


**SITE DATA**

PARCEL NO: 01-22-24-4205-003-00000  
 ALTERNATE KEY: 1103193  
 EXISTING ZONING: LIGHT INDUSTRIAL  
 EXISTING USE: VACANT LAND  
 EXISTING FLU: EMPLOYMENT CENTER  
 PROPOSED USE: LIGHT INDUSTRIAL

**PROPERTY DESCRIPTION**

GROVELAND, GROVELAND FARMS 19-22-25 PB 2 PG 10-11 TRACTS 3, 4, 13, 14--LESS BEGIN AT NORTHWEST CORNER OF TRACT 3, RUN NORTH 89-33-00 EAST 212.63 FEET, SOUTH 00-08-22 EAST 66.30 FEET, SOUTH 86-56-34 WEST 212.80 FEET, NORTH 00-13-08 WEST 75.98 FEET TO THE POINT OF BEGINNING AND LESS THE SOUTH 215 FEET OF WEST 32.55 FEET OF TRACT 14 AND LESS THE EAST 185 FEET OF WEST 252.55 FEET OF SOUTH 177 FEET OF TRACT 14 AND LESS THE WEST 35 FEET OF EAST 220 FEET OF SOUTH 177 FEET OF TRACT 14 AND LESS FROM NORTHWEST CORNER OF NORTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 19 RUN SOUTH 00-05-34 EAST 1331.39 FEET TO SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF NORTHWEST 1/4, ALSO BEING SOUTHWEST CORNER OF TRACT 14, NORTH 89-43-33 EAST 252.67 FEET TO SOUTHEAST CORNER OF DB 343 PG 335 FOR POINT OF BEGINNING, CONTINUING ALONG SAID SOUTH LINE RUN NORTH 89-43-33 EAST 176.31 FEET TO SOUTHWEST CORNER OF PROPERTY DESCRIBED IN ORB 1777 PG 1404, NORTH 00-05-30 WEST 177 FEET, NORTH 89-43-33 EAST 35 FEET, SOUTH 00-05-30 EAST 177 FEET TO SOUTH LINE OF NORTHEAST 1/4 OF NORTHWEST 1/4 OF SAID SECTION 19, NORTH 89-43-33 EAST 477.64 FEET TO A POINT ON EAST LINE OF WEST 941.62 FEET OF NORTHEAST 1/4 OF NORTHWEST 1/4, THENCE RUN NORTH 00-05-34 WEST 375.50 FEET, SOUTH 89-43-33 WEST 548 FEET TO CENTERLINE OF SAMPKEY ROAD, THENCE ALONG SAID CENTERLINE SOUTH 42-14-30 WEST 235 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 150 FEET TO WHICH A RADIAL LINE BEARS SOUTH 43-47-35 EAST, THENCE ALONG THE ARC THEREOF RUN SOUTHWESTERLY 44.14 FEET THROUGH A CENTRAL ANGLE OF 16-51-38, CHORD BEARING AND DISTANCE OF SOUTH 54-38-14 WEST 43.98 FEET TO THE NORTH LINE OF PROPERTY DESCRIBED IN DB 343 PG 335, NORTH 89-43-33 EAST 53.22 FEET TO NORTHEAST CORNER OF SAID DB 343 PG 335, SOUTH 00-05-34 EAST 177 FEET TO THE POINT OF BEGINNING AND LESS SAMPKEY ROAD RIGHT OF WAY-- ORB 5747 PG 929

CONCEPTUAL SITE PLAN  
 GROVELAND FARMS  
 GROVELAND, FLORIDA  
 PARCEL NO. 24-22-25-0100-096-00100

|   |             |
|---|-------------|
| APPLD BY  |             |
| DESCRIPTION   |             |
| DATE  |             |
| REV.  |             |
| <b>BRADSHAW PROPERTY</b>  |             |
| <b>CONCEPTUAL SITE PLAN</b>   |             |
| <br><b>HIGHLAND ENGINEERING, INC.</b><br><small>415 Citrus Tower Blvd.<br/>       Clermont, Florida 34711<br/>       Office 407-275-7877<br/>       Fax 407-275-7901<br/>       CA No. 27612</small> |             |
| JOB No.:  | DWJ-004     |
| DESIGNED BY:  | J.B. & J.O. |
| DRAWN BY:   | J.O.        |
| APPROVED BY:  | J.B.        |
| DATE:   | 3-3-23      |
| SHEET:  |             |
| NOT FOR CONSTRUCTION<br>UNLESS SIGNED AND SEALED  |             |
| DATE:   |             |