

**Legend & Abbreviations**

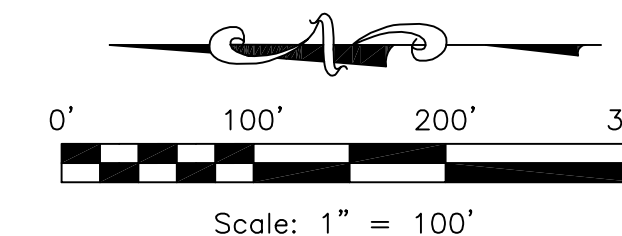
- Found Iron Rod or Pipe
- Found Concrete Monument
- Telephone Pull Box
- ⊕ Sign
- Round Post
- P.S.M. Professional Surveyor and Mapper
- L.B. Licensed Business
- FCIR Found Capped Iron Rod 5/8"
- ⊕ Power Pole
- Guy Wire
- x—x— Fence
- c—c— Overhead Utility Lines
- ⊕ Catch Basin
- ⊕ Mitered End-Section

# Boundary Survey

## The Springs @ Cherry Lake

### Section 3, Township 22 South, Range 25 East

### Lake County, Florida

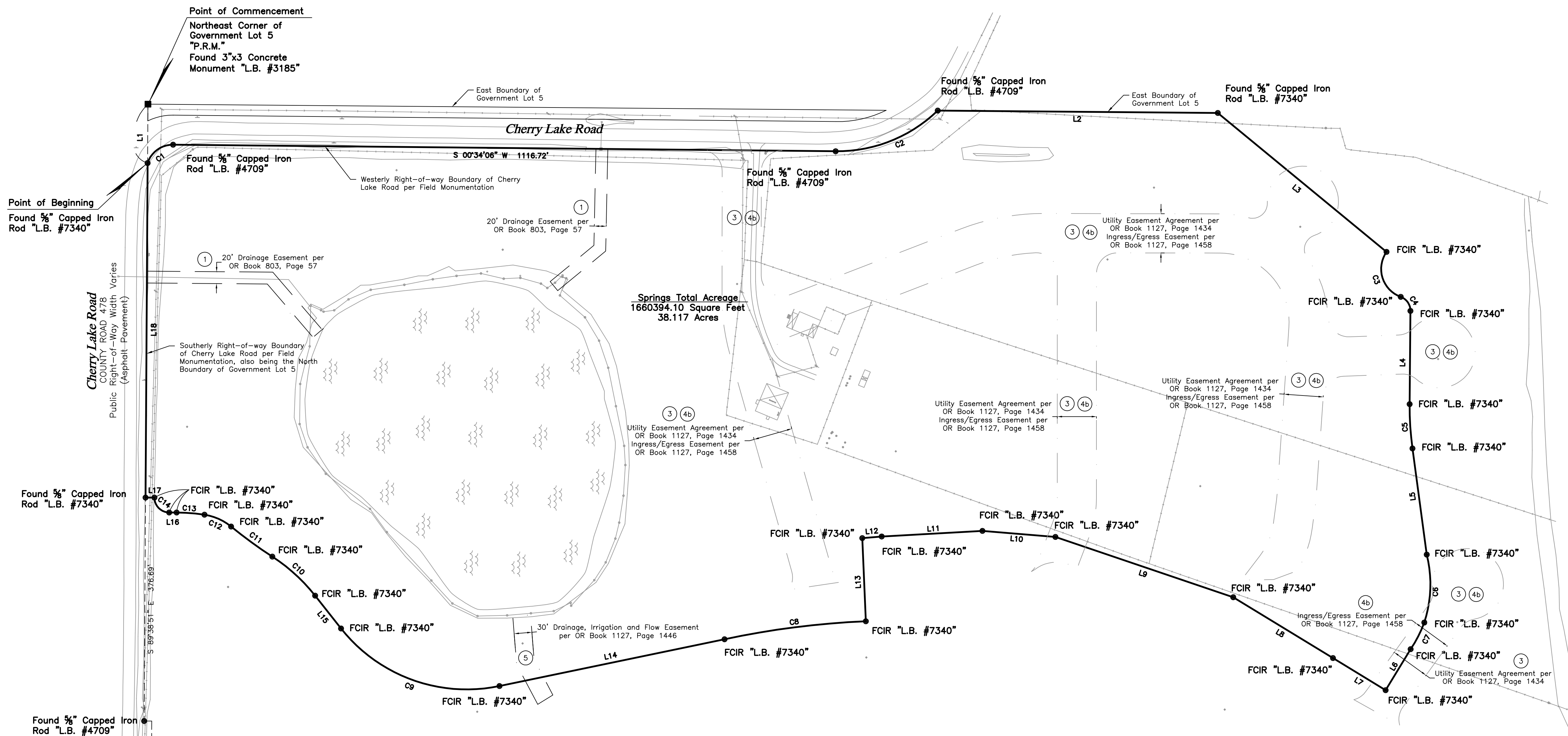


**Legal Description: (As Written by Surveyor)**

A parcel of land lying in and being a portion of Government Lot 5, Section 3, Township 22 South, Range 25 East, 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 the POINT OF BEGINNING, said point also being on a non-tangent 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°28'21" W a distance of 472.13 feet; thence departing said East Boundary, S 39°28'15" W a distance of 368.35 feet to a point on a non-tangent curve concave to the South, said curve having a radius of 50.00 feet, a delta angle of 105°05'17" and being subtended by a chord bearing S 72°30'18" W for a distance of 79.38 feet; thence coincident with the arc of said curve 91.71 feet to a point of reverse curvature with a curve concave to the North, said curve having a radius of 25.00 feet, a delta angle of 70°31'44" and being subtended by a chord bearing S 59°13'31" W for a distance of 28.87 feet; thence coincident with the arc of said curve 30.77 feet; thence N 89°30'37" W a distance of 157.21 feet to a point on a tangent curve concave to the South, said curve having a radius of 525.00 feet, a delta angle of 8°10'32" and being subtended by a chord bearing S 82°44'07" W for a distance of 74.91 feet; thence S 82°18'51" W a distance of 180.47 feet to a point on a tangent curve concave to the North, said curve having a radius of 208.42 feet, a delta angle of 31°54'21" and being subtended by a chord bearing N 87°55'35" W for a distance of 114.57 feet; thence coincident with the arc of said curve 116.06 feet to a point of compound curvature with a curve concave to the Northeast, said curve having a radius of 207.95 feet, a delta angle of 13°57'25" and being subtended by a chord bearing N 62°49'45" W for a distance of 50.53 feet; thence coincident with the arc of said curve 50.66 feet; thence N 58°37'16" W a distance of 80.91 feet; thence N 31°22'51" E a distance of 104.00 feet; thence N 31°22'44" E a distance of 