



Record and return to:
City of Groveland
Community Development Department
156 S. Lake Avenue
Groveland, FL 34736

NOTICE OF SUBDIVISION OF PROPERTY

Owner(s): JCJ Family Partnership Ltd.
679 Lake Harbor Circle
Edgewood, FL 32900

The City of Groveland, a municipal corporation of the State of Florida, hereby grants subdivision approval for a Lot Split pursuant to Sec. 2.1(D) of the City of Groveland Community Development Code. The property described as

Parcel A:

The Easterly 142.00 feet of Lot 2, of Christopher C. Ford Commerce Park Replat #1, according to the replat thereof as recorded in Plat Book 49, Page 85, Public Records of Lake County, Florida, containing 1.13 +/- acres.

AND

Lot 2, of Christopher C. Ford Commerce Park Replat #1, according to the replat thereof as recorded in Plat Book 49, Page 85, Public Records of Lake County, Florida, less the Easterly 142.00 feet thereof, containing 1.36 +/- acres.

also depicted in Exhibit "A".

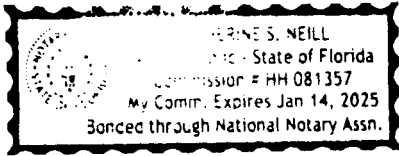
CITY OF GROVELAND, FLORIDA



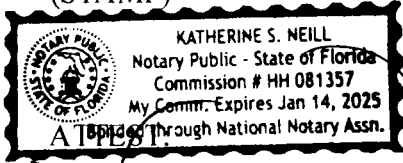
Michael Hein, City Manager

State of Florida
County of Lake

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of September, 2021, by Michael Hein, City Manager of the City of Groveland, who is personally known to me or who has produced _____ as identification.



(STAMP)



