

506 WEST BERCKMAN STREET FRUITLAND PARK, FL 34731

TRC COFP Members:

City Manager Gary La Venia, Chairman Police Chief Eric Luce, Vice Chair City Attorney Building Official Community Development Director Code Enforcement Officer Engineer - Halff Fire Chief Fire Inspector

TRC Members:

City of Leesburg Utilities Lake County School Board Lake County Public Works Department Lake County Economic Development

PHONE: 352 360-6727

FAX: 352 360-6652

AGENDA TECHNICAL REVIEW COMMITTEE (TRC) December 5, 2023 10:00AM

- I. MEETING START TIME:
- II. MEMBERS PRESENT:

Land Planner LPG
Public Works Director

- III. MEETING NOTES FROM PREVIOUS MEETING: Meeting minutes from November 7, 2023 included for review/comment.
- IV. OLD BUSINESS: NONE

NEW BUSINESS:

A. Collins Unity of Title

A request for unity of title to combine three lots; alternate keys 1434360, 2688645, and 1639417 for the purpose of building a shed. The property is zoned R-4 and the future land use is Single Family Medium Density.

B. Evolve Minor Lot Split

The applicant is proposing a lot split creating two (2) parcels consisting of 16.9356 + acres (Lot 1) and 2.6245 + acres (Lot 2). A fifty-foot (50') ingress, egress and utility easement will provide access to each lot. Lot 1 will be developed as a multi-family complex with associated recreation amenities and Lot 2 will

be developed as commercial. Easements are also provided for utilities. Resolution 2022-062, Unity of Title, approval will need to be released by the city before approval/issuance of a minor lot split.

C. Life Church Assembly of God Unity of Title

A request for unity of title to combine two lots; alternate keys 1289238 and 1288967 for the purpose of demolishing a home and leaving the storage building intact. The property is zoned PFD and the future land use is Institutional.

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT:



506 WEST BERCKMAN STREET FRUITLAND PARK, FL 34731

TRC COFP Members:

Public Works Director

City Manager Gary La Venia, Chairman Police Chief Eric Luce, Vice Chair City Attorney
Building Official
Community Development Director
Code Enforcement Officer
Engineer - Halff
Fire Chief
Fire Inspector
Land Planner LPG

TRC Members:

City of Leesburg Utilities Lake County School Board Lake County Public Works Department Lake County Economic Development

PHONE: 352 360-6727

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MINUTES TECHNICAL REVIEW COMMITTEE (TRC) November 7, 2023 10:00AM

- I. MEETING START TIME: 10:03 AM
- II. MEMBERS PRESENT: Gary La Venia (City Manager), Michael Rankin (Interim Community Development Director), Brett Tobias (Halff Engineering), Anita Geraci-Carver (City Attorney), Robb Dicus (Public Works Director), Danny Bass (Building Official), Chief Eric Luce (Police), Sharon Williams (Community Development Administrative Manager) & Emily Church (Office Assistant).
- III. MEETING NOTES FROM PREVIOUS MEETING: Meeting minutes from October 3, 2023 included for review/comment.
- IV. OLD BUSINESS: NONE

NEW BUSINESS:

A. 608 Leconte Minor Lot Split

A request for a lot split to create two lots. Parcel 1 is proposed to be 14,809 square feet (0.339 acres), and Parcel 2 is proposed to be 12,679 square feet (0.291 acres). The property is zoned R-4 and the future land use is Single Family Medium Density.

LPG recommends fixing a possible fence encroachment, no other issues or comments.

B. Mirror Lake Village Phase II -ISR PUD Amendment

The previously approved PUD Ordinance (2019-001) allows a maximum impervious surface ratio of 50%. The ISR was in lieu of a maximum building coverage which applies to a per lot basis. The applicant is requesting a variance to allow a 50% ISR to be applied to the Phase 2 overall subdivision instead of on a per lot basis. The PUD has been modified by the applicant for approval consideration.

Dustin Brinkman was present on behalf of the applicant. This development is already under construction but was met with difficulty retrofitting models to lots with the per lot max ISR. Brett Tobias from Halff Engineering had no comments or concerns, however, he stated this adds more due diligence for the City to confirm that they are building to the ISR. City Attorney agrees that the tracking for any future homeowner improvements will be important for the City.

C. Evolve at Grove Park Major Site Plan

The subject property is 19.56 acres and consists of two parcels, Alt Key 1699649 and 3884325; however, a resolution was passed authorizing a unity of title for these two parcels (Resolution 2022-062). There are two existing vacant residential dwellings and one vacant restaurant on the subject site which are to be demolished for development of the site. Development is subject to the Master Development Agreement (Ordinance 2022-024) which was formerly known as "The Hawthorns". The proposed development is for 222 MF dwelling units, associated parking, stormwater and recreational amenities along with the creation of two (2) commercial parcels fronting on CR 466-A.

The max ISR is 70%, maximum FAR is .50 for the commercial area, and maximum density allowed per MDA is 224 MF dwellings. The minimum apartment size per code is 600 SF. The proposed minimum apartment size is 738 SF for 1-bedroom units, 1063 SF for 2-bedroom units, and 1205 SF for 3-bedroom units. Required minimum open space is 25%.

John McDonald and Jeff Strcula were present on behalf of the applicant. Minor adjustments were made to the plan for traffic comments. The plan is for one commercial out parcel instead of two. Brett Tobias of Halff Engineering stated all their comments have been addressed satisfactorily.

City Attorney asked if part of their submittal included a response to Lake County's cross-connection plan with the property next door. Strcula stated that 'yes' they were included and would build their improvements for it to the property line and then the neighbor would complete it with their development. McDonald stated that they have a commitment from a lender/equity partner that expires end of January with all extensions and plans to build at start of February.

A concern for Mr. McDonald is the Minor Lot Split, as the commercial piece is not part of the collateral so it needs to be carved out before they can close the loan.

Director Rankin asked if they were working with a broker or had any details regarding the commercial parcel – there is a lot of interest in the property. They plan to grade it and stub out the utilities for its future commercial use as pad-ready. The clearing permit will include this section. A sign permit will be an additional permit.

Building Official Danny Bass reminded the applicants that the Florida Building code cycle change occurs on January 1st, 2024.

Public Works Director Rob Dicus asked if the commercial parcel will be on the same lift station as the residential and they responded 'yes'. The multi-family will have a master meter and they will submeter behind privately. The commercial site would have its own meter.

D. The Enclave at Lake Geneva (formerly the Village at Lake Geneva) Variance

The proposed development is seeking a variance to Section 157.080(a)(4)(C) (iii) of the city's Land Development Regulations pertaining to roadway and street construction – construction standards for storm sewers. The development is proposing to use Corrugated Polyethylene Pipe (HP) vice concrete under the roads. After review by the city's engineer, there is no objection-provided that post inspection services are provided by the pipe manufacturer.

Richard Wohlfarth, the applicant, was present for the meeting. Per Brett Tobas from Halff Engineering, he has no concerns with this. He further stated that Lake County Public Works recently adopted this type of pipe usage under their roads as the quality has vastly improved and it is a readily available material.

City Attorney has not had an opportunity to review the code section for the variance criteria; but, Commission has not heard many variances to know if they will be strict in enforcing hardship criteria, if they are pertinent.

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT: 10:27 AM

Collins Unity of Title – Alternate Keys 1434360, 2688645, 1639417



Record and Return to: City of Fruitland Park 506 W Berckman St. Fruitland Park, FL 34731

NOTICE OF DECLARATION OF UNITY OF TITLE

This Declaration of Unity of Title, made this day of	, 2023, by
Kurt Kenneth Collins, Sr., having an address of 204 East Fountain St., Fruit	land Park, FL
34731, hereinafter referred to as the "Declarant" being the fee owner of	the following
described real property located in Lake County, Florida:	

Alt. Key Numbers: **1434360**, **2688645**, and **1639417**

Parcel Id. Numbers: 04-19-24-1500-000-01401, 04-19-24-1500-000-01300 and

09-19-24-0400-014-00002

LEGAL DESCRIPTION: See attached descriptions.

