

# Sketch and Description:

THIS IS NOT A SURVEY

## Legal Description:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 25; THENCE RUN N 00°01'44" W ALONG THE WEST LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1057.49 FEET TO THE SOUTHWESTERLY CORNER OF LANDS DESCRIBED IN HAMMOCK RESERVE PHASE 4, RECORDED IN PLAT BOOK 197, PAGES 46 THROUGH 50 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE RUN N 89°54'06" E ALONG THE SOUTHERLY LINE OF SAID PLAT, A DISTANCE OF 555.00 FEET TO THE POINT OF BEGINNING; THENCE RUN N 00°01'44" W, A DISTANCE OF 38.61 FEET; THENCE RUN N 16°14'02" W, A DISTANCE OF 201.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 61°14'02" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY, POINT ALSO BEING REFERENCE POINT "A"; THENCE RUN S 73°45'58" W, A DISTANCE OF 395.00 FEET; THENCE RUN N 16°14'02" W, A DISTANCE OF 60.00 FEET; THENCE RUN N 73°45'58" E, A DISTANCE OF 85.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 28°45'58" E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN S 73°45'58" W, A DISTANCE OF 40.00 FEET; THENCE RUN N 16°14'02" W, A DISTANCE OF 60.00 FEET; THENCE RUN N 73°45'58" E, A DISTANCE OF 350.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 28°45'58" E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN N 16°14'02" W, A DISTANCE OF 65.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 61°14'02" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'01" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF NON-TANGENCY; THENCE RUN N 16°14'02" W, A DISTANCE OF 10.00 FEET; THENCE RUN N 73°45'58" E, A DISTANCE OF 90.00 FEET; THENCE RUN S 16°14'02" E, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 28°45'58" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN S 16°14'02" E, A DISTANCE OF 65.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 61°14'02" E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN N 73°45'58" E, A DISTANCE OF 2084.40 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 85.00 FEET, A CHORD BEARING OF N 81°49'59" E AND A CHORD DISTANCE OF 23.86 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°08'03" FOR AN ARC DISTANCE OF 23.94 FEET TO A POINT OF TANGENCY; THENCE RUN N 89°54'01" E, A DISTANCE OF 88.02 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 44°54'01" E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF NON-TANGENCY; THENCE RUN N 89°54'01" E, A DISTANCE OF 10.00 FEET; THENCE RUN S 00°05'59" E, A DISTANCE OF 90.00 FEET; THENCE RUN S 89°54'01" W, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 45°05'59" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN S 89°54'01" W, A DISTANCE OF 85.08 FEET..... CONTINUED ON SHEET 2

## Abbreviation Legend:

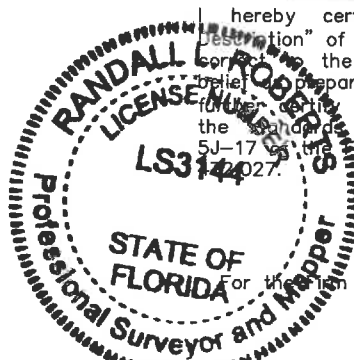
(A) - ACTUAL	Δ - DELTA	GOV'T - GOVERNMENT	PC - POINT OF CURVATURE	R26E - RANGE 26 EAST
APPROX - APPROXIMATE	(D) - DEED	IP - IRON PIPE	PCC - POINT OF COMPOUND	R - RADIUS
AVG - AVERAGE	(DE) - DEED EXCEPTION	IR - IRON ROD	PC - CURVATURE	RAD - RADIAL
(BB) - BEARING BASIS	DEPT - DEPARTMENT	IR&C - IRON REBAR & CAP	PCP - PERMANENT CONTROL POINT	REC - RECOVERED
BLDG - BUILDING	D/U - DRAINAGE AND UTILITY EASEMENT	L - ARC LENGTH	PG - PAGE	REV - REVISION
BM - BENCH MARK	ELEV - ELEVATION	LB# - LICENSED BUSINESS NUMBER	PGS - PAGES	RP - RADIUS POINT
(C) - CALCULATED	EOP - EDGE OF PAVEMENT	(M) - MEASURED	POAC - POINT ON A CURVE	R/W - RIGHT-OF-WAY
C - CHORD	ESMT - EASEMENT	N & D - NAIL AND DISK	POB - POINT OF BEGINNING	SEC 25 - SECTION 25
CB - CHORD BEARING	FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION	NR - NON-RADIAL	POC - POINT OF COMMENCEMENT	SO - SQUARE
CCR # - CERTIFIED CORNER RECORD NUMBER	FF - FINISH FLOOR	NSI - NO SURVEYOR IDENTIFICATION	POL - POINT ON LINE	SQ FT - SQUARE FEET
C/L - CENTERLINE	FP&L - FLORIDA POWER AND LIGHT	NT - NON-TANGENT	PRC - POINT OF REVERSE CURVATURE	TB - TANGENT BEARING
CM - CONCRETE MONUMENT	(G) - GRID (STATE PLANE)	OR - OFFICIAL RECORDS	PRM - PERMANENT REFERENCE MONUMENT	T27S - TOWNSHIP 27 SOUTH
CMC - CONCRETE		ORB - OFFICIAL RECORDS BOOK	PT - POINT OF TANGENCY	(TYP) - TYPICAL
CDR - CORNER		(P) - PLAT	UE - UTILITY EASEMENT	W/ - WITH
		PB - PLAT BOOK		
		FS - FLORIDA STATUTE	FEC - FLORIDA EAST COAST RAILWAY	

## Surveyor's Notes:

- COPIES OF THIS SKETCH AND DESCRIPTION ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM AS BEING N 00°01'44" W ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 25, TOWNSHIP 27 SOUTH, RANGE 26 EAST.
- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR. NO FIELD SURVEY WAS PERFORMED TO DEFINE OWNERSHIP.

## Surveyor's Certification:

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief prepared under my direction on May 19, 2023. I certify that this "Sketch and Description" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS



By: *Randall L. Roberts*

Randall L. Roberts, RLS  
Professional Surveyor and Mapper  
Florida Registration No. 3144

NOT VALID WITHOUT SHEETS 1 THROUGH 18 OF 18.