Katherine S. Neill

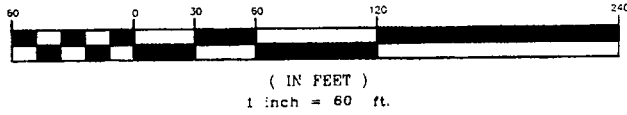
 Notary Public

Virginia Wright

 Virginia Wright, City Clerk

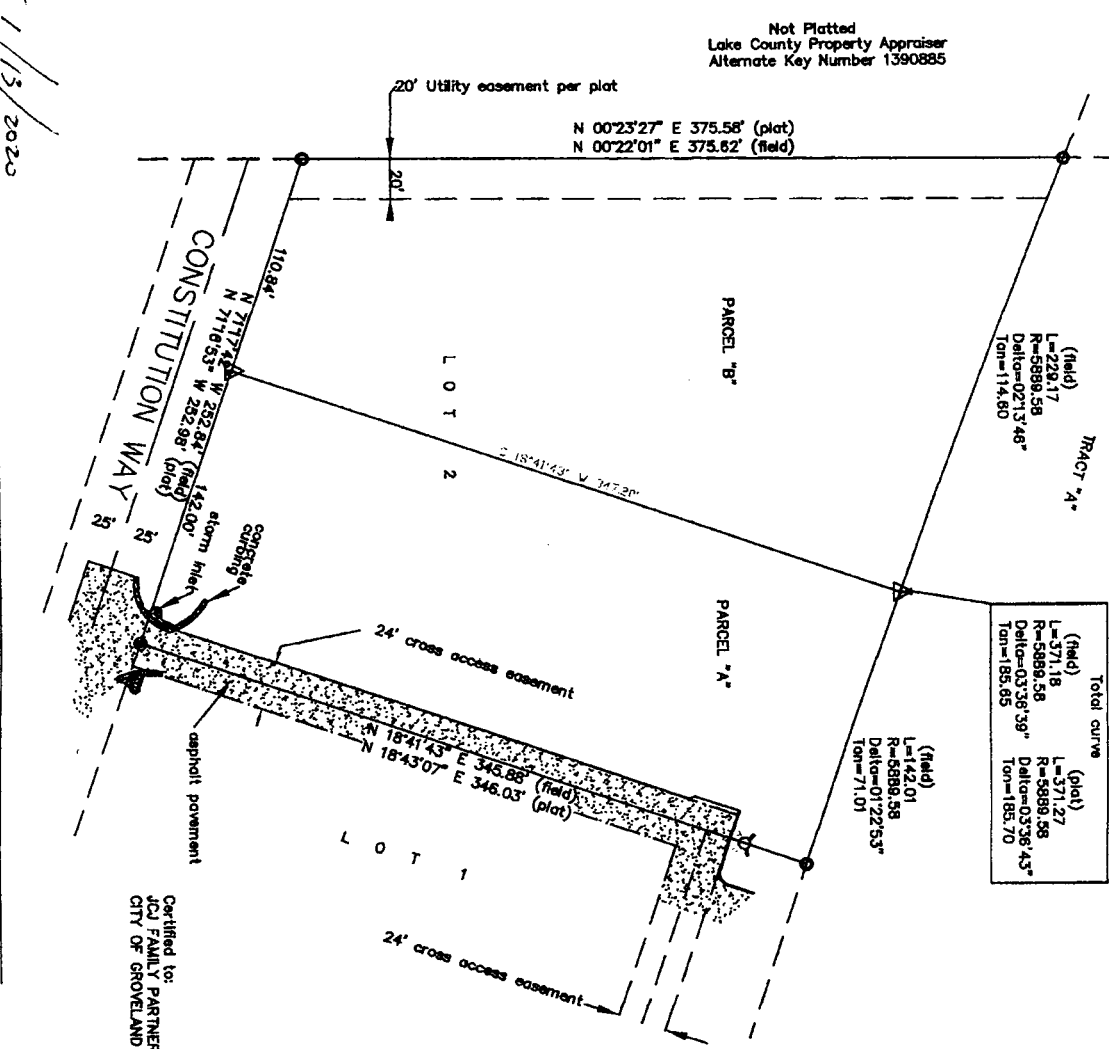


GRAPHIC SCALE



Not Platted
Lake County Property Appraiser
Alternate Key Number 1390885

PATRICK M. KELLEY, P.L.S. FLORIDA SURVEYOR'S CERTIFICATE NO. 4423
NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR & MAPPER.
THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.



BOUNDARY SURVEY FOR
JCU FAMILY PARTNERSHIP, LTD
CITY OF GROVELAND

CHRISTOPHER C. FORD COMMERCE
PARK REPLAT NO. 1
LAKE COUNTY, FLORIDA

Blackburn Surveying, Inc.
L.B. # 6528
642 W. Highway 50
P.O. Box 121022
Clermont, Florida 34712
(352) 394-4417
Fax (352) 394-7058

Found nail & disk marked LB 7046
Found #4 rebar w/cap LB7046
Set #4 rebar w/cap LB8828 after approval
Fire hydrant

APPROVED BY: DRAWN BY:
DATE: 1/03/2020
Scale: 1" = 60'

PAGE NO. 1 of 1 DRAWING NO. cfdrdraplats912

PARCEL "A" DESCRIPTION
THE EASTERLY 142.00 FEET OF LOT 2, CHRISTOPHER C. FORD COMMERCE PARK REPLAT #1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 85, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, CONTAINING 1.15 ± ACRES

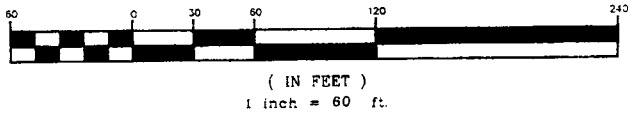
PARCEL "B" DESCRIPTION
LOT 2, CHRISTOPHER C. FORD COMMERCE PARK REPLAT #1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 85, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS THE EASTERLY 142.00 FEET THEREOF, CONTAINING 1.36 ± ACRES

NOTES
1. BEARINGS BASED ON THE ASSUMED BEARING OF N.18°41'43"E. ALONG THE EAST LINE OF LOT 2.
2. APPARENT ABOVEGROUND ENCROACHMENTS, IF ANY, AS SHOWN.
3. UNDERGROUND ENCROACHMENTS AND/OR IMPROVEMENTS, IF ANY, NOT LOCATED.
4. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MIGHT BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
5. PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X".
6. ADDITIONS OR DELETIONS TO THE SURVEY SHOWN HEREON BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF SAID SIGNING PARTY.