Hereby makes the following declarations of condition, limitation, and restriction on the Property, hereinafter to be known and referred to as a Declaration of Unity of Title, as to the following particulars:

- 1. That the afore-described plot of, or combination of separate lots, plots, parcels, acreage or portions thereof, shall hereafter be declared to be unified under one title as an indivisible building site. **See attached Survey**.
- 2. That the Property shall henceforth be considered as one plot or parcel of land, and that no portion thereof shall be sold, assigned, transferred, conveyed or devised separately except in its entirety as one plot or parcel of land.
- 3. The purpose of unity is to unify as one indivisible building site for construction thereon.

Declarant further agrees that this Declaration of Unity of Title shall constitute a covenant to run with the land, as provided by law, and shall be binding upon the Declarant, its successors and assigns, and all parties claiming under such parties until such time as the same be released in writing by the City of Fruitland Park, a Florida municipality of the

Notice of Declaration of Title Page 2 of 3

State of Florida. Declarant also agrees this Declaration of Unity of Title shall be recorded in the Public Records of Lake County, Florida.

IN WITNESS WHEREOF, Declarant has executed this instrument in the manner provided by law on the day and year above written.

Signed, sealed, and delivered in our presence as witnesses: WITNESSES Signature of Witness #1 Kurt Kenneth Collins, Sr., unmarried Print Name of Witness #1 Signature of Witness #2 Print Name of Witness #2 Approved by: **CITY OF FRUITLAND PARK** WITNESSES Signature of Witness #1 Gary La Venia, City Manager Print Name of Witness #1

	Attest:
Signature of Witness #2	Esther Coulson, City Clerk
Print Name of Witness #2	
State of Florida County of Lake	
presence or [] online notarization, t Kenneth Collins, Sr. He is [X]	owledged before me by means of [X] physical this day of, 2023, by Kurt personally known to me or who produced identification.
Notary Stamp:	Signature of Notary
State of Florida County of Lake	
presence or [] online notarization, the Venia, as City Manager of the City of behalf of the corporation. He is [owledged before me by means of [X] physical is day of, 2023, by Gary La Fruitland Park, a Florida municipal corporation on X] personally known to me or who produced identification.
Notary Stamp:	Signature of Notary

ALTERNATE KEY: 2688645

Lot 13, LESS the North 189 feet thereof, of SUNRISE, according to the Plat thereof as recorded in Plat Book 8, Page 65, of the Public Records of Lake County, Florida.

ALTERNATE KEY: 1434360

Lots 14, 15, and 16, LESS the North 189 feet thereof, of SUNRISE, according to the Plat thereof as recorded in Plat Book 8, Page 65, of the Public Records of Lake County, Florida.

ALTERNATE KEY: 1639417

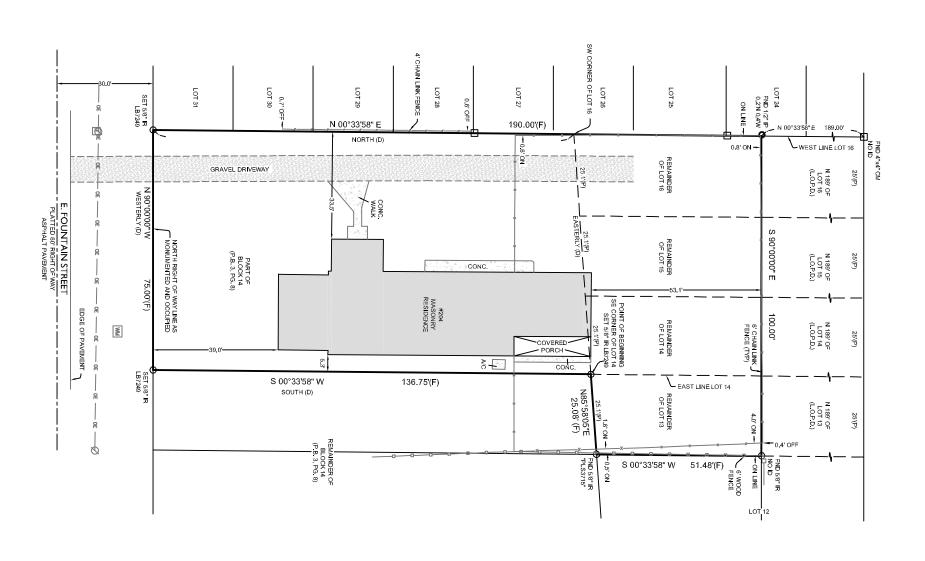
That portion of Block 14 according to the Plat of FRUITLAND PARK recorded in Plat Book 3, Page 8, Public Records of Lake County, Florida, more particularly described as follows:

For a Point of Beginning begin at the Southeast corner of Lot 14 according to the Plat of SUNRISE, filed 15 March, 1926, and recorded in Plat Book 8, Page 65, of the Public Records of Lake County, Florida; from said Point of Beginning run South as an extension of the East line of Lot 14 to the North right of way of Fountain Street, then run Westerly along the North right of way line of Fountain Street to a point lying South of an extension of the West line of Lot 16, thence run North to the Southwest corner of Lot 16, thence run Easterly to the Point of Beginning.

LEGAL DESCRIPTION OF UNIFIED PARCELS (per Official Records Book 5614, Page 2235):

Lot 13, LESS the North 189 feet thereof, and Lots 14, 15, and 16, LESS the North 189 feet thereof, of SUNRISE, according to the Plat thereof as recorded in Plat Book 8, Page 65, of the Public Records of Lake County, Florida. TOGETHER WITH that portion of Block 14 according to the Plat of FRUITLAND PARK recorded in Plat Book 3, Page 8, Public Records of Lake County, Florida, more particularly described as follows:

For a Point of Beginning begin at the Southeast corner of Lot 14 according to the Plat of SUNRISE, filed 15 March, 1926, and recorded in Plat Book 8, Page 65, of the Public Records of Lake County, Florida; from said Point of Beginning run South as an extension of the East line of Lot 14 to the North right of way of Fountain Street, then run Westerly along the North right of way line of Fountain Street to a point lying South of an extension of the West line of Lot 16, thence run North to the Southwest corner of Lot 16, thence run Easterly to the Point of Beginning.



LEGEND

⊙ = Nail & Disk (N&D)○ = Iron Rod & Cap (IR)

= Arc Length = Central Angle

= Radius

TYP = Typical
O.R. = Official Record

ON/OFF = On or Off Subject Property

LOPD = Less Out Per Deed

E = Electric Meter

(▶) = Fire Hydrant

(▼ = Telephone Riser

(▼ = Transformer

wm = Water Meter

PB = Plat Book
Pg = Page
CONC. = Concrete
LB = Licensed Business
LS = Licensed Surveyor
FND = Found
U.E. = Utility Easement

<u>CERTIFIED TO:</u> Kurt Kenneth Collins, Sr.

204 East Fountain Street

Fruitland Park, Florida 34731 PROPERTY ADDRESS

base (10/18/23) Revision 1: Revise job info and bearing =ield Date: 8/11/23 (S.U.) PSMCO 23-0561 (COLLINS) 2

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED Thord N. MO OBJUSTICE OF FLORIDA MANAGEMENT OF FLO

BY ALAN W. MORGAN, P.S.M. 5731 ON 10/18/2023.

Lot 13, less the North 189 feet thereof, and Lots 14, 15, and 16, less the North 189 feet thereof, of SUNRISE, according to the Plat thereof as recorded in Plat Book 8, Page 65, of the Public Records of Lake County, Florida. Together with that portion of Block 14 according to the Plat of Fruitland Park recorded in Plat Book 3, Page 8, Public Records of Lake County, Florida, more pa rticularly described as follows:

PENINSULA SURVEYING & MAPPING CO., LLC 38820 OTIS ALLEN RD., ZEPHYRHILLS, FLORIDA 33540 Certificate of Authorization: LB7249/LB8362 (407) 553-2688 www.pensurv.com



For a Point of Beginning begin at the So Sunrise, filed 15 March, 1926, and recorde Lake County, Florida; from said Point of B of Lot 14 to the North right of way of Found of way line of Foundain Street to a point by the program North in the County of way.