Drawn by: JAB

Date: 5/19/23	Job No. L2720.02
Scale: N/A	File: L2720.02 SK&D.DWG

UTILITY EASEMENT IN FAVOR OF THE  
CITY OF LAKE ALFRED  
SECTION 25-TOWNSHIP 27 SOUTH-RANGE 26 EAST  
HAINES CITY, POLK COUNTY, FLORIDA

Sheet  
**1**  
1 of 18

SKETCH AND DESCRIPTION



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Sanford, FL 32771  
Ph: 407.322.6841

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## Sketch and Description:

THIS IS NOT A SURVEY

### Legal Description Continued: (FROM SHEET 1)

TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 36°49'59" W AND A CHORD DISTANCE OF 23.98 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 106°08'03" FOR AN ARC DISTANCE OF 27.79 FEET TO A POINT OF TANGENCY, POINT ALSO BEING REFERENCE POINT "B"; THENCE RUN S 16°14'02" E, A DISTANCE OF 58.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 85.00 FEET, A CHORD BEARING OF S 08°10'01" E AND A CHORD DISTANCE OF 23.86 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°08'03" FOR AN ARC DISTANCE OF 23.94 FEET TO A POINT OF TANGENCY; THENCE RUN S 00°05'59" E, A DISTANCE OF 516.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 85.00 FEET, A CHORD BEARING OF S 44°54'01" W AND A CHORD DISTANCE OF 120.21 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 133.52 FEET TO A POINT OF TANGENCY; THENCE RUN S 89°54'01" W, A DISTANCE OF 434.41 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 290.00 FEET, A CHORD BEARING OF S 81°49'59" W AND A CHORD DISTANCE OF 81.39 FEET, POINT ALSO BEING REFERENCE POINT "C"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°08'03" FOR AN ARC DISTANCE OF 81.66 FEET TO A POINT OF TANGENCY; THENCE RUN S 73°45'58" W, A DISTANCE OF 438.80 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT; THENCE RUN S 89°54'06" W ALONG SAID SOUTH LINE, A DISTANCE OF 162.65 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 85.00 FEET, A CHORD BEARING OF N 43°10'51" W AND A CHORD DISTANCE OF 77.04 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°53'39" FOR AN ARC DISTANCE OF 79.95 FEET TO A POINT OF TANGENCY; THENCE RUN N 16°14'02" W, A DISTANCE OF 391.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 61°14'02" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN S 73°45'58" W, A DISTANCE OF 680.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 28°45'58" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN S 16°14'02" E, A DISTANCE OF 235.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 58°52'19" E AND A CHORD DISTANCE OF 20.32 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°16'34" FOR AN ARC DISTANCE OF 22.33 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 70.00 FEET, A CHORD BEARING OF S 16°14'02" E AND A CHORD DISTANCE OF 139.52 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 170°33'08" FOR AN ARC DISTANCE OF 208.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 26°24'12" W AND A CHORD DISTANCE OF 20.32 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 85°16'46" FOR AN ARC DISTANCE OF 22.33 FEET TO A POINT OF TANGENCY; THENCE RUN S 16°14'02" E, A DISTANCE OF 60.58 FEET; THENCE RUN S 73°45'58" W, A DISTANCE OF 40.17 FEET; THENCE RUN S 00°01'44" E, A DISTANCE OF 520.40 FEET TO A POINT LYING ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17-92 WEST, POINT ALSO BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 5695.51 FEET, A CHORD BEARING OF S 83°34'59" W AND A CHORD DISTANCE OF 20.12 FEET; THENCE RUN WESTERLY ALONG SAID NORTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°12'09" FOR AN ARC DISTANCE OF 20.12 FEET TO A POINT OF NON-TANGENCY ON THE WEST LINE OF TRACT C-3; THENCE DEPARTING SAID NORTHERLY LINE RUN N 00°01'44" W ALONG SAID WEST LINE, A DISTANCE OF 481.79 FEET TO THE POINT OF BEGINNING.

ENCOMPASSING 1,029,888 SQUARE FEET or 23.64 ACRES MORE or LESS.

LESS OUT NO. 1

FROM REFERENCE POINT "A" RUN N 16°14'02" W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S 73°45'58" W, A DISTANCE OF 220.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 61°14'02" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN N 16°14'02" W, A DISTANCE OF 170.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 28°45'58" E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN N 73°45'58" E, A DISTANCE OF 220.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 61°14'02" E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN S 16°14'02" E, A DISTANCE OF 170.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 28°45'58" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO THE POINT OF BEGINNING.

ENCOMPASSING 49,807 SQUARE FEET or 1.14 ACRE MORE or LESS.

LESS OUT NO. 2

FROM REFERENCE POINT "B" RUN S 74°55'14" W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE RUN S 16°14'02" E, A DISTANCE OF 59.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S 08°10'01" E AND A CHORD DISTANCE OF 7.02 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°08'03" FOR AN ARC DISTANCE OF 7.04 FEET TO A POINT OF TANGENCY; THENCE RUN S 00°05'59" E, A DISTANCE OF 516.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S 44°54'01" W AND A CHORD DISTANCE OF 35.36 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE RUN S 89°54'01" W, A DISTANCE OF 160.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 45°05'59" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN N 00°05'59" W, A DISTANCE OF 406.72 FEET; THENCE RUN S 89°54'01" W, A DISTANCE OF 60.00 FEET; THENCE RUN S 00°05'59" E, A DISTANCE OF 95.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 44°54'01" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN S 89°54'01" W, A DISTANCE OF 80.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 85.00 FEET, A CHORD BEARING OF S 81°49'59" W AND A CHORD DISTANCE OF 23.86 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°08'03" FOR AN ARC DISTANCE OF 23.94 FEET TO A POINT OF TANGENCY; THENCE RUN S 73°45'58" W, A DISTANCE OF 815.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 61°14'02" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN N 16°14'02" W, A DISTANCE OF 170.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 28°45'58" E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF..... CONTINUED ON SHEET 3

NOT VALID WITHOUT  
SHEETS 1 THROUGH 18 OF 18.

Date: 5/19/23 Job No. L2720.02

Drawn by: JAB Scale: N/A File: L2720.02 SK&D.DWG



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UTILITY EASEMENT IN FAVOR OF THE  
CITY OF LAKE ALFRED  
SECTION 25-TOWNSHIP 27 SOUTH-RANGE 26 EAST  
HAINES CITY, POLK COUNTY, FLORIDA

**SKETCH AND DESCRIPTION**

Sheet

2

2 of 18

## Sketch and Description:

THIS IS NOT A SURVEY

### Legal Description Continued: (FROM SHEET 2)

90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN N 73°45'58" E, A DISTANCE OF 1230.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 61°14'02" E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO THE POINT OF BEGINNING.

ENCOMPASSING 324,707 SQUARE FEET or 7.45 ACRES MORE or LESS.

