

PUBLIC NOTICE AND AGENDA OF THE GROVELAND LOCAL PLANNING AGENCY
MEETING SCHEDULED TO CONVENE AT **6:30** P.M., MONDAY, AUGUST 1, 2016, IN THE
PURYEAR BUILDING AT 243 SOUTH LAKE AVENUE.

CALL TO ORDER
ROLL CALL

MAYOR	TIM LOUCKS	tim.loucks@groveland-fl.gov
VICE-MAYOR	KAREN MCMICAN	karen.mcmican@groveland-fl.gov
COUNCILMEMBER	JOHN GRIFFIN	john.griffin@groveland-fl.gov
COUNCILMEMBER	DINA SWEATT	dina.sweatt@groveland-fl.gov
COUNCILMEMBER	MIKE RADZIK	mike.radzik@groveland-fl.gov
CITY ATTORNEY	ANITA GERACI-CARVER, ESQ.	
CITY MANAGER	REDMOND JONES, II	redmond.jones@groveland-fl.gov
ACTING CITY CLERK	LISA CORTESE	lisa.cortese@groveland-fl.gov
SERGEANT-AT-ARMS	CHIEF M. SMITH TENNYSON	melvin.tennyson@groveland-fl.gov

Please note: Most written communication to or from government officials regarding government business are public records available to the public and media upon request. Your e-mail communications may therefore be subject to public disclosure.

AGENDA

1. Approve Minutes from July 5, 2016 LPA Meeting
2. Approve Ordinance 2016-08-17: Southgate Right-of-Way Easement Vacation
3. Approve Rockers Lockers Site Plan

Comments from the Public

Adjournment

Groveland Code of Ordinances Sec. 2-58 (f). Any person desiring to address the council shall first secure the permission of the presiding officer and shall give his name and address for the record. All remarks shall be addressed to the council as a body and not to any member thereof unless permission to do so is first granted by the presiding officer. Unless further time is granted by the presiding officer or the council, members of the public shall limit their discussion or address to no more than five minutes. No question shall be asked a councilmember or city official except through the presiding officer. **If your address is exempt from public record you are not required to state it. In addition do not give out your Social Security Number, phone number, email address of any other information you do not want others to have access to as the meetings are recorded and those recordings are considered public record.**

Pursuant to the provisions of Chap. 286, F.S., Sec. 286.0105, if a person decides to appeal any decision made by this body with respect to any matter considered at this meeting, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record may include the testimony and evidence upon which the appeal is to be based and is advised to make such arrangements at his or her own expense.

City of Groveland
Minutes
Local Planning Agency Meeting
Tuesday, July 5, 2016

The Groveland City Council held a regularly scheduled meeting on Tuesday, July 5, 2016 in the E.L. Puryear Building located at 243 S. Lake Avenue. Mayor Tim Loucks called the meeting to order at 6:30pm with the following members present: Vice Mayor Karen McMican, Council Members Mike Radzik, and Council Member Dina Sweatt. City officials present were City Attorney Anita Geraci-Carver, City Manager Redmond Jones, Acting City Clerk Lisa Cortese and Sergeant-at-Arms Chief M. Smith Tennyson. Council Member John Griffin arrived at 6:35pm.

AGENDA

1. Approval of Meeting Minutes 06-20-2016

Council Member Dina Sweatt moved to approve; seconded by Council Member Mike Radzik.

The motion was approved with all members present voting aye.

2. Ordinance 2016-07-16: Annexation (Villa City) – First Reading

Mayor Tim Loucks asked if any of the Council Members had any ex-parte communications with the applicant. Council Member Dina Sweatt indicated that she not had any ex-parte communications with the applicant. Mayor Tim Loucks, Vice Mayor Karen McMican, and Council Member Mike Radzik stated they had individually met with the applicant who outlined the project as a whole.

George Kramer from Littlejohn Engineering Associates, gave a brief presentation to Council and answered questions from the Council and the public.

Council Member Dina Sweatt retracted her statement regarding meeting with the applicant and stated that she had met with the applicant regarding the project quite some time ago.

Council Member Mike Radzik moved to forward to Council with the recommendation for approval; seconded by Council Member Dina Sweatt.

The motion was approved with all members present voting aye.

3. Ordinance 2016-07-17: Large Scale Comprehensive Plan Amendment (Villa City) – First Reading

Council Member Dina Sweatt moved to forward to Council with the recommendation for approval; seconded by Council Member John Griffin.

The motion was approved with all members present voting aye.

PUBLIC COMMENT

ADJOURNMENT

Mayor Tim Loucks adjourned the meeting at 7:05pm.

Attest:



Tim Loucks, Mayor

Lisa Cortese, Acting City Clerk



REQUEST FOR LOCAL PLANNING AGENCY CONSIDERATION

MEETING DATE:	August 1, 2016
ITEM NUMBER:	2
AGENDA ITEM:	Ordinance 2016-08-17: Vacation of Easement re: Southgate
CITY GOAL:	Develop, maintain and rebuild safe, clean, diverse, healthy, neighborhoods, including partnering with the school district.
PREPARED BY:	Anita Geraci-Carver, City Attorney
DATE:	July 27, 2016

BACKGROUND: Previously the LPA recommended and the City Council approved vacating the easement which is the subject of this Ordinance. However, there was an error in the title and legal description.

The easement is a written recorded easement which is no longer needed for ingress and egress purposes. Vacating the easement will not deny any property legal access. A new access or entrance will be constructed as part of the development of the Southgate subdivision.

STAFF RECOMMENDATION: Motion to recommend approval of Ordinance 2016-xx-xx to City Council

REVIEWED BY CITY MANAGER:
COUNCIL ACTION:
MOTION BY:
SECOND BY:

"The city with a future, watch us grow!"

ORDINANCE 2016-08-17

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA, VACATING THE EASEMENT AS SET FORTH IN THE NON-EXCLUSIVE EASEMENT DEED (INDIVIDUAL), AS RECORDED IN OFFICIAL RECORDS BOOK 1409, PAGES 145 - 147, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LOCATED IN SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST; VESTING OF TITLE; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Cary Malevar, on behalf of the Owner, Southgate of Lake County, LLC, seeks to vacate that certain easement granted to the public affecting development of its property identified as Parcel No. 30-22-25-000200000300 and Parcel No. 30-22-25-000200000700.

WHEREAS, the City Council is empowered pursuant to §166.042, *Florida Statutes*, to vacate public easements and rights of ways within its municipal boundaries; and

WHEREAS, the City Council of the City of Groveland, Florida, has determined that the easement or rights-of-way described herein below, is not needed for public use and convenience, now or in the future, and it is in the public interest to abandon the same as a public easement or right-of-way; and

WHEREAS, this Ordinance has been properly advertised in a newspaper of general circulation not less than ten days prior to the Local Planning Agency and City Council hearings on this Ordinance and property owners within a 150 foot radius of the property were provided written notice delivered by U.S. Mail, Return Receipt Requested.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GROVELAND, FLORIDA AS FOLLOWS:

Section 1: Vacation.