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thence run North to the Southwest or



I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

boundary lines.

effective date 12/18/2012. (per information Property lies within Flood Zone "X" per C

obtained from www.msc.fema.gov) ommunity Panel No. 12069C0307E, record plat or have been furnished to the Surveyor.

4. Building ties and dimensions for improvements should not be used to reconstruct

survey related information such as easements and setbacks that are shown on a reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts

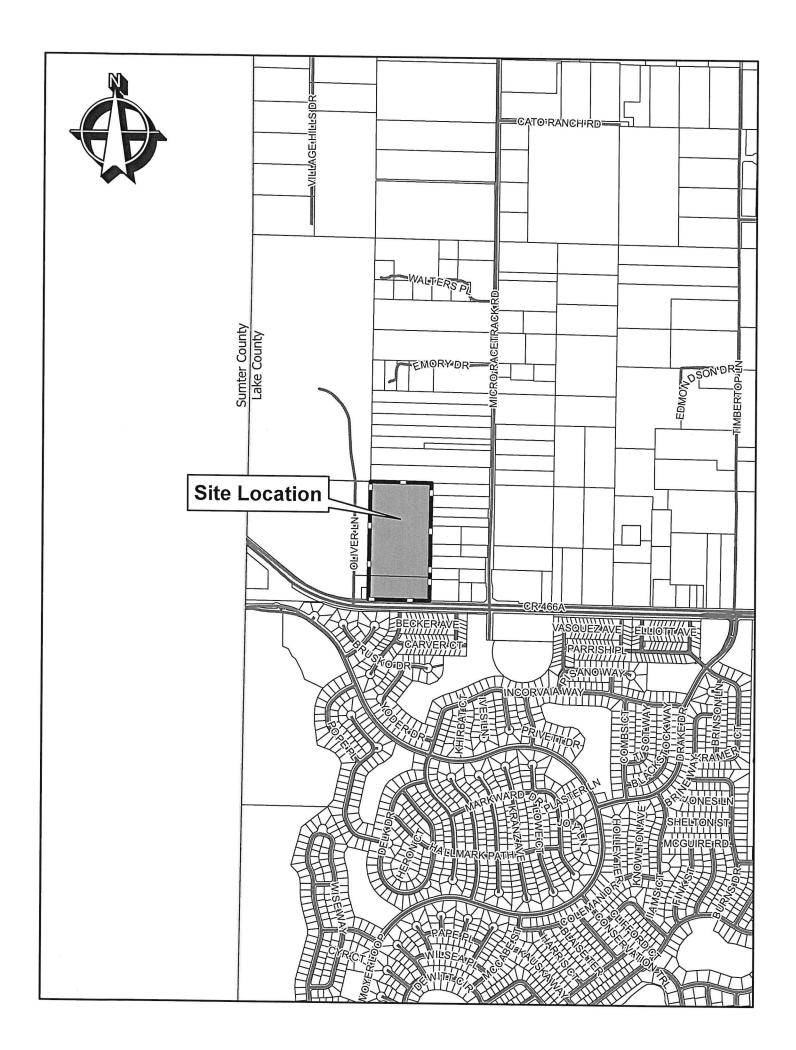
Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
 The property shown hereon is subject to all easements, restrictions and

Neither underground utility installations, underground improvements, foundations and/or other underground structures, nor roof overhangs were located by this

NOTES

ALAN W. MORGAN, PSM #5731 10/18/23

COPIES NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE



Record and return to: City of Fruitland Park Community Development Department 506 W Berckman St. Fruitland Park, FL 34731

NOTICE OF SUBDIVISION OF PROPERTY

Owner(s): Evolve Fruitland Park, LLC

2918-A Martinsville Road Greensboro, NC 27408

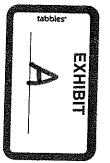
Attn: Michael P. Winstead, Jr., Manager

The City of Fruitland Park, a municipal corporation of the State of Florida, hereby grants subdivision approval for a Lot Split pursuant to Sec. 157.050 of the City Land Development Code. The following described property (Parent Parcel):

LEGAL DESCRIPTION PARENT PARCEL: See attached Exhibit A depicting and describing the Parent Parcel consisting of 19.5601 +/- acres. Is subdivided to be:

Esther (Coulson, C	ity Clerk		
Approv	ed as to Fo	rm:		

EXHIBIT A Parent Parcel Legal Description and Depiction



-NOT TO SCALE-

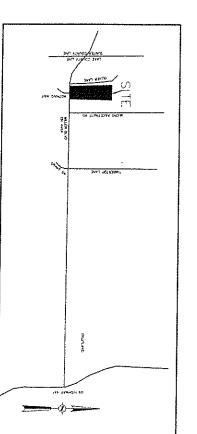
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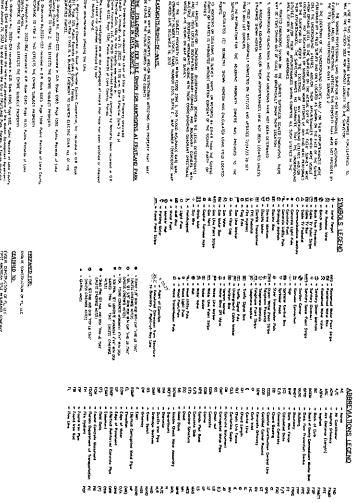
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BOUNDARY SURVEY CERTIFICATION:

305 COUNTY ROAD 466A LAKE COUNTY, FLORIDA

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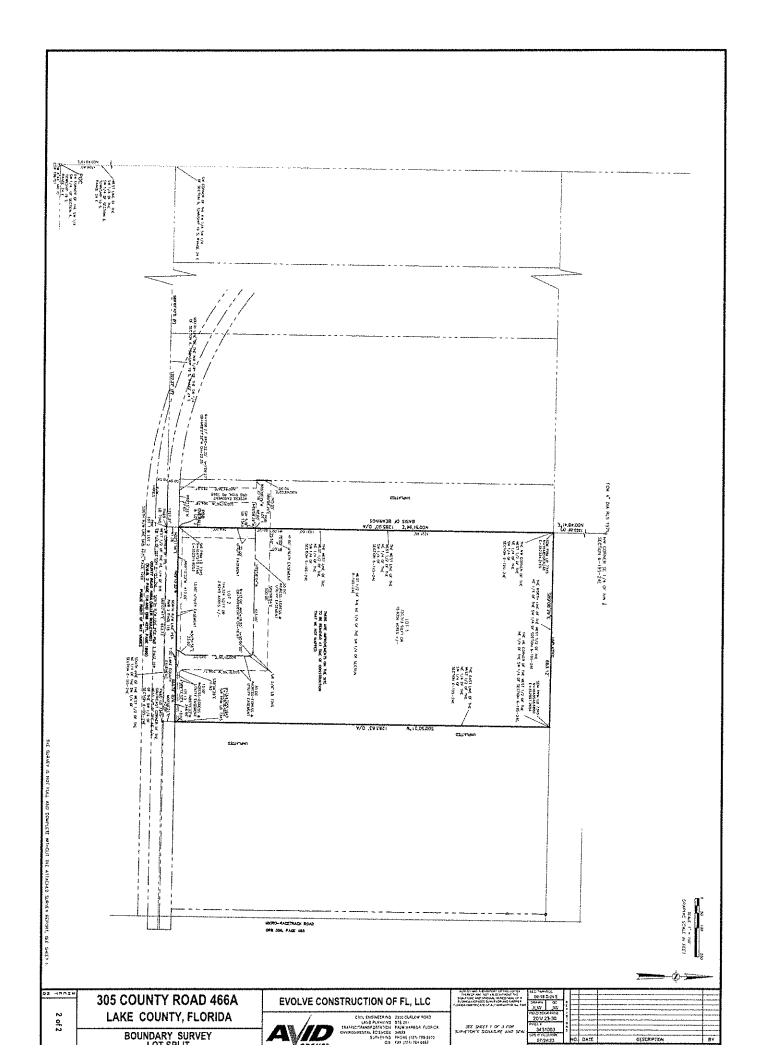


EXHIBIT B

THIS IS NOT A SURVEY

NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

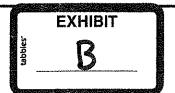
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT

MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE THE WEST LINE OF THE WEST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 19S,

RANGE 24E AS BEING N 00'51'56"E.