LESS OUT NO. 3

FROM REFERENCE POINT "C" RUN N 00°06'00" W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; POINT BEING A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 350.00 FEET, A CHORD BEARING OF S 81°49'59" W AND A CHORD DISTANCE OF 98.23 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°08'03" FOR AN ARC DISTANCE OF 98.56 FEET TO A POINT OF TANGENCY; THENCE RUN S 73°45'58" W, A DISTANCE OF 445.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S 81°49'59" W AND A CHORD DISTANCE OF 7.02 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°08'03" FOR AN ARC DISTANCE OF 7.04 FEET TO A POINT OF TANGENCY; THENCE RUN S 89°54'01" W, A DISTANCE OF 103.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF N 53°10'01" W AND A CHORD DISTANCE OF 30.04 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°51'57" FOR AN ARC DISTANCE OF 32.23 FEET TO A POINT OF TANGENCY; THENCE RUN N 16°14'02" W, A DISTANCE OF 131.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF N 28°45'58" E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN N 73°45'58" E, A DISTANCE OF 815.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF N 81°49'59" E AND A CHORD DISTANCE OF 7.02 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°08'03" FOR AN ARC DISTANCE OF 7.04 FEET TO A POINT OF TANGENCY; THENCE RUN N 89°54'01" E, A DISTANCE OF 80.04 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 45°05'59" E AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN S 00°05'59" E, A DISTANCE OF 221.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 15.00 FEET, A CHORD BEARING OF S 44°54'01" W AND A CHORD DISTANCE OF 21.21 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 23.56 FEET TO A POINT OF TANGENCY; THENCE RUN S 89°54'01" W, A DISTANCE OF 184.41 FEET TO THE POINT OF BEGINNING.

ENCOMPASSING 186,882 SQUARE FEET or 4.29 ACRES MORE or LESS.

PROPOSED EASEMENT AREA (MINUS LESS OUTS 1, 2 & 3):

ENCOMPASSING 468,492 SQUARE FEET or 10.76 ACRES MORE or LESS.

NOT VALID WITHOUT  
SHEETS 1 THROUGH 18 OF 18.

Date: 5/19/23 Job No. L2720.02

Drawn by: JAB Scale: N/A File: L2720.02 SK&D.DWG



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UTILITY EASEMENT IN FAVOR OF THE  
CITY OF LAKE ALFRED  
SECTION 25-TOWNSHIP 27 SOUTH-RANGE 26 EAST  
HAINES CITY, POLK COUNTY, FLORIDA

**SKETCH AND DESCRIPTION**

Sheet

**3**

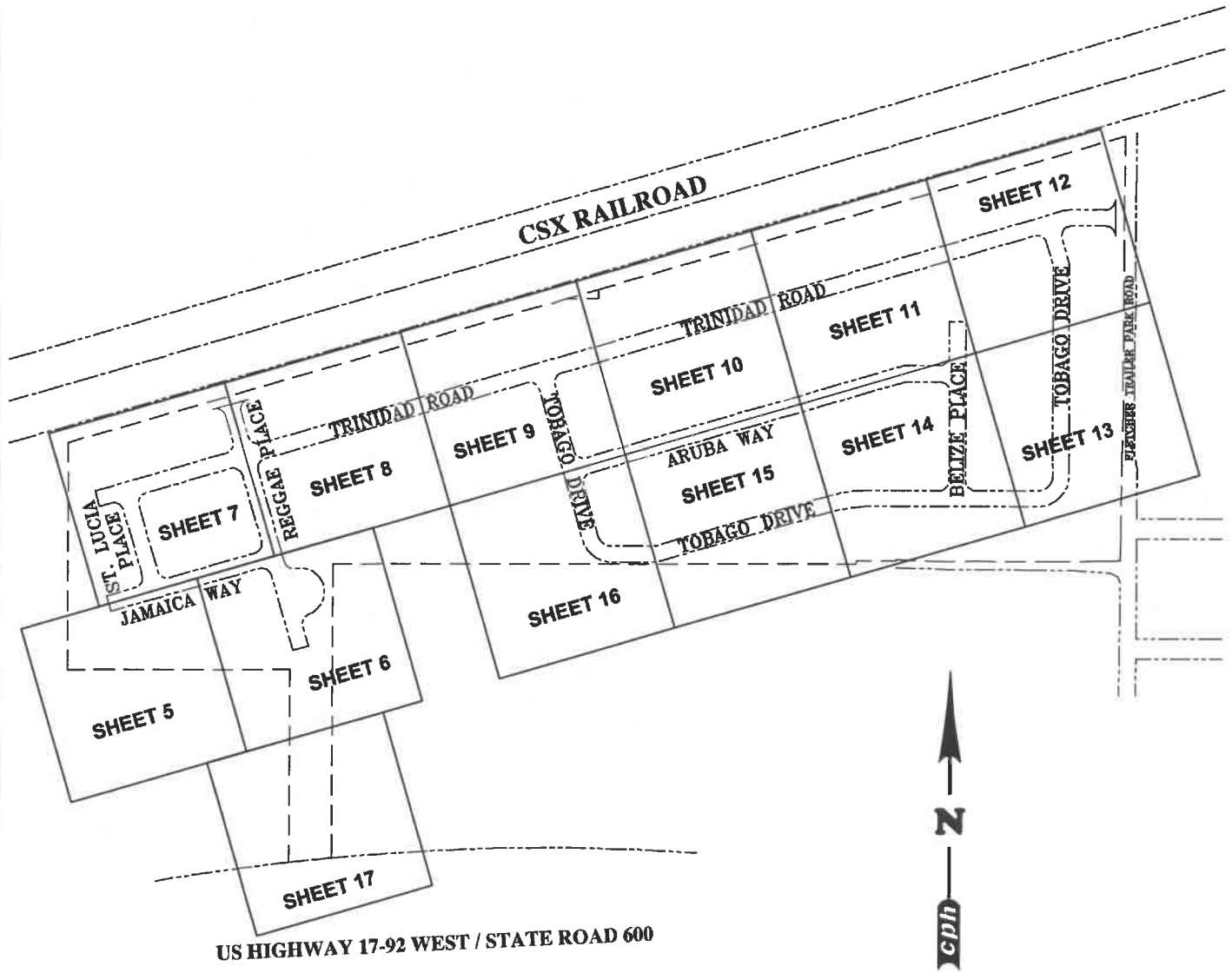
3 of 18

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**Sketch and Description:**

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**KEY MAP**  
NOT TO SCALE

NOT VALID WITHOUT SHEETS 1 THROUGH 18 OF 18.