1/13/2023

Certified to:
JCU FAMILY PARTNERSHIP, LTD
CITY OF GROVELAND

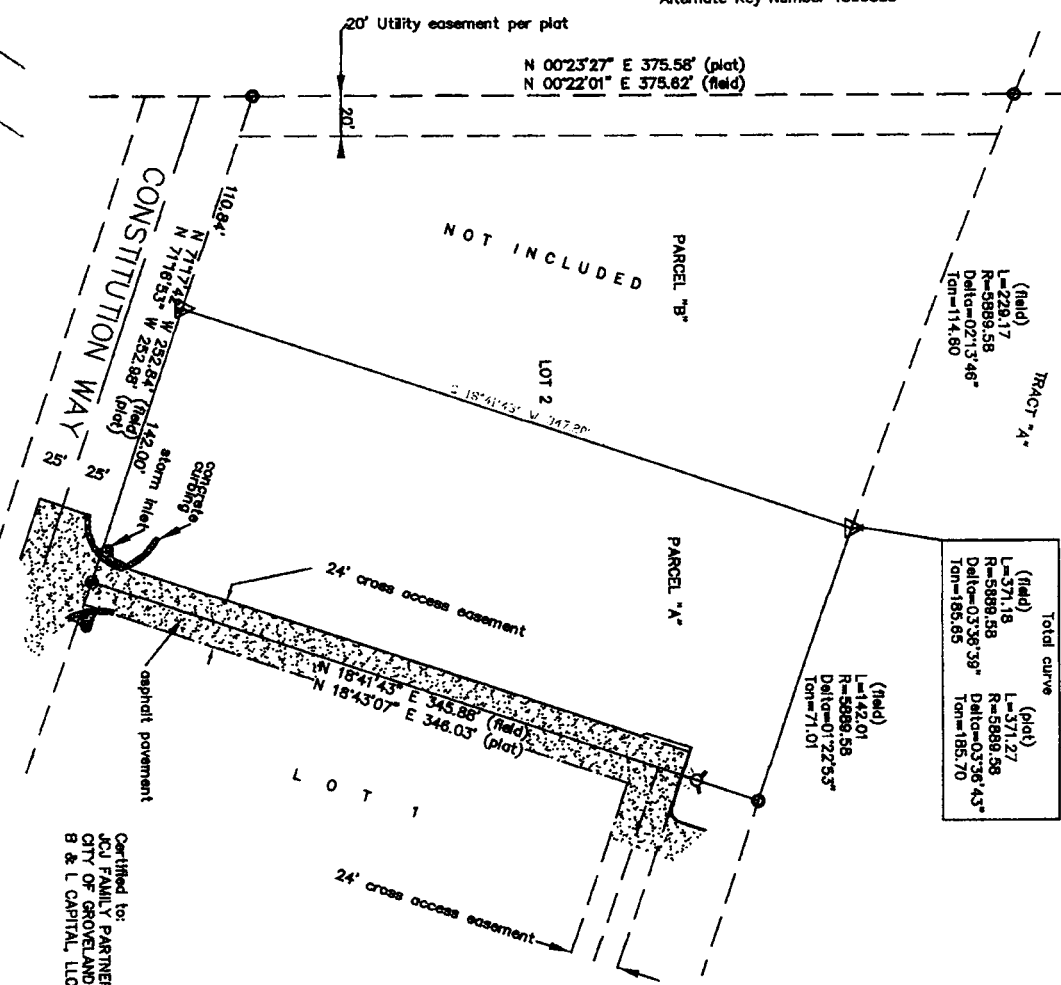
GRAPHIC SCALE



Not Platted
Lake County Property Appraiser
Alternate Key Number 1390685

PATRICK M. KELLEY, P.L.S. FLORIDA SURVEYOR'S CERTIFICATE NO. 4423
NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR & MAPPER.
THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