SEE SHEET 1 OF 3 FOR DESCRIPTION AND LEGEND, SHEET 2 AND 3 OF 3 FOR SKETCH



LEGAL DESCRIPTION- LOT 1

A PARCEL OF LAND LYING IN A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST. LAKE COUNTY, FLORIDA, THENCE NORTH 00°51'56" EAST ALONG THE WEST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 FOR 41.38 FEET TO INTERSECT THE NORTH RIGHT OF WAY OF COUNTY ROAD 466A (MILLER BOULEVARD AS RECORDED IN ROAD MAP BOOK 2. PAGE 118 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE NORTH 00'51'56" EAST ALONG SAID WEST LINE FOR 264.00 FEET AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°51'56" EAST ALONG SAID WEST LINE FOR 1,021.00 FEET TO THE NORTHWEST CORNER OF THE SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6; THENCE SOUTH 89'08'29" EAST ALONG THE NORTH LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 FOR 663.12 FEET THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6; THENCE SOUTH 00'50'21" WEST ALONG THE EAST LINE OF THE SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 FOR 1,283.63 FEET TO INTERSECT THE AFORESAID NORTH RIGHT OF WAY LINE; THENCE NORTH 89'15'33" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR 246.66 FEET; THENCE NORTH 30'51'52" EAST FOR 35.90 FEET; THENCE NORTH 00'51'56" EAST FOR 220.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 18.85 FEET, AND A CHORD BEARING NORTH 44'08'04" WEST FOR 16.97 FEET; THENCE NORTH 89'08'04" WEST FOR 423.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 737,713 SQUARE FEET OR 16.9356 ACRES, MORE OR LESS.

ABBREVIATIONS LEGEND

(C) = CALCULATED DATA

COR = CORNER

E = EAST

(F) = FIELD MEASURE

FDOT = FLORIDA DEPARTMENT

OF TRANSPORTATION

FT = FEET

LB = LICENSED BUSINESS NUMBER

N = NORTH

ORB = OFFICIAL RECORDS BOOK

O/A = OVERALL

PB = PLAT BOOK

PG = PAGE

POB = POINT OF BEGINNING

POC = POINT OF COMMENCEMENT

RMB = ROAD MAP BOOK

R/W = RIGHT OF WAY S = SOUTH

SEC = SECTION SQ = SQUARE

W = WEST

XX' = DEGREES

xx' = MINUTES (BEARINGS)

XX" = SECONDS (BEARINGS)

XX' = FEET (DISTANCES)

R = RADIUS

ARC = ARC LENGTH

CH = CHORD

CB = CHORD BEARING

 Δ = CENTRAL ANGLE

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS SOLELY BASED UPON THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: EVOLVE CONSTRUCTION OF FL. LLC SHEET DESCRIPTION: LEGAL DESCRIPTION AND SKETCH LOT 1 SCALE: 1"=100" DRAWN: JLW CHECKED: COUNTY: LAKE JLW SECTION: 6 TOWNSHIP: 19S RANGE: 23E DATE: 09/28/23

JOB NO. 3488001

CIVIL ENGINEERING 2300 CURLEW ROAD STE 201 LAND PLANNING PALM HARBOR, FLORIDA

TRAFFIC/TRANSPORTATION 34683

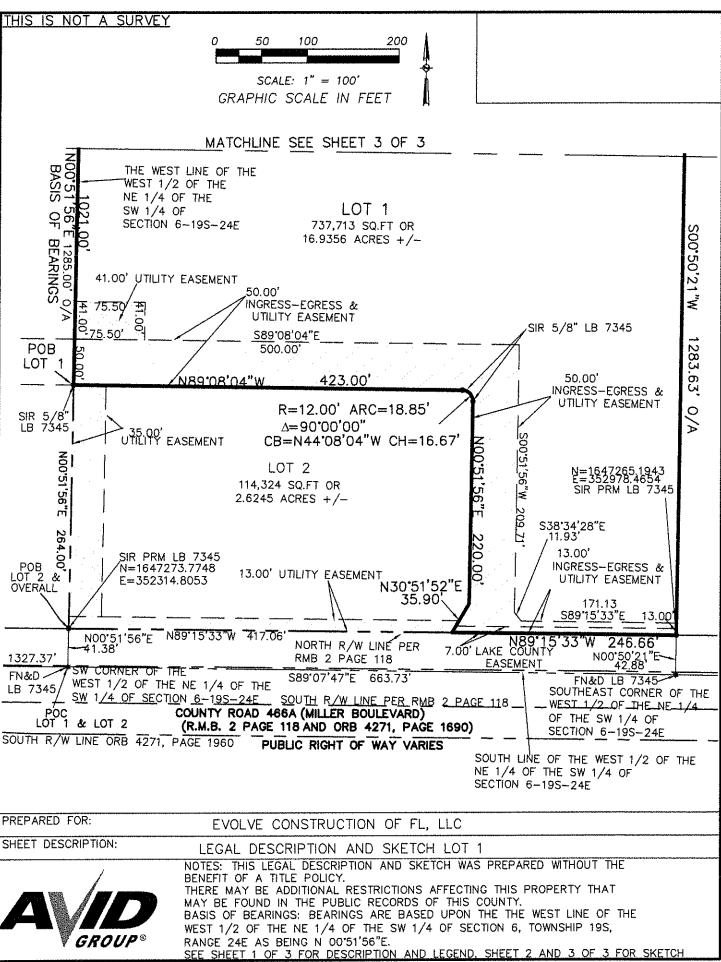
ENVIRONMENTAL SCIENCES PHONE (727) 789-9500 SURVEYING FAX (727) 784-6662 GIS AVIDGROUP.COM

CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION SKETCH AND LEGAL DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FLORIDA CERTIFICATE OF AUTHORIZATION No. 7345



Digitally signed by JOHN L WABY DN: CN=JOHN L WABY, dnQuelifer=A01410C000001894F9838F5000341BC. O=AVID GROUP, C=US Date: 2023.09.29 16 02:17-04'00"

JOHN L. WABY, PROFESSIONAL LAND SURVEYOR NUMBER #4270, STATE OF FLORIDA



SHEET <u>2</u> of <u>3</u>

THIS IS NOT A SURVEY 50 100 200 SCALE: 1" = 100' GRAPHIC SCALE IN FEET UNPLATTED S89'08'29"E SCM PRM LB 7345 N=1648558.6246 663.12 E=352334.2165 THE NORTH LINE OF THE WEST 1/2 OF THE SCM PRM LB 7345 N=1648548.6860 NE 1/4 OF THE SW 1/4 OF SECTION 6-19S-24E E=352997.2654 THE NE CORNER OF THE WEST 1/2 OF THE THE NW CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 6-19S-24E, WEST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 6-19S-24E NOO'51 BASIS UNPLATTED 약6 THE EAST LINE OF THE. WEST 1/2 OF THE BEARINGS NE 1/4 OF THE SW 1/4 OF SECTION 6-19S-24E S00°50'21"W 1283.63' LOT 1 8 737,713 SQ.FT OR UNPLATTED 16.9356 ACRES +/-THE WEST LINE OF THE WEST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 6-19S-24E WEST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 6-19S-24E MATCHLINE SEE SHEET 2 OF 3 PREPARED FOR: EVOLVE CONSTRUCTION OF FL, LLC SHEET DESCRIPTION: LEGAL DESCRIPTION AND SKETCH LOT 1 NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY. THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE THE WEST LINE OF THE WEST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 19S, **GROUP®**

RANGE 24E AS BEING N 00'51'56"E.