Date: 5/19/23	Job No. L2720.02
Scale: NTS	File: L2720.02 SK&D.DWG

Drawn by: JAB

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HAINES CITY, POLK COUNTY, FLORIDA

**SKETCH AND DESCRIPTION**

Sheet  
**4**  
4 of 18

# Sketch and Description:

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MATCHLINE "A" - SEE SHEET 7 OF 18

UNPLATTED

N 16°14'02" W  
60.00'

JAMAICA WAY  
(40' RIGHT-OF-WAY)  
PB 197, PGS 46-50

S 73°45'58" W 395.00'

10 9 8 7 6

BLOCK 1

TRACT C-3  
COMMON AREA AND  
DRAINAGE AREA  
PB 197, PGS 46-50

WEST LINE OF THE NORTHWEST 1/4  
OF SECTION 25

SOUTHWESTERLY CORNER  
OF HAMMOCK RESERVE PHASE 4  
PB 197, PGS 46-50

N 89°54'06" E 555.00'

TRACT C-3  
COMMON AREA AND  
DRAINAGE AREA  
PB 197, PGS 46-50

SOUTHERLY LINE OF HAMMOCK  
RESERVE PHASE 4  
PB 197, PGS 46-50

1057.49'  
(BEARING BASIS)  
N 00°01'44" W

POC

4"x4" CONCRETE MONUMENT W/1/2"  
CENTER IRON ROD (NO ID)  
SOUTHWEST CORNER OF THE NORTHWEST  
1/4 OF SECTION 25. NO CCR ON FILE

26  
25  
26  
25

UNPLATTED



Scale: 1" = 60'

MATCHLINE "B" - SEE SHEET 6 OF 18

NOT VALID WITHOUT  
SHEETS 1 THROUGH 18 OF 18.

Date: 5/19/23 Job No. L2720.02

Drawn by: JAB Scale: 1" = 60' File: L2720.02 SK&D.DWG



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SECTION 25-TOWNSHIP 27 SOUTH-RANGE 26 EAST  
HAINES CITY, POLK COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

5

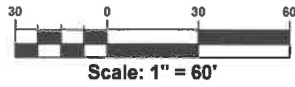
5 of 18

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**Sketch and Description:**

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**OLD HAINES CITY / LAKE ALFRED ROAD**

(±40' MAINTAINED RIGHT-OF-WAY)

SOUTHERLY RIGHT-OF-WAY LINE OF OLD HAINES CITY LAKE ALFRED ROAD

**BLOCK 9**

**TRACT R-1**

ADDITIONAL RIGHT-OF-WAY  
PB 197, PGS 46-50

**TRACT L-1**

LANDSCAPE BUFFER AREA  
PB 197, PGS 46-50

**TRACT C-3**

COMMON AREA AND DRAINAGE AREA  
PB 197, PGS 46-50

N 73°45'58" E 350.00'

**TRINIDAD ROAD**

(40' RIGHT-OF-WAY)  
PB 197, PGS 46-50

**TRACT L-2**

LANDSCAPE BUFFER AREA  
PB 197, PGS 46-50

PROPOSED EASEMENT ENCOMPASSING  
468,492 SQ FT or  
10.76 ACRES +/-

N 73°45'58" E 220.00'

**BLOCK 10**

**ST. LUCIA PLACE**

(40' RIGHT-OF-WAY)  
PB 197, PGS 46-50

**BLOCK 2**

LESS OUT NO. 1  
ENCOMPASSING  
49,807 SQ FT or  
1.14 ACRE +/-

N 16°14'02" W 60.00'

N 16°14'02" W 170.00'

N 16°14'02" W 170.00'

S 73°45'58" W 220.00'

S 16°14'02" E 170.00'

N 73°45'58" E 85.00'

**JAMAICA WAY**

(40' RIGHT-OF-WAY)  
PB 197, PGS 46-50

N 16°14'02" W 60.00'

MATCHLINE "A" - SEE SHEET 5 OF 18

MATCHLINE "D" - SEE SHEET 6 OF 18

NOT VALID WITHOUT SHEETS 1 THROUGH 18 OF 18.

Drawn by: JAB

Date: 5/19/23

Job No. L2720.02

Scale: 1" = 60'

File: L2720.02 SK&D.DWG



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SECTION 25-TOWNSHIP 27 SOUTH-RANGE 26 EAST  
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**SKETCH AND DESCRIPTION**

Sheet

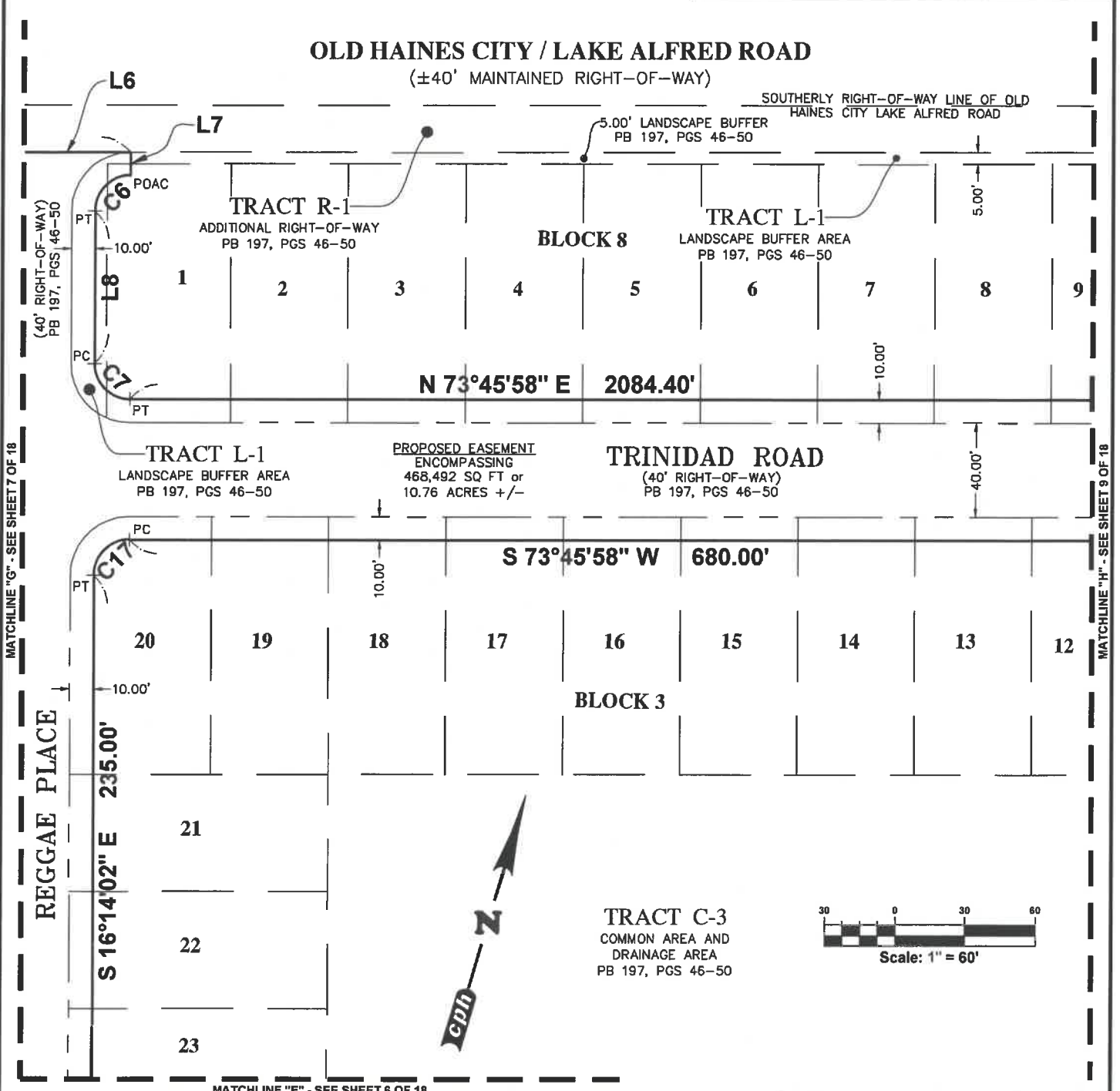
**7**

7 of 18

MATCHLINE "G" - SEE SHEET 8 OF 18

# Sketch and Description:

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NOT VALID WITHOUT SHEETS 1 THROUGH 18 OF 18.

