

**Legend & Abbreviations**

- Found Iron Rod or Pipe
- Found Concrete Monument
- ⊙ Found P.K. Nail & Disk
- ⊗ Found X-Cut
- Set 5/8" Capped Iron Rod
- ⊙ Set P.K. Nail & Disk
- (F) Field Measurement
- (D) Deed Reference
- (P) Plat Reference
- ⚡ Power Pole
- x—x— Guy Wire
- x-x- Fence
- e-e- Overhead Utility Lines
- ⊕ Soil Boring
- Pre-Development Storm Water Flow

**Legal Description: (As Written by Surveyor)**

A parcel of land lying in and being a portion of Government Lot 5, Section 3, Township 22 South, Range 25 East; the South 1/4 of Government Lot 8, Section 4, Township 22 South, Range 25 East; the N 1/2 of the NE 1/4 of the NE 1/4 and the E 1/2 of the NW 1/4 of the NE 1/4, Section 9, Township 22 South, Range 25 East, Lake County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Government Lot 5, thence coincident with the North Boundary of said Government Lot 5, N 89°38'51" W a distance of 99.33 feet to a point on the South Right-of-way Boundary of Cherry Lake Road, said point being on a curve concave to the Southwest, said curve having a radius of 44.74 feet, a delta angle of 72°35'14" and being subtended by a chord bearing S 35°43'27" E for a distance of 52.97 feet; thence Southeastly coincident with the arc said curve 56.68 feet to a point on the Westerly Right-of-way Boundary of Cherry Lake Road; thence coincident with said Westerly Right-of-way Boundary for the following two (2) calls: 1) S 00°34'06" W a distance of 1116.72 feet to a point on a curve concave to the Northeast, said curve having a radius of 243.63 feet, a delta angle of 44°40'27" and being subtended by a chord bearing S 21°43'46" E for a distance of 185.18 feet; 2) thence Southeastly coincident with the arc of said curve 189.96 feet to a point on the East Boundary of said Government Lot 5; thence departing said Westerly Right-of-way Boundary coincident with said East Boundary, S 00°29'21" W a distance of 892.17 feet; thence departing said East Boundary, N 89°56'06" W a distance of 95.74 feet; thence S 19°47'42" W a distance of 204.82 feet; thence S 84°28'43" W a distance of 204.82 feet; thence S 88°20'28" W a distance of 174.73 feet; thence S 85°30'41" W a distance of 266.28 feet; thence S 82°24'54" W a distance of 228.41 feet; thence S 85°20'28" W a distance of 174.73 feet; thence S 85°30'41" W a distance of 266.28 feet; thence S 82°24'54" W a distance of 228.41 feet; thence S 72°58'42" W a distance of 24.54 feet to the POINT OF BEGINNING; thence S 72°58'42" W a distance of 104.61 feet; thence S 65°48'35" W a distance of 134.65 feet; thence S 80°28'29" W a distance of 230.60 feet; thence S 74°12'02" W a distance of 180.27 feet; thence S 68°43'29" W a distance of 115.25 feet; thence S 53°27'30" W a distance of 140.07 feet; thence S 50°07'14" W a distance of 61.70 feet; thence S 54°49'47" W a distance of 66.91 feet; thence S 47°51'15" W a distance of 27.42 feet; thence S 45°46'26" W a distance of 140.62 feet; thence S 40°31'58" W a distance of 20.66 feet; thence S 35°19'43" W a distance of 130.76 feet; thence S 44°47'19" W a distance of 51.90 feet; thence S 62°54'54" W a distance of 51.98 feet; thence N 33°26'47" W a distance of 21.82 feet; thence N 18°13'21" E a distance of 58.27 feet; thence N 08°42'09" W a distance of 62.62 feet; thence N 52°05'58" W a distance of 58.25 feet; thence N 85°36'18" W a distance of 43.13 feet; thence S 76°18'14" W a distance of 34.90 feet; thence S 60°22'54" W a distance of 55.17 feet; thence S 19°06'29" W a distance of 90.95 feet; thence S 32°11'32" E a distance of 60.54 feet; thence S 57°48'16" E a distance of 71.34 feet; thence S 18°26'57" E a distance of 13.07 feet; thence S 70°13'36" W a distance of 166.09 feet; thence S 55°22'14" W a distance of 136.68 feet; thence S 76°04'34" W a distance of 113.32 feet; thence N 62°55'25" W a distance of 39.94 feet; thence S 37°17'20" W a distance of 47.78 feet; thence N 04°36'52" W a distance of 51.40 feet; thence N 10°00'49" E a distance of 238.45 feet; thence N 05°27'52" E a distance of 176.40 feet; thence N 23°16'10" E a distance of 44.82 feet; thence N 41°11'53" E a distance of 74.46 feet; thence N 20°06'04" E a distance of 73.27 feet; thence N 01°53'16" W a distance of 63.96 feet; thence N 00°48'48" E a distance of 102.73 feet; thence N 22°35'27" E a distance of 70.23 feet; thence N 34°31'15" E a distance of 144.86 feet; thence N 41°29'06" E a distance of 66.56 feet; thence N 50°40'16" E a distance of 59.43 feet; thence S 82°24'41" E a distance of 55.65 feet; thence S 57°31'44" E a distance of 255.63 feet; thence S 68°52'43" E a distance of 172.54 feet; thence S 83°58'18" E a distance of 100.86 feet; thence N 87°31'49" E a distance of 113.45 feet; thence S 77°17'02" E a distance of 51.71 feet; thence S 76°56'28" E a distance of 46.78 feet; thence S 19°52'13" E a distance of 31.13 feet; thence S 55°15'58" E a distance of 41.29 feet; thence N 38°25'05" E a distance of 10.75 feet; thence N 03°10'27" E a distance of 60.10 feet; thence N 20°34'17" W a distance of 36.98 feet; thence N 36°16'34" E a distance of 26.84 feet; thence N 27°01'23" E a distance of 84.20 feet; thence N 34°15'39" E a distance of 127.15 feet; thence S 56°54'36" E a distance of 155.41 feet; thence S 33°21'03" W a distance of 6.97 feet; thence S 33°53'46" W a distance of 7.59 feet; thence S 55°49'11" E a distance of 50.00 feet; thence S 55°21'44" E a distance of 173.16 feet; thence S 31°23'05" W a distance of 6.52 feet; thence S 11°08'50" E a distance of 121.03 feet to the POINT OF BEGINNING.

