AND VICINITY MAP
 SHEET 2 OF 8 - SURVEYOR'S NOTES, LEGEND AND ZONING AND LOT INFORMATION
 SHEET 3 OF 8 - BOUNDARY INFORMATION
 SHEET 4-8 OF 8 - CENTERLINE, TRACT AND LOT GEOMETRY

DATE: SEPTEMBER 22, 2020

TRINITY LAKES PHASE 1 AND 2
 DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that LENNAR HOMES, LLC, being the owner in fee simple of all of the lands described in the foregoing caption to this plat, hereby dedicate said lands and plat for the uses and purposes therein expressed and dedicate the streets, drainage easements and utility easements to the perpetual use of the public.

IN WITNESS WHEREOF, the undersigned, LENNAR HOMES, LLC, has caused these presents to be executed and acknowledged by its thereunto duly authorized on this 15th day of December, 2020.

By: LENNAR HOMES, LLC

By: Brock Nicholas

Name: Brock Nicholas

Title: Vice President

Signature of Witness: [Signature]

Printed Name of Witness: D. Lane Register

Signature of Witness: [Signature]

Printed Name of Witness: Nicole Holden

STATE OF FLORIDA
 COUNTY OF Orange

I HEREBY CERTIFY, that on this day, before me by means of physical presence or online notarization, appeared Brock Nicholas, the Vice President of Lennar Homes, LLC, a Florida Limited Liability Company, who is personally known to me / or produced identification, and did/did not take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said company.

WITNESS my hand and official seal this 15th day of December, 2020.

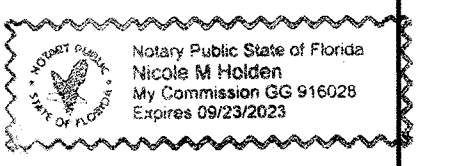
Signature of Notary Public: [Signature]

Printed Name of Notary Public: Nicole M Holden

Notary Public in and for the county and state of Florida

My Commission Expires: 9/23/23

Commission Number: 06910028



SURVEYOR REVIEW STATEMENT

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, points or measurements shown on this plat.

Signature: [Signature] Date: 12/17/2020 Registration Number: LS 6046

CERTIFICATES OF APPROVAL OF MUNICIPALITY

THIS IS TO CERTIFY, that the plat was presented to the City Council of Groveland, Lake County, Florida and approved by said City Council of Groveland for recording, and the dedication of Street Rights-of-Way is accepted for municipal purposes of said City on the 21 day of December, 2020, provided that the plat is recorded in the Office of the Clerk of the Circuit Court of Lake County, Florida within 90 days from the date of approval by said Council of the City of Groveland, Florida.

Mayor: [Signature]

Attest: City Clerk: [Signature]

APPROVAL OF MUNICIPAL PLANNING AND ZONING AUTHORITY

THIS IS TO CERTIFY, that on the ___ day of _____, 2020, the foregoing plat was officially approved by the Planning and Zoning Board of the City of Groveland, Florida.

Chairman of the Board: _____ Attest: City Clerk: _____

QUALIFICATION STATEMENT OF SURVEYOR AND MAPPER

KNOW ALL MEN BY THESE PRESENTS, that I the undersigned, being a licensed surveyor and mapper, do hereby certify that on June 18, 2017 completed the survey of the lands as shown in the foregoing plat or plats: that said plat is a true and correct representation of the lands surveyed and platted and was prepared under my direction and supervision; that permanent reference monuments have been placed as shown thereon; and this plat complies with all the survey requirements of Chapter 177, Florida Statutes; and that said land is located in Lake County, Florida.

By: [Signature] Date: 12/15/2020

James L. Rickman P.S.M. # 5633
 Allen & Company, Inc.
 Licensed Business # 6723
 16 East Plant Street
 Winter Garden, Florida 34787

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.

TRINITY LAKES PHASE 1 AND 2

LOCATED IN SECTIONS 31 AND 32, TOWNSHIP 21 SOUTH, RANGE 25 EAST,
AND SECTIONS 5 AND 6, TOWNSHIP 22 SOUTH, RANGE 25 EAST,
CITY OF GROVELAND, LAKE COUNTY, FLORIDA

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SW 1/4 OF SECTION 32-21-25 AS BEING NORTH 00°17'25" EAST. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)
2. ALL LOT LINES ARE RADIAL, UNLESS OTHERWISE NOTED NON-RADIAL (N.R.).
3. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION AND DATA 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.
4. TRACTS T1-B, T1-D, T1-J T1-R AND T1-V (DRY RETENTION) ARE TO BE OWNED AND MAINTAINED BY THE LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT, A UNIT OF SPECIAL PURPOSE LOCAL GOVERNMENT ORGANIZED AND EXISTING PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND ASSIGNS, CONVEYED BY SEPARATE INSTRUMENT.
5. TRACTS T1-C, T1-E, T1-Y, T1-Z, T2-F (PARK LAND) ARE TO BE OWNED AND MAINTAINED BY THE TRINITY LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, CONVEYED BY SEPARATE INSTRUMENT.
6. TRACTS T1-K, T1-L, T1-AA, T1-BB, T2-I, T2-J (OPEN SPACE) ARE TO BE OWNED AND MAINTAINED BY THE TRINITY LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, CONVEYED BY SEPARATE INSTRUMENT.
7. T1-O (FUTURE AMENITY CENTER) IS TO BE OWNED AND MAINTAINED BY THE TRINITY LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, CONVEYED BY SEPARATE INSTRUMENT.
8. TRACT T1-T (FUTURE MUNICIPAL TRACT) IS TO BE OWNED AND MAINTAINED BY THE CITY OF GROVELAND, CONVEYED BY SEPARATE INSTRUMENT.
9. TRACT T1-LS (LIFT STATION) IS TO BE OWNED AND MAINTAINED BY THE CITY OF GROVELAND. FINAL CONVEYANCE OF ANY IMPROVEMENTS (INCLUSIVE UTILITIES) WITHIN THE LIFT STATION IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS WILL BE CONVEYED FROM EITHER LENNAR HOMES, LLC, AND/OR THE LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS TO THE CITY BY SEPARATE INSTRUMENT.
10. TRACTS T1-A, T1-U, T1-W, T1-X AND T2-A (LANDSCAPE BUFFER) ARE TO BE OWNED AND MAINTAINED BY THE TRINITY LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, CONVEYED BY SEPARATE INSTRUMENT.
11. THERE IS A 10.00' UTILITY EASEMENT FOR THE BENEFIT OF THE CITY OF GROVELAND AND THE LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ALONG THE FRONT OF LOTS ADJACENT TO THE RIGHT-OF-WAY, UNLESS OTHERWISE NOTED OR SHOWN HEREON.
12. THERE IS A 5.00' DRAINAGE AND ACCESS EASEMENT FOR THE BENEFIT OF THE CITY OF GROVELAND AND THE LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ALONG THE SIDES OF LOTS, UNLESS OTHERWISE NOTED OR SHOWN HEREON.
13. THERE IS A 5.00' DRAINAGE AND ACCESS EASEMENT FOR THE BENEFIT OF THE CITY OF GROVELAND AND THE LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, ALONG THE REAR OF LOTS, UNLESS OTHERWISE NOTED OR SHOWN HEREON.
14. THE NORMAL HIGH WATER LINE ELEVATION OF 94.42 FEET (NAVD 88) FOR LAKE LUCY WAS ESTABLISHED BY SJRWMD ON 1/13/2020.
15. THE RIGHTS-OF-WAY SHOWN HEREON ARE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. FINAL CONVEYANCE OF ANY IMPROVEMENTS (INCLUSIVE UTILITIES) WITHIN THE RIGHTS-OF-WAY IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS WILL BE CONVEYED FROM EITHER LENNAR HOMES, LLC, AND/OR THE LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT TO THE CITY BY SEPARATE INSTRUMENT.
16. THE OWNERS OF ALL PLATTED LOTS SHALL BE PARTICIPANTS IN THE EDUCATIONAL FACILITY BENEFIT DISTRICT (EFBD) TO BE ESTABLISHED BETWEEN THE CITY AND THE LAKE COUNTY SCHOOL BOARD.
17. EVERY OWNER OF A LOT IS COVENANTED TO PARTAKE IN THE EDUCATIONAL FACILITY BENEFIT DISTRICT (EFBD) TO BE ESTABLISHED BETWEEN THE CITY AND THE LAKE COUNTY SCHOOL BOARD, AND TO PROMPTLY PAY THE ANNUAL ASSESSMENT TO BE SET BY THE EFBD.
18. A MINIMUM OF FIVE PERCENT OF ASSESSMENTS WILL BE SET ASIDE TO REPLACE LANDSCAPING IN THE COMMON AREAS. THE COMMONS AREAS ARE TO INCLUDE LANDSCAPE BUFFER, STREET TREES AND PARKS/RECREATION AREAS.
19. TRACT T1-CC (LAKE) SHALL BE OWNED AND MAINTAINED BY THE LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, CONVEYED BY SEPARATE INSTRUMENT, WITH DEVELOPMENT RIGHTS HEREBY DEDICATED TO CITY OF GROVELAND AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. NO CONSTRUCTION, CLEARING, GRADING OR ALTERATION TO TRACT T1-CC (LAKE) IS PERMITTED WITHOUT PRIOR APPROVAL OF CITY OF GROVELAND AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND/OR ALL OTHER APPLICABLE JURISDICTIONAL AGENCIES.
20. THERE IS A 25.00' DRAINAGE, ACCESS AND MAINTENANCE EASEMENT IN FAVOR OF THE LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS ALONG THE BACK OF LOTS 24 THROUGH 32. LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN SAID EASEMENT AREA.
21. THERE IS A BLANKET DRAINAGE, ACCESS AND MAINTENANCE EASEMENT IN FAVOR OF THE LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS ACROSS TRACTS T1-A AND T1-C. LAKE EMMA COMMUNITY DEVELOPMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN SAID EASEMENT AREA.
22. THE WETLAND BUFFER LYING WITHIN LOTS 24 THROUGH 32, AND TRACTS T1-A, T1-C, T1-J AND T1-U ARE DEDICATED TO THE TRINITY LAKES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITH DEVELOPMENT RIGHTS DEDICATED TO THE CITY OF GROVELAND. NO CONSTRUCTION, CLEARING, GRADING, OR ALTERATION IS PERMITTED WITHOUT THE CITY OF GROVELAND'S APPROVAL OR ANY OTHER JURISDICTIONAL AGENCIES.

