

SKETCH OF DESCRIPTION

PROPOSED LOT B OF THE UNRECORDED PLAT OF
"CYPRESS POINT AT LAKE PARKER"
PORTION OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 24 EAST
WINTER HAVEN, POLK COUNTY, FLORIDA

DESCRIPTION

AREA ABOVE RESERVED FOR RECORDING INFORMATION

PROPOSED LOT B OF THE UNRECORDED PLAT OF CYPRESS POINT AT LAKE PARKER AND PORTION OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 24 EAST LYING WITHIN THE CITY OF WINTER HAVEN, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE ALONG THE CENTERLINE OF FAIRWAY AVENUE RUN NORTH 00°01'29" WEST, A DISTANCE OF 72.85 FEET; THENCE DEPARTING SAID CENTERLINE RUN IN PERPENDICULAR LINE TO SAID CENTERLINE NORTH 88°54'06" WEST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING: BEING A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 11,386.16 FEET AND A CENTRAL ANGLE 01°11'23" WHICH BEARS NORTH 88°25'36" WEST AND CHORD DISTANCE OF 236.43 FEET, THENCE RUN WESTERLY ALONG THE ARC A DISTANCE OF 236.43 FEET; THENCE RUN ALONG THE NORTH RIGHT OF WAY LINE U.S. HIGHWAY 92/STATE ROAD 600—EAST MEMORIAL BOULEVARD NORTH 00°00'59" WEST, A DISTANCE OF 124.46 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE RUN NORTH 38°31'40" WEST, A DISTANCE OF 50.61 FEET TO A POINT ON THE EAST RIGHT OF WAY OF HOUR GLASS ROAD AND A POINT OF A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE 42°16'54" WHICH BEARS NORTH 21°07'28" EAST AND CHORD DISTANCE OF 54.10 FEET, THENCE ALONG SAID EAST RIGHT OF WAY LINE RUN NORTHERLY ALONG THE ARC A DISTANCE OF 55.35 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY RUN NORTH 00°00'59" WEST, A DISTANCE OF 14.34 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN NORTH 89°59'01" EAST, A DISTANCE OF 248.30 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF FAIRWAY AVENUE; THENCE ALONG SAID WEST RIGHT OF WAY LINE RUN SOUTH 00°01'29" EAST, A DISTANCE OF 235.42 FEET TO A POINT OF TO THE POINT OF BEGINNING.

CONTAINING 56,666 SQUARE FEET OR 1.300 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS DOCUMENT CONSISTS OF 2 PAGES NOT FULL OR COMPLETE WITHOUT BOTH.
5. BEARINGS SHOWN HEREON ARE BASED ON WEST RIGHT OF WAY LINE OF FAIRWAY AVENUE, WHICH BEARS S00°01'29"E, PER DOCUMENT PROVIDED.
6. THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17.062(3).

THIS IS NOT A SURVEY.

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR SKETCH

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WINTER HAVEN, POLK COUNTY, FLORIDA



**AMERICAN SURVEYING
& MAPPING, INC.**

**NDDS NATIONAL DUE
DILIGENCE SERVICES**
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

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407-426-7979
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I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