Containing an area of 858155.24 square feet, 19.701 acres more or less.

**Certifications:**  
Red Jacket Development

**Note: Topographic features shown hereon were located December 2006.**

**Surveyor's Notes**

- Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- The bearing structure for this survey is based on a state plane grid bearing of S 00°34'06" W for the Westerly Right-of-Way of Cherry Lake Road, also being the East Boundary of Subject Property.
- The horizontal datum utilized for this project is NAD 1983 Florida East Zone, U.S. Survey Feet. The control utilized to establish said datum was "F 55 RESET" being NGS (National Geodetic Survey) B-Order Horizontal Control Station.
- The vertical datum utilized for this project is NAVD 1988, U.S. Survey Feet. The benchmark utilized was NGS Second Order Benchmark "36 E5" with an elevation of 102.67 feet.
- The 100-Year Flood Line is based on said NAVD 1988 vertical datum, with an elevation of 98.3' per Lake County.
- All utilities depicted hereon are from visible evidence only. Surveyor did not contact subsurface utility locator service.
- No underground foundations or footers were excavated or located for this survey.
- Subject property is designated by Lake County, as Alternate Key #s: 3354621, 3354753 & a portion of 1801907.
- Per survey performed by Farmer Barley and Associates, Inc. dated February 25, 1991 (J.O. # 911003), regarding roads and lots being delineated but not numbered on the Plat of Groveland Farms (Plat Book 2, Page 10); "According to the Lake County Right of Way Dept., if the Lots of Groveland Farms adjoining the plotted Right of Ways are unnumbered, then the Right of Ways do not exist as far as Lake County is concerned." If that is the case, the 12' Right-of-way depicted hereon within Section 3 would not exist.