SEE SHEET 1 OF 3 FOR DESCRIPTION AND LEGEND, SHEET 2 AND 3 OF 3 FOR SKETCH

SHEET 3 of

EXHIBIT C

.....

THIS IS NOT A SURVEY

NOTES: THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE THE WEST LINE OF THE WEST 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 19S,

RANGE 24E AS BEING N 00'51'56"E.

SEE SHEET 1 OF 2 FOR DESCRIPTION AND LEGEND, SHEET 2 OF 2 FOR SKETCH

EXHIBIT

LEGAL DESCRIPTION- LOT 2

A PARCEL OF LAND LYING IN A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, THENCE NORTH 00'51'56" EAST ALONG THE WEST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 FOR 41.38 FEET TO INTERSECT THE NORTH RIGHT OF WAY OF COUNTY ROAD 466A (MILLER BOULEVARD AS RECORDED IN ROAD MAP BOOK 2, PAGE 118 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; CONTINUE THENCE NORTH 00'51'56" EAST ALONG SAID WEST LINE FOR 264.00 FEET; THENCE SOUTH 89'08'04" EAST FOR 423.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 90"00"00", AN ARC LENGTH OF 18.85 FEET, AND A CHORD BEARING SOUTH 44'08'04" EAST FOR 16.97 FEET; THENCE SOUTH 00'51'56" WEST FOR 220.00 FEET; THENCE SOUTH 30'51'52" WEST FOR 35.90 FEET TO INTERSECT THE AFORESAID NORTH RIGHT OF WAY; THENCE NORTH 89'15'33" WEST ALONG SAID NORTH RIGHT OF WAY FOR 417.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 114.324 SQUARE FEET OR 2.6245 ACRES, MORE OR LESS.

ABBREVIATIONS LEGEND

(C) = CALCULATED DATA

COR = CORNER

E = EAST

(F) = FIELD MEASURE

FDOT = FLORIDA DEPARTMENT

OF TRANSPORTATION

FT = FEET

LB = LICENSED BUSINESS NUMBER

N = NORTH

ORR = OFFICIAL RECORDS BOOK

O/A = OVERALL

PB = PLAT BOOK

PG = PAGE

POB = POINT OF BEGINNING

POC = POINT OF COMMENCEMENT

RMB = ROAD MAP BOOK

R/W = RIGHT OF WAY

 $\hat{S} = SOUTH$

SEC = SECTION

SQ = SQUARE

W = WEST

XX' = DEGREES

xx' = MINUTES (BEARINGS)

xx" = SECONDS (BEARINGS)

XX' = FEET (DISTANCES)R = RADIUS

ARC = ARC LENGTH

CH = CHORD

CB = CHORD BEARING

 Δ = CENTRAL ANGLE

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) SOLELY BASED UPON THE GEOMETRY AS DESCRIBED ON THE RECORDED DOCUMENTS AS NOTED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

EVOLVE CONSTRUCTION OF FL, LLC

SHEET DESCRIPTION: LEGAL DESCRIPTION AND SKETCH LOT 2 DRAWN: JLW

CHECKED:

COUNTY:

GIS AVIDGROUP.COM

SCALE: 1"=100' JOB NO.

DATE: 3488001

GROUP®

SECTION: 09/28/23

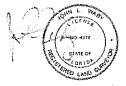
JL<u>W</u>

LAKE

TOWNSHIP: RANGE:

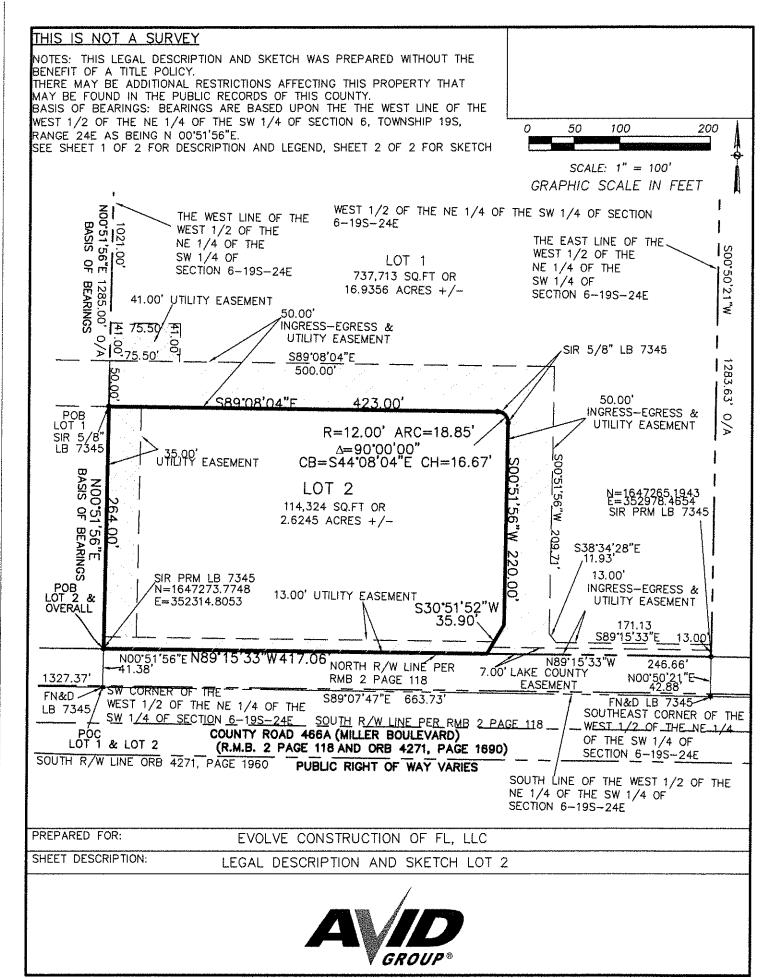
CERTIFIED AS TO SKETCH AND LEGAL DESCRIPTION SKETCH AND LEGAL DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FLORIDA CERTIFICATE OF AUTHORIZATION No. 7345





LDM-30-FM C WARY. Maisher-ADJA FDC000001694F9936F5000341BC. AVAD GROUP, C=US e: 2623.09,2916.03:13-04'00'

JOHN L. WABY, PROFESSIONAL LAND SURVEYOR LICENSE NUMBER #4270, STATE OF FLORIDA



LEGAL DESCRIPTION-LOT 1

A PARCEL OF LAND LYING IN A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, THENCE NORTH 00°51'56" EAST ALONG THE WEST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 FOR 41.38 FEET TO INTERSECT THE NORTH RIGHT OF WAY OF COUNTY ROAD 466A (MILLER BOULEVARD AS RECORDED IN ROAD MAP BOOK 2. PAGE 118 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE NORTH 00°51'56" EAST ALONG SAID WEST LINE FOR 264.00 FEET AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°51'56" EAST ALONG SAID WEST LINE FOR 1.021.00 FEET TO THE NORTHWEST CORNER OF THE SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6; THENCE SOUTH 89°08'29" EAST ALONG THE NORTH LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 FOR 663.12 FEET THE NORTHEAST CORNER OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6: THENCE SOUTH 00°50'21" WEST ALONG THE EAST LINE OF THE SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 FOR 1,283.63 FEET TO INTERSECT THE AFORESAID NORTH RIGHT OF WAY LINE; THENCE NORTH 89°15'33" WEST ALONG SAID NORTH RIGHT OF WAY LINE FOR 246.66 FEET; THENCE NORTH 30°51'52" EAST FOR 35.90 FEET: THENCE NORTH 00°51'56" EAST FOR 220.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 18.85 FEET, AND A CHORD BEARING NORTH 44°08'04" WEST FOR 16.97 FEET: THENCE NORTH 89°08'04" WEST FOR 423.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 737,713 SQUARE FEET OR 16.9356 ACRES, MORE OR LESS.