LEGEND:

P.C.	Denotes point of curvature
P.T.	Denotes point of tangency
P.I.	Denotes point of intersection
P.R.C.	Denotes point of reverse curvature
U.E.	Denotes utility easement
Δ	Denotes interior angle
R	Denotes radius
L	Denotes arc length
CB	Denotes chord length
C	Denotes chord bearing
OA	Denotes overall
⊕	Denotes found Concrete Monument as labeled
D.E	Denotes drainage easement
W.E.	Denotes wall easement
S.E.	Denotes sidewalk easement
A.E.	Denotes access easement
SJRWMD	Denotes St. John's River Water Management District
⊕	Denotes centerline
PSM	Denotes Professional Surveyor and Mapper
CCR #	Denotes Certified Corner Record number
⊙	Denotes set nail and disk or iron rod and cap # LB 6723
■	Denotes set 4" x 4" Concrete Monument LB # 6723 (PRM)
LB	Denotes Licensed Business
●	Denotes change in direction
R/W	Denotes right-of-way
L.L.C.	Denotes limited liability company
○	Denotes Change in Direction, No Corner Set

ZONING AND LOT INFORMATION:

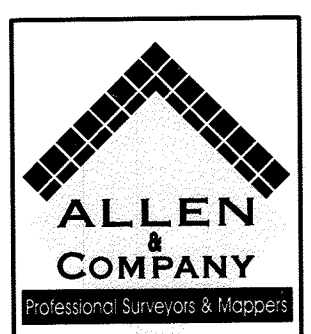
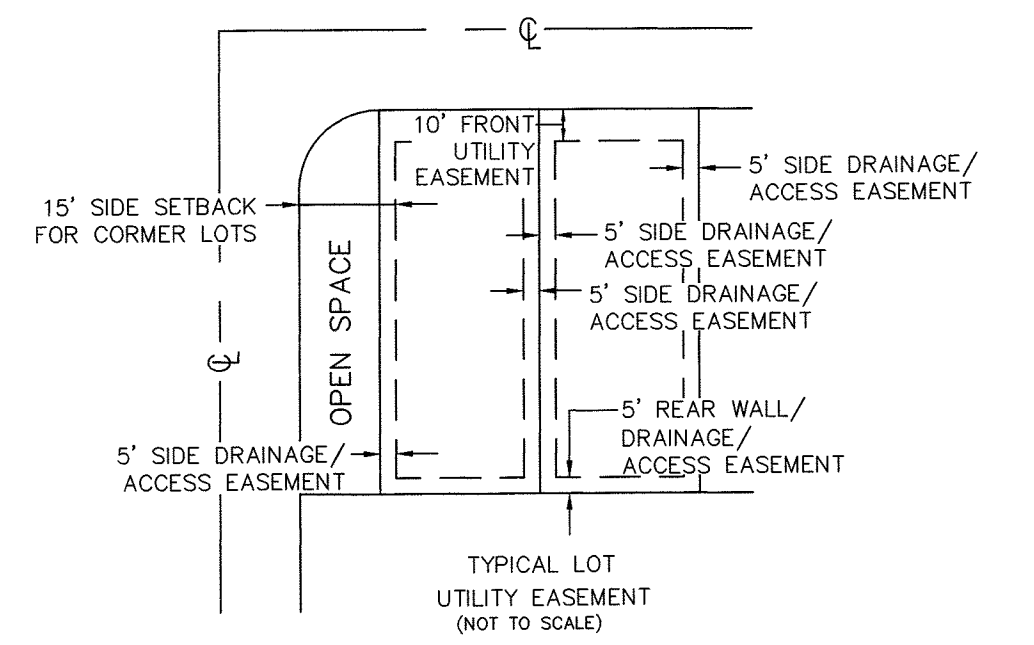
ZONING, SETBACKS, AND LOT-AREA INFORMATION ARE ACCORDING TO THE APPROVED ENGINEERING CONSTRUCTION PLANS BY KNIGHT ENGINEERING SERVICES; APPROVED BY THE CITY OF GROVELAND FLORIDA ON SEPTEMBER 11, 2019:

- LOT MINIMUM BUILDING-SETBACKS:**
- FRONT _____ 25.00' FOR FRONT LOADING GARAGE
 - _____ 15.00' FOR ANY PART OF THE STRUCTURE (INCLUDING BUT NOT LIMITED TO DWELLING, STORAGE, SIDE-LOADED GARAGE AND PORCHES; BUT EXCLUDING FRONT-LOADING GARAGE)
 - REAR _____ 10' (EXCEPT 5 FEET FOR POOL AND POOL DECK)
 - SIDE _____ 5' (EXCEPT 15' FOR CORNER LOTS AT STREET SIDE)

MINIMUM FRONT SETBACK FOR FRONT LOADING GARAGE DOOR FOR ANY SINGLE-FAMILY DETACHED OR MULTI-FAMILY UNIT _____ 25'

- ADDITIONAL INFORMATION:**
- ZONING OF SUBJECT PROPERTY: GROVELAND PUD
 - TOTAL NUMBER OF LOTS: 425 (PHASES 1 AND 2)
 - MINIMUM LOT-AREA _____ 4,800 SQ. FT. FOR SINGLE FAMILY
2,200 SQ. FT. FOR MULTL-FAMILY

