

PUBLIC NOTICE AND AGENDA OF THE GROVELAND LOCAL PLANNING AGENCY MEETING SCHEDULED TO CONVENE AT **6:30** P.M., MONDAY, OCTOBER 3, 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.	
INTERIM CITY MANAGER	GWEN WALKER	gwen.walker@groveland-fl.gov
CITY CLERK	TERESA MAXWELL	teresa.maxwell@groveland-fl.gov
SERGEANT-AT-ARMS	CAPT. TODD ENGLISH	todd.english@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 September 19, 2016 LPA Meeting
2. Site Plan Approval – Raney Holdings

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
Monday, September 19, 2016

The Groveland City Council held a regularly scheduled meeting on Monday, September 19, 2016 in the E.L. Puryear Building located at 243 S. Lake Avenue. Mayor Tim Loucks called the meeting to order at 6:00pm with the following members present: Vice Mayor Karen McMican, Council Members Mike Radzik, and Dina Sweatt. City officials present were City Attorney Anita Geraci-Carver, Interim City Manager Gwen Walker, Acting City Clerk Lisa Cortese and Sergeant-at-Arms Commander Scott Penvose. Council Member John Griffin was absent.

AGENDA

1. Approval of Meeting Minutes 08-01-2016

Vice Mayor Karen McMican moved to approve; seconded by Council Member Dina Sweatt.

The motion was approved with all members present voting aye.

2. Ordinance 2016-09-18: Comprehensive Plan Amendment – Raney Holdings

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

The motion was approved with all members present voting aye.

3. Ordinance 2016-09-19: Rezoning to PUD – Industrial – Raney Holdings

Mayor Tim Loucks asked if any of the Council Members had any ex-parte communications with the applicant. Council Members Dina Sweatt, Mike Radzik, and Vice Mayor Karen McMican indicated they had not had any ex-parte communications with the applicant. Mayor Tim Loucks stated that he had a brief meeting with the applicant and their attorney.

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.

PUBLIC COMMENT

ADJOURNMENT

Mayor Tim Loucks adjourned the meeting at 6:05pm.

Attest:



Tim Loucks, Mayor

Lisa Cortese, Acting City Clerk



REQUEST FOR LOCAL PLANING AGENCY CONSIDERATION

MEETING DATE: October 3, 2016

ITEM NUMBER: 2

AGENDA ITEM: Site Plan Approval – Raney Holdings

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

PREPARED BY: Jodi Nentwick, Senior Planner

DATE: September 26, 2016

PROPERTY LOCATION: Independence Boulevard, one-half mile west of SR 19, within the Ford Commerce Park.

BACKGROUND:

The subject property is a vacant lot containing 13.16 +/- acres, which is part of Ford Commerce Park. About half of the lots within the industrial park have been developed with a variety of light industrial uses, mostly manufacturing and distribution centers.

The property was annexed into the City in 2013, but was not given a City Zoning or Future Land Use Map designation at that time. The existing Lake County Zoning for the property is PUD, and its existing Lake County Future Land Use Map (FLUM) designation is Heavy Industrial.

The proposed City zoning for the property is PUD - Industrial. The existing Lake County PUD zoning designation permits a variety of industrial uses, as reflected in the manufacturing and distribution centers currently located in the Ford Commerce Center. Concurrently with this rezoning application, the City is also reviewing a Comprehensive Plan amendment (CPA) that would give the subject property an Industrial Future Land Use Map (FLUM) designation. The proposed PUD - Industrial zoning is consistent with the Industrial FLUM designation being considered for the subject property.

This ordinance also provides certain development standards for the subject property that are more lenient than the City's usual standards. These standards address primarily architectural and landscaping issues. These more lenient standards will allow the property to be developed in a manner that is consistent and compatible with the surrounding existing uses.

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

Given that the subject property is part of the existing Ford Commerce Park which is already partially built out with industrial development, the proposed PUD - Industrial zoning designation is appropriate for the subject property.

The Comprehensive Plan Amendment (CPA) / Future Land Use Map Amendment that is associated with this proposed rezoning will need to be transmitted to the State of Florida (Department of Economic Opportunity) for review before it can be adopted by the City. The first public hearing for both the CPA ordinance and this zoning ordinance are being held tonight. After the State of Florida has reviewed the proposed CPA, the second public hearings for both the CPA ordinance and this zoning ordinance will be held to adopt the proposed ordinances.

On September 19, 2016, the City Council approved by First Reading of the Large-Scale Comprehensive Plan Amendment (LSCPA) and proposed Planned Unit Development (PUD) zoning.

STAFF RECOMMENDATION: Motion to Recommend to City Council Approval of the Site Plan for Raney Holdings

REVIEWED BY CITY MANAGER:

COUNCIL ACTION:

MOTION BY:

SECOND BY:

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

Irrigation Note

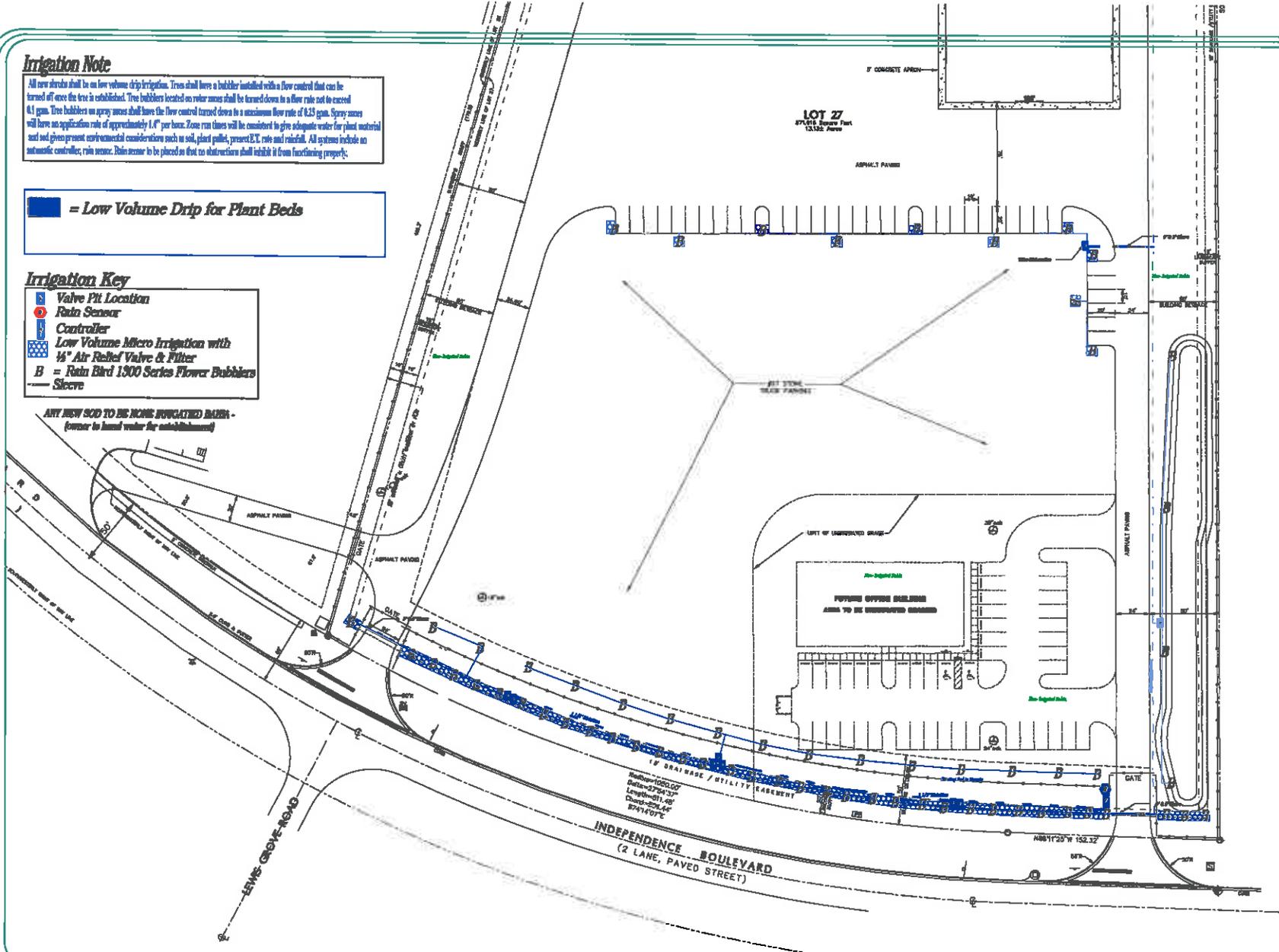
All new shrubs shall be on low volume drip irrigation. Trees shall have a bubbler installed with a flow control that can be turned off once the tree is established. Tree bubblers located on rotor areas shall be turned down to a flow rate not to exceed 0.1 gpm. Tree bubblers on spray areas shall have the flow control turned down to a maximum flow rate of 0.25 gpm. Spray areas will have an application rate of approximately 1.0" per hour. Zone run times will be consistent to give adequate water for plant material and soil given present environmental considerations such as soil, plant palette, present E.L. rate and rainfall. All systems include an automatic controller, rain sensor. Rain sensor to be placed so that no obstructions shall inhibit it from functioning properly.

 = Low Volume Drip for Plant Beds

Irrigation Key

-  Valve Pit Location
-  Rain Sensor
-  Controller
-  Low Volume Micro Irrigation with 1/4" Air Relief Valve & Filter
-  B = Rain Bird 1300 Series Flower Bubblers
-  Sleeve

ANY NEW SOIL TO BE PLANTING AREAS -
(owner to amend water for establishment)



Scale: 1" = 30'
 Date: 8.1.2016
 Rev: 02.16
 Drawn By: RHM
 Checked By: PHE
 PHE: HVALP@LANE HOLDINGS WAGNER
 Raneys Holdings IR-1/IR

38115 Yale Circle
 Leesburg, FL
 34788
 (352) 483-2299



QUALITY OF WORK

Raney Holdings
City of Groveland, Florida
IR-1

Irrigation Note

All new shrubs shall be on low volume drip irrigation. Trees shall have a bubbler installed with a flow control that can be turned off once the tree is established. Tree bubblers located on rotor areas shall be turned down to a flow rate not to exceed 8.1 gpm. Tree bubblers on spray areas shall have the flow control turned down to a maximum flow rate of 0.15 gpm. Spray areas will have an application rate of approximately 1.4" per hour. Zone run times will be constant to give adequate water for plant material and given present environmental considerations such as soil, plant palette, present E.T. rate and rainfall. All systems include an automatic controller, rain sensor. Rain sensor to be placed so that no obstructions shall inhibit it from functioning properly.