11/13/2020



Total curve	
(field)	(plat)
L=571.16	L=571.27
R=5889.58	R=5889.58
Delta=03°39'39"	Delta=03°36'43"
Tom=185.70	Tom=185.70

NOTES

1. BEARINGS BASED ON THE ASSUMED BEARING OF N.18°41'43"E. ALONG THE EAST LINE OF LOT 2.
2. APPARENT ABOVEGROUND ENCROACHMENTS, IF ANY, AS SHOWN.
3. UNDERGROUND ENCROACHMENTS AND/OR IMPROVEMENTS, IF ANY NOT LOCATED.
4. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MIGHT BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
5. PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X".
6. ADDITIONS OR DELETIONS TO THE SURVEY SHOWN HEREON BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF SAID SIGNING PARTY.

- = Found nail & disk marked LB 7046
- = Found #4 rebar w/loop LB7048
- △ = Set #4 rebar w/loop LB8528 after approval
- ⊗ = Fire hydrant

Blackburn Surveying, Inc.
L.B. # 6528
642 W. Highway 50
P.O. Box 121022
Clermont, Florida 34712
(352) 394-4417
Fax (352) 394-7058

BOUNDARY SURVEY FOR
JCU FAMILY PARTNERSHIP, LTD, CITY
OF GROVELAND & B&L CAPITAL, LLC

APPROVED BY: DRAWN BY:
DATE: 1/03/2020
SCALE: 1" = 60'