DEVELOPER'S CONTACT INFORMATION:
LENNAR HOMES ORLANDO
6750 FORUM DRIVE, SUITE 310
ORLANDO, FL 32821
(407) 563-8217



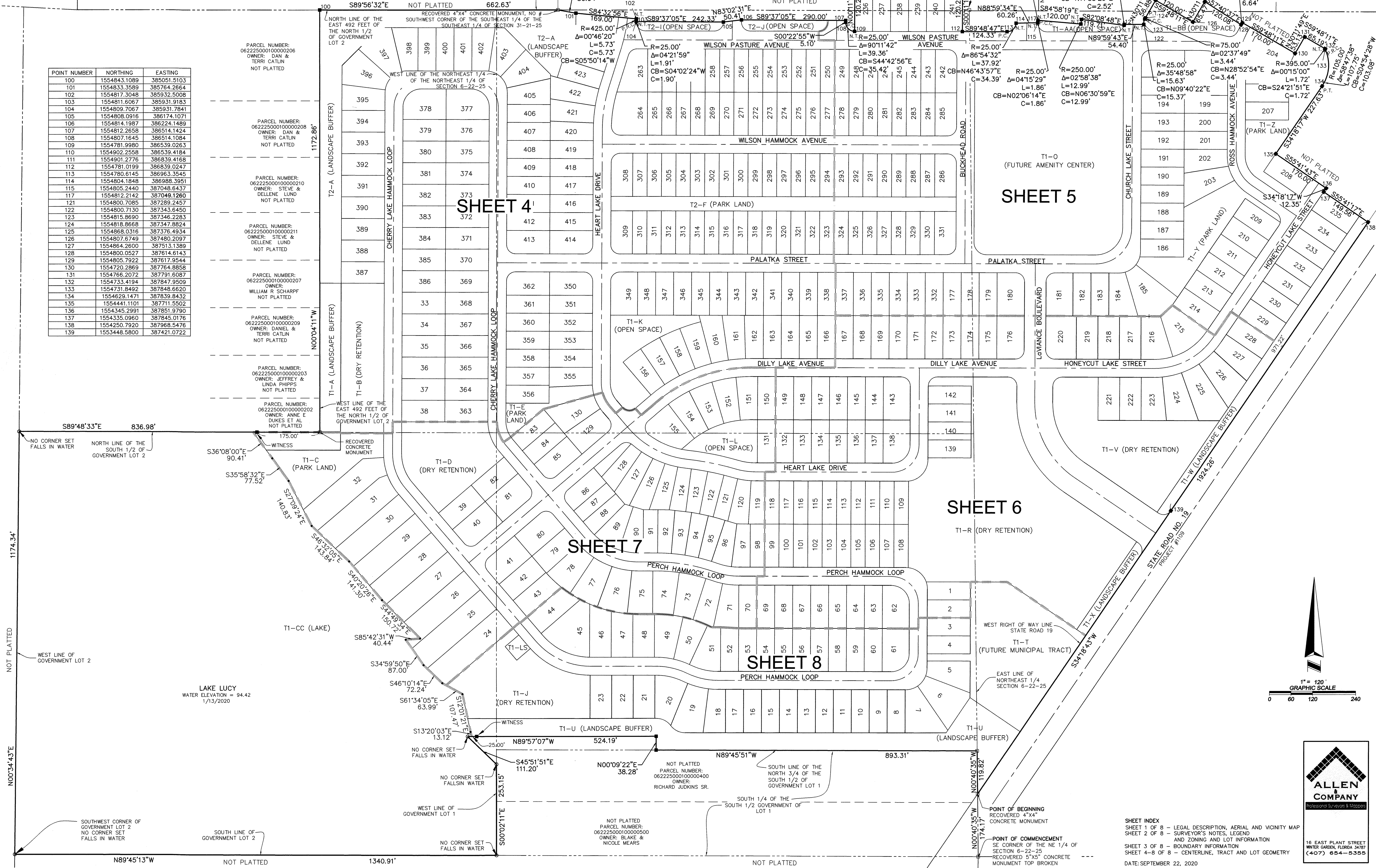
SHEET INDEX
SHEET 1 OF 8 - LEGAL DESCRIPTION, AERIAL AND VICINITY MAP
SHEET 2 OF 8 - SURVEYOR'S NOTES, LEGEND AND ZONING AND LOT INFORMATION
SHEET 3 OF 8 - BOUNDARY INFORMATION
SHEET 4-8 OF 8 - CENTERLINE, TRACT AND LOT GEOMETRY
DATE: SEPTEMBER 22, 2020

16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

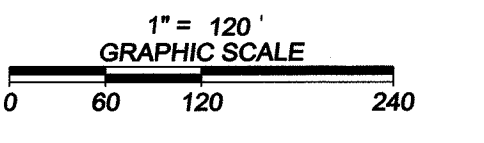
TRINITY LAKES PHASE 1 AND 2

LOCATED IN SECTIONS 31 AND 32, TOWNSHIP 21 SOUTH, RANGE 25 EAST,
AND SECTIONS 5 AND 6, TOWNSHIP 22 SOUTH, RANGE 25 EAST,
CITY OF GROVELAND, LAKE COUNTY, FLORIDA

POINT NUMBER	NORTHING	EASTING
100	1554843.1099	385051.5103
101	1554833.3589	385764.2664
102	1554817.3048	385932.5008
103	1554811.6067	385931.9183
104	1554809.7067	385931.7841
105	1554808.0916	386174.1071
106	1554814.1987	386224.1489
107	1554812.2658	386514.1424
108	1554807.1645	386514.1084
109	1554781.9980	386539.0263
110	1554902.2558	386539.4184
111	1554901.2776	386839.4168
112	1554781.0199	386839.0247
113	1554780.6145	386963.3545
114	1554804.1848	386988.3951
115	1554805.2440	387048.6437
117	1554812.2142	387049.1280
121	1554800.7085	387289.2457
122	1554800.7130	387343.6450
123	1554815.8690	387347.2283
124	1554818.8668	387347.8824
125	1554868.0316	387376.4934
126	1554807.6749	387480.2097
127	1554864.2600	387513.1989
128	1554800.0527	387614.6143
129	1554805.7922	387617.9544
130	1554720.2869	387764.8858
131	1554766.2072	387791.6087
132	1554733.4194	387847.9509
133	1554731.8492	387848.6620
134	1554629.1471	387839.8432
135	1554441.1101	387711.5502
136	1554345.2391	387851.9790
137	1554335.0960	387845.0176
138	1554250.7920	387988.5476
139	1553448.5800	387421.0722



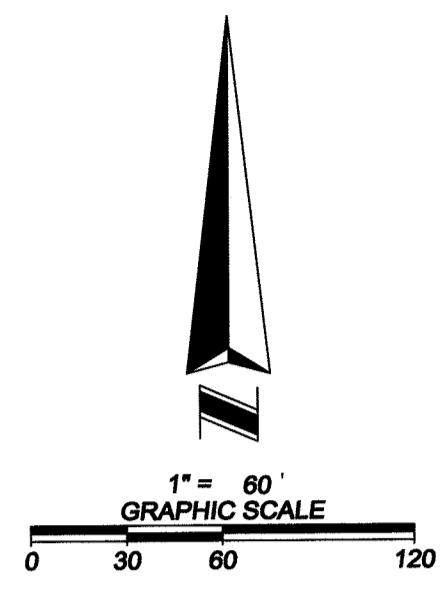
SHEET INDEX
 SHEET 1 OF 8 - LEGAL DESCRIPTION, AERIAL AND VICINITY MAP
 SHEET 2 OF 8 - SURVEYOR'S NOTES, LEGEND
 SHEET 3 OF 8 - AND ZONING AND LOT INFORMATION
 SHEET 4-8 OF 8 - CENTERLINE, TRACT AND LOT GEOMETRY
 DATE: SEPTEMBER 22, 2020



16 EAST PLANT STREET
 WINTER GARDEN, FLORIDA 34787
 (407) 654-5355

TRINITY LAKES PHASE 1 AND 2

LOCATED IN SECTIONS 31 AND 32, TOWNSHIP 21 SOUTH, RANGE 25 EAST,
AND SECTIONS 5 AND 6, TOWNSHIP 22 SOUTH, RANGE 25 EAST,
CITY OF GROVELAND, LAKE COUNTY, FLORIDA