The easement as described in the Non-Exclusive Easement Deed (Individual) dated January 20, 1995, and recorded in Official Records Book 1409, Pages 145 – 147, Public Records of Lake County, Florida and more particularly described as follows:

LEGAL DESCRIPTION

The South 25 feet of the South 165 feet of the NE ¼ of the NW ¼ of Section 30, Township 22 South, Range 25 East, Lake County, Florida, LESS AND EXCEPT the East 1033.26 feet thereof. Also, the South 25 feet of the West 150 feet of the East 1033.26 feet of the South 165 feet of the NE ¼ of the NW ¼ of Section 30, Township 22 South, Range 25 East, Lake County Florida.

is hereby closed and vacated as a public easement.

Section 2: Vesting of title.

Title to said vacated right-of-way shall vest in accordance with law.

Section 3: Severability.

That if any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 4: Conflict.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5: Effective Date.

This Ordinance shall become effective immediately upon its approval and adoption by the City Council of the City of Groveland.

ADOPTED at a regular meeting of the City Council of the City of Groveland, Lake County, Florida, this ____ day of August, 2016.

HONORABLE TIM LOUCKS, MAYOR
City of Groveland Florida

ATTEST:

City Clerk/Acting City Clerk



Approved as to Form:

Anita Geraci-Carver
City Attorney

Passed First Reading _____
Passed Second Reading _____

Council Member _____ moved the passage and adoption of the above and foregoing Ordinance. Motion was seconded by Council Member _____ and upon roll call on the motion the vote was as follows:

	YEA	NAY
John Griffin		
Tim Loucks		
Karen McMican		
Mike Radzik		
Dina Sweatt		



REQUEST FOR LOCAL PLANNING AGENCY CONSIDERATION

MEETING DATE: August 1, 2016

ITEM NUMBER: 3

AGENDA ITEM: Site Plan – Rockers Lockers

CITY GOAL: Develop inviting high profile visual impact projects; including gateways, establishing destination, branding and other projects that reflect tax results.

PREPARED BY: Anita Geraci-Carver, City Attorney

DATE: July 28, 2016

BACKGROUND: Rockers Lockers is an indoor storage facility to be constructed on real property lying north of SR 50, south of Magnificent Lane and west of Green Valley Boulevard. The Property is zoned PUD commercial and allows for a storage facility. Three lots within the PUD are included in the site plan, Lots 3, 4 and 5.

The Site Plan meets the requirements set forth in the PUD, City Code and Land Development Regulations, and variance from the landscape code previously granted on July 20, 2015 which reduced the north landscape buffer from 15' to 10'. That is the only variance granted for this project. All architectural design elements meet City requirements.

The applicant met with the owner, builder and attorney of Green Valley Townhome project. The applicant also held a community meeting on site. As a result of the meeting the following changes were made: (1) Note was added to clarify that the 6' high opaque screen in the north landscape buffer is a 6' PVC fence; (2) the entry point onto Green Valley Boulevard will be an emergency entrance only, "do not enter" signs will be erected, and only trucks will be allowed to exit onto Green Valley Boulevard, therefore "trucks only" exit signs will be erected; and (3) a concrete turn around will be located for cars to utilize in the northeast area of Building 12 as they will not be permitted to exit onto Green Valley Boulevard.

On June 24, 2016 Lake County approved the applicant's driveway connection permit for Green Valley Boulevard. A copy is attached.

STAFF RECOMMENDATION: Motion to Recommend to City Council Approval of the Site Plan for Rockers Lockers

REVIEWED BY CITY MANAGER:

COUNCIL ACTION:

"The city with a future, watch us grow!"

MOTION BY:

SECOND BY:

"The city with a future, watch us grow!"



Denham

Engineering, LLC

July 15, 2016

Rodney D. Lucas, MPA
Acting Director of Community Development
Economic Development Manager/CRA Liaison
City of Groveland
156 S. Lake Ave.
Groveland, FL 34736

PLAN NAME: Rockers Lockers – Green Valley Lots 3-5 - Site Plan Review
PLAN NUMBER: Application No. 2015-86

Dear Mr. Lucas,

The following is our response to the city comments in your e-mail dated 6-22-16.

Per my conversation with you yesterday, the City will allow you to be placed on our next City Council Meeting Agenda when all of the following items are completed:

- Approval letter from Lake County for second curb cut
Response: See attached Lake County Driveway Connection Permit dated 6-24-16.
- Set meeting with all parties surrounding your property whom have complaints and working out all differences.
Response: Meeting was held with the Townhome owner, builder and attorney on July 12, 2016 at 3:00 PM, and then with the community (and townhome owner) on site at 6:30 that same day. We agreed with the townhome owner that we would clarify on the plans that the “opaque screen” was an “opaque PVC fence”. We agreed with the surrounding owners to limit the Green Valley access point to emergency entrance only and truck exit only. See revised Dimension Plan.
- Trim all trees and bushes along SR50 to clean-up appearance and mow all high grass. When work is complete, take photos of work done and send to the City for verification.
Response: site has been cleaned up and mowed. See attached photos.
- Updated site plans that are on time with clear print for Council to review.
Response: 8.5”x11 prints are too small to read. We are sending 11”x17” and 24”x36”. The 24”x36” is industry standard due to the amount of detail presented on civil engineering plans.

We appreciate the city’s diligent assistance on our project and will be happy to answer any questions or provide any additional information as required.

Sincerely,

J. Brian Denham, P.E., President
Denham Engineering, LLC



Commercial/Subdivision Driveway Connection Permit Application

Please complete a separate application for each road

Date: 5-3-16 Building Permit No. _____

WILLIAM E. ROCKER

Business / Applicant Name

1451 E Irlo Bronson Memorial Hwy

Street Address

Saint Cloud, FL 34771

City, State, Zip

407-729-1952

Telephone Number

[Signature]
Signature of Applicant

billy@rockersrealestate.com

Applicant's e-mail address

3829175 / 21 / 22S / 25E

Alt. Key# Section Township Range

GREEN VALLEY BLVD

Road Name

GREEN VALLEY COMMONS / 3-5

Subdivision and/or Site Plan Name Number

6/24/16 / Change # 1150

Paid Date Rec'd By

WILLIAM E. ROCKER

Applicant Name, Please Print

TBD

Contractor License # (Required)

This permit may not be applied for prior to the site plan and/or subdivision construction plans having been approved by Lake County. Issuance of a driveway permit does not vest any rights to the property for zoning, land use changes, or site improvements. The owner must follow all County procedures for permitting of the commercial, retail or other land uses.

All roadway construction must be completed per the approved site plan and/or subdivision construction plans. The design has been reviewed and upon completion should meet the regulations and requirements as noted in the approved site plan and/or subdivision construction plans. Lake County reserves the right to modify the permitted driveway(s) at any time including median, turn lane, or other modifications within County right of way. It is understood by the applicant that they shall not receive compensation nor compensatory damages relating to such modification by Lake County.

County Road # <u>1528</u>	To be completed by County Staff		
Driveway Permit Fees: * ADT Average Daily Traffic			
<input checked="" type="checkbox"/> Less than 100 ADT = \$320.00 <input type="checkbox"/> 100 ADT to 1,000 ADT = \$390.00 <input type="checkbox"/> More than 1,000 ADT = \$700.00			
Fee Codes:	(PUBC1)	(PUBC2)	(PUBC3)
Permit # <u>53124</u>	Maint Area: <u>2</u>	Signed: <i>[Signature]</i>	Date: <u>6/24/16</u>
Signed: <i>[Signature]</i>		Date Approved: <u>6-24-16</u>	
Expiration Date: <u>6/24/17</u>		Permit Shall Expire One (1) Year From the Approval Date - See Item 8 in Permit Application Requirements for exceptions.	
Date of Final Inspection: _____		Inspector: _____	
Comments: <u>Driveway Approval per City Site Plan for Rocker Lockers and Green Valley Commons Plat. See redlined comments on plan.</u>			
For inspection, call the Lake County Public Works Department at 352-253-6019 Submit Permit to: Lake County Public Works, Post Office Box 7800, Tavares, FL 32778			

Public Works Department Road Operations Division	Commercial/Subdivision Driveway Connection Permit Effective June 2015
---	--

Entered Date	_____
First Scan	_____
Updated Date	_____
Second Scan	_____
Returned	_____
Returned	_____



Commercial/Subdivision Driveway Connection
Permit Application Requirements

Please complete a separate application for each road or driveway.