Date: 5/19/23	Job No. L2720.02
Drawn by: JAB	Scale: 1" = 60'
File: L2720.02 SK&D.DWG	

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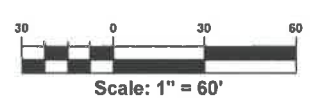
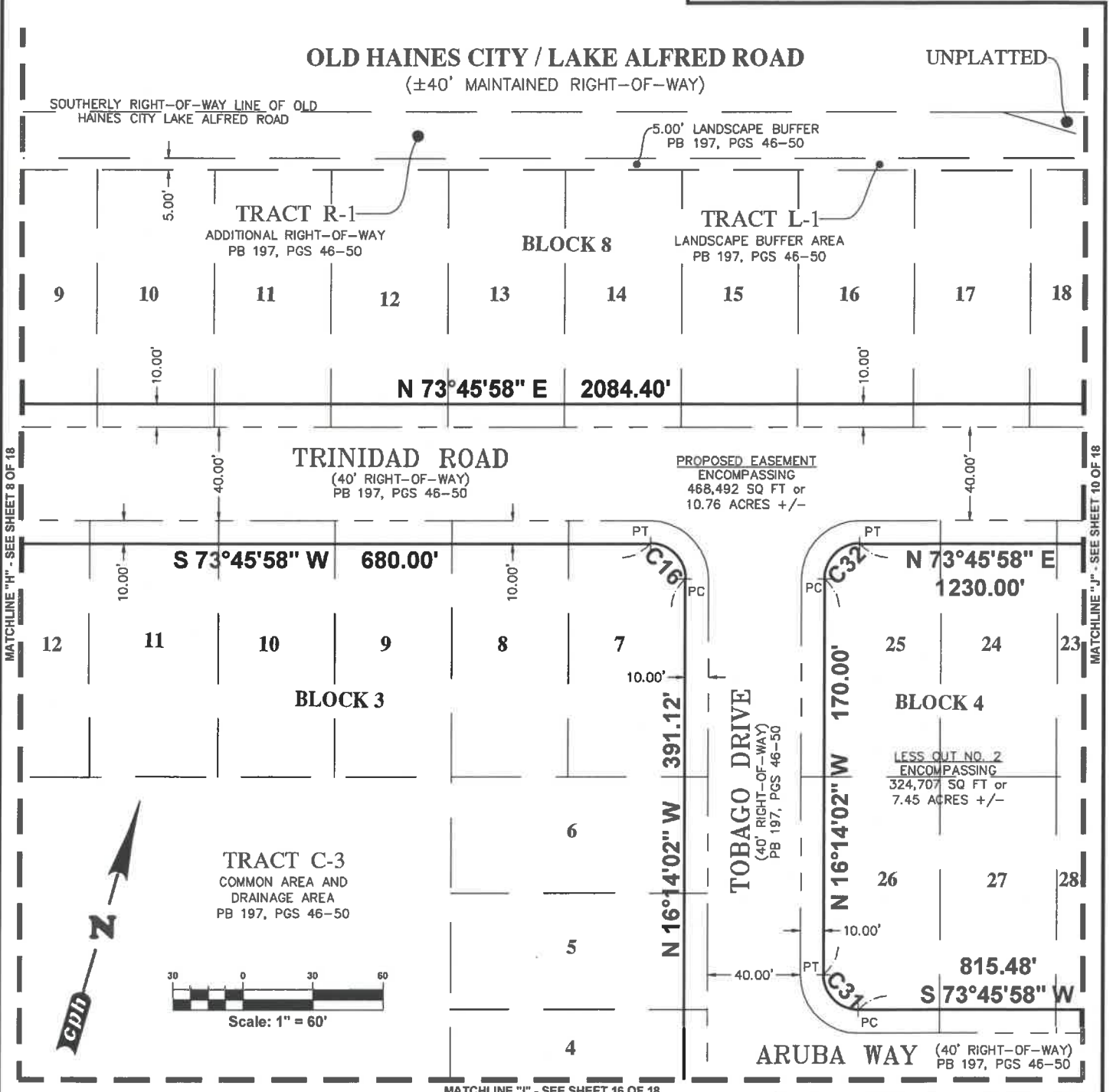
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SECTION 25-TOWNSHIP 27 SOUTH-RANGE 26 EAST  
HAINES CITY, POLK COUNTY, FLORIDA

**SKETCH AND DESCRIPTION**

Sheet  
**8**  
8 of 18

**Sketch and Description:**

THIS IS NOT A SURVEY



MATCHLINE "I" - SEE SHEET 16 OF 18

NOT VALID WITHOUT SHEETS 1 THROUGH 18 OF 18.

Date: 5/19/23	Job No. L2720.02
Drawn by: JAB	Scale: 1" = 60'
File: L2720.02 SK&D.DWG	

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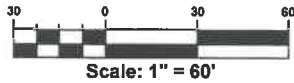
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SECTION 25-TOWNSHIP 27 SOUTH-RANGE 26 EAST  
HAINES CITY, POLK COUNTY, FLORIDA

**SKETCH AND DESCRIPTION**

Sheet  
**9**  
9 of 18

# Sketch and Description:

THIS IS NOT A SURVEY



## OLD HAINES CITY / LAKE ALFRED ROAD

(±40' MAINTAINED RIGHT-OF-WAY)

SOUTHERLY RIGHT-OF-WAY LINE OF OLD  
HAINES CITY LAKE ALFRED ROAD

UNPLATTED

5.00' LANDSCAPE BUFFER  
PB 197, PGS 46-50

TRACT R-2  
ADDITIONAL RIGHT-OF-WAY  
PB 197, PGS 46-50

BLOCK 8

TRACT L-1  
LANDSCAPE BUFFER AREA  
PB 197, PGS 46-50

18 19 20 21 22 23 24 25 26 27

N 73°45'58" E 2084.40'

PROPOSED EASEMENT  
ENCOMPASSING  
468,492 SQ FT or  
10.76 ACRES +/-

## TRINIDAD ROAD

(40' RIGHT-OF-WAY)  
PB 197, PGS 46-50

N 73°45'58" E 1230.00'

23 22 21 20 19 18 17 16 15 14

BLOCK 4

LESS OUT NO. 2  
ENCOMPASSING  
324,707 SQ FT or  
7.45 ACRES +/-



28 29 30 31 32 33 34 35 36 37

S 73°45'58" W 815.48'

ARUBA WAY (40' RIGHT-OF-WAY)  
PB 197, PGS 46-50

MATCHLINE "K" - SEE SHEET 15 OF 18

NOT VALID WITHOUT  
SHEETS 1 THROUGH 18 OF 18.