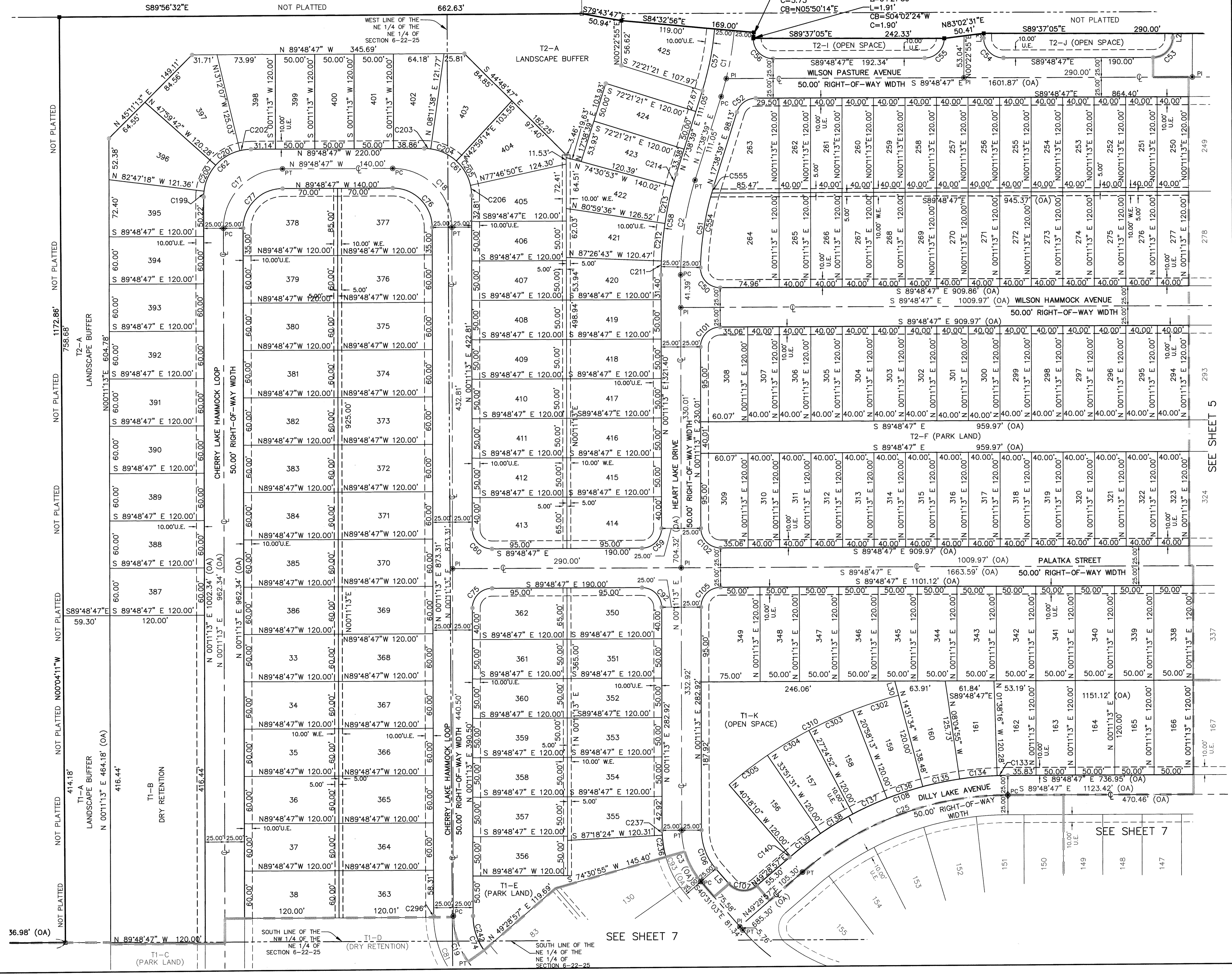


CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	400.00'	12°11'35"	85.12'	84.86'	N11°32'51"E
C2	400.00'	17°27'26"	121.88'	121.40'	S08°54'56"W
C3	100.00'	40°42'16"	71.04'	69.56'	S20°09'55"E
C17	75.00'	90°00'00"	117.81'	106.07'	S45°11'13"W
C18	75.00'	90°00'00"	117.81'	106.07'	N44°48'47"W
C19	100.00'	40°42'16"	71.04'	69.56'	S20°09'55"E
C25	400.00'	40°42'16"	284.17'	278.23'	S89°50'05"W
C50	25.00'	91°24'36"	39.89'	35.79'	S44°06'30"E
C51	375.00'	16°02'31"	105.03'	104.69'	S09°37'14"W
C52	25.00'	72°32'34"	31.65'	29.58'	S33°54'56"W
C53	25.00'	89°48'18"	39.18'	35.30'	N45°17'04"E
C54	25.00'	90°01'42"	39.36'	35.42'	S44°42'56"E
C55	25.00'	89°46'44"	39.17'	35.29'	N45°17'50"E
C56	25.00'	91°40'12"	40.00'	35.87'	S43°58'41"E
C57	375.00'	12°11'35"	79.80'	79.65'	N11°32'51"E
C58	425.00'	12°27'26"	129.49'	128.99'	S08°54'56"W
C59	25.00'	90°00'00"	39.27'	35.85'	N45°11'13"E
C60	25.00'	90°00'00"	39.27'	35.36'	S44°48'47"E
C61	60.00'	90°00'00"	94.25'	84.85'	N44°48'47"W
C62	60.00'	90°00'00"	94.25'	84.85'	S45°11'13"W
C74	75.00'	40°42'16"	53.28'	52.17'	S20°09'55"E
C75	25.00'	90°00'00"	39.27'	35.36'	S45°11'13"W
C76	50.00'	90°00'00"	78.54'	70.71'	N44°48'47"W
C77	50.00'	90°00'00"	78.54'	70.71'	S45°11'13"W
C81	125.00'	40°42'16"	88.80'	86.95'	S20°09'55"E
C92	25.00'	90°00'00"	39.27'	35.36'	N44°48'47"W
C93	125.00'	40°42'16"	88.80'	86.95'	S20°09'55"E
C101	25.00'	90°00'00"	39.27'	35.36'	S45°11'13"W
C102	25.00'	90°00'00"	39.27'	35.36'	S44°48'47"E
C105	90.00'	90°00'00"	39.27'	35.36'	S45°11'13"W
C106	75.00'	40°42'16"	53.28'	52.17'	S20°09'55"E
C107	25.00'	90°00'00"	39.27'	35.36'	S85°31'03"E
C108	425.00'	40°42'16"	301.93'	295.62'	S69°50'05"W
C133	425.00'	01°49'29"	13.54'	13.53'	S89°16'28"W
C134	425.00'	06°28'39"	47.80'	47.78'	S85°48'28"W
C135	425.00'	06°28'39"	47.80'	47.78'	S78°41'45"W
C136	425.00'	06°28'39"	47.80'	47.78'	S72°15'06"W
C137	425.00'	06°28'39"	47.80'	47.78'	S65°48'28"W
C138	425.00'	06°28'39"	47.80'	47.78'	S59°21'49"W
C139	425.00'	06°28'39"	47.80'	47.78'	S52°55'10"W
C140	425.00'	06°28'39"	47.80'	47.78'	S49°35'23"W
C199	60.00'	07°01'28"	7.36'	7.35'	S03°41'57"W
C200	60.00'	34°47'36"	36.43'	35.88'	S24°36'30"W
C201	60.00'	34°47'36"	36.44'	35.88'	S29°24'06"W
C202	60.00'	13°23'19"	14.02'	13.99'	S83°29'33"W
C203	60.00'	08°00'25"	8.38'	8.38'	N85°48'35"W
C204	60.00'	34°47'36"	36.44'	35.88'	N64°24'54"W
C205	60.00'	34°47'36"	36.44'	35.88'	N29°36'58"W
C206	60.00'	12°24'23"	12.99'	12.97'	N06°00'59"W
C211	425.00'	02°22'04"	17.56'	17.56'	S01°22'15"W
C212	425.00'	06°27'07"	47.86'	47.83'	S05°46'50"W
C213	425.00'	06°28'42"	48.06'	48.03'	S12°14'45"W
C214	425.00'	02°09'32"	16.01'	16.01'	S16°33'53"W
C236	125.00'	12°41'30"	77.91'	77.85'	S09°09'21"E
C237	125.00'	02°52'48"	6.28'	6.28'	S01°15'12"E
C242	75.00'	35°28'15"	46.43'	45.69'	S17°32'55"E
C296	125.00'	00°46'32"	1.69'	1.69'	S00°12'03"E
C302	545.00'	06°26'39"	61.30'	61.26'	S72°15'06"W
C303	545.00'	06°26'39"	61.30'	61.26'	S65°48'28"W
C304	545.00'	06°26'39"	61.30'	61.26'	S59°21'49"W
C305	545.00'	06°26'39"	61.29'	61.26'	S52°55'10"W
C310	545.00'	25°46'35"	245.19'	243.12'	S62°35'08"W
C324	400.00'	03°22'32"	23.57'	23.56'	N15°57'23"E
C325	400.00'	08°49'03"	61.56'	61.50'	N09°51'35"E
C554	375.00'	14°37'46"	95.75'	95.49'	S08°54'41"W
C555	375.00'	01°25'05"	9.28'	9.28'	S16°56'07"W

LINE	LENGTH	BEARING
L2	5.44'	N00°22'55"E
L3	6.09'	N00°22'55"E
L5	25.58'	S40°31'03"E
L30	18.48'	N14°31'34"W



SHEET INDEX
 SHEET 1 OF 8 - LEGAL DESCRIPTION, AERIAL AND VICINITY MAP
 SHEET 2 OF 8 - SURVEYOR'S NOTES, LEGEND AND ZONING AND LOT INFORMATION
 SHEET 3 OF 8 - BOUNDARY INFORMATION
 SHEET 4-8 OF 8 - CENTERLINE, TRACT AND LOT GEOMETRY
 DATE: SEPTEMBER 22, 2020