LEGAL DESCRIPTION-LOT 2

AN EASEMENT OVER A PARCEL OF LAND LYING IN A PORTION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, THENCE NORTH 00°51'56" EAST ALONG THE WEST LINE OF SAID WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6 FOR 41.38 FEET TO INTERSECT THE NORTH RIGHT OF WAY OF COUNTY ROAD 466A (MILLER BOULEVARD AS RECORDED IN ROAD MAP BOOK 2. PAGE 118 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND THE POINT OF BEGINNING; CONTINUE THENCE NORTH 00°51'56" EAST ALONG SAID WEST LINE FOR 264.00 FEET; THENCE SOUTH 89°08'04" EAST FOR 423.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID. CURVE, HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 18.85 FEET. AND A CHORD BEARING SOUTH 44°08'04" EAST FOR 16.97 FEET; THENCE SOUTH 00°51'56" WEST FOR 220.00 FEET; THENCE SOUTH 30°51'52" WEST FOR 35.90 FEET TO INTERSECT THE AFORESAID NORTH RIGHT OF WAY: THENCE NORTH 89°15'33" WEST ALONG SAID NORTH RIGHT OF WAY FOR 417.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 114,324 SQUARE FEET OR 2.6245 ACRES, MORE OR LESS.

From: Jennings Griffin

To: Emily Church

Cc: Sharon Williams; Anita Geraci; Amy Bowens; Brett Tobias; Suzanne Osborne

Subject: RE: Evolve at Grove Park Minor Lot Split

Date: Tuesday, November 28, 2023 1:13:53 PM

Hi Emily,

I have made my second review for lot split on the above property and find the following issues:

SKETCH/DESCRIPTION - PROPOSED LOT 2

1. In the description on the third (3) line from the bottom, the distance "16.97 feet" does not match the sketch drawing (16.67 feet). There were no typed descriptions for any of the parcels.

SKETCH/DESCRIPTION - PROPOSED EASEMENTS

- 1. The bearing on the North line of the 13 foot utility easement drawing should be "S89°15'33"E 424.57 feet" (not S89°15'33'W).
- 2. The bearing on the North line of the 7.00 foot Lake County easement drawing should be "S89°15'33"E 242.60 feet" (not S89°15'33"W)

Thanks, Jennings



Jennings Griffin, PLS Survey Project Manager

Halff

O: 352.343.8481 E: jgriffin@halff.com

We improve lives and communities by turning ideas into reality.

From: Emily Church <echurch@fruitlandpark.org>
Sent: Friday, November 17, 2023 10:07 AM
To: Jennings Griffin <jgriffin@halff.com>

Cc: Sharon Williams <swilliams@fruitlandpark.org>; Anita Geraci <anita@agclaw.net>

Subject: Evolve at Grove Park Minor Lot Split

Importance: High

Good morning Jennings,

Please review the attached and let us know if your comments have been addressed or if there are any outstanding issues. Please let us know as soon as possible, we thank you in advance for your assistance on this.

Respectfully,



Emily Church

Office Assistant

COMMUNITY DEVELOPMENT DEPARTMENT

CITY OF FRUITLAND PARK

506 W BERCKMAN ST, FRUITLAND PARK, FL 34731 P: (352) 360-6727 | F: (352) 360-6652

 $\underline{echurch@fruitlandpark.org} \mid \underline{www.fruitlandpark.org}$

NOTE: Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.



Record and Return to: City of Fruitland Park 506 W Berckman St. Fruitland Park, FL 34731

NOTICE OF DECLARATION OF UNITY OF TITLE

This Declaration of Unity of Title, made this day of	_, 2023, by
Life Church Assembly of God Inc., a Florida Not for Profit corporation,	having an
address of 4001 Picciola Rd., Fruitland Park, FL 34731, hereinafter referred	d to as the
"Declarant" being the fee owner of the following described real property local	ted in Lake
County, Florida:	

Alt. Key Numbers: 1288967 and 1289238

Parcel Id. Numbers: 10-19-24-0001-000-00900 and 10-19-24-0001-000-01100

LEGAL DESCRIPTION:

All that part of the South 400 feet of the North 1200 feet of the East half of the Northeast Quarter of Section 10, Township 19, Range 24 East, lying West of State Road S-466-A, in Lake County, Florida. AND All that part of the South 100 feet of the North 800 feet of the Northeast ¼ of the Northeast ¼ of Section 10, Township 19 South, Range 24 East, in Lake County, Florida, lying west of the right of way of Picciola Road. AND The South 200 feet of the North 700 Feet of the Northeast ¼ of the Northeast ¼ lying West of Picciola Road, Section 10 Township 19 South Range 24 East

AND

The South 150 feet of the North 1350 feet of the East ½ of the Northeast ¼ of Section 10, Township 19 South, Range 24 East, lying West of the Picciola State Road, said property being also described as Lot 13 of an unrecorded subdivision according to survey made in October, 1949, by H. O. Peters, Registered Surveyor.

Hereby makes the following declarations of condition, limitation, and restriction on the Property, hereinafter to be known and referred to as a Declaration of Unity of Title, as to the following particulars:

- That the afore-described plot of, or combination of separate lots, plots, parcels, acreage or portions thereof, shall hereafter be declared to be unified under one title as an indivisible building site. See attached Sketch of Descriptions for Unity of Title prepared by WSI Professional Surveying & Mapping.
- 2. That the Property shall henceforth be considered as one plot or parcel of land, and that no portion thereof shall be sold, assigned, transferred, conveyed or devised separately except in its entirety as one plot or parcel of land.

Notice of Declaration of Title Page 2 of 3

3. The purpose of unity is to unify as one indivisible building site for construction thereon.

Declarant further agrees that this Declaration of Unity of Title shall constitute a covenant to run with the land, as provided by law, and shall be binding upon the Declarant, its successors and assigns, and all parties claiming under such parties until such time as the same be released in writing by the City of Fruitland Park, a Florida municipality of the State of Florida. Declarant also agrees this Declaration of Unity of Title shall be recorded in the Public Records of Lake County, Florida.

IN WITNESS WHEREOF, Declarant has executed this instrument in the manner provided by law on the day and year above written.

Signed, sealed, and delivered in our presence as witnesses:

WITNESSES	LIFE CHURCH ASSEMBLY OF GOD, INC.
Signature of Witness #1	Rick D. Welborne, President
Print Name of Witness #1	
Signature of Witness #2	
Print Name of Witness #2	

Approved by:	
WITNESSES	CITY OF FRUITLAND PARK
Signature of Witness #1	Gary La Venia, City Manager
Print Name of Witness #1	
	Attest:
Signature of Witness #2	Esther Coulson, City Clerk
Print Name of Witness #2	
State of Florida County of Lake	
presence or [] online notarization, Welborne, President of Life Church behalf of the corporation. He is	knowledged before me by means of [X] physical this day of, 2023, by Rick D. ch Assembly of God, Inc., a Florida corporation on a [X] personally known to me or who produced as identification.
Notary Stamp:	Signature of Notary
State of Florida County of Lake	
presence or [] online notarization, Venia, as City Manager of the City behalf of the corporation. He is	knowledged before me by means of [X] physical this day of, 2023, by Gary La of Fruitland Park, a Florida municipal corporation on a [X] personally known to me or who produced as identification.
Notary Stamp:	Signature of Notary



DESCRIPTION: PARENT PARCEL (ALTERNATE KEY 1288967)

OCT 31 zotJ

DI:PAR,MEI\JI r.

ALL THAT PART OF THE SOUTH 400 FEET OF THE NORTH 1200 FEET OF THE EAST HALF OF THE O/: - Q NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LYING WEST OF STATE fill JUYAL.p,.: ROAD S-466-A, IN LAKE COUNTY, FLORIDA.

AND

ALL THAT PART OF THE SOUTH 100 FEET OF THE NORTH 800 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, LYING WEST OF THE RIGHT OF WAY OF PICCIOLA ROAD.