GREEN VALLEY BLVD, LOTS 3-5

Subdivision Name and/or Site Plan Name

Permit Number

J. BRIAN DENHAM, P.E.

407-217-5487

Engineer or Contractor

Telephone Number

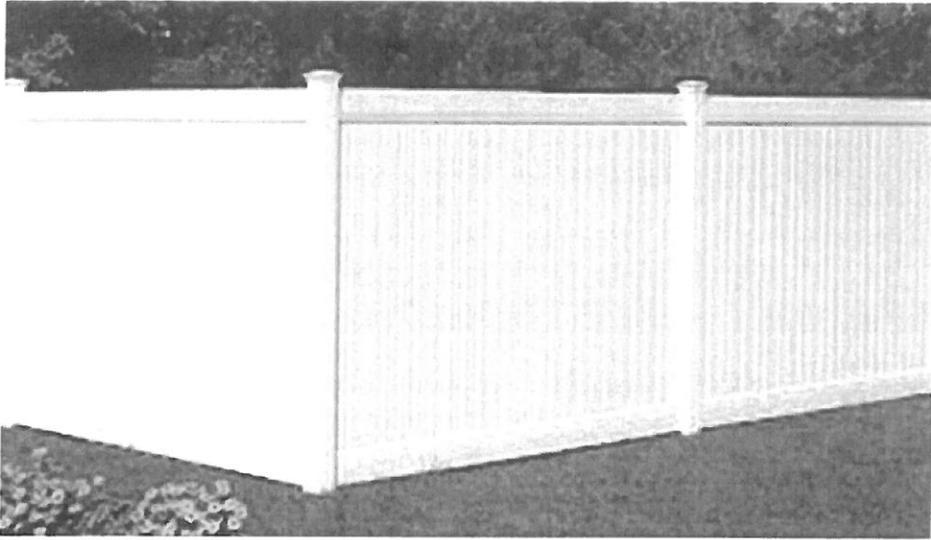
- 1. Submittal shall include one (1) application and one (1) set of construction plans drawn to scale, as well as a location map.
2. Prior to construction applicant shall provide written notice to all residences adjacent to the project limits.
3. If turn lane construction is required applicant shall install Portable Changeable (Variable) Message Signs (PCM's,
4. If turn lane construction is required, submittal shall also include:
5. All turn lane improvements shall be overlaid from taper to taper, full width.
6. If a culvert is required all right-of-way disturbed by this work shall be restored to its original condition
7. In areas where sidewalks are present or planned, the driveway must include a minimum 4 foot wide path
8. Driveway connection permit shall expire when the development approval that the permitted driveway serves
9. Driveway connection shall be a minimum of three hundred (300) feet from any intersection.
10. Commercial Driveway Connection Permit Application shall include a check made payable to Lake County Board of

I have read and understand the above requirements

Handwritten signature and date 5-4-16

Applicant's Signature/Date

However, Billy Rocker agreed to the following type of fence, which is "PVC". This is just a representation. Actual fence may vary in details.



Thanks,

Brian

**Brian Denham, P.E.
President**

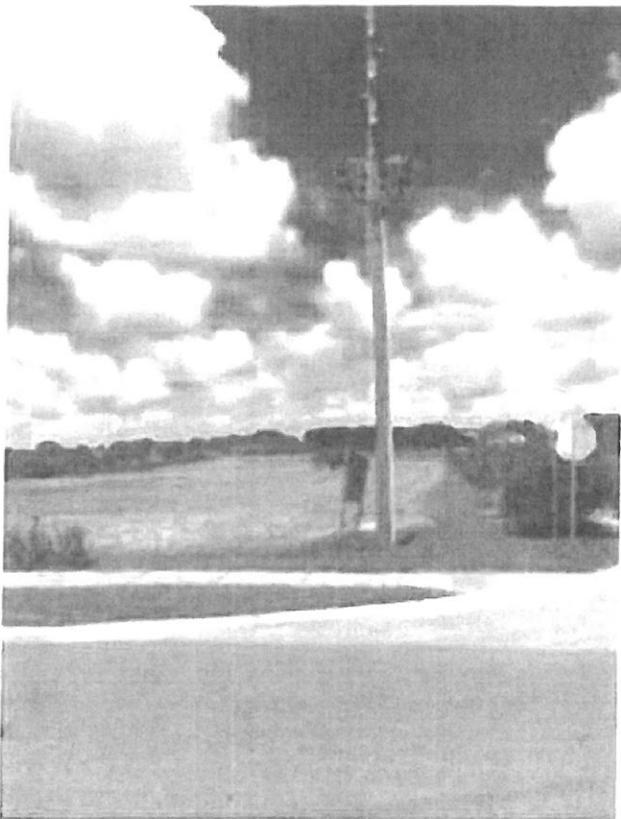
Brian@DenhamENG.com
www.DenhamENG.com

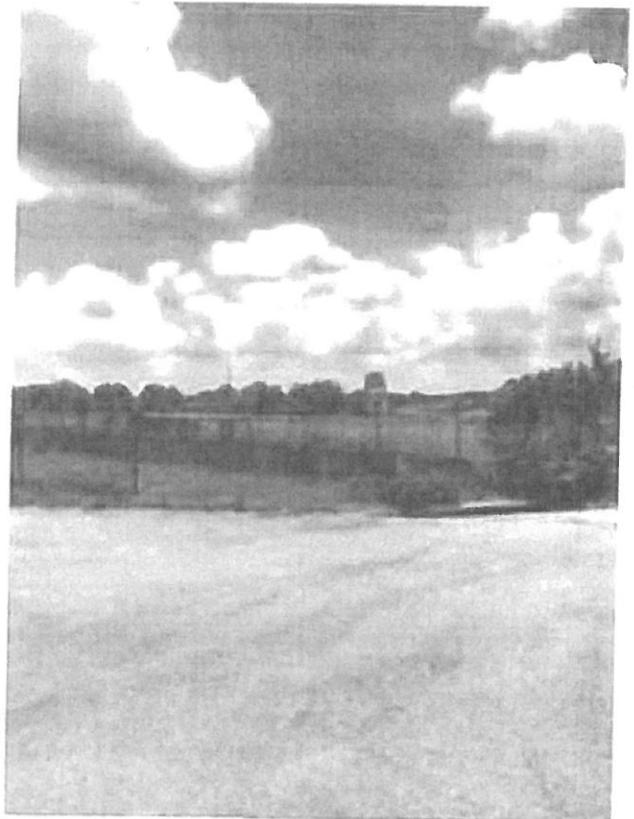
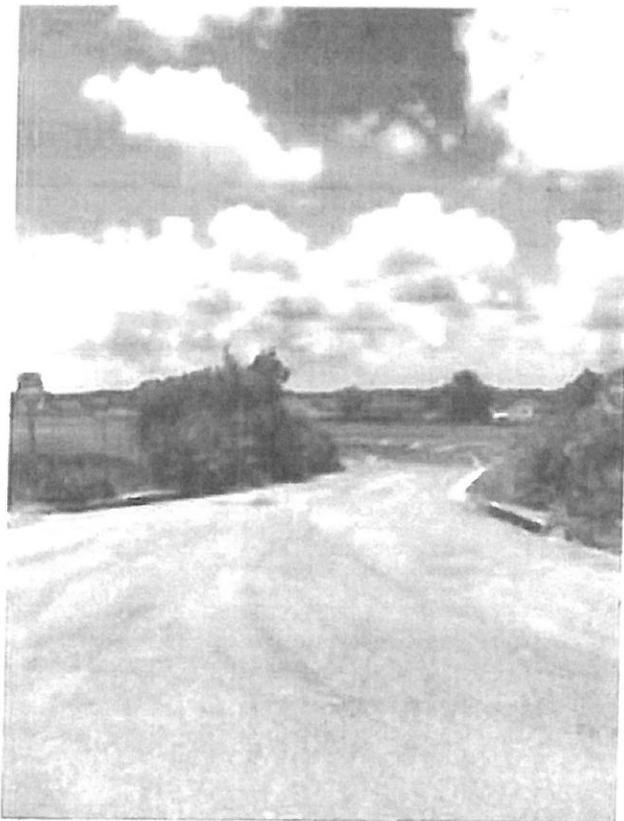