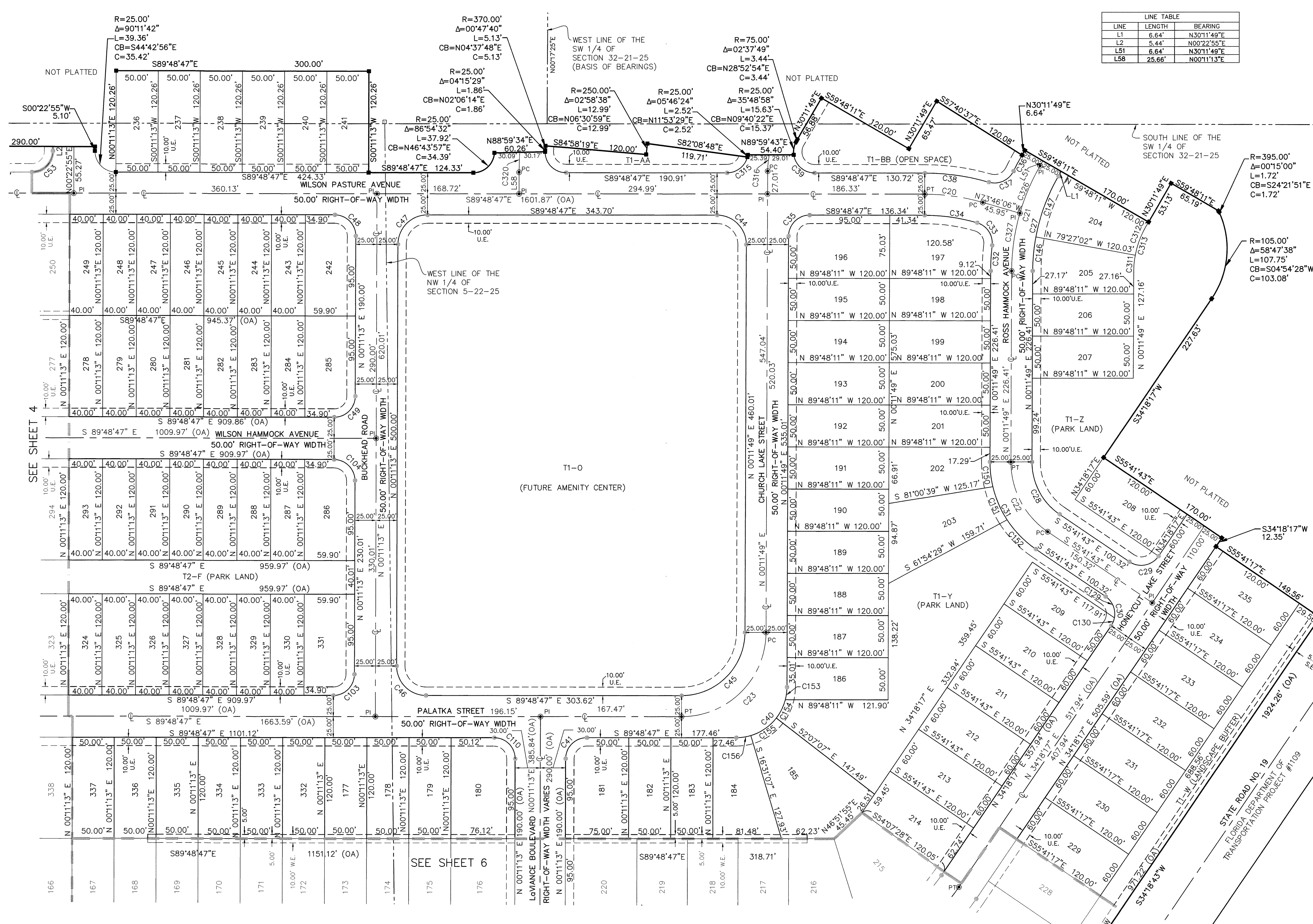


SEE SHEET 5

SEE SHEET 7

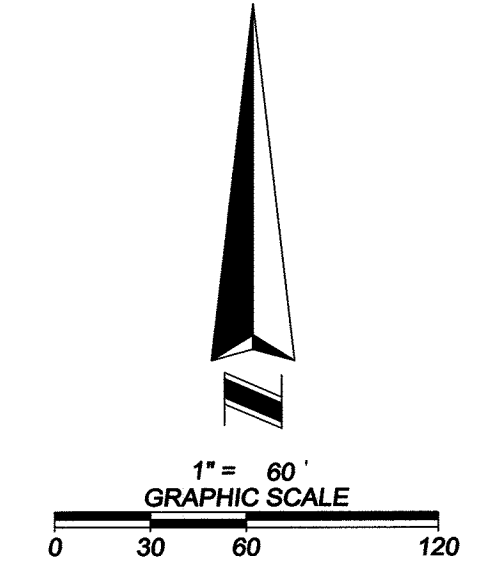
TRINITY LAKES PHASE 1 AND 2

LOCATED IN SECTIONS 31 AND 32, TOWNSHIP 21 SOUTH, RANGE 25 EAST,
AND SECTIONS 5 AND 6, TOWNSHIP 22 SOUTH, RANGE 25 EAST,
CITY OF GROVELAND, LAKE COUNTY, FLORIDA



LINE	LENGTH	BEARING
L1	6.64'	N30°11'49"E
L2	5.44'	N00°22'55"E
L51	6.64'	N30°11'49"E
L58	25.66'	N00°11'13"E

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C20	250.00'	16°02'41"	70.01'	69.78'	N81°47'27"W
C21	250.00'	30°00'00"	130.90'	129.41'	S15°11'49"W
C22	100.00'	55°53'32"	97.55'	93.73'	S27°44'57"E
C23	100.00'	89°59'24"	157.06'	141.41'	N45°11'31"E
C27	225.00'	30°00'00"	117.81'	116.47'	S15°11'49"W
C28	75.00'	55°53'32"	73.16'	70.30'	S27°44'57"E
C29	25.00'	90°00'00"	39.27'	35.36'	N72°18'17"E
C30	25.00'	90°00'00"	39.27'	35.36'	N10°41'43"W
C31	125.00'	55°53'32"	121.94'	117.16'	S27°44'57"E
C32	275.00'	06°19'48"	30.38'	30.37'	S03°21'43"W
C33	25.00'	80°13'59"	35.01'	32.22'	N33°35'22"W
C34	225.00'	16°06'26"	63.25'	63.04'	N81°45'35"W
C35	25.00'	89°59'24"	39.27'	35.36'	S45°11'31"W
C36	275.00'	04°28'54"	21.51'	21.51'	S27°57'22"W
C37	25.00'	80°31'16"	35.13'	32.31'	N65°58'33"E
C38	275.00'	16°02'58"	77.03'	76.78'	N81°47'18"W
C39	25.00'	81°34'41"	35.60'	32.66'	S49°01'27"E
C40	60.00'	89°59'24"	94.24'	84.85'	N45°11'31"E
C41	25.00'	90°00'00"	39.27'	35.36'	S45°11'31"W
C44	35.00'	90°00'00"	54.98'	49.50'	N44°48'29"W
C45	75.00'	89°59'24"	117.80'	106.06'	N45°11'31"E
C46	35.00'	90°00'00"	54.98'	49.50'	S44°48'47"E
C47	35.00'	90°00'00"	54.98'	49.50'	S45°11'31"W
C48	25.00'	90°00'00"	39.27'	35.36'	N44°48'47"W
C49	25.00'	90°00'00"	39.27'	35.36'	N45°11'31"E
C53	25.00'	89°48'18"	39.18'	35.30'	N45°17'04"E
C103	25.00'	90°00'00"	39.27'	35.36'	N45°11'31"E
C104	25.00'	90°00'00"	39.27'	35.36'	N44°48'47"W
C110	25.00'	90°00'00"	39.27'	35.36'	N44°48'47"W
C129	25.00'	66°25'19"	28.98'	27.39'	N22°29'04"W
C130	25.00'	23°34'41"	10.29'	10.22'	N22°30'56"E
C146	225.00'	10°21'10"	40.65'	40.60'	S05°22'23"W
C147	225.00'	19°38'50"	77.16'	76.78'	S20°22'23"W
C150	125.00'	13°42'58"	29.93'	29.85'	S06°39'41"E
C151	125.00'	19°40'45"	42.93'	42.72'	S23°21'32"E
C152	125.00'	22°29'49"	49.08'	48.77'	S44°26'49"E
C153	60.00'	14°27'46"	15.15'	15.11'	N07°25'42"E
C154	80.00'	23°31'19"	24.32'	24.15'	N26°16'14"E
C155	80.00'	33°36'00"	32.28'	36.68'	S05°40'53"E
C156	60.00'	16°42'19"	17.49'	17.43'	N81°50'03"E
C311	107.51'	10°06'32"	18.97'	18.94'	S05°26'57"W
C312	107.51'	22°44'09"	42.66'	42.38'	S21°52'17"W
C313	107.51'	32°50'41"	61.63'	60.79'	S16°49'01"W
C314	25.00'	89°47'16"	39.18'	35.29'	S44°55'09"E
C315	25.00'	75°22'58"	32.89'	30.57'	N52°29'43"E
C316	100.00'	11°05'13"	19.35'	19.32'	S05°44'25"W
C320	400.00'	03°23'08"	23.63'	23.63'	S01°52'46"W
C326	250.00'	14°05'46"	61.51'	61.35'	S23°08'56"W
C327	250.00'	15°54'14"	69.39'	69.17'	S08°08'56"W

