

**LAKESIDE LANDINGS
COMMUNITY DEVELOPMENT DISTRICT**

Additional Item for Consideration

SKETCH OF DESCRIPTION:

LAKESIDE LANDINGS PHASE ONE
15' TECO ELECTRICAL EASEMENT

DESCRIPTION:

A PORTION OF LAND LYING WITHIN TRACT B OF LAKESIDE LANDINGS PHASE ONE, ACCORDING TO PLAT BOOK 147, PAGES 45-55, OF THE OFFICIAL RECORDS OF POLK COUNTY FLORIDA, LYING WITHIN SECTION 11, TOWNSHIP 28 SOUTH, RANGE 26 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTERLINE INTERSECTION OF MARSH LANDINGS DRIVE AND LAKESIDE LANDINGS BOULEVARD AS SHOWN ON SAID PLAT OF LAKESIDE LANDINGS PHASE ONE; THENCE NORTH 23°19'39" WEST, A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT B, ALSO BEING THE NORTHWESTERLY RIGHT OF WAY LINE OF LAKESIDE LANDINGS BOULEVARD, FOR A POINT OF BEGINNING; THENCE DEPARTING SAID TRACT AND RIGHT OF WAY LINE, RUN NORTH 31°00'05" WEST, A DISTANCE OF 5.01 FEET; THENCE NORTH 39°21'32" WEST, A DISTANCE OF 107.99 FEET; THENCE NORTH 74°26'59" WEST, A DISTANCE OF 21.58 FEET; THENCE NORTH 15°33'01" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 74°26'59" EAST, A DISTANCE OF 26.32 FEET; THENCE SOUTH 39°21'32" EAST, A DISTANCE OF 113.83 FEET; THENCE SOUTH 31°00'05" EAST, A DISTANCE OF 6.74 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, CONCAVE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 25°03'09", A CHORD THAT BEARS SOUTH 58°32'30" WEST, A DISTANCE OF 10.84 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING THE AFOREMENTIONED SOUTHEASTERLY LINE OF SAID TRACT B AND THE NORTHWESTERLY RIGHT OF WAY LINE OF LAKESIDE LANDINGS BOULEVARD, FOR AN ARC LENGTH OF 10.93 FEET, TO A POINT OF REVERSE CURVATURE TO THE LEFT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 04°23'44", A CHORD THAT BEARS SOUTH 68°52'13" WEST, A DISTANCE OF 4.22 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHEASTERLY LINE OF SAID TRACT B AND SAID NORTHWESTERLY RIGHT OF WAY LINE, FOR AN ARC LENGTH OF 4.22 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2,119 SQUARE FEET, MORE OR LESS.

THIS IS A SKETCH AND DESCRIPTION AND IS NOT A SURVEY, AS SUCH

AND IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR SKETCH, NOTES & LEGEND
NOT VALID OR COMPLETE WITHOUT BOTH

SKETCH OF DESCRIPTION

OF
LAKESIDE LANDINGS PHASE ONE
15' TECO ELECTRICAL EASEMENT
SECTION 11-28-26 POLK COUNTY, FLORIDA



AMERICAN SURVEYING & MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM

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.

