



**Description:**  
 BEGIN at the South 1/4 corner of Section 27, Township 21 South, Range 26 East, Lake County, Florida; thence run N 89°46'10" W along the South line of the Southwest 1/4 of said Section 27 for a distance of 768.62 feet to the Southeast corner of that parcel of land described in Official Records Book 1055, Page 1844, Public Records of Lake County, Florida; thence run N 00°09'11" E along the East line of that parcel of land described in Official Records Book 1055, Page 1844, Public Records of Lake County, Florida, for a distance of 637.43 feet to the Northeast corner of that parcel of land described in Official Records Book 1055, Page 1844, Public Records of Lake County, Florida; thence run N 89°39'07" W for a distance of 54.76 feet to the Northwest corner of that parcel of land described in Official Records Book 1055, Page 1844, Public Records of Lake County, Florida; thence run N 00°09'11" E for a distance of 313.56 feet; thence run N 54°13'41" W to the Easterly right of way line of County Road No. 455; thence run N 35°46'19" E along said right of way line for a distance of 620.04 feet to the beginning of a non-tangent curve concave to the Northwest, having a radius of 1100.49 feet and a chord bearing of N 31°55'01" E; thence run Northeasterly along the arc of said curve for a distance of 120.95 feet through a central angle of 06°17'50" to the North line of the South 280.00 feet of Government Lot No. 9, also being the North line of the South 280.00 feet of the Northeast 1/4 of the Southwest 1/4 of aforesaid Section 27; thence run S 89°01'47" E along said North line for a distance of 96.29 feet to the East right of way line of the abandoned SCL Railroad Right of Way; thence run S 2°00'59" E along said East right of way line for a distance of 61.97 feet to the South line of the South 660.00 feet of the North 990.00 feet of aforesaid Government Lot No. 9; thence run S 89°34'32" E along said South line for a distance of 340.80 feet to the East line of said Government Lot No. 9; thence run N 00°28'31" E along said East line for a distance of 720.70 feet to the Northwest corner of the South 990.00 feet of Government Lot No. 8 of Section 27, Township 21 South, Range 26 East, Lake County, Florida; thence run S 89°33'56" E along the North line of said South 990.00 feet of Government Lot No. 8 for a distance of 1320.00 feet to the Northeast corner of said South 990.00 feet of Government Lot No. 8; thence run S 00°25'59" W along the East line of said Government Lot No. 8 for a distance of 329.97 feet to the Northwest corner of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of aforesaid Section 27; thence run S 89°50'11" E for a distance of 330.00 feet to the Northeast corner of said West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27; thence run S 00°09'11" W for a distance of 660.15 feet to the Southeast corner of said West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27; thence run N 89°48'55" W for a distance of 333.10 feet to the Northeast corner of Government Lot No. 13 of said Section 27; thence run S 00°25'59" W along the East line of said Government Lot No. 13 for a distance of 657.80 feet to the Northwest corner of the South 1/2 of Government Lot No. 14 of said Section 27; thence run S 89°44'10" E for a distance of 1320.00 feet to the Northeast corner of the South 1/2 of Government Lot No. 14 of said Section 27; thence run S 00°24'48" W for a distance of 660.00 feet to the Southeast corner of the South 1/2 of Government Lot No. 14 of said Section 27; thence run N 89°46'52" W along the South line of the Southeast 1/4 of said Section 27 for a distance of 2640.46 feet to the Point of Beginning.

**LEGAL DESCRIPTION:**  
 The East 990 feet of Government Lot 7 and the North 1/2 of Government Lot 14, Section 27, Township 21 South, Range 26 East, and Government Lot 1, Section 26, Township 21 South, Range 26 East, of the Public Records of Lake County, Florida.  
 Containing therein 75.471 Acres.  
 Together with an access easement for ingress, egress and utilities over the following described property:  
 A 66.00 feet wide strip of land more particularly described as follows:  
 Begin at the South 1/4 corner of Section 27, Township 21 South, Range 26 East, Lake County, Florida; thence run N89°46'10"E along the South line of the Southwest 1/4 of said Section 27 for a distance of 768.62 feet; thence run N00°09'11"E for a distance of 930.39 feet; thence run N54°13'41"W for a distance of 126.39 feet to the Southeasterly right of way line of CR 455; thence run N35°46'19"E along said Southeasterly right of way line for a distance of 66.00 feet; thence run S54°13'41"E for a distance of 160.29 feet; thence run S00°09'11"W for a distance of 898.39 feet; thence run S89°46'10"E for a distance of 702.70 feet; thence run S89°46'52"E for a distance of 1360.88 feet; thence run N55°07'18"E for a distance of 563.20 feet; thence run N00°25'59"E for a distance of 270.82 feet to the North line of the South 1/2 of Government Lot 14, said Section 27; thence run S89°44'10"E along said North line of the South 1/2 of Government Lot 14 for a distance of 66.00 feet; thence run S00°25'59"W for a distance of 305.15 feet; thence run S55°07'18"W for a distance of 618.20 feet to the South line of the Southeast 1/4 of said Section 27; thence run N89°46'52"W along said South line of the Southeast 1/4 for a distance of 1381.76 feet to the Point of Beginning.