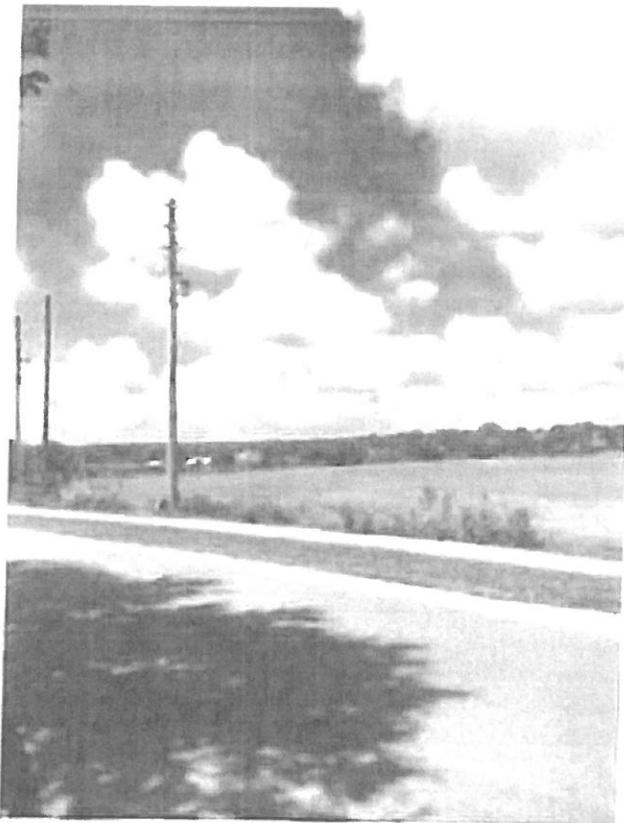
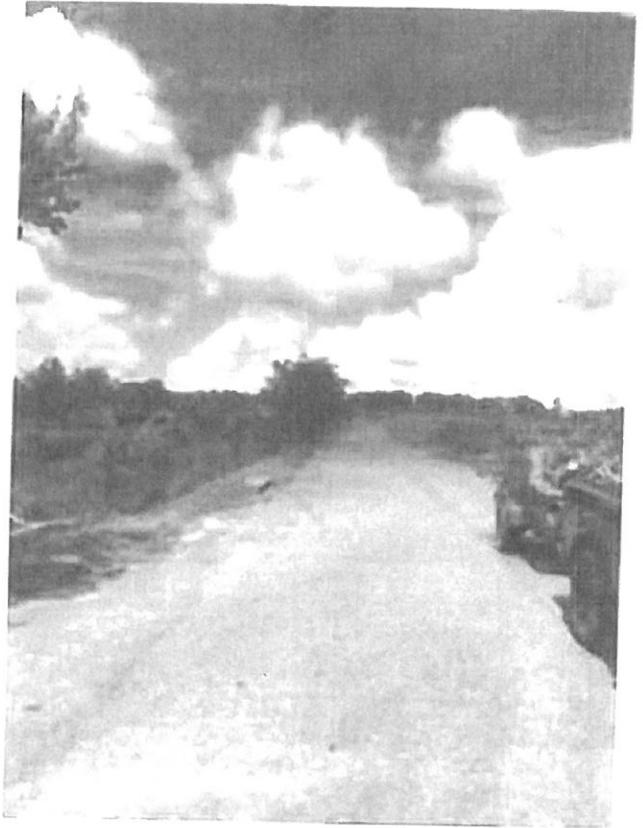
Denham
Engineering, LLC

5212 Timberview Terrace
Orlando, FL 32819
PH: (407) 217-5487

This electronic data and its attachments are confidential and intended only for the recipient's informational purposes on the specifically referenced project. It shall not be duplicated or distributed to any other parties, internally or externally, for any reason as the data is subject to change at the discretion of Denham Engineering, LLC. This information is not to be incorporated into other documents or used for construction layout. Please refer to signed and sealed engineering plans for construction layout.







Rockers Lockers

Green Valley Commons - Lots 3 - 5
Groveland, FL

Site Plans

for

Rocker Family Trust

by



Call Sunshine Before You Dig (1-800-432-4770)

Project Team

Utilities

Vicinity Map

Drawing Index

Owner
Walter Locker, Trustee
Rocker Family Trust
4899 West 106 Street Highway
Orlando, FL 32819
Tel: (407) 796-7548

Civil Engineer
Denham Engineering, LLC
5112 Timberline Terrace
Orlando, FL 32819
Tel: 407-217-5487

Architect
Barry B. Caldwell
1011 E. Colonial Street
Orlando, FL 32811
Tel: (407) 764-3300

Geotechnical Engineer
Universal Engineering Solutions
1313 Madge Street
Orlando, FL 32811
Tel: 407-424-9294

Landscaping Architect
Madley Design
1817 E. Wadsworth St.
Orlando, FL 32803
Tel: 407-424-9294

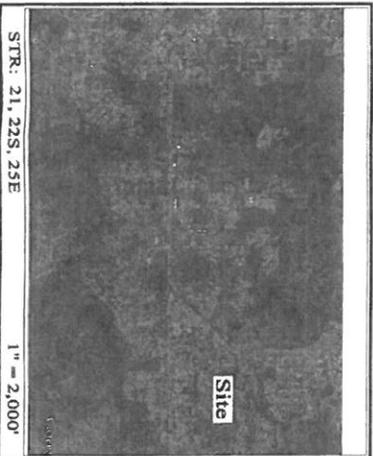
Surveyor
Student Land Surveying Inc.
1009 East Avenue
Orlando, FL 32811
Tel: 313-314-6232

Drinking Water
City of Oviedo
158 S. Lake Avenue
Orlando, FL 32816
Tel: 313-424-6232