CHRISTOPHER C. FORD COMMERCE
PARK REPLAT NO. 1
LAKE COUNTY, FLORIDA

PAGE NO. 1 of 1 DRAWING NO. cfordreplates12

GRAPHIC SCALE

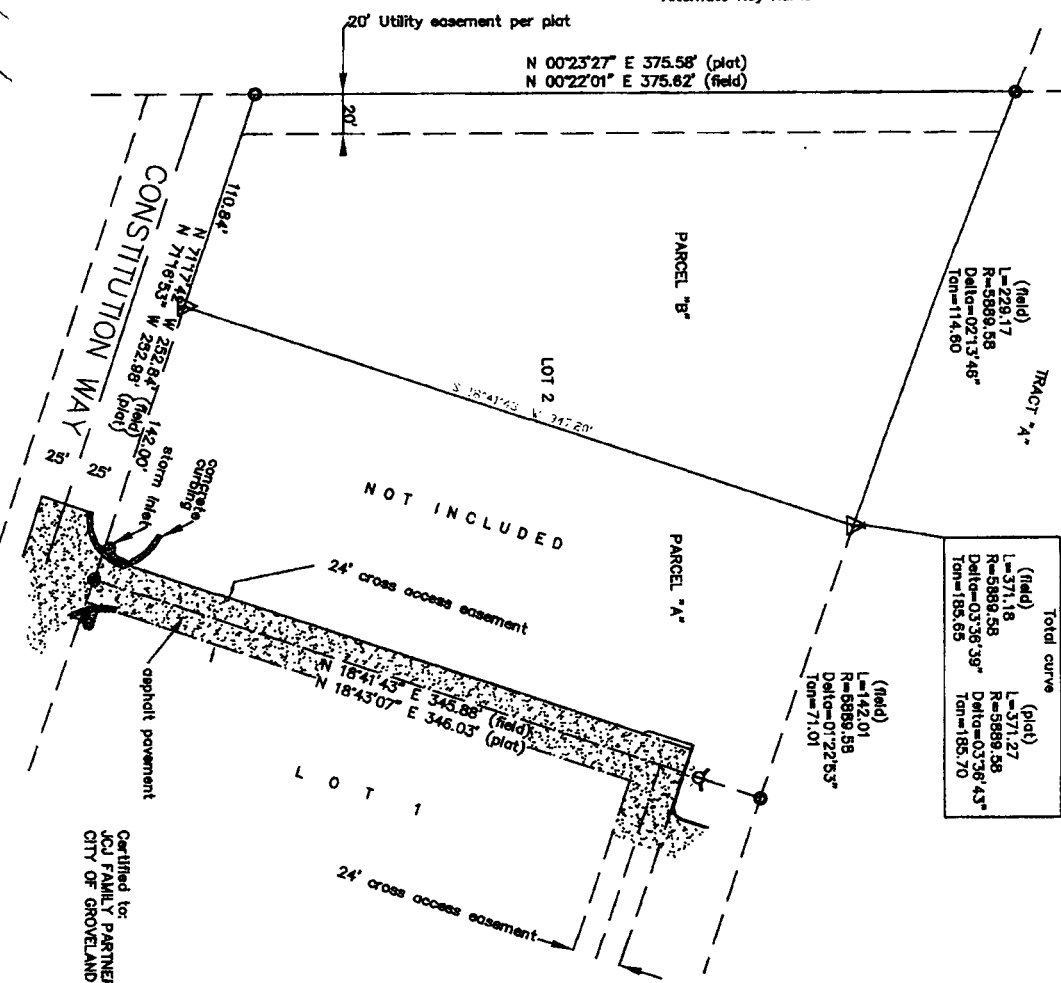


(IN FEET)
1 inch = 60 ft.

Not Platted
Lake County Property Appraiser
Alternate Key Number 1330885

PATRICK M. KELLEY, P.L.S. FLORIDA SURVEYOR'S CERTIFICATE NO. 4423
NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR & MAPPER.
THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

11/3/2020



Total curve	
(field)	(plat)
L=371.18	L=371.27
R=5889.58	R=5889.58
Delta=03°36'43"	Delta=03°36'43"
Tan=185.65	Tan=185.70

- PARCEL "B" DESCRIPTION
LOT 2, CHRISTOPHER C. FORD COMMERCE PARK REPLAT #1
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK
489, PAGE 68, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LESS
AND EXCEPT THE EASTERLY 142.00 FEET THEREOF, CONTAINING
1.36 ± ACRES
- NOTES
1. BEARINGS BASED ON THE ASSUMED BEARING OF N.18°41'43"E.
ALONG THE EAST LINE OF LOT 2.
2. APPARENT ABOVEGROUND ENCROACHMENTS, IF ANY, AS
SHOWN.
3. UNDERGROUND ENCROACHMENTS AND/OR IMPROVEMENTS, IF
ANY, NOT LOCATED.
4. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MIGHT BE
DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
5. PROPERTIES SHOWN HEREON LIES IN FLOOD ZONE "X".
6. ADDITIONS OR DELETIONS TO THE SURVEY SHOWN HEREON BY
OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT
WRITTEN CONSENT OF SAID SIGNING PARTY.

BOUNDARY SURVEY FOR
JCU FAMILY PARTNERSHIP, LTD
CITY OF GROVELAND

SCALE: 1" = 60'
DATE: 1/03/2020

APPROVED BY: [Signature]
DRAWN BY: [Signature]

CHRISTOPHER C. FORD COMMERCE
PARK REPLAT NO. 1
LAKE COUNTY, FLORIDA

PAGE NO. 1 of 1 DRAWING NO. cfordrplattwest12

Blackburn Surveying, Inc.
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Legend:
● = Found nail & disk marked LB 7046
○ = Found #4 rebar w/cop LB7046
△ = Set #4 rebar w/cop LB6528 after approval
☉ = Fire hydrant



Certified for
JCU FAMILY PARTNERSHIP, LTD
CITY OF GROVELAND