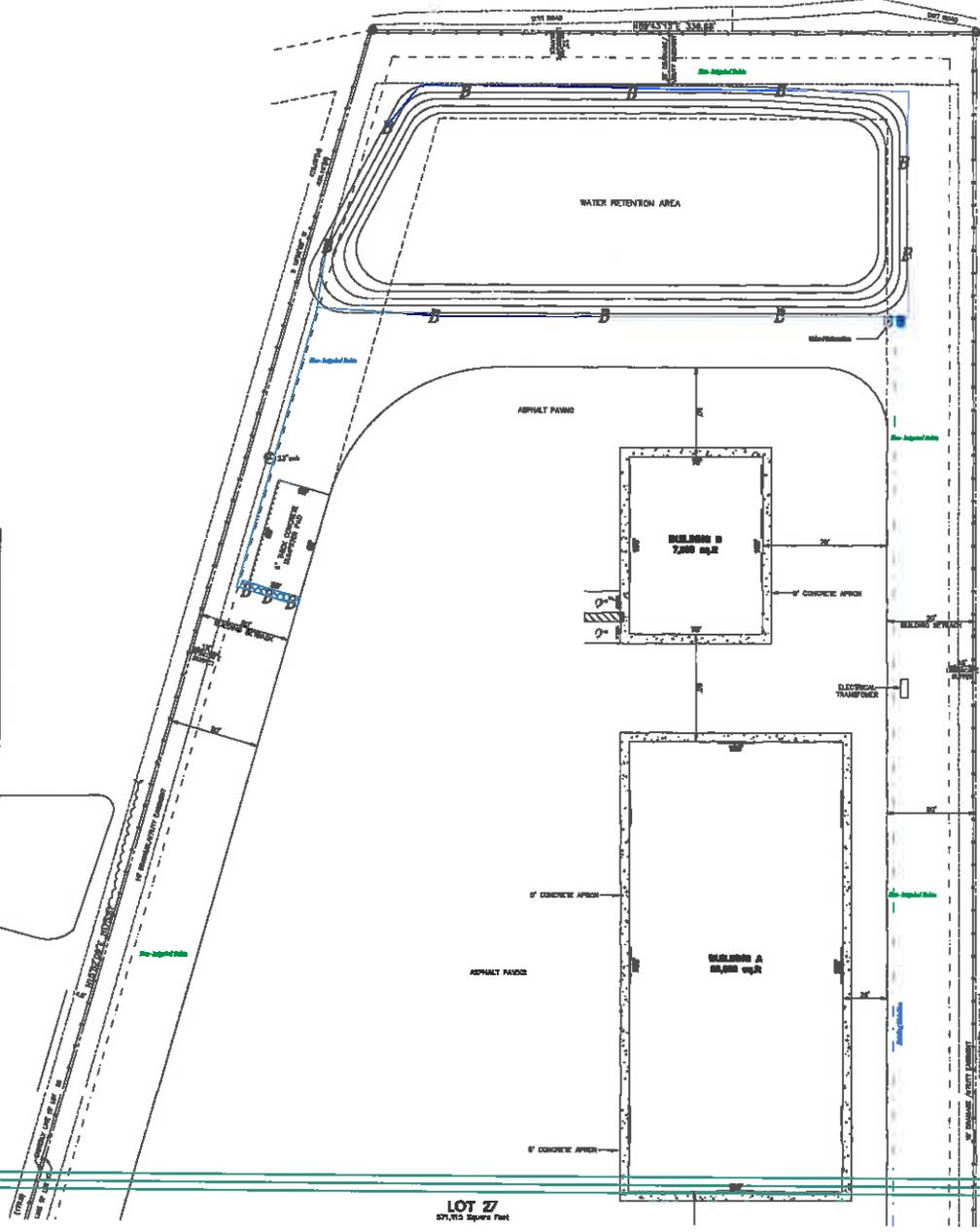
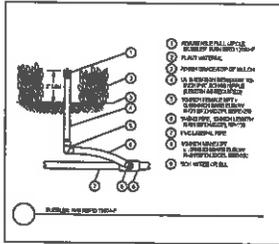
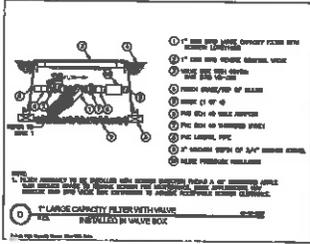


■ = Low Volume Drip for Plant Beds

Irrigation Key

- Valve Pit Location
- Rain Sensor
- Controller
- Low Volume Micro Irrigation with 1/4" Air Relief Valve & Filter
- B = Rain Bird 1300 Series Flower Bubbler Sleeve

ANY NEW SOIL TO BE NONS INSULATED BASE - (near to land water for establishment)