196.80 feet; thence N 18°44'06" E a distance of 316.45 feet; thence N 04°42'25" E a distance of 123.51 feet; thence N 03°09'47" W a distance of 170.00 feet; thence N 04°49'22" W a distance of 32.83 feet; thence S 87°33'56" W a distance of 140.22 feet to a point on a non-tangent curve concave to the West, said curve having a radius of 1428.62 feet, a delta angle of 9°38'28" and being subtended by a chord bearing N 07°15'40" W for a distance of 240.11 feet; thence coincident with the arc of said curve 240.39 feet; thence N 11°45'00" W a distance of 387.44 feet to a point on a tangent curve concave to the East, said curve having a radius of 270.00 feet, a delta angle of 63°27'20" and being subtended by a chord bearing N 19°58'41" E for a distance of 283.98 feet; thence coincident with the arc of said curve 299.03 feet; thence N 51°42'20" E a distance of 70.58 feet to a point on a curve concave to the Northwest, said curve having a radius of 300.00 feet, a central angle of 18°42'56" and being subtended by a chord bearing N 42°20'52" E for a distance of 97.56 feet; thence coincident with the arc of said curve 98.00 feet to a point of reverse curvature with a curve concave to the Southeast, said curve having a radius of 787.00 feet, a central angle of 6°16'08" and being subtended by a chord bearing N 36°07'28" E for a distance of 86.07 feet; thence coincident with the arc of said curve 86.11 feet to a point of reverse curvature with a curve concave Northwestly, said curve having a radius of 93.00 feet, a central angle of 30°37'32" and being subtended by a chord bearing N 23°56'46" E for a distance of 49.12 feet; thence coincident with the arc of said curve 49.71 feet to a point of compound curvature concave to the West, said curve having a radius of 326.00 feet, a central angle of 8°16'52" and being subtended by a chord bearing N 04°29'35" E for a distance of 47.08 feet; thence coincident with the arc of said curve 47.12 feet; thence N 00°23'16" E a distance of 12.57 feet to a point on a curve concave Southeastly, said curve having a radius of 25.00 feet, a central angle of 90°00'00" and being subtended by a chord bearing N 45°21'09" E for a distance of 35.36 feet; thence coincident with the arc of said curve 39.27 feet; thence N 00°00'00" E a distance of 15.00 feet to a point on the Southerly Right-of-way Boundary of Cherry Lake Road; thence coincident with said Southerly Right-of-way Boundary S 89°38'51" E a distance of 563.84 feet to the POINT OF BEGINNING.