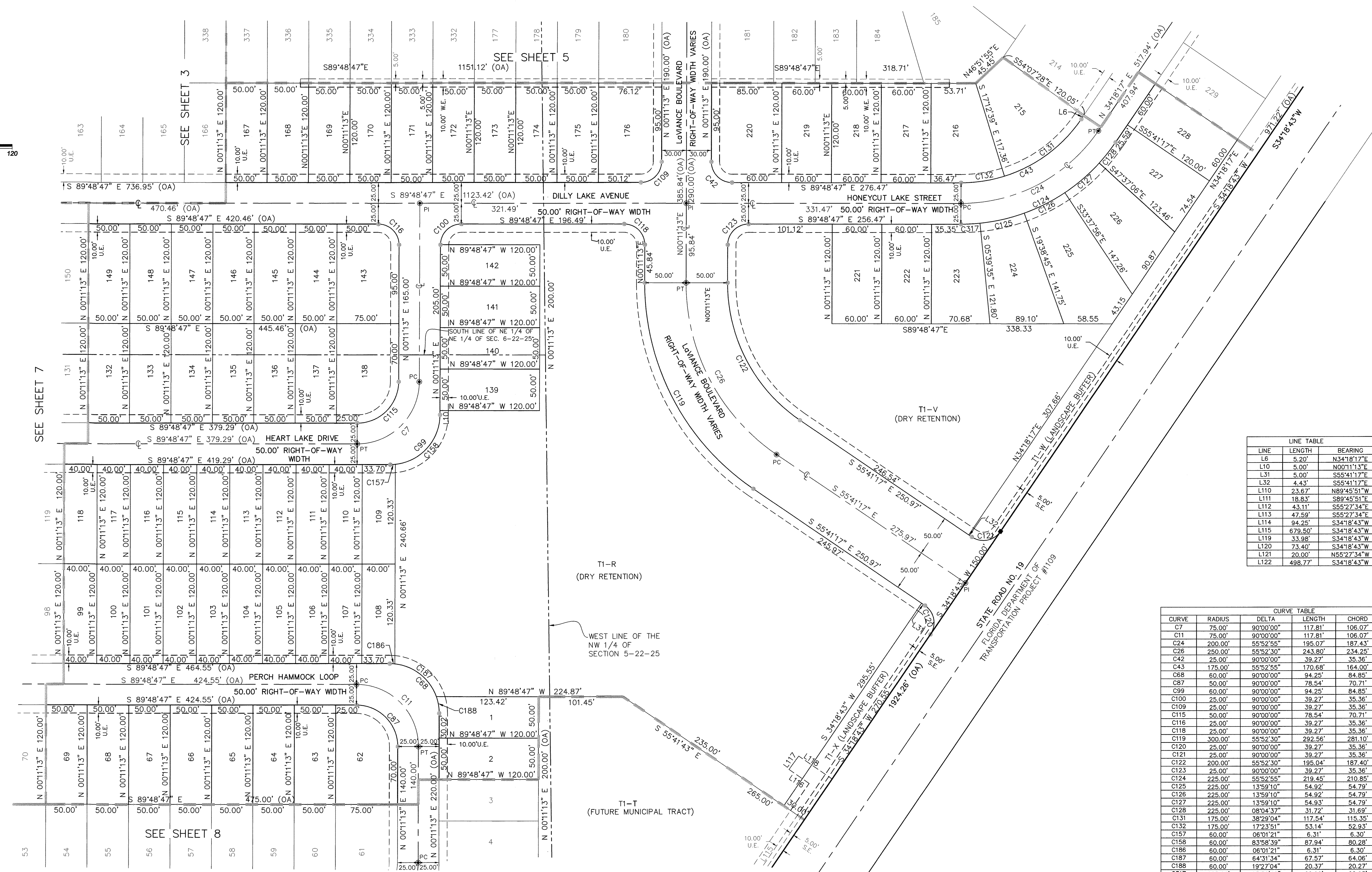
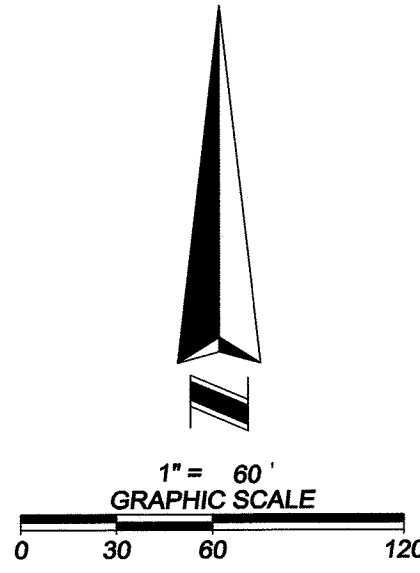


16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355

SHEET INDEX
SHEET 1 OF 8 - LEGAL DESCRIPTION, AERIAL AND VICINITY MAP
SHEET 2 OF 8 - SURVEYOR'S NOTES, LEGEND
SHEET 3 OF 8 - BOUNDARY INFORMATION
SHEET 4-8 OF 8 - CENTERLINE, TRACT AND LOT GEOMETRY
DATE: SEPTEMBER 22, 2020

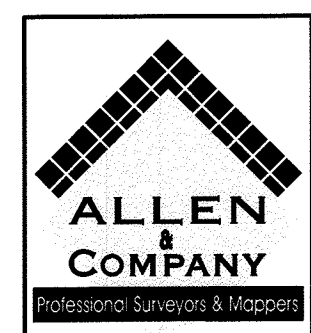
TRINITY LAKES PHASE 1 AND 2

LOCATED IN SECTIONS 31 AND 32, TOWNSHIP 21 SOUTH, RANGE 25 EAST,
AND SECTIONS 5 AND 6, TOWNSHIP 22 SOUTH, RANGE 25 EAST,
CITY OF GROVELAND, LAKE COUNTY, FLORIDA



LINE	LENGTH	BEARING
L6	5.20'	N34°18'17\"E
L10	5.00'	N00°11'13\"E
L31	5.00'	S55°41'17\"E
L32	4.43'	S55°41'17\"E
L110	23.67'	N89°45'51\"W
L111	18.83'	S89°45'51\"E
L112	43.11'	S55°27'34\"E
L113	47.59'	S55°27'34\"E
L114	94.25'	S34°18'43\"W
L115	679.50'	S34°18'43\"W
L119	33.98'	S34°18'43\"W
L120	73.40'	S34°18'43\"W
L121	20.00'	N55°27'34\"W
L122	498.77'	S34°18'43\"W

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C7	75.00'	90°00'00\"	117.81'	106.07'	N45°11'13\"E
C11	75.00'	90°00'00\"	117.81'	106.07'	N44°48'47\"W
C24	200.00'	55°52'55\"	195.07'	187.43'	N62°14'45\"E
C28	250.00'	55°52'30\"	243.80'	234.25'	S27°45'02\"E
C42	25.00'	90°00'00\"	39.27'	35.36'	S44°48'47\"E
C43	175.00'	55°52'55\"	170.68'	164.00'	N62°14'45\"E
C68	60.00'	90°00'00\"	84.25'	84.85'	N44°48'47\"W
C87	50.00'	90°00'00\"	78.54'	70.71'	N44°48'47\"W
C99	60.00'	90°00'00\"	84.25'	84.85'	N45°11'13\"E
C100	25.00'	90°00'00\"	39.27'	35.36'	S45°11'13\"E
C109	25.00'	90°00'00\"	39.27'	35.36'	N45°11'13\"E
C115	50.00'	90°00'00\"	78.54'	70.71'	N45°11'13\"E
C116	25.00'	90°00'00\"	39.27'	35.36'	N44°48'47\"W
C118	25.00'	90°00'00\"	39.27'	35.36'	N44°48'47\"W
C119	300.00'	55°52'30\"	292.56'	281.10'	S27°45'02\"E
C120	25.00'	90°00'00\"	39.27'	35.36'	N10°41'17\"W
C121	25.00'	90°00'00\"	39.27'	35.36'	N79°18'43\"E
C122	200.00'	55°52'30\"	195.04'	187.40'	S27°45'02\"E
C123	25.00'	90°00'00\"	39.27'	35.36'	S45°11'13\"W
C124	225.00'	55°52'55\"	219.45'	210.85'	N62°14'45\"E
C125	225.00'	13°59'10\"	54.92'	54.79'	N27°20'50\"E
C126	225.00'	13°59'10\"	54.92'	54.79'	N63°21'39\"E
C127	225.00'	13°59'10\"	54.93'	54.79'	N49°22'29\"E
C128	225.00'	08°04'37\"	31.72'	31.69'	N38°20'36\"E
C131	175.00'	38°29'04\"	117.54'	115.35'	N53°32'49\"E
C132	175.00'	17°23'51\"	53.14'	52.93'	N81°29'17\"E
C157	60.00'	06°01'21\"	6.31'	6.30'	N87°10'32\"E
C158	60.00'	83°58'39\"	87.94'	80.28'	N42°19'34\"E
C186	60.00'	06°01'21\"	6.31'	6.30'	N86°48'07\"W
C187	60.00'	64°31'34\"	67.57'	64.06'	N51°31'39\"W
C188	60.00'	19°27'04\"	20.37'	20.27'	N09°32'20\"W
C317	225.00'	05°50'48\"	22.96'	22.95'	N87°15'49\"E