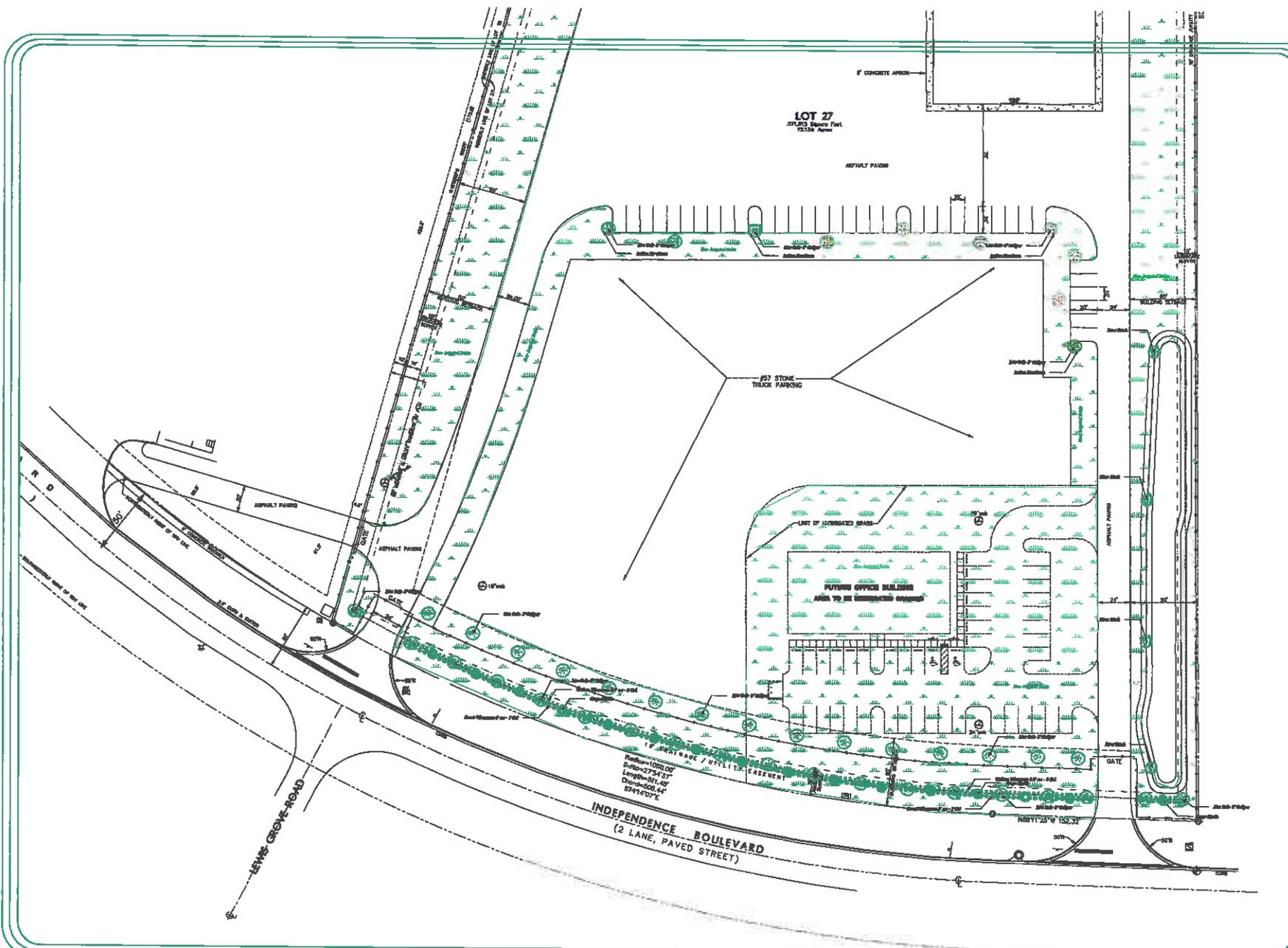
LOT 27
571,713 Square Feet

38115 Yale Circle
Leesburg, FL 34788

 RANEY HOLDINGS, L.P.

Scale: 1" = 30'
Date: 8.1.2016
Rev: 021.16
Drawn By: RMEH
Checked By:
PLOT: H/CADDT/L/CADD/P/W/WAGNER
Raney Holdings, L.P.

Raney Holdings
City of Groveland, Florida
IR-2

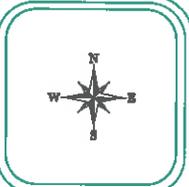
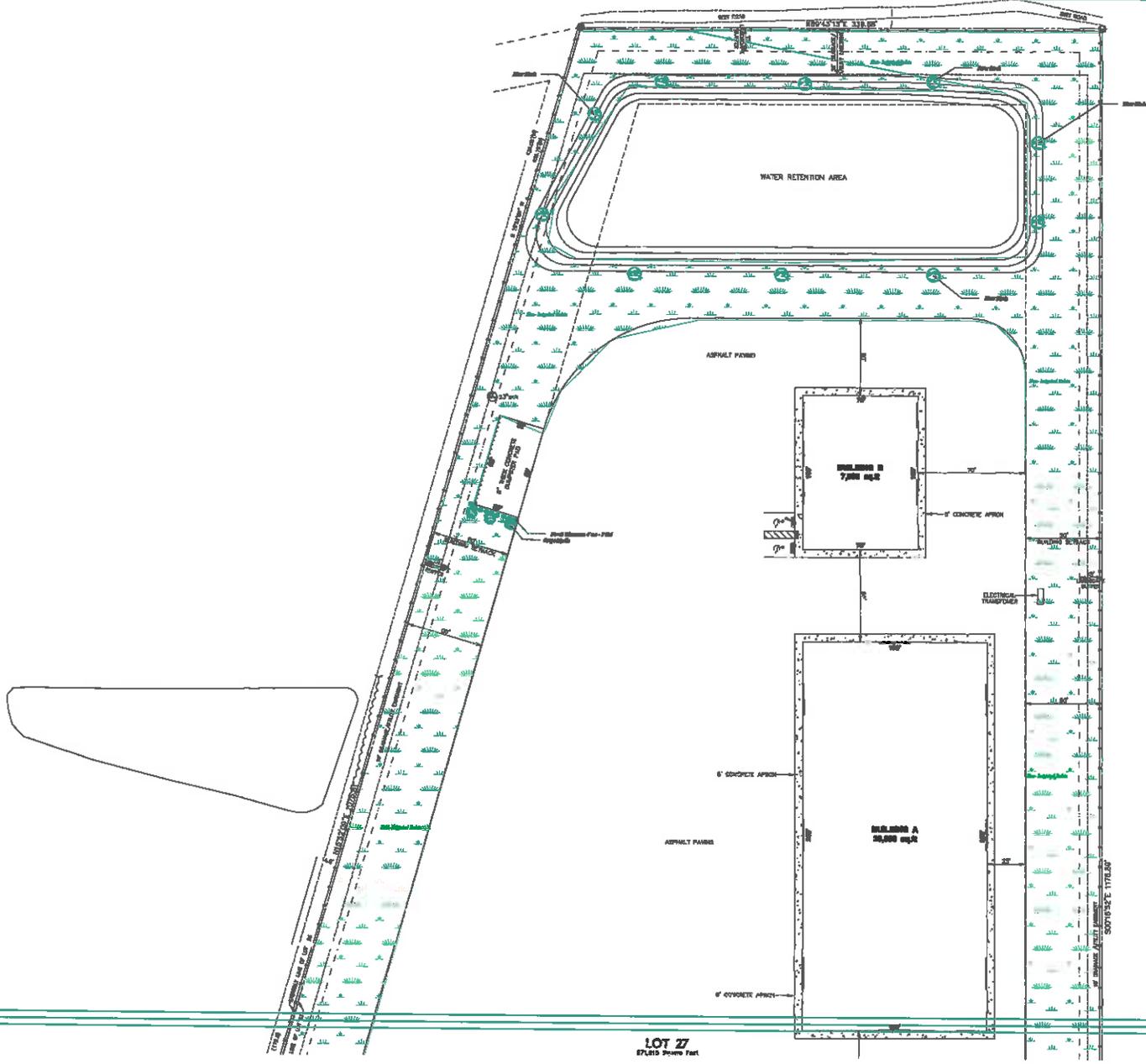