Sanitary Sewer
City of Oviedo
158 S. Lake Avenue
Orlando, FL 32816
Tel: 313-424-6232

Electric
Progress Energy
433 East Cherry Point Road
Winter, Orlando, FL 34787
Tel: 407-464-8364
Tel: 407-925-9150

Cable
Time Warner Communications
Charming, FL
Tel: 1-800-247-3430



No.	Title	Revised
1	Cover	06-15-2016
2A	Boundary & Easement Survey Lot 3	12-21-2014
2B	Boundary & Easement Survey Lot 4	12-21-2014
3	Dimensional Survey Lots 3	06-15-2016
4	Site Plan 1	06-15-2016
5	Site Plan 2	06-15-2016
6	Site Plan 3	06-15-2016
7	Irrigation Plan 1	06-15-2016
8	Irrigation Plan 2	06-15-2016
9	Irrigation Plan 3	06-15-2016



Denham Engineering, LLC
Orlando: 407-217-5487
Clearmont: 352-989-1915
Brlaag@DenhamENG.com
www.DenhamENG.com

Rocker Family Trust

Rocker's Lockers
Green Valley Commons Lots 3-5
Groveland, FL

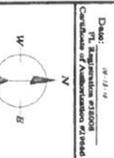
Site Plans
Cover Sheet

REVISIONS

No.	Date	Description
1	06-15-2016	Initial Issue
2	06-15-2016	Revised
3	06-15-2016	Revised
4	06-15-2016	Revised
5	06-15-2016	Revised
6	06-15-2016	Revised
7	06-15-2016	Revised
8	06-15-2016	Revised
9	06-15-2016	Revised

Printed and signed under license
Dated and sealed below:

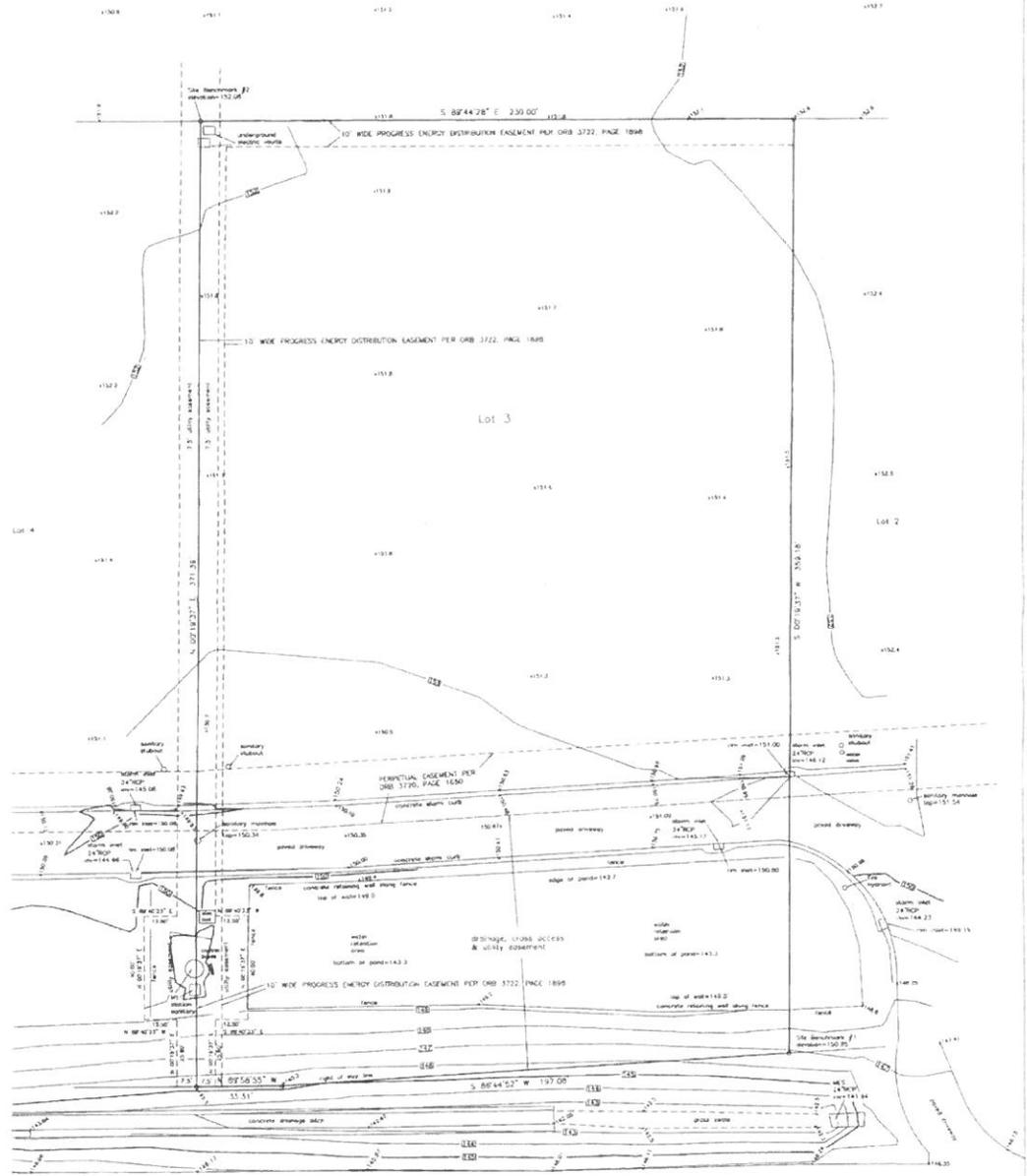
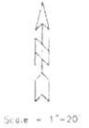
J. Brian Denham, P.E.
Date: 06/15/16
City: Oviedo, FL
Certificate of Registration No. 1044



Map of Boundary & Topographic Survey

Description
 Lot 3, GREEN VALLEY COMMONS,
 according to the plat thereof, as recorded in
 Plat Book 52, Pages 85-89,
 Public Records of Lake County, Florida

Notes
 -Bearings taken on the north line of Lot 3
 are being 5.88°44'28" E, an assumed meridian.
 -Large description supplied by client.
 -The commission by Rhoden Land (see enclosure C) contains
 the No. 15-228 dated 11/30/18 size provided for this survey.
 -No easement or underground improvements,
 other than those shown, located this date.
 -Datum: property corners 1,833 meters, north or less.
 (Elevation based on original project datum (NGVD 1929 datum))



State Road No. 50

LEGEND:
 ● Denotes found 1/2" iron rod
 ○ Denotes set 1/2" iron rod & cap marked "LB 6980"

Surveyor's Certification
 I hereby certify to the Roker Family Trust that this Map of Boundary & Topographic Survey meets the Standards of Practice for surveys as set forth in Chapter 54-17 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

3/1/2015
 JEFFREY W. KHODEN PSM #5322
 STATE OF FLORIDA
 UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Lake County
 I hereby declare that based on my examination of the Flood Insurance Rate Map number 12069C 0565 I dated Dec 18, 2012, and that to the best of my knowledge, belief, and my professional opinion that the subject property lies within flood zone X