James D. Flick
JAMES D. FLICK, PSM#6088
DATE: 1/17/17

DATE: 01/15/17
SCALE: 1"=40'
APPROVED BY: JDF
DRAWN BY: KCW
JOB NO. 3071901 LAKESIDE LANDINGS TECO EASEMENT 1.dwg

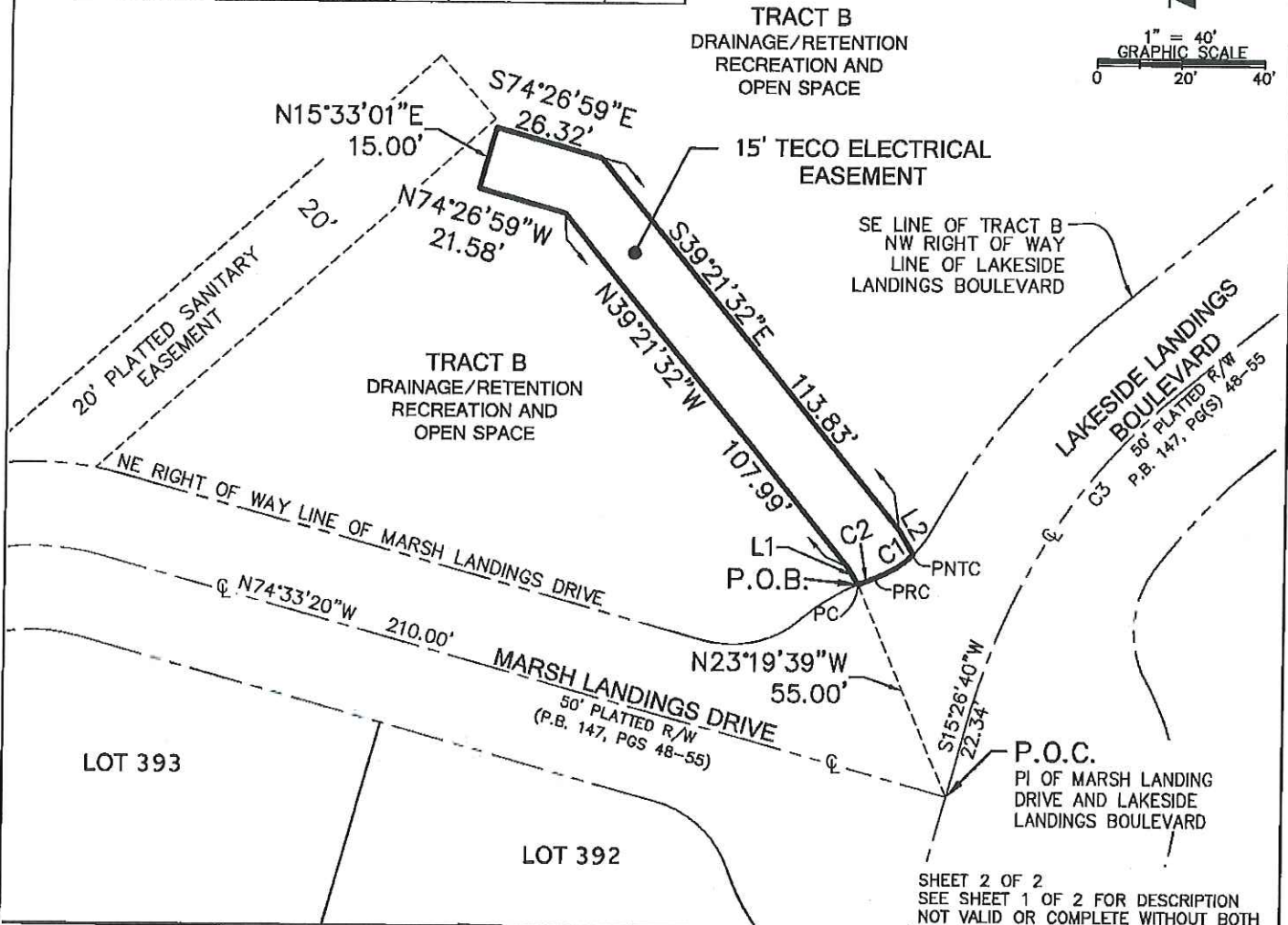
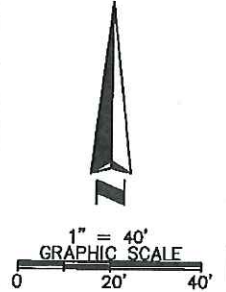
REVISED:

SKETCH OF DESCRIPTION:

LAKESIDE LANDINGS PHASE ONE
15' TECO ELECTRICAL EASEMENT

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	10.93'	25.00'	25°03'09"	S58°32'30"W	10.84'
C2	4.22'	55.00'	4°23'44"	S68°52'13"W	4.22'
C3	92.21'	150.00'	35°13'17"	S33°03'19"W	90.76'

Line Table		
Line #	Direction	Length
L1	N31°00'05"W	5.01'
L2	S31°00'05"E	6.74'



SHEET 2 OF 2
SEE SHEET 1 OF 2 FOR DESCRIPTION
NOT VALID OR COMPLETE WITHOUT BOTH

LEGEND:

- SEC SECTION
- O.R.B. OFFICIAL RECORDS BOOK
- PC POINT OF CURVATURE
- PNTC POINT ON A NON TANGNET CURVE
- PRC POINT OF REVERSE CURVATURE
- P.B. PLAT BOOK
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- PI POINT OF INTERSECTION
- PG.(S) PAGE(S)
- ℄ CENTERLINE



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NOTES:

1. THIS SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, NOR WAS ANY TITLE WORK PROVIDED TO THIS SURVEYOR. THERE MAY BE EASEMENTS, ENCUMBRANCES, RESERVATIONS, RESTRICTIONS, CONDITIONS, COVENANTS, AND EXCEPTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND,
2. ALL RECORDED DOCUMENTS/BOOKS CITED HEREON REFER TO THE POLK COUNTY PUBLIC RECORDS.
3. NO FIELD WORK WAS PERFORMED FOR THE PURPOSE OF PREPARING THIS SKETCH, AND NO SITE IMPROVEMENTS WERE LOCATED.
4. BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF MARSH LANDING DRIVE, AS BEING NORTH 74°33'20" WEST, PER PLAT.