Scale: 1" = 30'
 Date: 8.1.2016
 Rev: 9.2.1.16
 Drawn By: DMH
 Checked By:
 PLE: H/CAD/P/D/CAD/DWG/WACHERA
 Raney Holdings LA-2 LAW

38115 Yale Circle
 Leesburg, FL
 34788
 (352) 483-2999

QUALITY BY DESIGN

Raney Holdings
City of Groveland, Florida
LA-2



Scale: 1" = 30'
 Date: 8.1.2016
 Rev: 9.21.16
 Drawn By: BME
 Checked By: PHILIP CARROLL, CADDDWG/WAGNERA
 Raney Holdings, L.P.

38115 Yale Circle
 Leesburg, FL 34788
 (852) 483-2299

Raney Holdings
City of Groveland, Florida
LA-3

LOT 27
 PLATS 2000 Part



City of Groveland Planning and Zoning Application

The applicant shall be responsible for any advertising fees and all required recording fees assessed by the Lake County Clerk of Court. Invoice will be mailed, payment due on receipt.

Date: _____

Application # _____

Applicant Name: Wagner Construction Co., LLC

Applicant Phone# 352-728-2221

Address: 1812 Greenleaf Lane, Suite 2

Applicant Fax # 352-728-6670

Leesburg, FL 34748

Email Address: bsmith@wagner-florida.com

Applicant is: Owner Agent Purchaser Lessee Optionee

Owners Name: Raney Holdings

Owner's Phone # 407-466-6284

Address: 19900 Independence Blvd.

Owner's Fax # _____

Groveland, FL 34736

Email Address: braney@rcishell.com

Application Type: **LAND USE**

- | | | |
|---|---|--|
| <input type="checkbox"/> Annexation | <input checked="" type="checkbox"/> Rezoning | <input checked="" type="checkbox"/> Comprehensive Plan Amendment |
| <input type="checkbox"/> Lot Split | <input type="checkbox"/> Lot Line Deviation | <input type="checkbox"/> Variance-Residential |
| <input type="checkbox"/> Site Plan Approval | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Variance-Commercial/Industrial |
| <input type="checkbox"/> Concurrence Review | <input type="checkbox"/> Construction Plan Review | <input type="checkbox"/> Re-Review |
| <input type="checkbox"/> Special Exception Use | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Residential Design Review |
| <input type="checkbox"/> Road/Easement Vacation | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> DRI Development | <input type="checkbox"/> Proportionate Fair Share | <input type="checkbox"/> DRI Regional Development |
| <input type="checkbox"/> Other: _____ | | |

Reason for Request: _____

Project Title (Site Plans, future/existing subdivisions only): Raney Lot 27

Property Address: Lot 27, Independence Blvd. Property Size: 13.16 acres

Alternate Key #: 3781708

Property Tax I.D. #s: Parcel ID 20-21-5-120600002700



City of Groveland Planning and Zoning Application

Proposed Use of Property: New facilities service building and light industrial building to operate and expand existing business in Groveland, FL

Existing Zoning: "PUD" with "LM" use Existing Land Use: Vacant

Would like to change Zoning to: _____

Would like to change Land Use to: Employment Center

Current number of structures on the property: 0

What utilities currently exist on the site?

Water Reclaim Water Sewer Well Septic None

What utilities are proposed to be used?

Water Reclaim Water Sewer

Have any previous applications been filed within the last year in connection with this property?

Yes No

If yes, please describe:

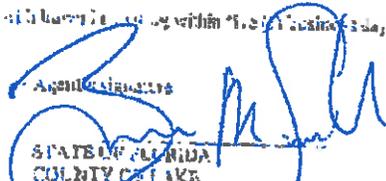
Plat of Property Owner's Affidavit

Dated: June 30, 2016

Before me, the undersigned authority personally appeared, Arthur V. Raney, Jr. (property owner) personally known to me by me to be duly sworn and says:

1. That said authority is the true and lawful owner of the property as my describe in this application.
2. That said authority desires to provide new facilities service building and light industrial building to operate and expand existing business in Groveland, FL.
3. That said authority (property owner) has appointed Wagner Construction Co., LLC (agent's name) to act on his behalf to accomplish the above, and before me the undersigned authority agent personally appeared and before me duly sworn on each, deposes and says:
 - A. That he/she/it affirms and certifies that he/she/it understands and will comply with all ordinances, regulations, and provisions of the City of Groveland, Florida, and that all statements and diagrams submitted herewith are true and accurate to the best of his/her knowledge and belief, and that all of the information and attachments shall become part of the Official Records of the City of Groveland, Florida, and become returnable.
 - B. That the relevant requirements for the application have been completed and attached hereto as part of the application.
 - C. Fees and other costs have been paid in full for the application, and have been paid within the 30 business days of receipt.