**Note: All set corners are 5/8" Capped Iron Rod "L.B. #7340"**

# Boundary Survey

## The Cape @ Cherry Lake

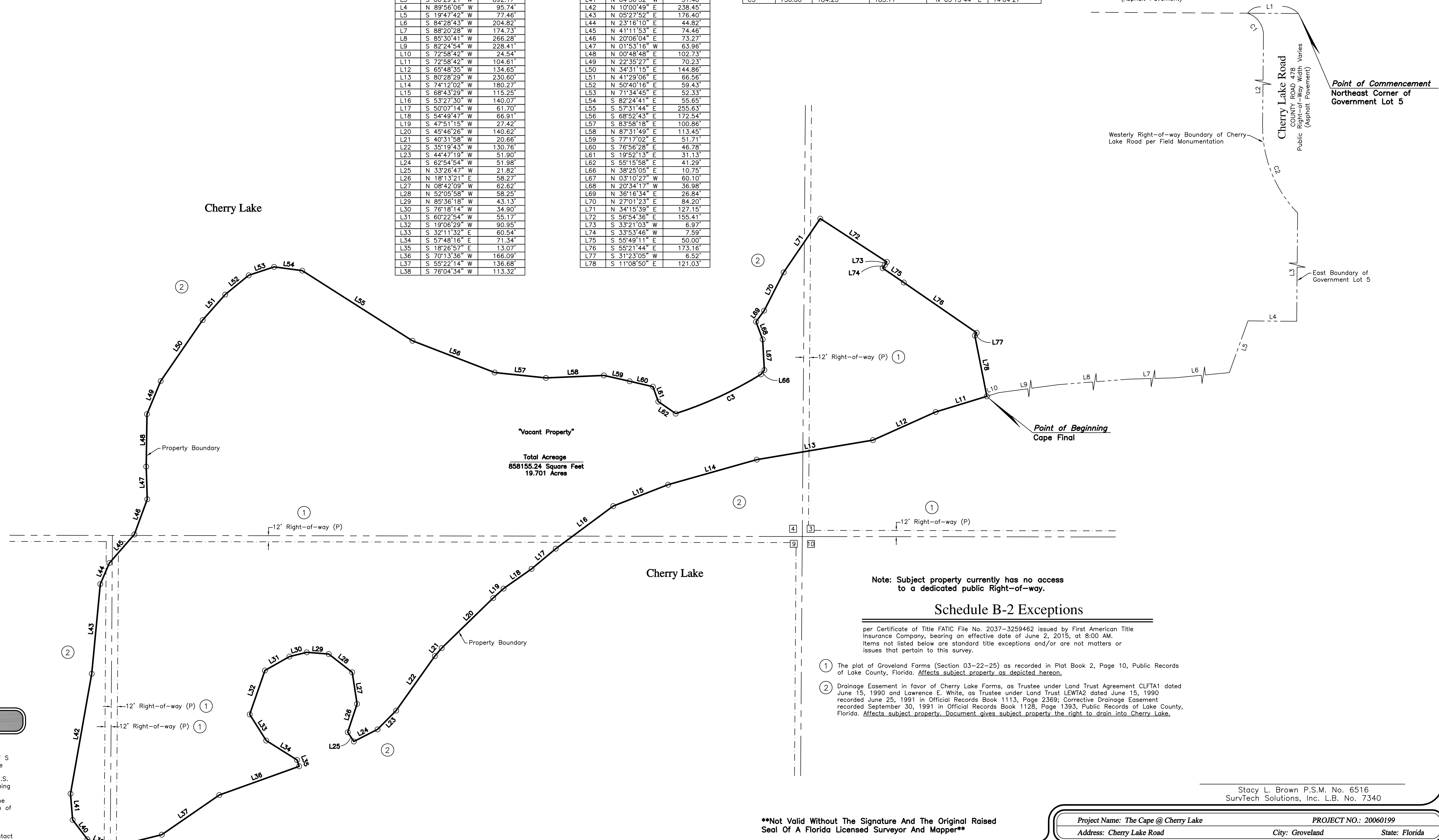
### Section 3, 4 & 9, Township 22 South, Range 25 East