AND

THE SOUTH 200 FEET OF THE NORTH 700 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LYING WEST OF PICCIOLA ROAD, SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

DESCRIPTION: PARENT PARCEL (ALTERNATE KEY 1289238)

THE SOUTH 150 FEET OF THE NORTH 1350 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LYING WEST OF THE PICCIOLA STATE ROAD, SAID PROPERTY BEING ALSO DESCRIBED AS LOT 13 OF AN UNRECORDED SUBDIVISION ACCORDING TO SURVEY MADE IN OCTOBER, 1949, BY H. 0. PETERS, REGISTERED SURVEYOR.

THAT PORTION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING WEST OF PICCIOLA ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10. TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE S. 00°23'15" W., ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 500.00 FEET TO THE SOUTH LINE OF THE NORTH 500.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID. SECTION 10; THENCE CONTINUES. 00°23'15'W., ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 850.00 FEET TO THE SOUTH LINE OF THE NORTH 1350.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE N. 89°47'00" E., PARALLEL WITH THE NORTH LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, ALONG THE SOUTH LINE OF THE NORTH 1350.00 FEET OF EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 687.93 FEET, TO THE WEST RIGHT-OF-WAY LINE OF PICCIOLA ROAD, (BEING 80.00 FEET WIDE); THENCE N. 29°03'56" E., ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PICCIOLA ROAD, A DISTANCE OF 636.73 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS DISTANCE OF 533.69 FEET: THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 32°51'23", AN ARC DISTANCE OF 306.05 FEET, SAID ARC HAVING A CHORD BEARING AND DISTANCE OF N. 12°21'18" E., 301.87 FEET, TO AN INTERSECTION WITH THE AFORESAID SOUTH LINE OF THE NORTH 500 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE S. 89°47'00" W., DEPARTING FROM SAID WEST RIGHT-OF-WAY LINE, ALONG THE SOUTH LINE OF THE NORTH 500.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 1055.88 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 17.75 ACRES, MORE OR LESS.

_		
/23	B-17705	7
10/24/23	B-1	b
10	Ma:	1
DATE	DRAMWG NO.	SHEET
D.C.W.	R.W.H.	SURVEY23\23-1148
DRAWN BY:	CHECKED BY:	FILE SUR

24 SECTION 10, TOWNSHIP 19 SOUTH, RANGE LAKE COUNTY, FLORIDA

NOT A BOUNDARY SURVEY

& COMMUNITY

DEVELOPMENT

DEPARTMENT

ALL THAT PART OF THE SOUTH 400 FEET OF THE NORTH 1200 FEET OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LYING WEST OF STATE ROAD S-466-A, IN LAKE COUNTY, FLORIDA.

AND

ALL THAT PART OF THE SOUTH IOO FEET OF THE NORTH 800 FEET OF THE NORTHEAST I/4 OF SECTION IO, TOWNSHIP IG SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, LYING WEST OF THE RIGHT OF WAY OF PICCIOLA ROAD.

THE SOUTH 200 FEET OF THE NORTH 100 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 LYING WEST OF PICCIOLA ROAD, SECTION 10, TOWNSHIP IS SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

DESCRIPTION: PARENT PARCEL (ALTERNATE KEY 1284238)

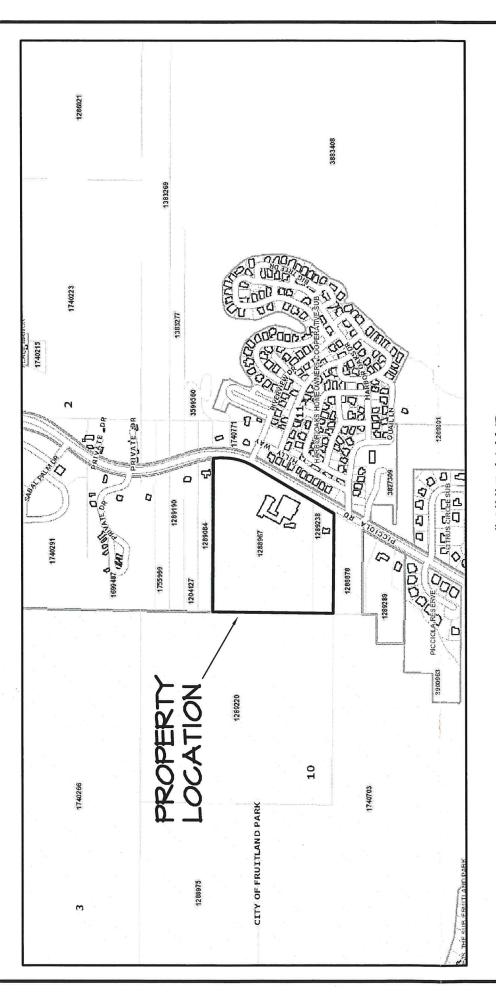
THE SOUTH ISO FEET OF THE NORTH 1350 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LYING WEST OF THE PICCIOLA STATE ROAD, SAID PROPERTY BEING ALSO DESCRIBED AS LOT 13 OF AN UNRECORDED SUBDIVISION ACCORDING TO SURVEY MADE IN OCTOBER, 1949, BY H. O. PETERS, REGISTERED SURVEYOR.

DESCRIPTION: FOR UNITY OF TITLE

THAT PORTION OF THE EAST I/2 OF THE NORTHEAST I/4 OF SECTION IO, TOWNSHIP IG SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING WEST OF PICCIOLA ROAD, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE EAST I/2 OF THE NORTHEAST I/4 OF SECTION IO, TOWNSHIP IG SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, THENCE S. OO°23'IS" M., ALONG THE WEST LINE OF THE EAST I/2 OF THE NORTHEAST I/4 OF SAID SECTION IO, A DISTANCE OF BOO.OO FEET TO THE SOUTH LINE OF THE NORTH BOO.OO FEET TO THE SOUTH LINE OF THE NORTH BOO.OO FEET TO THE SOUTH LINE OF THE NORTHEAST I/4 OF SAID SECTION IO, THENCE OF THE NORTHEAST I/4 OF SAID SECTION IO, THENCE OF THE NORTHEAST I/4 OF SAID SECTION IO, THENCE OF THE NORTHEAST I/4 OF SAID SECTION IO, THENCE OF THE NORTHEAST I/4 OF SAID SECTION IO, THENCE N. 89°47'00" E, PARRALLE MITH THE NORTHE ISDOOF FEET OF THE NORTHEAST I/4 OF SAID SECTION IO, A DISTANCE OF SECTION IO, THENCE N. 89°47'00" E, PARRALLE MITH THE NORTHE SOUTH LINE OF THE NORTHEAST I/4 OF SAID SECTION IO, THENCE N. 24°03'56" E, ALONG THE WEST RIGHT-OF-WAY LINE OF SAID SECTION IO, A DISTANCE OF 687:43 FEET, TO THE WEST RIGHT-OF-WAY LINE OF SAID SECTION IO, A DISTANCE OF 680:00 FEET MIDE), THENCE OF SAID SECTION SAID MEST RIGHT-OF-WAY LINE OF SAID SISTANCE OF SAID SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF SAID CHRYE ACHORD BEARING AND DISTANCE OF NILPHEAD SOUTH LINE OF THE NORTH SOO FEET, TO AN INTERSECTION WITH THE AFORESAID SOUTH LINE OF THE NORTH SOO FEET OF THE EAST I/2 OF THE NORTHEAST I/4 OF SAID SECTION IO, THE REST I/2 OF THE NORTHEAST I/4 OF SAID SECTION IO, A DISTANCE OF THE NORTHEAST I/4 OF SAID SECTION IO, A DISTANCE OF THE NORTHEAST I/4 OF SAID SECTION IO, A DISTANCE OF THE NORTHEAST I/4 OF SAID SECTION IO, A DISTANCE OF THE ROUTH OF SAID SECTION IO, A DISTANCE OF THE ROUTH SOO OF FEET OF THE EAST II/2 OF THE NORTHEAST I/4 OF SAID SECTION IO, A DISTANCE OF THE ROUTH SOON FIET OF THE EAST.

SAID LANDS CONTAINING 17.75 ACRES, MORE OR LESS.