Signature of agent:

Agent's Signature


STATE OF FLORIDA
 COUNTY OF LAKE
 Subscribed and sworn to (or affirmed) before me on _____ (date) by _____ (name) of affiant, deponent, or other signatory, personally known to me or as presented.

STATE OF FLORIDA
 COUNTY OF LAKE
 Subscribed and sworn to (or affirmed) before me on 6-30-16 (date) by TARA COLE (name) of affiant, deponent, or other signatory, personally known to me or as presented.

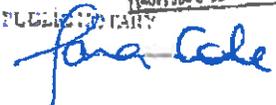
Signature of Notary

PUBLIC NOTARY

Signature of Notary

PUBLIC NOTARY





Note: The Property Owner(s) must sign the Affidavit; When an Agent is used to take the case, both the Agent and the Property Owner(s) must sign the Affidavit.

INSTRUMENT#: 2016056642 DR BK 4787 PG 1440 PAGES: 3 6/2/2016 9:57:41 AM
NEIL KELLY, LAKE COUNTY CLERK OF THE CIRCUIT COURT
REC FEES: \$27.00 DEED DOC:\$5075.00

Prepared by and return to:
Bayshore Title Insurance Agency,
3431 Henderson Boulevard, Tampa, Florida 33609

File Number: 1510047

Parcel ID Number: 20.21.25.120600002700

Consideration: \$725,000.00
Doc Stamp: \$5,075.00

General Warranty Deed

Made this 31st day of May, 2016, by CB Group LLC, a Florida limited liability company, whose post office address is 301 W. Platt Street, #144, Tampa, FL 33606, hereinafter referred to as "Grantor"; to Raney Holdings, LLC, a Florida limited liability company, whose post office address is 7290 Hacienda Trail, Polk City, FL 33868, hereinafter referred to as "Grantee".

(Whoever used here as the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Lake County, Florida, viz:

Lot 27, LAKE COUNTY CENTRAL PARK PHASE 2, according to the Plat thereof as recorded in Plat Book 40, Pages 84 through 87 (inclusive), of the Public Records of Lake County, Florida.

Subject to covenants, restrictions, easements and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2015.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

CB Group LLC,
a Florida limited liability company

BY: [Signature]
Brennan Smith, Manager

Signed, sealed and delivered in our presence:

[Signature]
Witness Name Printed: Carol C. Embry

[Signature]
Witness Name Printed: Susan Sardo

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Brennan Smith, as Manager of CB Group LLC, a Florida limited liability company, on behalf of the company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

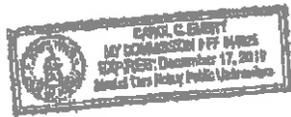
Personally known to me
 Produced driver's license as identification.

Witness my hand and official seal, this the 20th day of May, 2016.

[Signature]
Notary Public

My Commission Expires:

(SEAL)



In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

CB Group LLC,
a Florida limited liability company

BY: Steve Cormier
Steve Cormier, Manager

Signed, sealed and delivered in our presence:

Patricia S. DeCoud
Witness Name Printed: PATRICIA S. DECOUD

Heather Hall
Witness Name Printed: Heather Hall

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH COLLIER

I, the undersigned authority, a Notary Public of the County and State first above written, do hereby certify that Steve Cormier, as Manager of CB Group LLC, a Florida limited liability company, on behalf of the company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

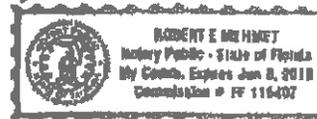
Personally known to me
 Produced _____ as identification.

Witness my hand and official seal, this the 13 day of May, 2016.

Robert E. Mchmet
Notary Public, ROBERT E. MCHMET

My Commission Expires: JUNE 8, 2018

(SEAL)



PROPERTY RECORD CARD

General Information

Owner Name: RANEY HOLDINGS LLC
Alternate Key: 3781708
Mailing Address: 7290 HACIENDA TRL
 POLK CITY, FL 33868
[Update Mailing Address](#)
Parcel Number: 20-21-25-120600002700
Milage Group and City: 00GR (GROVELAND)
Total Milage Rate: 20.43600
Trash/Recycling /Water/Info: [My Public Services Map](#)
Property Location: INDEPENDENCE BLVD
 GROVELAND FL 34736
[Update Property Location](#)
Property Name: -
[Submit Property Name](#)
School Locator: [School and Bus Map](#)
Property Description: GROVELAND, LAKE COUNTY CENTRAL PARK PHASE 2 SUB
 LOT 27 PB 40 | PGS 84-87 | ORB 3037 PG 442 |

Land Data

Line	Land Use	Frontage	Depth	Notes	No. Units	Type	Class Value	Land Value
1	VACANT INDUSTRIAL (4000)	0	0		13.18	AC	\$0.00	\$328,000.00

Miscellaneous Improvements

There is no improvement information to display.