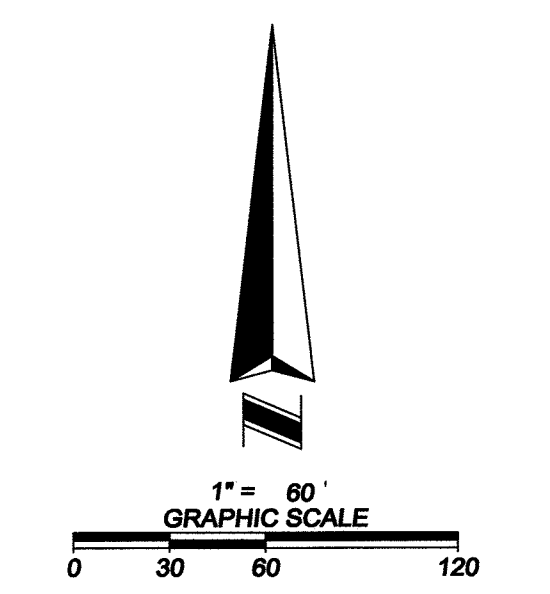


SHEET INDEX
 SHEET 1 OF 8 - LEGAL DESCRIPTION, AERIAL AND VICINITY MAP
 SHEET 2 OF 8 - SURVEYOR'S NOTES, LEGEND AND ZONING AND LOT INFORMATION
 SHEET 3 OF 8 - BOUNDARY INFORMATION
 SHEET 4-8 OF 8 - CENTERLINE, TRACT AND LOT GEOMETRY
 DATE: SEPTEMBER 22, 2020

18 EAST PLANT STREET
 WINTER GARDEN, FLORIDA 34787
 (407) 654-5355

TRINITY LAKES PHASE 1 AND 2

LOCATED IN SECTIONS 31 AND 32, TOWNSHIP 21 SOUTH, RANGE 25 EAST,
AND SECTIONS 5 AND 6, TOWNSHIP 22 SOUTH, RANGE 25 EAST,
CITY OF GROVELAND, LAKE COUNTY, FLORIDA



LINE	LENGTH	BEARING
L4	25.58'	S40°31'03"E
L5	25.58'	S40°31'03"E
L11	13.07'	S89°48'47"E
L15	4.29'	S89°48'47"E
L20	11.44'	S89°48'47"E
L21	39.71'	S89°48'47"E
L24	39.71'	S89°48'47"E
L25	11.44'	S89°48'47"E
L26	20.46'	S89°48'47"E
L27	32.04'	N49°28'57"E
L36	50.08'	N86°32'02"W
L36	5.18'	N89°24'10"W
L37	20.16'	N89°24'10"W
L38	58.40'	S86°20'23"W
L39	24.44'	S70°01'48"W
L42	44.86'	S40°31'03"E
L43	13.27'	S72°54'36"E
L44	41.00'	S72°54'36"E
L45	15.82'	S89°48'11"E
L46	24.48'	S89°48'11"E
L47	31.17'	S89°49'55"E
L48	46.47'	N83°06'03"W
L49	16.58'	N83°06'03"W
L50	34.25'	S73°11'20"E
L53	8.13'	S73°11'20"E
L54	26.12'	S73°11'20"E
L55	32.04'	S89°05'08"E
L56	5.49'	S89°48'47"E
L57	45.49'	S89°48'47"E
L59	50.34'	N49°28'57"E
L60	29.89'	S34°59'50"E

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C170	275.00'	06°46'49"	32.54'	32.52'	S52°31'17"E
C175	175.00'	04°35'58"	14.05'	14.04'	S42°49'03"E
C176	175.00'	26°40'00"	81.45'	80.72'	S58°27'02"E
C177	175.00'	18°01'46"	55.07'	54.84'	S80°47'55"E
C178	510.00'	00°12'27"	1.85'	1.85'	S89°42'33"W
C179	510.00'	04°16'31"	38.05'	38.05'	N87°28'04"W
C180	510.00'	04°17'01"	38.13'	38.12'	N83°11'18"W
C181	510.00'	04°17'14"	38.16'	38.15'	N78°54'11"W
C182	510.00'	04°22'56"	39.01'	39.00'	N74°34'06"W
C183	510.00'	02°01'45"	18.06'	18.06'	N71°21'46"W
C184	175.00'	13°17'52"	40.62'	40.52'	S76°59'49"E
C185	175.00'	06°10'02"	18.84'	18.83'	S86°43'46"E
C196	175.00'	20°32'51"	62.76'	62.42'	S30°43'38"E
C197	175.00'	16°18'36"	49.82'	49.65'	S11°48'55"E
C198	175.00'	03°50'49"	11.75'	11.75'	S01°44'12"E
C234	125.00'	05°42'21"	12.45'	12.44'	S37°39'53"E
C235	125.00'	19°19'37"	42.16'	41.97'	S25°08'54"E
C243	75.00'	05°14'01"	6.85'	6.85'	S37°54'03"E
C265	225.00'	11°33'04"	45.36'	45.28'	S83°55'22"E
C266	225.00'	07°47'57"	30.83'	30.80'	S74°14'52"E
C267	480.00'	02°11'44"	17.63'	17.63'	N71°26'46"W
C268	460.00'	09°29'40"	76.23'	76.14'	N77°17'28"W
C269	460.00'	07°46'29"	62.42'	62.37'	N85°55'32"W
C270	225.00'	04°39'04"	18.27'	18.26'	S87°29'15"E
C271	225.00'	14°24'24"	56.58'	56.43'	S77°57'31"E
C272	225.00'	14°25'10"	56.83'	56.48'	S83°32'33"E
C273	225.00'	14°23'01"	56.48'	56.34'	S49°08'38"E
C274	225.00'	01°26'03"	5.63'	5.63'	S411°40'5"E

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C277	225.00'	00°06'54"	0.45'	0.45'	S89°45'21"E
C278	345.00'	01°00'08"	6.03'	6.03'	S41°01'07"E
C279	345.00'	10°01'57"	60.41'	60.33'	S46°32'10"E
C288	345.00'	01°26'03"	8.64'	8.64'	S411°40'5"E
C289	345.00'	14°23'01"	86.61'	86.36'	S49°08'38"E
C290	345.00'	14°07'22"	85.04'	84.82'	S83°32'49"E
C291	345.00'	14°15'38"	85.87'	85.65'	S77°35'19"E
C292	345.00'	05°05'39"	30.67'	30.66'	S87°15'58"E
C293	340.00'	07°46'29"	46.14'	46.10'	N85°55'33"W
C294	340.00'	09°29'40"	56.34'	56.28'	N77°17'28"W
C295	340.00'	09°22'30"	55.63'	55.57'	N67°31'24"W
C297	255.00'	06°08'48"	27.58'	27.54'	S87°06'49"W
C298	255.00'	10°24'04"	46.29'	46.23'	S78°50'23"W
C299	255.00'	10°24'04"	46.29'	46.23'	S68°26'20"W
C300	255.00'	10°24'04"	46.29'	46.23'	S88°02'16"W
C301	255.00'	03°21'18"	14.93'	14.93'	S81°09'35"W
C309	255.00'	40°42'16"	181.16'	177.37'	S69°50'05"W
C319	125.00'	39°55'44"	87.11'	85.36'	S29°33'11"E
C356	225.00'	28°77'08"	99.95'	99.13'	S86°01'25"E
C557	225.00'	04°54'21"	18.27'	18.26'	S8112°09"E

