

SKETCH OF DESCRIPTION

PROPOSED LOT A 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 A (PROPOSED COMMERCIAL) 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 A POINT ON THE NORTH RIGHT OF WAY LINE OF HIGHWAY 92/STATE ROAD 600—EAST MEMORIAL BOULEVARD BEING A POINT ON A CURVE TO THE RIGHT; THENCE ALONG SAID NORTH RIGHT OF WAY LINE RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: BEING A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 11320.70 FEET AND A CENTRAL ANGLE OF 03°50'21", WHICH BEARS NORTH 87°06'47" WEST AND A CHORD DISTANCE OF 758.41 FEET; (1) THENCE RUN WESTERLY ALONG SAID ARC A DISTANCE OF 758.56 FEET; (2) THENCE NORTH 85°12'16" WEST, A DISTANCE OF 783.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES (1) NORTH 85°12'16" WEST, A DISTANCE OF 228.64 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 2,865.24 FEET AND A CENTRAL ANGLE OF 02°38'43", WHICH BEARS NORTH 83°52'55" WEST AND A CHORD DISTANCE OF 132.27 FEET; (2) THENCE RUN WESTERLY ALONG THE ARC A DISTANCE OF 132.28 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN THE FOLLOWING THREE COURSES AND DISTANCES (1) NORTH 02°12'39" EAST, A DISTANCE OF 122.34 FEET TO A POINT OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 533.13 FEET AND A CENTRAL ANGLE 13°08'42" WHICH BEARS NORTH 12°07'09" EAST AND CHORD DISTANCE OF 122.04 FEET, (2) THENCE RUN NORTHERLY ALONG THE ARC A DISTANCE OF 122.31 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 465.00 FEET AND A CENTRAL ANGLE OF 04°58'09", WHICH BEARS NORTH 21°10'35" EAST AND CHORD DISTANCE OF 40.32 FEET; (3) THENCE RUN NORTHERLY ALONG THE ARC A DISTANCE OF 40.33 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE RUN SOUTH 85°12'16" EAST, A DISTANCE OF 341.46 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF HOUR GLASS ROAD; THENCE ALONG SAID WEST RIGHT OF WAY LINE RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: (1) SOUTH 04°47'44" WEST, A DISTANCE OF 77.16 FEET TO A POINT OF A NON TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE 41°12'24" WHICH BEARS SOUTH 15°48'27" EAST AND CHORD DISTANCE OF 52.78 FEET, (2) THENCE RUN SOUTHERLY ALONG THE ARC A DISTANCE OF 53.94 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE RUN SOUTH 49°42'55" WEST, A DISTANCE OF 29.14 FEET; THENCE SOUTH 04°47'44" WEST, A DISTANCE OF 137.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 103,219 SQUARE FEET OR 2.370 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. NO 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 WESTERLY RIGHT OF WAY LINE OF HOUR GLASS ROAD, WHICH BEARS S04°47'44"W, 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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PORTION OF SECTION 16, TOWNSHIP 28 SOUTH, RANGE 24 EAST
WINTER HAVEN, POLK COUNTY, FLORIDA

JOB NO.: 220524	DATE	REVISIONS	TECH
SCALE: 1"= 100'	.	.	.
DRAWN BY: GHF	.	.	.
APPROVED BY: EGT	.	.	.
DRAWING FILE #	.	.	.
PARCEL 2	.	.	.
(COMMERCIAL).DWG	.	.	.



**AMERICAN SURVEYING
& MAPPING, INC.**

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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.