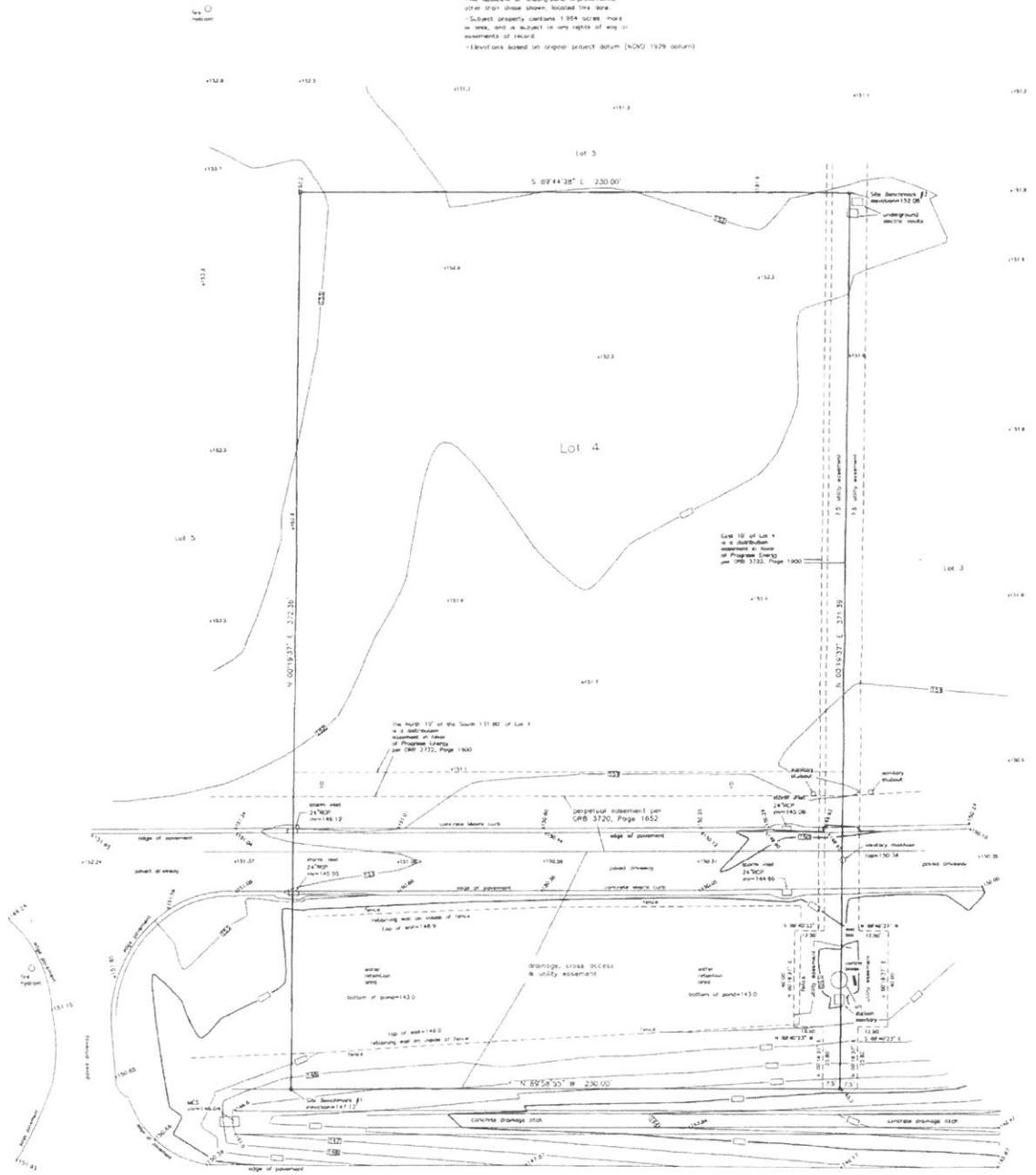
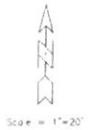
01/20/18 updated survey with new lot commission by client
 06/30/15 received title commitment, and perpetual easement & plat i report
 07/30/15 water easement return to original project datum

Field Date	Prepared for	02075 055
12/73/14	Roker Family Trust	
Drawn by	Rhoden Land Surveying, Inc.	
JWH	LD #6980	
Scale:	420 E. Midway Road	
1"=20'	Deerwood, FL 34711	
	352-594-6255	

Map of Boundary & Topographic Survey

Description
 Lot 4, GREEN VALLEY COMMONS,
 according to the plat hereof, as recorded in
 Plat Book 52, Pages 85-86,
 Public Records of Lake County, Florida.

Notes
 -Bearings based on the North line of Lot 4
 as being $S 89^{\circ}44'28'' E$, on assumed meridian.
 -Legal description supplied by client.
 -The easement by dedication from the insurance company
 (see No. 13-294 dated 11/30/75 was granted
 for this survey.
 -The adjustment of underground improvements,
 other than those shown, located the bore.
 -Subject property contains 1.984 acres more
 or less, and is subject to any rights of way or
 easements of record.
 -Elevations based on original project datum (NGVD 1928 datum)



State Road No. 50

Surveyor's Certification
 I hereby certify to the Rucker Family Trust
 that this Map of Boundary & Topographic Survey
 meets the Standards of Practice for surveys as set
 forth in Chapter 309-12 Florida Administrative Code,
 pursuant to Section 472.027, Florida Statutes.

JEFFREY P. RHODEN PSM #5322
 STATE OF FLORIDA
 UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
 WARNER, THIS MAP/REPORT IS FOR INFORMATIONAL
 PURPOSES ONLY AND IS NOT VALID.

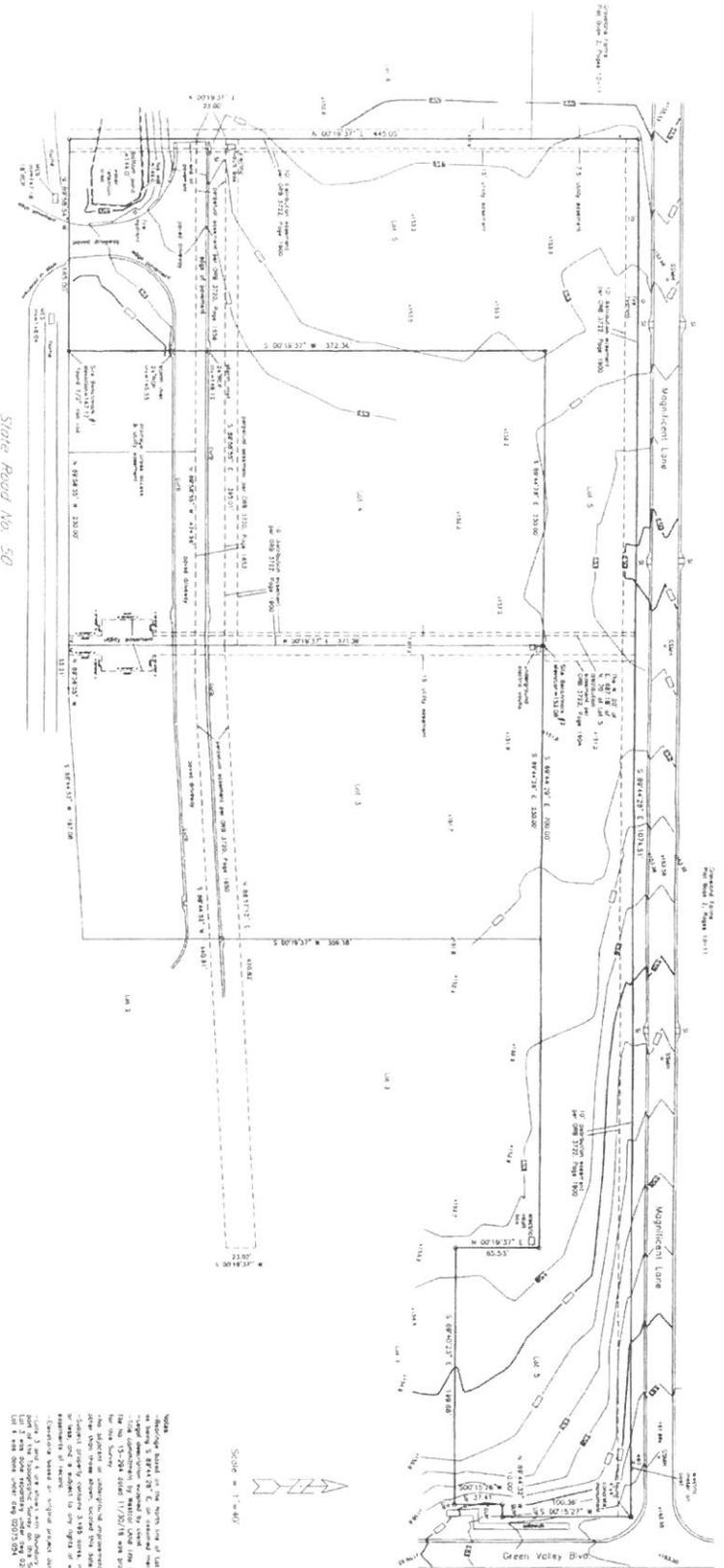
Lake County
 I hereby declare that based on my
 examination of the Flood Insurance Rate
 Map number 12059C 0565 E dated Dec. 18,
 2012 and that to the best of my knowledge
 belief and my professional opinion that the
 subject property lies within flood zone X.