Containing an area of 1660394.10 square feet, 38.117 acres more or less.



**Schedule B-2 Exceptions**

per Certificate of Title FATIC File No. 2037-3259454 issued by First American Title Insurance Company, bearing an effective date of November 24, 2014, at 8:00 AM. Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

- ① Drainage Easement in favor of Lake County recorded March 21, 1984 in Official Records Book 803, Page 57, Public Records of Lake County, Florida. *Affects subject property as depicted hereon.*
- ② Drainage Easement in favor of Cherry Lake Farms, as Trustee under Land Trust Agreement CLFTA1 dated June 15, 1990 and Lawrence E. White, as Trustee under Land Trust Agreement LEWTA2 dated June 15, 1990 recorded June 25, 1991 in Official Records Book 113, Page 2359; Corrective Drainage Easement recorded September 30, 1991 in Official Records Book 1128, Page 1383, Public Records of Lake County, Florida. *Blanket in nature, not plotted.*
- ③ Utility Easement Agreement by and between Cherry Lake Farms, as Trustee under Land Trust Agreement CLFTB1 dated June 15, 1990, Lawrence E. White, as Trustee under Land Trust Agreement LEWTB2 dated June 15, 1990, Cherry Lake Farms, as Trustee under Land Trust Agreement CLFTA1 dated June 15, 1990 and Lawrence E. White, as Trustee under Land Trust Agreement LEWTA2 dated June 15, 1990 recorded September 23, 1991 in Official Records Book 1127, Page 1434, Public Records of Lake County, Florida. *Affects subject property as depicted hereon.*
- ④a The plot of Groulond Farms (Section 09-22-25) as recorded in Plat Book 2, Page 10, Public Records of Lake County, Florida. *Document does not contain any plottable easement.*
- ④b Easement For Ingress and Egress in favor of Cherry Lake Farms, as Trustee under Land Trust Agreement CLFTA1 dated June 15, 1990 and Lawrence E. White, as Trustee under Land Trust Agreement LEWTA2 dated June 15, 1990 recorded September 23, 1991 in Official Records Book 1127, Page 1434, Public Records of Lake County, Florida. *Affects subject property as depicted hereon.*
- ⑤ Easement Agreement by and between Cherry Lake Farms, as Trustee under Land Trust Agreement CLFTB1 dated June 15 1990; Lawrence E. White, as Trustee under Land Trust Agreement LEWTB2 dated June 15, 1990 and Cherry Lake Farms, as Trustee under Land Trust Agreement CLFTA1 dated June 15, 1990 and Lawrence E. White, as Trustee under Land Trust Agreement LEWTA2 dated June 15, 1990 recorded September 23, 1991 in Official Records Book 1127, Page 1446, Public Records of Lake County, Florida. *Affects subject property as depicted hereon.*

**FLOOD NOTE:** By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 120421 0501 and is not in a Special Flood Hazard Area as shown on 12/18/12 and is not in a Special Flood Hazard Area as shown on 12/18/12. 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.

**Surveyor's Notes**

- 1.) Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 2.) 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 Subject Property.
- 3.) 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 a National Geodetic Survey (NGS) B-Order Horizontal Control Station.
- 4.) The vertical datum utilized for this project is NAVD 1988, U.S. Survey Feet. The benchmark utilized was NGS Second Order Benchmark "38 ES" with an elevation of 102.67 feet.
- 5.) All utilities depicted hereon are from visible evidence only. Surveyor did not contact subsurface utility locator service.
- 6.) No underground foundations or footers were excavated or located for this survey.
- 7.) Boundary Survey has been performed with the benefit of a certificate of title (FATIC File #: 2037-3259454) prepared by First American Title Insurance Company.
- 8.) Subject property is designated by Lake County as being a portion of Alternate Key #s: 3354484 & 1801907.