Sales History

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
2686 / 1780	10/27/2004	County Deed	Qualified	Vacant	\$458,900.00
3037 / 442	12/13/2005	Warranty Deed	Qualified	Vacant	\$650,000.00
4787 / 1440	5/31/2016	Warranty Deed	Qualified	Vacant	\$725,000.00

[Click here to search for mortgages, liens, and other legal documents.](#)

Values and Estimated Ad Valorem Taxes

Tax Authority	Market Value	Assessed Value	Taxable Value	Milage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$328,000	\$328,000	\$328,000	5.30510	\$1,745.38
LAKE COUNTY MSTU AMBULANCE	\$328,000	\$328,000	\$328,000	0.46290	\$162.29
SCHOOL BOARD STATE	\$328,000	\$328,000	\$328,000	5.89700	\$1,874.31
SCHOOL BOARD LOCAL	\$328,000	\$328,000	\$328,000	1.50000	\$483.50
CITY OF GROVELAND	\$328,000	\$328,000	\$328,000	5.89000	\$1,970.71
ST JOHNS RIVER FL WATER MGMT DIST	\$328,000	\$328,000	\$328,000	0.30230	\$88.48
LAKE COUNTY VOTED DEBT SERVICE	\$328,000	\$328,000	\$328,000	0.16000	\$52.64
LAKE COUNTY WATER AUTHORITY	\$328,000	\$328,000	\$328,000	0.25540	\$84.03
SOUTH LAKE HOSPITAL DIST	\$328,000	\$328,000	\$328,000	0.76330	\$251.13
			Total:	20.436	\$6,723.45

Exemptions Information

This property is benefitting from the following exemptions with a checkmark ✓

First Homestead Exemption (up to \$25,000)	Learn More View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More View the Law
Limited Income Senior Exemption (applied to county millage - up to \$50,000)	Learn More View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000) 	Learn More View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More View the Law
Widow / Widower Exemption (up to \$500)	Learn More View the Law
Blind Exemption (up to \$500)	Learn More View the Law
Disability Exemption (up to \$500)	Learn More View the Law
Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Disability Exemption (\$5000)	Learn More View the Law
Veteran's Total Disability Exemption (amount varies)	Learn More View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More View the Law
Deployed Servicemember Exemption (amount varies)	Learn More View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More View the Law
Conservation Exemption (amount varies)	Learn More View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)	Learn More View the Law
Government Exemption (amount varies)	Learn More View the Law

Exemption Savings 

The exemptions marked with a  above are providing a tax dollar savings of: **\$0.00**

Assessment Reduction Information (3% cap, 10% cap, Agricultural, Portability, etc.)

This property is benefiting from the following assessment reductions with a checkmark 

Save Our Homes Assessment Limitation (3% assessed value cap)	Learn More View the Law
Save Our Homes Assessment Transfer (Portability)	Learn More View the Law
Non-Homestead Assessment Limitation (10% assessed value cap)	Learn More View the Law
Conservation Classification Assessment Limitation	Learn More View the Law
Agricultural Classification	Learn More View the Law

Assessment Reduction Savings 

The assessment reductions marked with a  above are providing a tax dollar savings of: **\$0.00**

Copyright © 2014 Lake County Property Appraiser. All rights reserved.
Property data last updated on 5 July 2016.

3. _____
4. _____
5. _____
6. _____

10. Signature:

[Handwritten Signature]

Date: 6-30-16

STATE OF FLORIDA

COUNTY OF LAKE

The foregoing instrument has been acknowledged before me this 30th day of JUNE, 2016 by BRENNAN SMITH who is personally known to me or who has produced _____ as identification and who did _____ or did not take an oath.

Signature of Acknowledger

[Handwritten Signature]

Name of Acknowledger. Typed or Printed TARA COLE

Title _____

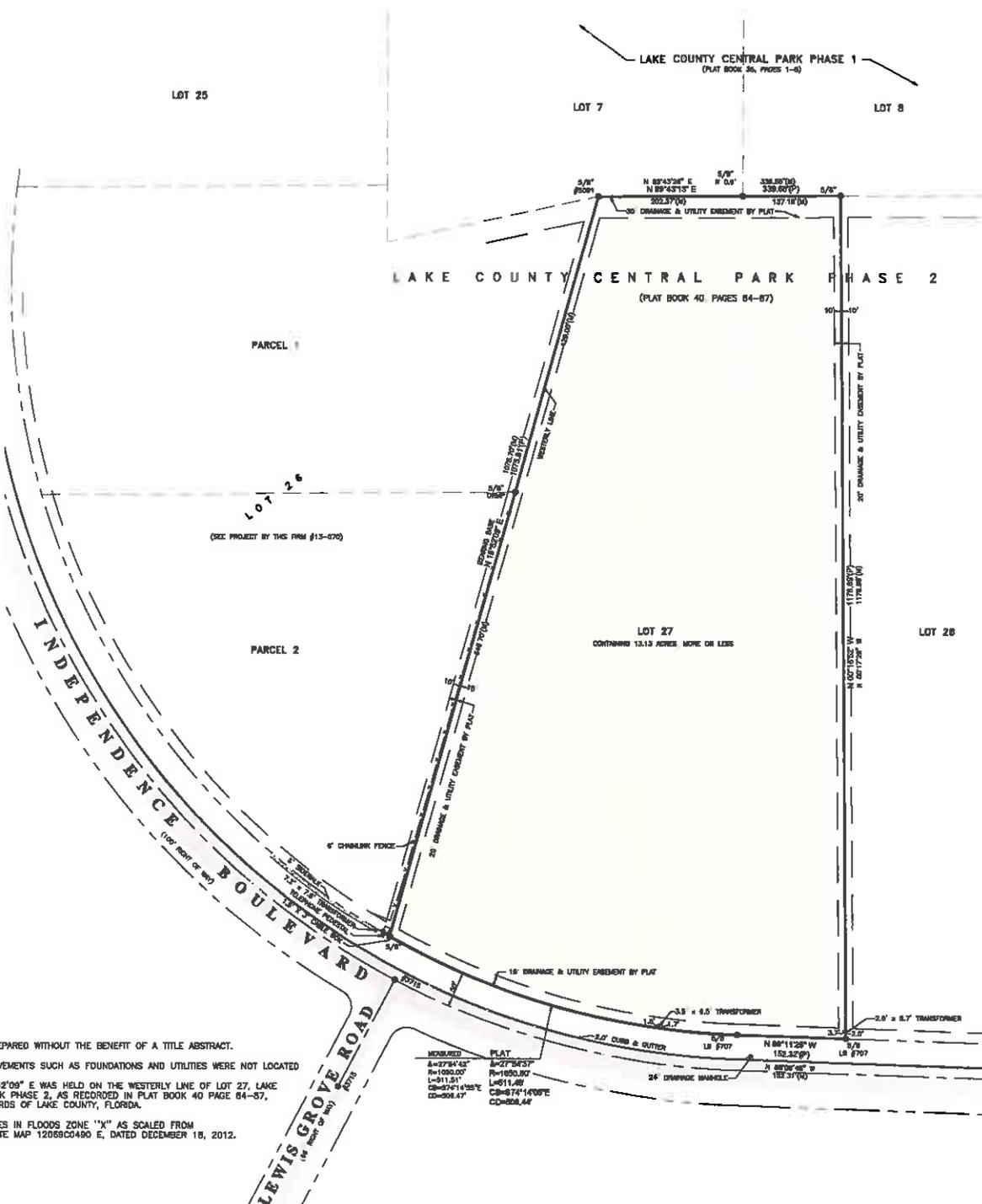
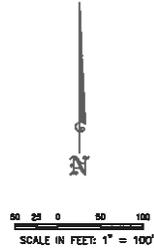
Commission Number EE87679 My Commission Expires 4-27-17