Drawn by: JAB

Date: 5/19/23

Job No. L2720.02

Scale: 1" = 60'

File: L2720.02 SK&D.DWG



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SECTION 25-TOWNSHIP 27 SOUTH-RANGE 26 EAST  
HAINES CITY, POLK COUNTY, FLORIDA

SKETCH AND DESCRIPTION

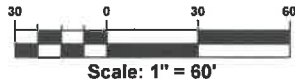
Sheet

**10**

10 of 18

# Sketch and Description:

THIS IS NOT A SURVEY



## OLD HAINES CITY / LAKE ALFRED ROAD

(±40' MAINTAINED RIGHT-OF-WAY)

SOUTHERLY RIGHT-OF-WAY LINE OF OLD HAINES CITY LAKE ALFRED ROAD

5.00' LANDSCAPE BUFFER  
PB 197, PGS 46-50

TRACT R-2  
ADDITIONAL RIGHT-OF-WAY  
PB 197, PGS 46-50

BLOCK 8

TRACT L-1  
LANDSCAPE BUFFER AREA  
PB 197, PGS 46-50

27 28 29 30 31 32 33 34 35 36

N 73°45'58" E 2084.40'

## TRINIDAD ROAD

(40' RIGHT-OF-WAY)  
PB 197, PGS 46-50

PROPOSED EASEMENT  
ENCOMPASSING  
468,492 SQ FT or  
10.76 ACRES +/-

N 73°45'58" E 1230.00'

14 13 12 11 10 9 8 7 6 5

BLOCK 4

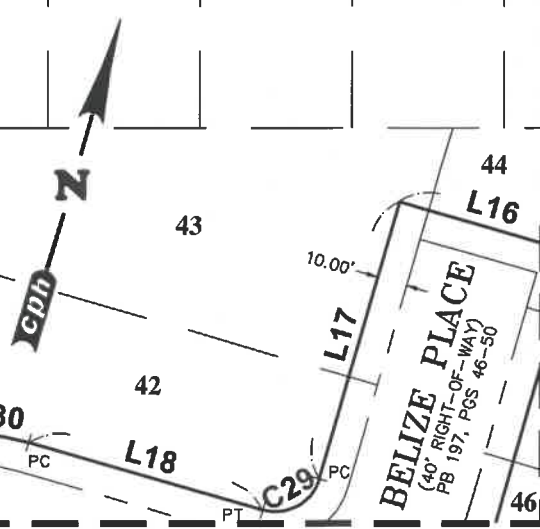
LESS OUT NO. 2  
ENCOMPASSING  
324,707 SQ FT or  
7.45 ACRES +/-

37 38 39 40 41

S 73°45'58" W 815.48'

## ARUBA WAY

(40' RIGHT-OF-WAY)  
PB 197, PGS 46-50



MATCHLINE "M" - SEE SHEET 14 OF 18

MATCHLINE "L" - SEE SHEET 10 OF 18

MATCHLINE "N" - SEE SHEET 12 OF 18

NOT VALID WITHOUT  
SHEETS 1 THROUGH 18 OF 18.

Drawn by: JAB

Date: 5/19/23

Job No. L2720.02

Scale: 1" = 60'

File: L2720.02 SK&D.DWG



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SECTION 25-TOWNSHIP 27 SOUTH-RANGE 26 EAST  
HAINES CITY, POLK COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

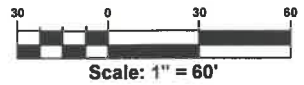
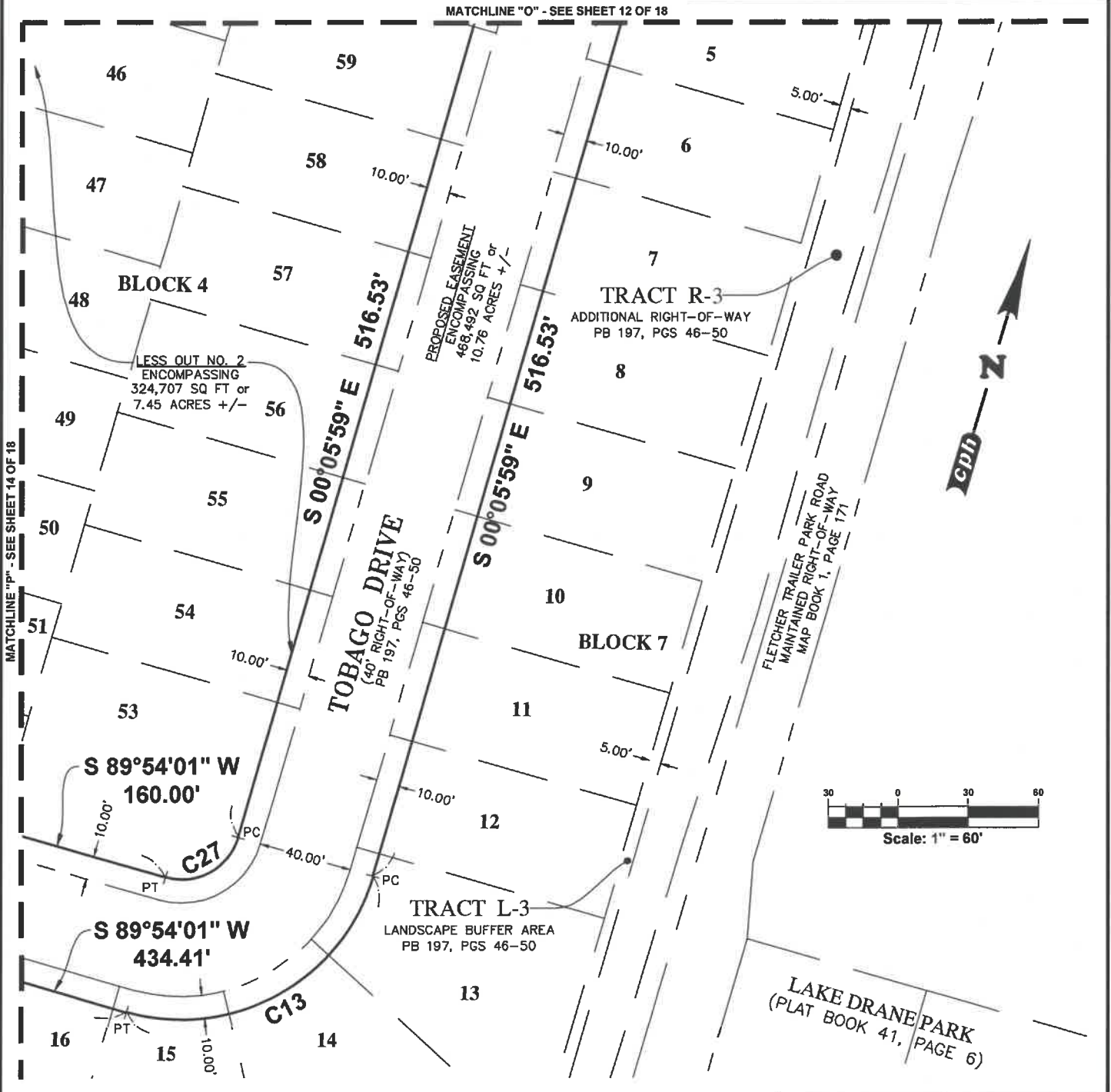
**11**