**Curve Information:**

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	50.00'	91.71'	79.38'	S 72°30'18" W	105°05'17"
C4	25.00'	30.77'	28.87'	S 59°13'31" W	70°31'44"
C5	525.00'	74.91'	74.85'	S 82°44'07" W	08°10'32"
C6	208.42'	116.06'	114.57'	N 87°55'35" W	31°54'21"
C7	207.95'	50.66'	50.53'	N 62°49'45" W	13°57'25"
C8	1428.62'	240.39'	240.11'	N 07°15'40" W	09°38'28"
C9	270.00'	299.03'	283.98'	N 19°58'41" E	63°27'20"
C10	300.00'	98.00'	97.56'	N 42°20'52" E	18°42'56"
C11	787.00'	86.11'	86.07'	N 36°07'28" E	6°16'08"
C12	93.00'	49.71'	49.12'	N 23°56'46" E	30°37'32"
C13	326.00'	47.12'	47.08'	N 04°29'35" E	8°16'52"
C14	25.00'	39.27'	35.36'	N 45°21'09" E	90°00'00"

**Line Information:**

LINE	BEARING	DISTANCE
L1	N 89°38'51" W	99.33'
L2	S 00°28'21" W	472.13'
L3	S 39°28'15" W	368.35'
L4	N 89°30'37" W	157.21'
L5	S 82°18'51" W	180.47'
L6	N 58°37'16" W	80.91'
L7	N 31°22'51" E	104.00'
L8	N 31°22'44" E	196.80'
L9	N 18°44'06" E	316.45'
L10	N 04°42'25" E	123.51'
L11	N 03°09'47" W	170.00'
L12	N 04°49'22" W	32.83'
L13	S 87°33'56" W	140.22'
L14	N 11°45'00" W	387.44'
L15	N 51°42'20" E	70.58'
L16	N 00°23'16" E	12.57'
L17	N 00°00'00" E	15.00'
L18	S 89°38'51" E	563.84'

REVISION	DATE	INITIALS
1	Added title information	6/04/15 T.M.

SURVEYING TODAY WITH TOMORROW'S TECHNOLOGY

*Drafted By: T. McClintic*  
*Date Drafted: 03/24/15*  
*Approved By: S. Brown*  
*Date Approved: 03/30/15*

*Drawing Name: 20060199\_16B*  
*Phase: 16*  
*Field Date: 03/26/15*  
*Field Book/Page:*