VICINITY MAP (NOT TO SCALE)

NOTES

- I) BEARINGS ARE BASED ON THE NORTH LINE OF THE E. 1/2 OF THE NE. 1/4 OF SECTION IO, TOWNSHIP 19 SOUTH, RANGE 24 EAST, AS BEING 5. 89°47100" M, LAKE COUNTY, FLORIDA, ASSUMED MERIDIAN.

- 2) LANGE EASEMENT.

 BY THIS FIRM.

 3) CERTIFICATION LIMITED TO P. T.

 4) THE SURVEY MAP AND REPORT OR THE C.

 WITHOUT THE ORIGINAL OR ELECTRONIC SIGN.

 FLORIDA LICENSED SURVEYOR AND MAPPER. THE S.

 THIS DOCUMENT WAS AUTHORIZED BY THE SIGNING SURVEY.

 FLORIDA LICENSED SURVEYOR AND MAPPER. THE S.

 THIS SECTION HAS PREPARED TO ACCOMPANY THE DESCRIPTION

 SHOWN HEREON.

 S) THIS SECTION AS RECAINED BY CALAPTER S.1-1, STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS

 AND MAPPERS, PINSUANT TO SECTION 472.027 FLORIDA BOARD OF SURVEYORS

 AND DOES NOT REPRESENT, IN ANY WAY, A SURVEY OF SAID LAND WOOD OF SURVEYORS OF SURVEYORS

SHEET I OF 2 SHEETS (SEE SHEET 2 OF 2 FOR SKETCH)

SKETCH OF DESCRIPTIONS FOR UNITY OF TITLE

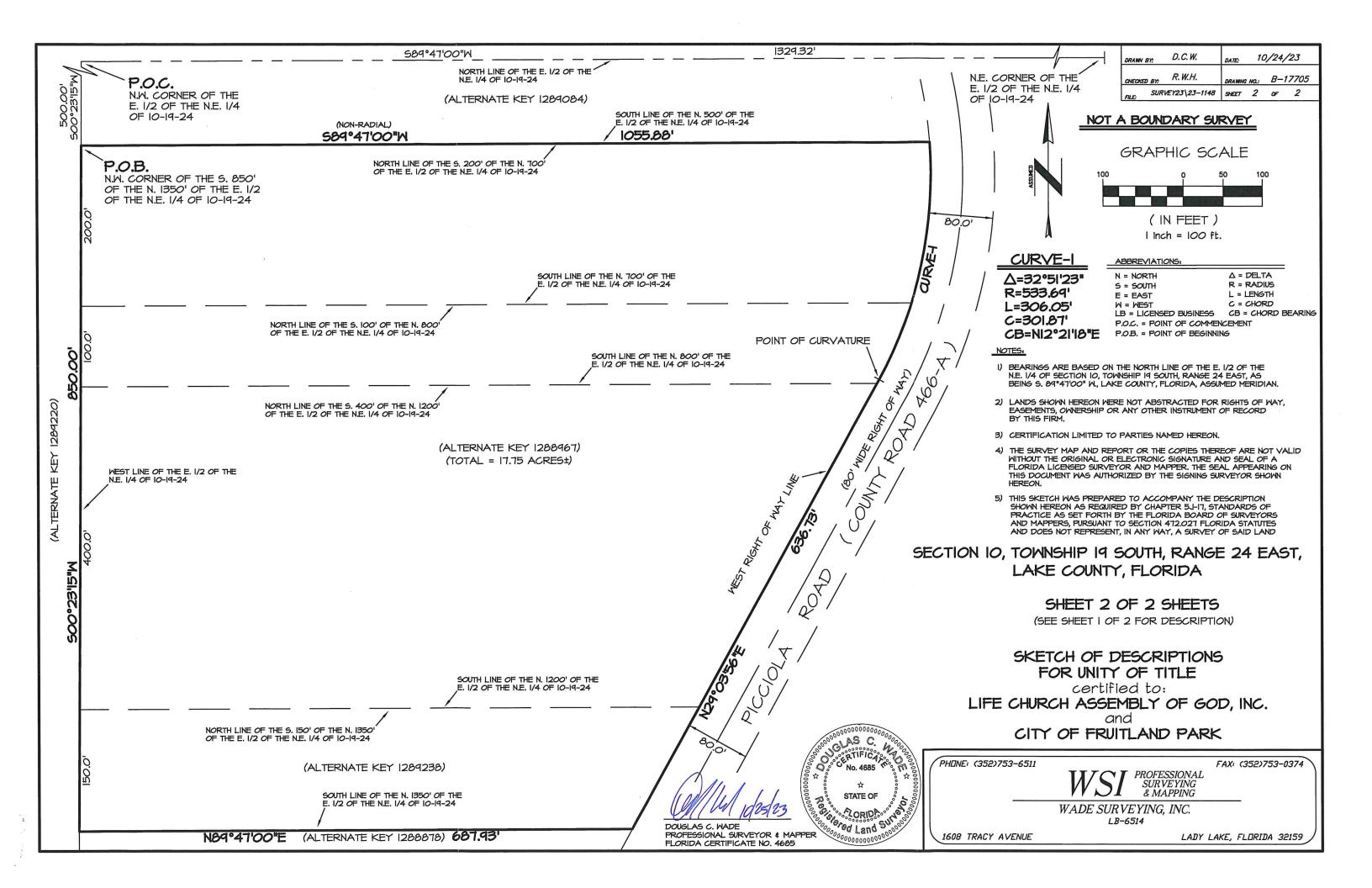
Certified to: LIFE CHURCH ASSEMBLY OF GOD, INC. and CITY OF FRUITLAND PARK

WSI PROFESSIONAL SURVEYING & MAPPING

WADE SURVEYING, INC LB-6514

ADY LAKE,

(352)753-



From: Robb Dicus

To: Sharon Williams; Amy Malone (amalone@halff.com); Anita Geraci (anita@agclaw.net); Brett Tobias; Cecily

Barnes; Cheryl Areias; Corey Goepfert; dannybassco@hotmail.com; Duane Booth; Erik D. Luce; Gary La Venia; Heather Croney; HeatherN; jeff@alpha-florida.com; Kelly T; Lavalley, Helen; Lisa Longtin; Lori Davis; Michael

Rankin; Michael Vitta; Shane Gerwig (Shane@alpha-inspections.net); sherie@lpgurp.com;

SLynch@lakecountyfl.gov; Steve Davis; Tracy Garcia

Subject: RE: Life Church Assembly of God - Unity of Title (alternate keys 1289238 &1288967)

Date: Monday, October 9, 2023 10:15:44 AM

Attachments: image002.png

If the house that is located on alt key # 1289238 was to remain in place and not be torn down as part of this unity of title the house would be required to be disconnected from its existing well and connected to the city's water system that is already feeding the other church property. City land development regulations do not allow structures to be connected to wells, they can only be used for irrigation purposes.



Robb Dicus

Public Works Director City of Fruitland Park

rdicus@fruitlandpark.org Office: (352) 360-6795 Cell: (352) 308-6651

From: Sharon Williams

Sent: Friday, October 6, 2023 1:28 PM

To: Amy Malone (amalone@halff.com); Anita Geraci (anita@agclaw.net); Brett Tobias; Cecily Barnes; Cheryl Areias; Corey Goepfert; dannybassco@hotmail.com; Duane Booth; Erik D. Luce; Gary La Venia; Heather Croney; HeatherN; jeff@alpha-florida.com; Kelly T; Lavalley, Helen; Lisa Longtin; Lori Davis; Michael Rankin; Michael Vitta; Robb Dicus; Shane Gerwig (Shane@alpha-inspections.net); Sharon Williams; sherie@lpgurp.com; SLynch@lakecountyfl.gov; Steve Davis; Tracy Garcia

Subject: Life Church Assembly of God - Unity of Title (alternate keys 1289238 &1288967)

Good afternoon TRC members,

Attached please find the subject application for your review and comments, due by Friday, October 17th, even if "no comments."

Should you have any question in the interim, please feel free to contact me or Emily Church at the email address and/or phone number below.