LEGEND
 ● Denotes found 1/2" iron rod
 ○ Denotes set 1/2" iron rod &
 cap marked "LB 6980"

01/20/18 started survey with the commission		
01/30/18 initial revision begun to second project set up		
Field Date	Prepared for	02075 054
12/25/14	Rucker Family Trust	
Drawn by	Rhoden Land Surveying, Inc.	
JPR	LB #5950	
Scale	420 E. WINTERHURST AVE.	
1"=20'	CORTEZ, FL 32931	
	352-394-6255	

Map of Boundary & Topographic Survey

DEVELOPER
 Lot 5 GREEN VALLEY COMMONS
 according to the plat thereof as recorded in
 Plat Book 52, Pages 85-86,
 Public Records of Lake County, Florida



State Road No. 50

Survey of Lot 5, Block 5, Green Valley Commons, Lake County, Florida, as shown on the plat thereof as recorded in Plat Book 52, Pages 85-86, Public Records of Lake County, Florida.

STATE OF FLORIDA
 COUNTY OF LAKE
 CITY OF GREEN VALLEY

NOTE: I hereby declare that I am a duly licensed and qualified surveyor in the State of Florida, and that I am the author of the foregoing survey.

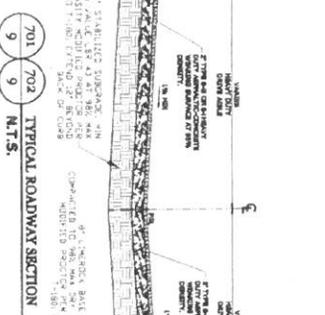
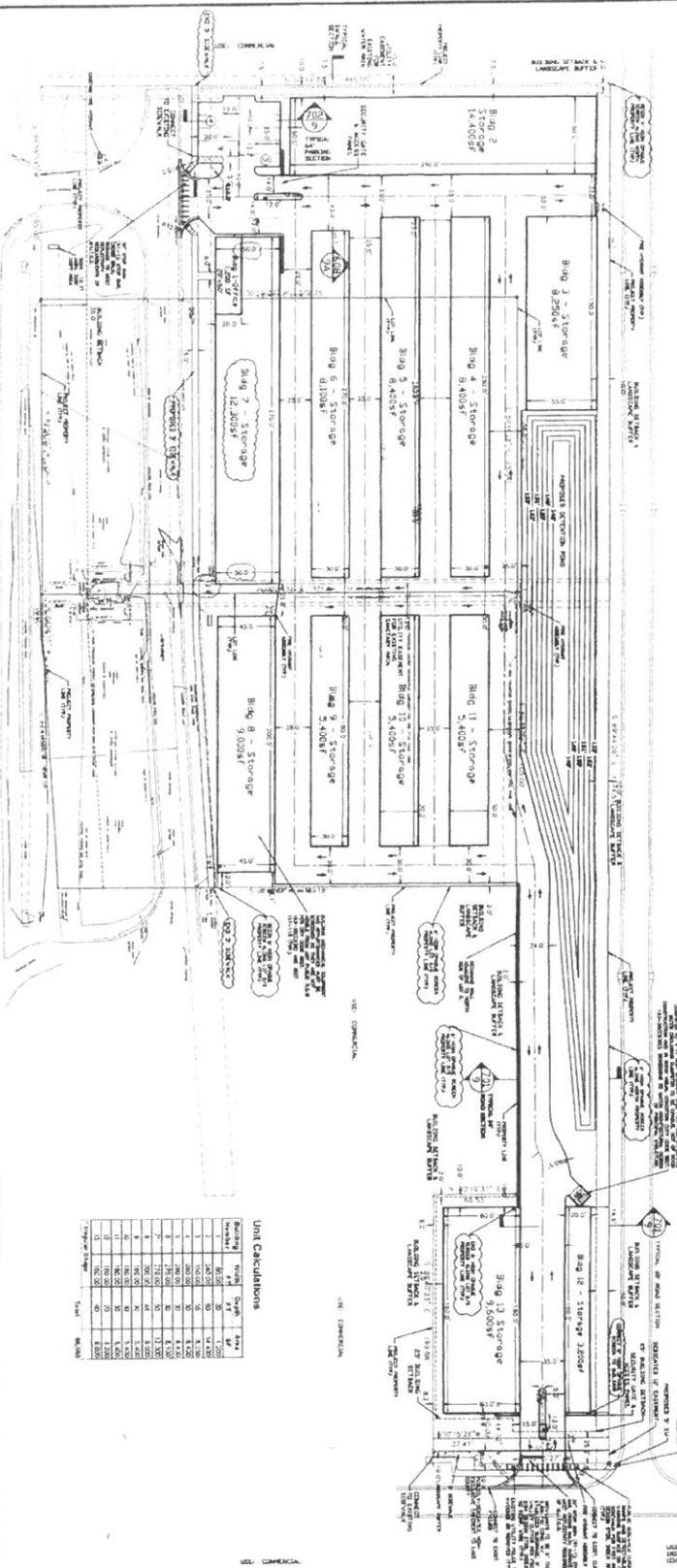
DATE OF SURVEY: 07/09/16
 SURVEYOR: [Name]
 LICENSE NO.: [Number]

Prepared for:	02075-055
Prepared by:	Rockler Family Trust
Drawn by:	Rockler Family Trust
Scale:	1" = 40'
Drawn by:	Rockler Family Trust
Scale:	1" = 40'

SCALE = 1" = 40'

NOTICE: This map is a true and correct copy of the original survey as shown on the plat thereof as recorded in Plat Book 52, Pages 85-86, Public Records of Lake County, Florida. It is not to be used as a substitute for the original survey.