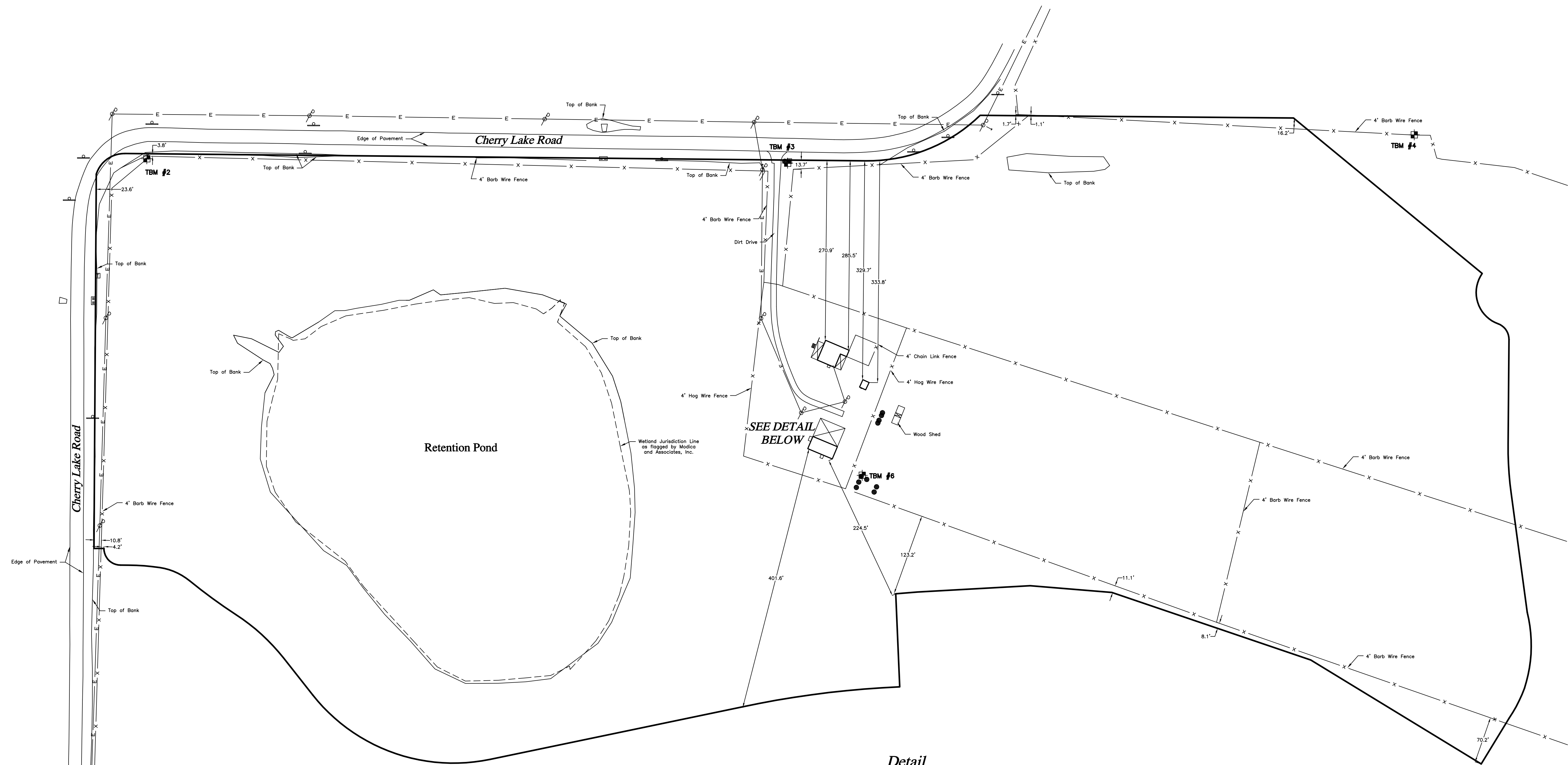
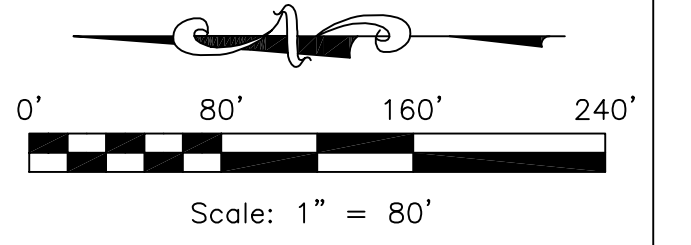
Project Name: **The Springs @ Cherry Lake**      Project No.: **20060199**

Address: **Cherry Lake Road**      City: **Groveland**      State: **Florida**

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

10220 U.S. Highway 92 East  
 Tampa, FL 33610  
 phone: (813)-621-4929  
 fax: (813)-621-7194  
 Licensed Business #7340  
 email: sbrown@survtchsolutions.com  
 http://www.survtchsolutions.com