### Lake County, Florida

LINE	BEARING	DISTANCE
L1	N 89°38'51" W	99.33'
L2	S 00°34'06" W	1116.72'
L3	S 00°29'21" W	892.17'
L4	N 89°56'06" W	95.74'
L5	S 19°47'42" W	204.82'
L6	S 84°28'43" W	204.82'
L7	S 88°20'28" W	174.73'
L8	S 85°30'41" W	266.28'
L9	S 82°24'54" W	228.41'
L10	S 72°58'42" W	24.54'
L11	S 72°58'42" W	104.61'
L12	S 65°48'35" W	134.65'
L13	S 80°28'29" W	230.60'
L14	S 74°12'02" W	180.27'
L15	S 68°43'29" W	115.25'
L16	S 53°27'30" W	140.07'
L17	S 50°07'14" W	61.70'
L18	S 54°49'47" W	66.91'
L19	S 47°51'15" W	27.42'
L20	S 45°46'26" W	140.62'
L21	S 40°31'58" W	20.66'
L22	S 35°19'43" W	130.76'
L23	S 44°47'19" W	51.90'
L24	S 62°54'54" W	51.98'
L25	N 33°26'47" W	21.82'
L26	N 18°13'21" E	58.27'
L27	N 08°42'09" W	62.62'
L28	N 52°05'58" W	58.25'
L29	N 85°36'18" W	43.13'
L30	S 76°18'14" W	34.90'
L31	S 60°22'54" W	55.17'
L32	S 19°06'29" W	90.95'
L33	S 32°11'32" E	60.54'
L34	S 57°48'16" E	71.34'
L35	S 18°26'57" E	13.07'
L36	S 70°13'36" W	166.09'
L37	S 55°22'14" W	136.68'
L38	S 76°04'34" W	113.32'

LINE	BEARING	DISTANCE
L39	N 62°55'25" W	39.94'
L40	N 37°17'20" W	47.78'
L41	N 04°36'52" W	51.40'
L42	N 10°00'49" E	238.45'
L43	N 05°27'52" E	176.40'
L44	N 23°16'10" E	44.82'
L45	N 41°11'53" E	74.46'
L46	N 20°06'04" E	73.27'
L47	N 01°53'16" W	63.96'
L48	N 00°48'48" E	102.73'
L49	N 22°35'27" E	70.23'
L50	N 34°31'15" E	144.86'
L51	N 41°29'06" E	66.56'
L52	N 50°40'16" E	59.43'
L53	N 71°34'45" E	52.33'
L54	S 82°24'41" E	55.65'
L55	S 57°31'44" E	255.63'
L56	S 68°52'43" E	172.54'
L57	S 83°58'18" E	100.86'
L58	N 87°31'49" E	113.45'
L59	S 77°17'02" E	51.71'
L60	S 76°56'28" E	46.78'
L61	S 19°52'13" E	31.13'
L62	S 55°15'58" E	41.29'
L63	N 38°25'05" E	10.75'
L64	N 03°10'27" E	60.10'
L65	N 20°34'17" W	36.98'
L66	N 36°16'34" E	26.84'
L67	N 27°01'23" E	84.20'
L68	N 34°15'39" E	127.15'
L69	S 56°54'36" E	155.41'
L70	S 33°21'03" W	6.97'
L71	S 33°53'46" W	7.59'
L72	S 55°49'11" E	50.00'
L73	S 55°21'44" E	173.16'
L74	S 31°23'05" W	6.52'
L75	S 11°08'50" E	121.03'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	44.74'	56.68'	52.97'	S 35°43'27" E	72°35'14"
C2	243.63'	189.96'	185.18'	S 21°43'46" E	44°40'27"
C3	750.00'	184.23'	183.77'	N 65°15'44" E	14°04'27"



**Note: Subject property currently has no access to a dedicated public Right-of-way.**

**Schedule B-2 Exceptions**

per Certificate of Title FATC File No. 2037-3259462, issued by First American Title Insurance Company, bearing an effective date of June 2, 2015, at 8:00 AM. Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