11 of 18



# Sketch and Description:

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Date: 5/19/23	Job No. L2720.02
Scale: 1" = 60'	File: L2720.02 SK&D.DWG

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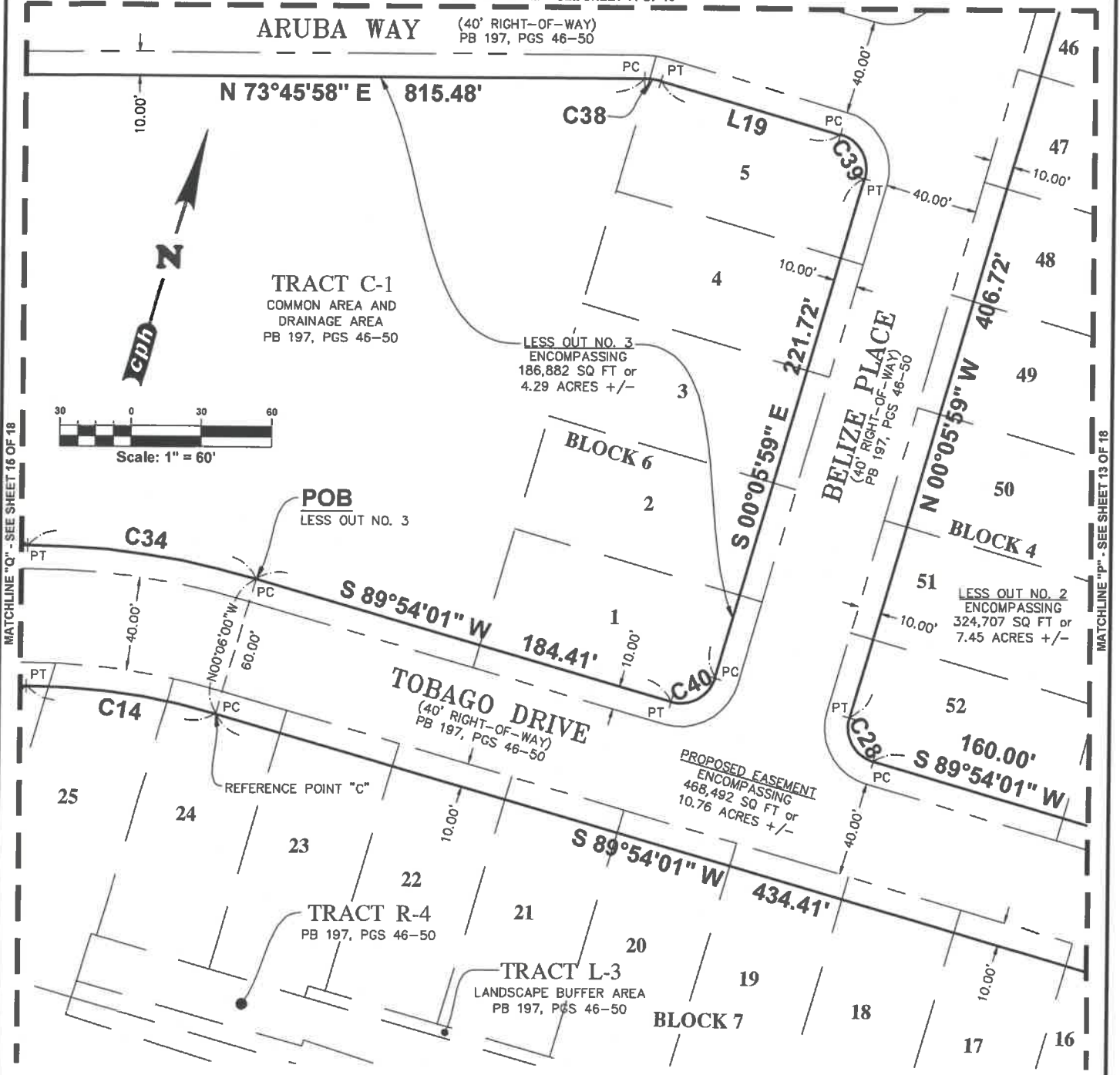
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 SECTION 25-TOWNSHIP 27 SOUTH-RANGE 26 EAST  
 HAINES CITY, POLK COUNTY, FLORIDA  
**SKETCH AND DESCRIPTION**

Sheet  
**13**  
 13 of 18

# Sketch and Description:

THIS IS NOT A SURVEY

MATCHLINE "M" - SEE SHEET 11 OF 18



NOT VALID WITHOUT SHEETS 1 THROUGH 18 OF 18.

Date: 5/19/23	Job No. L2720.02
Drawn by: JAB	Scale: 1" = 60'
	File: L2720.02 SK&D.DWG

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SECTION 25-TOWNSHIP 27 SOUTH-RANGE 26 EAST  
HAINES CITY, POLK COUNTY, FLORIDA  
**SKETCH AND DESCRIPTION**

Sheet **14**  
14 of 18

# Sketch and Description:

THIS IS NOT A SURVEY

MATCHLINE "K" - SEE SHEET 10 OF 18

ARUBA WAY (40' RIGHT-OF-WAY)  
PB 197, PGS 46-50

N 73°45'58" E 815.48'

BLOCK 5

LESS OUT NO. 3  
ENCOMPASSING  
186,882 SQ FT or  
4.29 ACRES +/-

TRACT C-1  
COMMON AREA AND  
DRAINAGE AREA  
PB 197, PGS 46-50

S 73°45'58" W 445.14'

S 89°54'06" W  
162.65'

TOBAGO DRIVE  
(40' RIGHT-OF-WAY)  
PB 197, PGS 46-50

PROPOSED EASEMENT  
ENCOMPASSING  
468,492 SQ FT or  
10.76 ACRES +/-

S 73°45'58" W 438.80'

TRACT C-2  
COMMON AREA AND  
DRAINAGE AREA  
PB 197, PGS 46-50

NORTH LINE OF THE SOUTH 1/2  
OF THE NORTHWEST 1/4 OF  
SECTION 25

UNPLATTED



Scale: 1" = 60'

NOT VALID WITHOUT  
SHEETS 1 THROUGH 18 OF 18.