Stamp (seal)



MAP SHOWING
BOUNDARY SURVEY

LOT 27,
LAKE COUNTY CENTRAL PARK PHASE 2
ACCORDING TO PLAT THEREOF
AS RECORDED IN
PLAT BOOK 40, PAGE 84 THROUGH 87,
OF THE CURRENT PUBLIC RECORDS OF
LAKE COUNTY, FLORIDA.



- LEGEND:**
- - FOUND 1/2" IRON PIPE NO ID UNLESS OTHERWISE NOTED
 - - SET 1/2" IRON PIPE LB 7944
 - - FOUND 4"x4" CONCRETE MONUMENT NO ID UNLESS OTHERWISE NOTED
 - - SET 4"x4" CONCRETE MONUMENT LB 7944
 - ⊙ - FOUND PIPE MARK NO ID UNLESS OTHERWISE NOTED
 - ⊙ - SET PK MARK LB 7944
 - Δ - DELTA
 - R - RADIUS
 - L - ARC LENGTH
 - CB - CHORD BEARING
 - CD - CHORD DISTANCE
 - PC - POINT OF CURVATURE
 - PT - POINT OF TANGENT
 - D.B. - DEED BOOK
 - O.R.B. - OFFICIAL RECORD BOOK
 - O.D. - OVERLAP
 - PL - PLAT
 - ID - IDENTIFICATION
 - LB - LICENSED BUSINESS
 - B.R.L. - BUILDING RESTRICTION LINE
 - (M) - FIELD MEASURED
 - (C) - CALCULATED
 - (D) - DEED
 - (P) - PLAT
 - NO. - NUMBER
 - NO. - WORK ORDER
 - A.C. - AIR CONDITIONING UNIT
 - CM - CORRUGATED METAL PIPE
 - CUA - CLAY COUNTY UTILITY AUTHORITY
 - CE - CLAY ELECTRIC CORPORATION
 - PO - POWER POLE
 - CP - CONCRETE POWER POLE
 - LP - LIGHT POLE
 - SB - SATELLITE BISH
 - CA - GUY ANCHOR
 - WM - WATER METER
 - TP - TELEPHONE PEDESTAL
 - CP - CABLE PEDESTAL
 - WM - WATER VALVE
 - PH - FIRE HYDRANT
 - CL - CHAIN LINK FENCE
 - CON - CONCRETE
 - PR - PAVEMENT

GENERAL NOTES:

- 1.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.
- 2.) UNDERGROUND IMPROVEMENTS SUCH AS FOUNDATIONS AND UTILITIES WERE NOT LOCATED
- 3.) A BEARING OF N 15°52'09" E WAS HELD ON THE WESTERLY LINE OF LOT 27, LAKE COUNTY CENTRAL PARK PHASE 2, AS RECORDED IN PLAT BOOK 40 PAGE 84-87, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- 4.) PROPERTY HEREON LIES IN FLOODS ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP 12069C0490 E, DATED DECEMBER 18, 2012.

MONUMENT	PLAT
A=2784'42"	A=2784'42"
B=1083.00'	B=1083.00'
L=811.81'	L=811.81'
CB=874'14"09"	CB=874'14"09"
CD=868.44'	CD=868.44'

DONALD M. JOHNSON, JR.
FLORIDA REGISTERED LAND SURVEYOR NO. 5813
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOHNSON
SURVEYING & MAPPING, INC.

JOHNSON SURVEYING & MAPPING, INC.
10250 NORMANDY BLVD, SUITE 604
JACKSONVILLE FLORIDA 32221
LICENSED BUSINESS No. 7844

PHONE (904) 619-8630
FAX (904) 519-6786

W.O. NO.: 2015012	SURVEY DATE: 1-29-2016	DRAFTED BY: CETLINSKI
CHECKED BY: DMJ	CAD FILE: 16012.DWG	FB 21 PG 27-28