- The plat of Groveland Farms (Section 03-22-25) as recorded in Plat Book 2, Page 10, Public Records of Lake County, Florida, **Affects subject property as depicted hereon.**
- Drainage Easement in favor of Cherry Lake Farms, as Trustees under Land Trust Agreement CLTA1 dated June 15, 1990 and Lawrence E. White, as Trustee under Land Trust LEWTA2 dated June 15, 1990 recorded June 25, 1991 in Official Records Book 1113, Page 2369; Corrective Drainage Easement recorded September 30, 1991 in Official Records Book 1128, Page 1393, Public Records of Lake County, Florida. **Affects subject property. Document gives subject property the right to drain into Cherry Lake.**

Stacy L. Brown P.S.M. No. 6516  
SurvTech Solutions, Inc. L.B. No. 7340

**\*\*Not Valid Without The Signature And The Original Raised Seal Of A Florida Licensed Surveyor And Mapper\*\***

**Project Name: The Cape @ Cherry Lake**  
**Address: Cherry Lake Road**

**PROJECT NO.: 20060199**  
**City: Groveland State: Florida**

REVISION	DATE	INITIALS
Added wetland line and 100 year flood line	3/18/15	T.M.
Added flow lines and safe upland line	4/13/15	T.M.
Added title and benchmark information	6/29/15	T.M.
Updated title and misc. revisions	11/24/15	T.M.

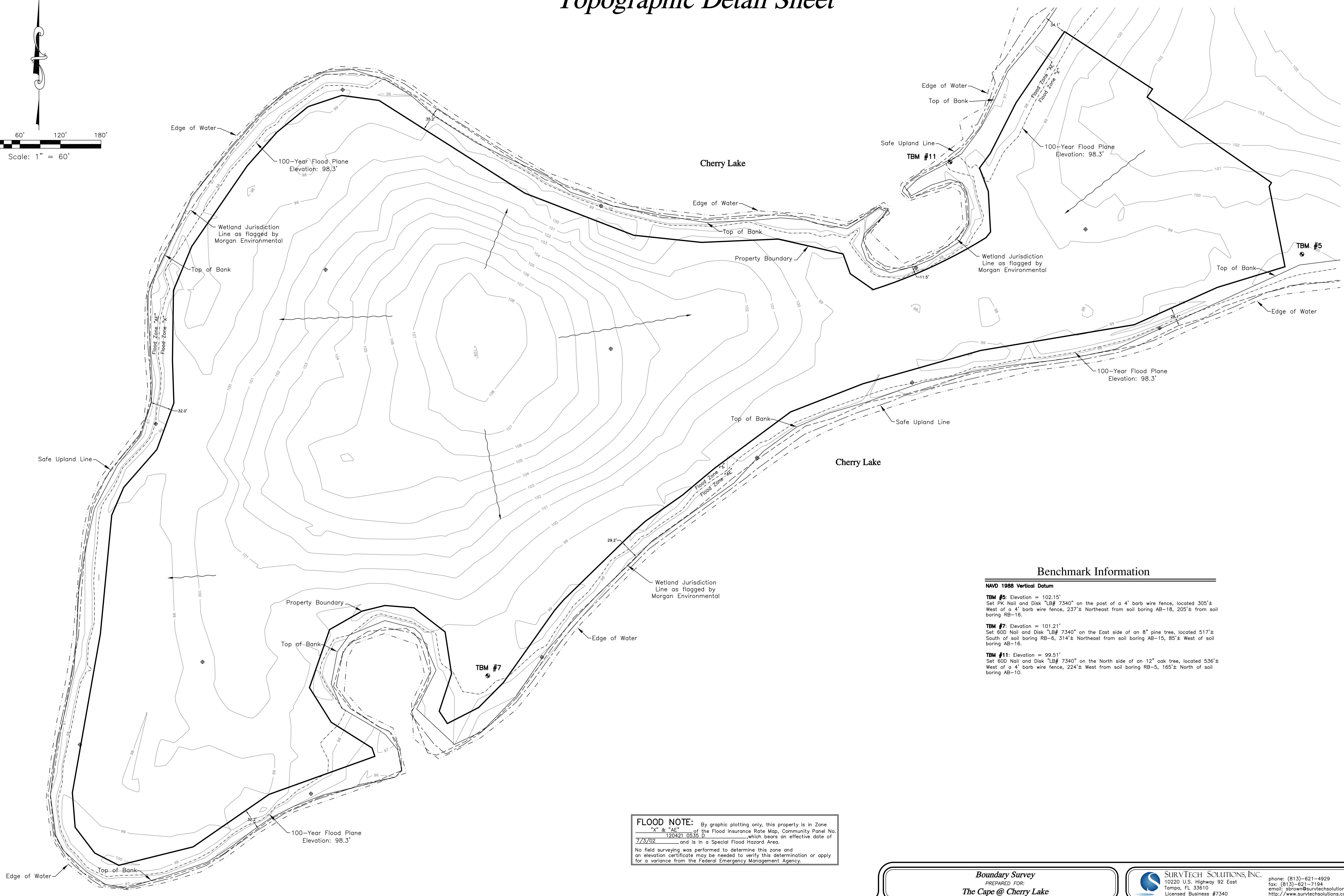
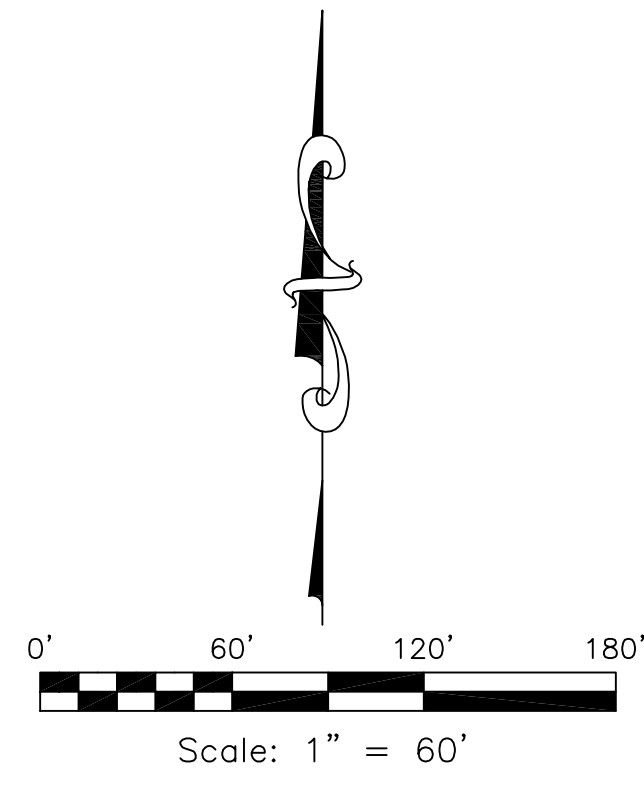
**Drafted By: T. McClintic**  
**Date Drafted: 12/14/09**  
**Approved By: S. Brown**  
**Date Approved: 12/16/09**  
**Field Date: 12/14/06**