E. GLENN TURNER, PSM #5643

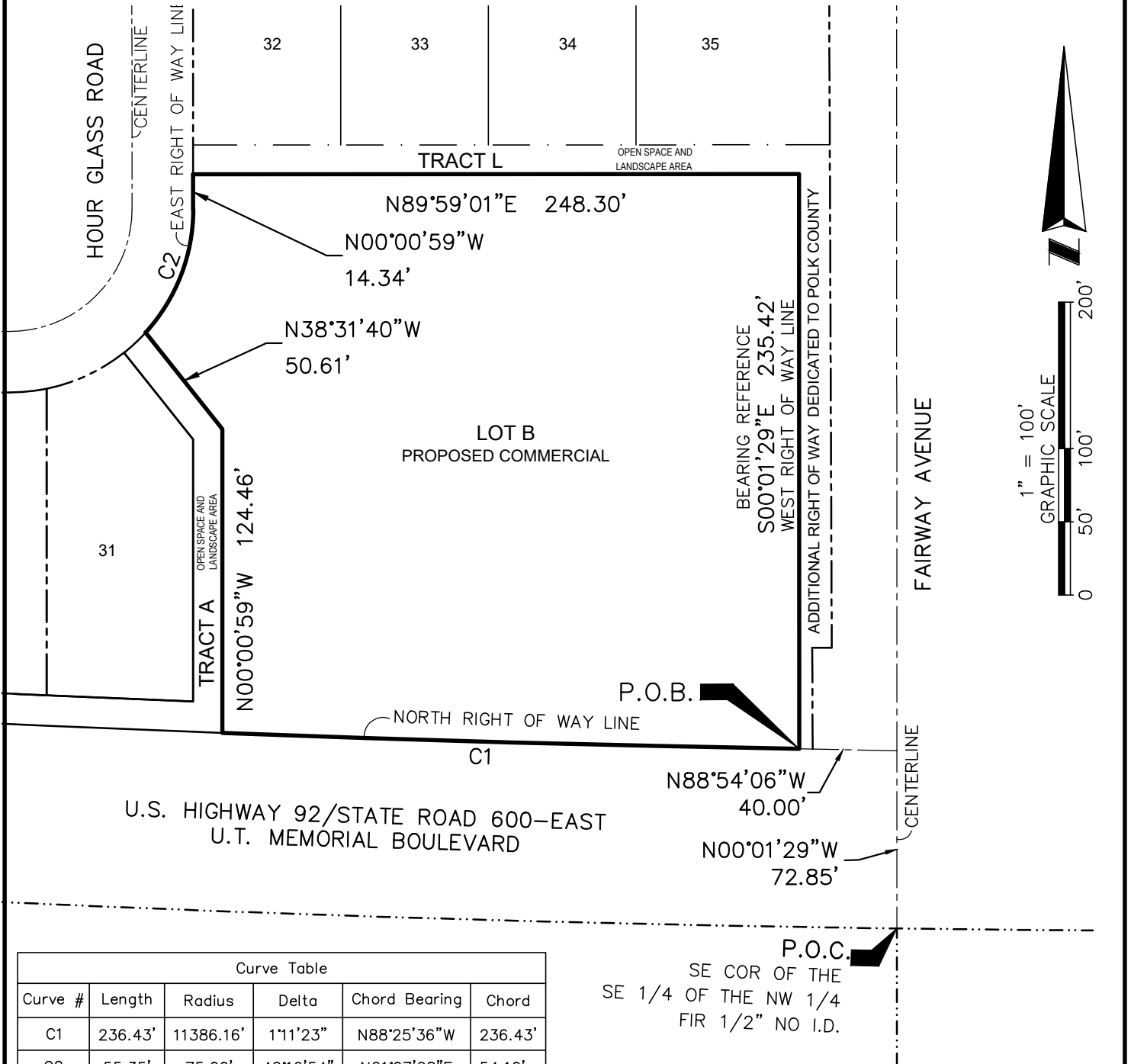
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY E. GLENN TURNER PSM #5643 PER FAC 5J-17.062(2)

JOB NO.: 220524	DATE	REVISIONS	TECH
SCALE: 1"= 60'	.	.	.
DRAWN BY: GHF	.	.	.
APPROVED BY: EGT	.	.	.
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Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	236.43'	11386.16'	1°11'23"	N88°25'36"W	236.43'
C2	55.35'	75.00'	42°16'54"	N21°07'28"E	54.10'

P.O.C.
SE COR OF THE
SE 1/4 OF THE NW 1/4
FIR 1/2" NO I.D.

THIS SKETCH IS NOT A SURVEY.

SHEET 2 OF 2 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 1 OF 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.

LEGEND AND ABBREVIATIONS

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
NW NORTHWEST
COR CORNER
SE SOUTHEAST
SEC SECTION
NW NORTHWEST
FIR FOUND IRON ROD
I.D. IDENTIFICATION

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