**LEGEND & ABBREVIATIONS:**  
 SEC = SECTION  
 TWP = TOWNSHIP  
 RNG = RANGE  
 PG = PAGE  
 ORB = OFFICIAL RECORDS BOOK

**SURVEYOR'S REPORT:**  
 1. Utility locations if shown hereon are based on field location of markings by Utility Company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.  
 2. Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor or by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.  
 3. Measurement methods used for this survey meet MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING CH. 61G17-R requirements.  
 4. Not valid without the signature and raised seal of a Florida licensed surveyor and mapper.  
 5. Features shown by symbol as indicated in the legend are not to scale.  
 6. Bearings shown hereon are based on the Southeasterly Right of Way Line of County Road 455 being North 35°46'19" East, per Right of Way Maintenance map of Lake County.  
 7. Unless shown, only those visible features in the immediate vicinity of the above described parcel boundary have been located.  
 8. Dimensions are shown in feet and decimals thereof.  
 9. The above described parcel contains 186.99 acres, more or less.  
 10. This exhibit was prepared by combining the Boundary Surveys prepared by Engineering & Design Group, Inc. Project Number 04-056.00 dated 4/26/05 and Rhoden Land Surveying, Inc. Project Number 03030.007 dated 08/23/05.  
 11. No attempt was made field verify corners as shown on the two above noted surveys.  
 12. This exhibit is to be used as a tool by Lake County staff to plan improvements to the Ferndale public park.  
 13. Several discrepancies between the two boundary surveys were noted but not rectified with this exhibit.

**NOTICE OF LIABILITY:**  
 This exhibit is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this exhibit, without the expressed written consent of the Surveyor.

**THIS IS NOT A SURVEY**

**DESCRIPTION:**  
 The West 1/2 of the Northwest 1/4 of Government Lot 13, Section 27, Township 21 South, Range 26 East, Lake County, Florida.  
 AND  
 That part of Government Lot 12, Section 27, Township 21 South, Range 26 East, Lake County, Florida, bounded and described as follows: From the Southeast corner of said Government Lot 12, run North 662.4 feet to an iron pin for a Point of Beginning; From said Point of Beginning, run thence West 111 feet; thence run North 118 feet; thence run East 111 feet; thence run South 118 feet to the Point of Beginning.  
 AND  
 The West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 26 East, Lake County, Florida.  
 AND  
 The East 20 feet of the Northeast 1/4 of Government Lot 13, in Section 27, Township 21 South, Range 26 East, Public Records of Lake County, Florida.  
 AND  
 Begin 780.4 feet North of Southeast corner of Government Lot 12, run North 812.6 feet; North 89°28' West to Westerly Right of way of Railroad being Point A. Return to Point of Beginning and run West 111 feet, South 118 feet, West 713.2 feet, North 288.55 feet, West to Westerly Right of Way of Railroad, Northeasterly along said Right of Way to Point A, lying and being in Section 27, Township 21 South, Range 26 East, Lake County, Florida.  
 AND  
 The North 1/2 of the South 1/2 of Government Lot 14, Section 27, Township 21 South, Range 26 East, Lake County, Florida.  
 AND  
 Begin at the Southeast corner of Government Lot 12, run West 765 feet, North 626 feet, East 435 feet, North 34 feet, East 660 feet, South 660 feet, West 330 feet to Point of Beginning lying and being in Section 27, Township 21 South, Range 26 East, Lake County, Florida.  
 AND  
 The West 640 feet of the Northeast 1/4 of Government Lot 13, lying and being in Section 27, Township 21 South, Range 26 East, Lake County, Florida.  
 AND  
 The East 1/2 of the Northwest 1/4 of Government Lot 13, Section 27, Township 21 South, Range 26 East, Lake County, Florida.  
 AND  
 The East 1/2 of the Southwest 1/4 of Government Lot 13, Section 27, Township 21 South, Range 26 East, Lake County, Florida.  
 AND  
 The Southeast 1/4 of Government Lot 13, Section 27, Township 21 South, Range 26 East, Lake County, Florida.  
 AND  
 The South 1/4 of Government Lot 14, Section 27, Township 21 South, Range 26 East, Lake County, Florida.  
 AND

**DESCRIPTION (66' easement):** EASEMENT NOT RECORDED THIS DATE: 11/18/04  
 A 66.00 feet wide strip of land more particularly described as follows:  
 BEGIN at the South 1/4 corner of Section 27, Township 21 South, Range 26 East, Lake County, Florida; thence run N 89°46'10" W along the South line of the Southwest 1/4 of said Section 27 for a distance of 768.62 feet; thence run N 00°09'11" E for a distance of 930.39 feet; thence run N 54°13'41" W for a distance of 126.39 feet to the Southeasterly right of way line of C.R. 455; thence run N 35°46'19" E along said Southeasterly right of way line for a distance of 66.00 feet; thence run S 54°13'41" W for a distance of 160.29 feet; thence run N 55°07'18" E for a distance of 563.20 feet; thence run N 00°25'59" E for a distance of 270.82 feet to the North line of the South 1/2 of Government Lot 14, said Section 27; thence run S 89°44'10" E along said North line of the South 1/2 of Government Lot 14 for a distance of 66.00 feet to the Southeast corner of the South 1/2 of Government Lot 14 of said Section 27; thence run S 00°24'48" W for a distance of 660.00 feet to the Southeast corner of the South 1/2 of Government Lot 14 of said Section 27; thence run N 89°46'52" W along said South line of the Southeast 1/4 for a distance of 1381.76 feet to the Point of Beginning.  
 Metes and Bounds Description written by Rhoden Land Surveying, Inc.

**TOGETHER WITH:**

REV: 04/03/08 Various changes at client's request CMA

**Survey Exhibit**

Survey Date: 3/13/2008  
 Drawing Number: 52982002  
 Scale: 1"=200'  
 Drawn By: CMA

**Lake County Public Works**

**Ferndale Preserve Park**

GARY B. KRICK  
 Registered Land Surveyor No. 4245

**Southeastern Surveying**

SOUTHEASTERN SURVEYING & MAPPING CORP.  
 6500 All American Boulevard  
 Orlando, Florida 32810-4300  
 (407) 292-8580 Cert. No. 121208  
 e-mail: info@seasurveysurveying.com