**Phase: 10**  
**Revision Date: 11/24/15**  
**Drawing Name: 20060199\_10B1**  
**Scale: 1" = 100'**  
**Field Book/Page: 26-37/22**

**SURVING TODAY WITH TOMORROW'S TECHNOLOGY**

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# Topographic Detail Sheet



## Benchmark Information

### NAVD 1988 Vertical Datum

- TBM #5:** Elevation = 102.15'  
Set PK Nail and Disk "LB# 7340" on the post of a 4' barbed wire fence, located 305'± West of a 4' barbed wire fence, 237'± Northeast from soil boring AB-18, 205'± from soil boring RB-16.
- TBM #7:** Elevation = 101.21'  
Set 60D Nail and Disk "LB# 7340" on the East side of an 8" pine tree, located 517'± South of soil boring RB-6, 314'± Northeast from soil boring AB-15, 85'± West of soil boring AB-16.
- TBM #11:** Elevation = 99.51'  
Set 60D Nail and Disk "LB# 7340" on the North side of an 12" oak tree, located 536'± West of a 4' barbed wire fence, 224'± West from soil boring RB-5, 165'± North of soil boring AB-10.

**FLOOD NOTE:** By graphic plotting only, this property is in Zone "X" & "AE" of the Flood Insurance Rate Map, Community Panel No. 120421 0535 D, which bears an effective date of 7/3/02 and is in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

**Boundary Survey**  
PREPARED FOR:  
**The Cape @ Cherry Lake**

**SURVTECH SOLUTIONS, INC.**  
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