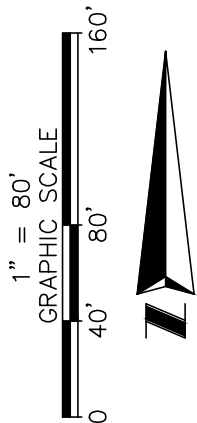
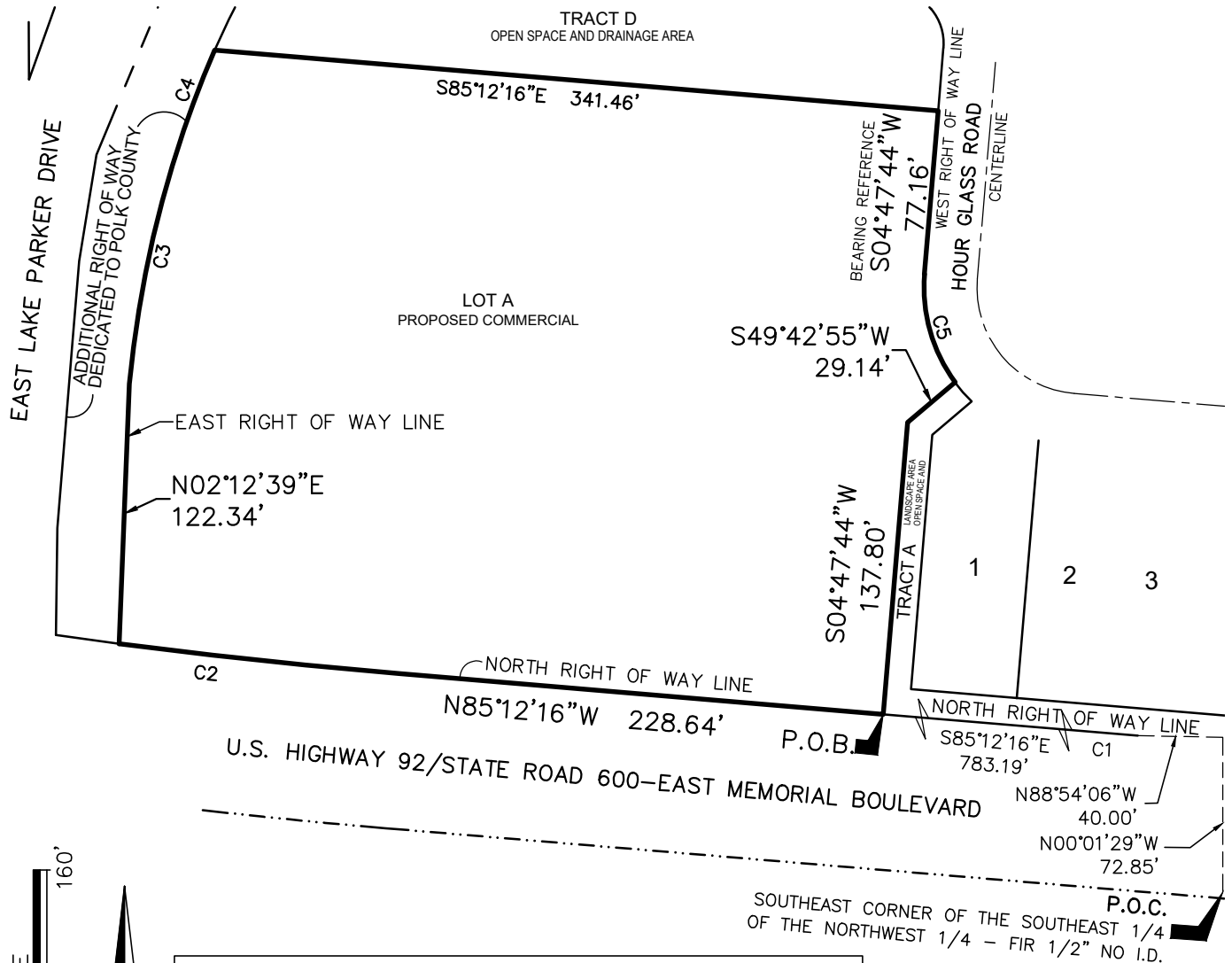
E. GLENN TURNER, PSM #5643

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

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Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	758.56'	11320.70'	3°50'21"	N87°06'47"W	758.41'
C2	132.28'	2865.24'	2°38'43"	N83°52'55"W	132.27'
C3	122.31'	533.13'	13°08'42"	N12°07'09"E	122.04'
C4	40.33'	465.00'	4°58'09"	N21°10'35"E	40.32'
C5	53.94'	75.00'	41°12'24"	S15°48'27"E	52.78'

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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