SEE REVISIONS, DRAWING



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- Legend**
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Unit Calculations

Item	Quantity	Unit	Value
1	100	sq ft	100
2	200	sq ft	200
3	300	sq ft	300
4	400	sq ft	400
5	500	sq ft	500
6	600	sq ft	600
7	700	sq ft	700
8	800	sq ft	800
9	900	sq ft	900
10	1000	sq ft	1000
11	1100	sq ft	1100
12	1200	sq ft	1200
13	1300	sq ft	1300
14	1400	sq ft	1400
15	1500	sq ft	1500
16	1600	sq ft	1600
17	1700	sq ft	1700
18	1800	sq ft	1800
19	1900	sq ft	1900
20	2000	sq ft	2000
21	2100	sq ft	2100
22	2200	sq ft	2200
23	2300	sq ft	2300
24	2400	sq ft	2400
25	2500	sq ft	2500
26	2600	sq ft	2600
27	2700	sq ft	2700
28	2800	sq ft	2800
29	2900	sq ft	2900
30	3000	sq ft	3000
31	3100	sq ft	3100
32	3200	sq ft	3200
33	3300	sq ft	3300
34	3400	sq ft	3400
35	3500	sq ft	3500
36	3600	sq ft	3600
37	3700	sq ft	3700
38	3800	sq ft	3800
39	3900	sq ft	3900
40	4000	sq ft	4000
41	4100	sq ft	4100
42	4200	sq ft	4200
43	4300	sq ft	4300
44	4400	sq ft	4400
45	4500	sq ft	4500
46	4600	sq ft	4600
47	4700	sq ft	4700
48	4800	sq ft	4800
49	4900	sq ft	4900
50	5000	sq ft	5000
51	5100	sq ft	5100
52	5200	sq ft	5200
53	5300	sq ft	5300
54	5400	sq ft	5400
55	5500	sq ft	5500
56	5600	sq ft	5600
57	5700	sq ft	5700
58	5800	sq ft	5800
59	5900	sq ft	5900
60	6000	sq ft	6000
61	6100	sq ft	6100
62	6200	sq ft	6200
63	6300	sq ft	6300
64	6400	sq ft	6400
65	6500	sq ft	6500
66	6600	sq ft	6600
67	6700	sq ft	6700
68	6800	sq ft	6800
69	6900	sq ft	6900
70	7000	sq ft	7000
71	7100	sq ft	7100
72	7200	sq ft	7200
73	7300	sq ft	7300
74	7400	sq ft	7400
75	7500	sq ft	7500
76	7600	sq ft	7600
77	7700	sq ft	7700
78	7800	sq ft	7800
79	7900	sq ft	7900
80	8000	sq ft	8000
81	8100	sq ft	8100
82	8200	sq ft	8200
83	8300	sq ft	8300
84	8400	sq ft	8400
85	8500	sq ft	8500
86	8600	sq ft	8600
87	8700	sq ft	8700
88	8800	sq ft	8800
89	8900	sq ft	8900
90	9000	sq ft	9000
91	9100	sq ft	9100
92	9200	sq ft	9200
93	9300	sq ft	9300
94	9400	sq ft	9400
95	9500	sq ft	9500
96	9600	sq ft	9600
97	9700	sq ft	9700
98	9800	sq ft	9800
99	9900	sq ft	9900
100	10000	sq ft	10000

Material Schedule

Item	Description	Quantity	Unit	Value
1	1	100	sq ft	100
2	2	200	sq ft	200
3	3	300	sq ft	300
4	4	400	sq ft	400
5	5	500	sq ft	500
6	6	600	sq ft	600
7	7	700	sq ft	700
8	8	800	sq ft	800
9	9	900	sq ft	900
10	10	1000	sq ft	1000
11	11	1100	sq ft	1100
12	12	1200	sq ft	1200
13	13	1300	sq ft	1300
14	14	1400	sq ft	1400
15	15	1500	sq ft	1500
16	16	1600	sq ft	1600
17	17	1700	sq ft	1700
18	18	1800	sq ft	1800
19	19	1900	sq ft	1900
20	20	2000	sq ft	2000
21	21	2100	sq ft	2100
22	22	2200	sq ft	2200
23	23	2300	sq ft	2300
24	24	2400	sq ft	2400
25	25	2500	sq ft	2500
26	26	2600	sq ft	2600
27	27	2700	sq ft	2700
28	28	2800	sq ft	2800
29	29	2900	sq ft	2900
30	30	3000	sq ft	3000
31	31	3100	sq ft	3100
32	32	3200	sq ft	3200
33	33	3300	sq ft	3300
34	34	3400	sq ft	3400
35	35	3500	sq ft	3500
36	36	3600	sq ft	3600
37	37	3700	sq ft	3700
38	38	3800	sq ft	3800
39	39	3900	sq ft	3900
40	40	4000	sq ft	4000
41	41	4100	sq ft	4100
42	42	4200	sq ft	4200
43	43	4300	sq ft	4300
44	44	4400	sq ft	4400
45	45	4500	sq ft	4500
46	46	4600	sq ft	4600
47	47	4700	sq ft	4700
48	48	4800	sq ft	4800
49	49	4900	sq ft	4900
50	50	5000	sq ft	5000
51	51	5100	sq ft	5100
52	52	5200	sq ft	5200
53	53	5300	sq ft	5300
54	54	5400	sq ft	5400
55	55	5500	sq ft	5500
56	56	5600	sq ft	5600
57	57	5700	sq ft	5700
58	58	5800	sq ft	5800
59	59	5900	sq ft	5900
60	60	6000	sq ft	6000
61	61	6100	sq ft	6100
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64	64	6400	sq ft	6400
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66	66	6600	sq ft	6600
67	67	6700	sq ft	6700
68	68	6800	sq ft	6800
69	69	6900	sq ft	6900
70	70	7000	sq ft	7000
71	71	7100	sq ft	7100
72	72	7200	sq ft	7200
73	73	7300	sq ft	7300
74	74	7400	sq ft	7400
75	75	7500	sq ft	7500
76	76	7600	sq ft	7600
77	77	7700	sq ft	7700
78	78	7800	sq ft	7800
79	79	7900	sq ft	7900
80	80	8000	sq ft	8000
81	81	8100	sq ft	8100
82	82	8200	sq ft	8200
83	83	8300	sq ft	8300
84	84	8400	sq ft	8400
85	85	8500	sq ft	8500
86	86	8600	sq ft	8600
87	87	8700	sq ft	8700
88	88	8800	sq ft	8800
89	89	8900	sq ft	8900
90	90	9000	sq ft	9000
91	91	9100	sq ft	9100
92	92	9200	sq ft	9200
93	93	9300	sq ft	9300
94	94	9400	sq ft	9400
95	95	9500	sq ft	9500
96	96	9600	sq ft	9600
97	97	9700	sq ft	9700
98	98	9800	sq ft	9800
99	99	9900	sq ft	9900
100	100	10000	sq ft	10000

Material Schedule

Item	Description	Quantity	Unit	Value
1	1	100	sq ft	100
2	2	200	sq ft	200
3	3	300	sq ft	300
4	4	400	sq ft	400
5	5	500	sq ft	500
6	6	600	sq ft	600
7	7	700	sq ft	700
8	8	800	sq ft	800
9	9	900		