# Planimetric Detail Sheet



## Benchmark Information

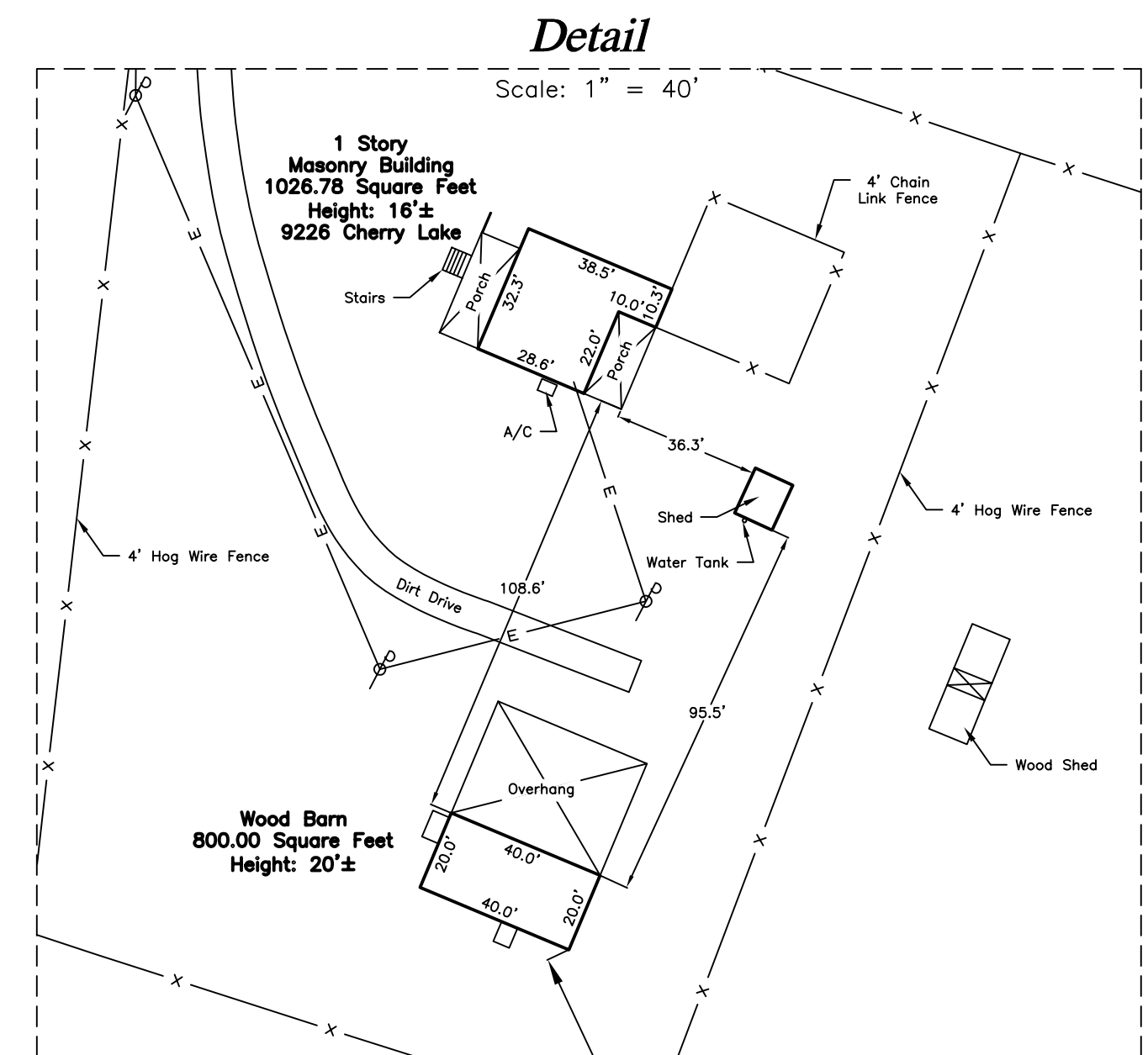
### NAVD 1988 Vertical Datum

**TBM #2:** Elevation = 122.72'  
Set PK Nail and Disk "LB# 7340" in wood post of a 4' barbed wire fence, located 85'± Southwest of a power pole that is East of Cherry Lake Road, 57'± South from the South edge of pavement of Cherry Lake Road, 26'± West from the West edge of pavement of Cherry Lake Road.

**TBM #3:** Elevation = 112.08'  
Set PK Nail and Disk "LB# 7340" in top of a round post, located 33' Southeast from the corner of a 4' barbed wire fence, 15'± West from the edge of pavement of Cherry Lake Road, 14'± Northeast from the corner of a 4' barbed wire fence.

**TBM #4:** Elevation = 99.67'  
Set Railroad Spike on East side of a 4' barbed wire fence post, located 615'± South of Cherry Lake Road, 172'± East of sample boring AB-4, 24'± North of Westerly jog in 4' barbed wire fence.

**TBM #6:** Elevation = 116.91'  
Set Railroad Spike Nail on North side of an 8" wood round post, located 130'± West of the Southwest corner of a tin shed, 28'± East of a 4' barbed wire fence, 16'± South of a 4' hog wire fence.



Boundary Survey  
The Springs @ Cherry Lake

**SURVTECH SOLUTIONS, INC.**  
10220 U.S. Highway 92 East  
Tampa, FL 33610  
Licensed Business #7340

phone: (813)-621-4929  
fax: (813)-521-7194  
email: sbrown@survtechsolutions.com  
http://www.survtechsolutions.com