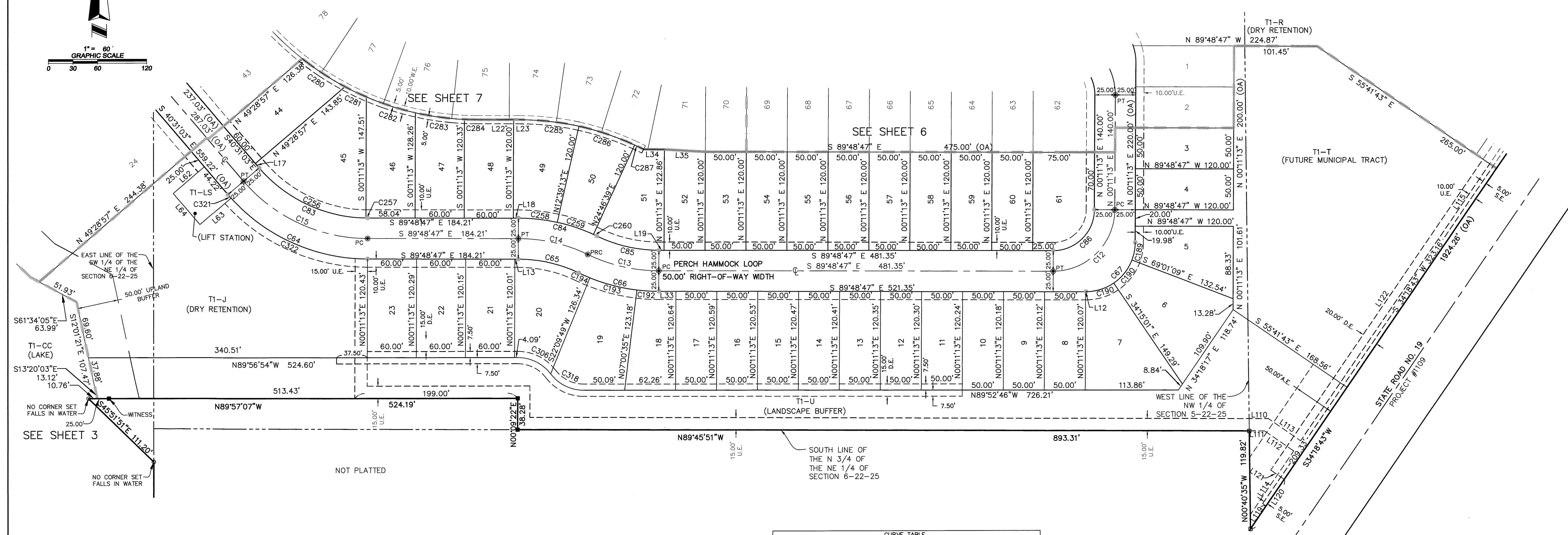
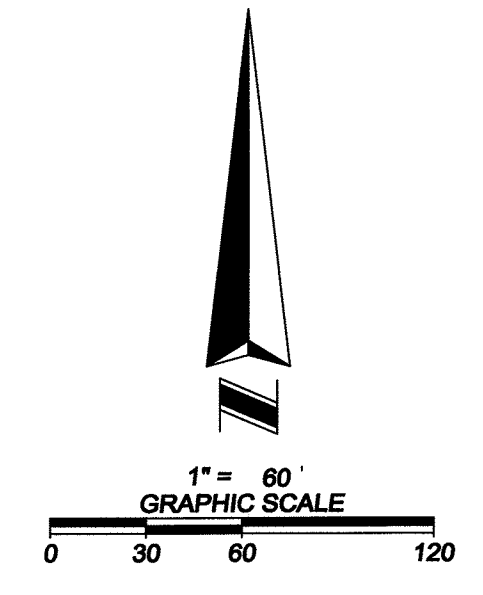
DETAIL A (NOT TO SCALE)



SHEET INDEX
 SHEET 1 OF 8 - LEGAL DESCRIPTION, AERIAL AND VICINITY MAP
 SHEET 2 OF 8 - SURVEYOR'S NOTES, LEGEND AND ZONING AND LOT INFORMATION
 SHEET 3 OF 8 - BOUNDARY INFORMATION
 SHEET 4-8 OF 8 - CENTERLINE, TRACT AND LOT GEOMETRY
 DATE: SEPTEMBER 22, 2020

TRINITY LAKES PHASE 1 AND 2

LOCATED IN SECTIONS 31 AND 32, TOWNSHIP 21 SOUTH, RANGE 25 EAST,
AND SECTIONS 5 AND 6, TOWNSHIP 22 SOUTH, RANGE 25 EAST,
CITY OF GROVELAND, LAKE COUNTY, FLORIDA



LINE	LENGTH	BEARING
L12	0.46'	S89°48'47\"E
L13	4.21'	S89°48'47\"E
L17	7.03'	S40°31'03\"E
L18	6.18'	S89°48'47\"E
L19	6.36'	S89°48'47\"E
L22	44.97'	S89°48'47\"E
L23	6.18'	S89°48'47\"E
L28	3.88'	N89°57'07\"W
L33	20.89'	S89°48'47\"E
L34	25.34'	N89°24'10\"W
L35	50.08'	N89°32'02\"W
L62	50.00'	N49°28'57\"E
L63	50.07'	S49°28'57\"W
L64	50.00'	N40°31'03\"W
L115	679.50'	S34°18'43\"W
L116	29.43'	N55°27'34\"W
L117	20.00'	S35°48'07\"W
L118	48.91'	N55°27'34\"W

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C12	75.00'	90°00'00\"	117.81'	106.07'	N45°11'13\"E
C13	200.00'	25°43'32\"	89.80'	89.05'	S76°57'01\"E
C14	195.00'	25°43'32\"	87.55'	86.82'	N76°57'01\"W
C15	200.00'	49°17'44\"	172.07'	166.82'	S65°09'55\"E
C64	225.00'	49°17'44\"	193.58'	187.67'	S65°09'55\"E
C65	170.00'	25°43'32\"	76.33'	75.69'	N76°57'01\"W
C66	225.00'	25°43'32\"	101.02'	100.18'	S76°57'01\"E
C67	60.00'	90°00'00\"	94.25'	84.85'	N45°11'13\"E
C83	175.00'	49°17'44\"	150.56'	145.96'	S65°09'55\"E
C84	220.00'	25°43'32\"	98.78'	97.95'	N76°57'01\"W
C85	175.00'	25°43'32\"	78.57'	77.92'	S76°57'01\"E
C86	50.00'	90°00'00\"	78.54'	70.71'	N45°11'13\"E
C189	60.00'	20°47'39\"	21.78'	21.66'	N10°35'02\"E
C190	60.00'	34°46'07\"	36.41'	35.85'	N38°21'55\"E
C191	60.00'	34°26'14\"	36.06'	35.52'	N72°58'06\"E
C192	225.00'	06°49'22\"	26.79'	26.78'	S86°24'06\"E
C193	225.00'	15°09'15\"	59.51'	59.34'	S75°24'48\"E
C194	225.00'	03°44'55\"	14.72'	14.72'	S65°57'43\"E
C256	175.00'	48°39'10\"	148.60'	144.18'	S84°50'39\"E
C257	175.00'	00°38'34\"	1.96'	1.96'	S89°29'21\"E
C258	220.00'	12°27'59\"	47.87'	47.77'	N83°34'48\"W
C259	220.00'	12°07'26\"	46.55'	46.47'	N71°17'05\"W
C260	220.00'	01°08'07\"	4.36'	4.36'	N64°39'19\"W
C280	345.00'	10°23'32\"	62.58'	62.49'	S56°44'54\"E
C281	345.00'	04°49'40\"	29.07'	29.06'	S64°21'31\"E
C282	345.00'	10°28'48\"	63.10'	63.02'	S72°00'45\"E
C283	345.00'	10°03'51\"	60.60'	60.52'	S82°17'05\"E
C284	345.00'	02°29'48\"	15.03'	15.03'	S88°33'54\"E
C285	340.00'	12°35'06\"	74.68'	74.53'	N83°36'31\"W
C286	340.00'	12°07'18\"	71.93'	71.80'	N71°15'19\"W
C287	340.00'	02°01'30\"	12.02'	12.02'	N64°10'55\"W
C306	50.00'	53°12'41\"	46.44'	44.78'	N63°20'34\"W
C318	50.00'	53°08'33\"	46.38'	44.73'	S83°18'29\"E
C321	225.00'	01°28'21\"	5.78'	5.78'	S41°15'14\"E
C322	225.00'	47°49'23\"	187.80'	182.40'	S65°54'06\"E

SHEET INDEX
 SHEET 1 OF 8 - LEGAL DESCRIPTION, AERIAL AND VICINITY MAP
 SHEET 2 OF 8 - SURVEYOR'S NOTES, LEGEND AND ZONING AND LOT INFORMATION
 SHEET 3 OF 8 - BOUNDARY INFORMATION
 SHEET 4-8 OF 8 - CENTERLINE, TRACT AND LOT GEOMETRY
 DATE: SEPTEMBER 22, 2020