Drawn by: JAB

Date: 5/19/23

Job No. L2720.02

Scale: 1" = 60'

File: L2720.02 SK&D.DWG



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SKETCH AND DESCRIPTION

Sheet

**15**

15 of 18

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# Sketch and Description:

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MATCHLINE "I" - SEE SHEET 9 OF 18

TRACT C-3  
COMMON AREA AND  
DRAINAGE AREA  
PB 197, PGS 46-50

BLOCK 3

TRACT LS  
LIFT STATION  
PB 197, PGS 46-50

ARUBA WAY (40' RIGHT-OF-WAY)  
PB 197, PGS 46-50

N 73°45'58" E  
815.48'

BLOCK 5  
10

LESS QUIT NO. 3  
ENCOMPASSING  
186,882 SQ FT or  
4.29 ACRES +/-

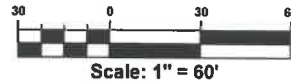
TOBAGO DRIVE  
(40' RIGHT-OF-WAY)  
PB 197, PGS 46-50

S 89°54'06" W  
162.65'

PROPOSED EASEMENT  
ENCOMPASSING  
468,492 SQ FT or  
10.76 ACRES +/-

NORTH LINE OF THE SOUTH 1/2  
OF THE NORTHWEST 1/4 OF  
SECTION 25

UNPLATTED



NOT VALID WITHOUT  
SHEETS 1 THROUGH 18 OF 18.

Drawn by: JAB

Date: 5/19/23

Job No. L2720.02

Scale: 1" = 60'

File: L2720.02 SK&D.DWG



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SKETCH AND DESCRIPTION

Sheet  
**16**

16 of 18

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MATCHLINE "R" - SEE SHEET 16 OF 18

**Sketch and Description:**

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MATCHLINE "F" - SEE SHEET 6 OF 18

UNPLATTED

UNPLATTED

TRACT C-3  
COMMON AREA AND  
DRAINAGE AREA  
PB 197, PGS 46-50

N 00°01'44" W 481.79'  
PROPOSED EASEMENT  
ENCOMPASSING 488,492 SQ FT  
OR 10.76 ACRES +/-  
S 00°01'44" E 520.40'

WEST LINE OF TRACT C-3  
PB 197, PGS 46-50

NORTHERLY MAINTAINED RIGHT-OF-WAY LINE

PNT C21 PDAC

US HIGHWAY 17-92 WEST / STATE ROAD 600  
(MAINTAINED RIGHT-OF-WAY WIDTH VARIES)



Scale: 1" = 60'

NOT VALID WITHOUT  
SHEETS 1 THROUGH 18 OF 18.

Drawn by: JAB

Date: 5/19/23

Job No. L2720.02

Scale: 1" = 60'

File: L2720.02 SK&D.DWG



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HAINES CITY, POLK COUNTY, FLORIDA

Sheet

**17**

SKETCH AND DESCRIPTION

17 of 18

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# Sketch and Description:

THIS IS NOT A SURVEY

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 00°01'44" W	38.61'
L2	S 73°45'58" W	40.00'
L3	N 16°14'02" W	60.00'
L4	N 16°14'02" W	65.00'
L5	N 16°14'02" W	10.00'
L6	N 73°45'58" E	90.00'
L7	S 16°14'02" E	10.00'

LINE TABLE		
LINE	BEARING	LENGTH
L8	S 16°14'02" E	65.00'
L9	N 89°54'01" E	88.02'
L10	N 89°54'01" E	10.00'
L11	S 00°05'59" E	90.00'
L12	S 89°54'01" W	10.00'
L13	S 89°54'01" W	85.08'
L14	S 16°14'02" E	58.09'

LINE TABLE		
LINE	BEARING	LENGTH
L15	S 16°14'02" E	59.30'
L16	S 89°54'01" W	60.00'
L17	S 00°05'59" E	95.00'
L18	S 89°54'01" W	80.04'
L19	N 89°54'01" E	80.04'

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	90°00'00"	23.56'	15.00'	21.21'	N 61°14'02" W
C2	90°00'00"	23.56'	15.00'	21.21'	N 28°45'58" E
C3	90°00'00"	23.56'	15.00'	21.21'	N 61°14'02" W
C4	90°00'00"	23.56'	15.00'	21.21'	N 28°45'58" E
C5	90°00'01"	23.56'	15.00'	21.21'	N 61°14'02" W
C6	90°00'00"	23.56'	15.00'	21.21'	S 28°45'58" W
C7	90°00'00"	23.56'	15.00'	21.21'	S 61°14'02" E
C8	16°08'03"	23.94'	85.00'	23.86'	N 81°49'59" E
C9	90°00'00"	23.56'	15.00'	21.21'	N 44°54'01" E
C10	90°00'00"	23.56'	15.00'	21.21'	N 45°05'59" W
C11	106°08'03"	27.79'	15.00'	23.98'	S 36°49'59" W
C12	16°08'03"	23.94'	85.00'	23.86'	S 08°10'01" E
C13	90°00'00"	133.52'	85.00'	120.21'	S 44°54'01" W
C14	16°08'03"	81.66'	290.00'	81.39'	S 81°49'59" W
C15	53°53'39"	79.95'	85.00'	77.04'	N 43°10'51" W
C16	90°00'00"	23.56'	15.00'	21.21'	N 61°14'02" W
C17	90°00'00"	23.56'	15.00'	21.21'	S 28°45'58" W
C18	85°16'34"	22.33'	15.00'	20.32'	S 58°52'19" E
C19	170°33'08"	208.37'	70.00'	139.52'	S 16°14'02" E
C20	85°16'46"	22.33'	15.00'	20.32'	S 26°24'12" W

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C21	0°12'09"	20.12'	5,695.51'	20.12'	S 83°34'59" W
C22	90°00'00"	23.56'	15.00'	21.21'	N 61°14'02" W
C23	90°00'00"	23.56'	15.00'	21.21'	N 28°45'58" E
C24	90°00'00"	23.56'	15.00'	21.21'	S 61°14'02" E
C25	90°00'00"	23.56'	15.00'	21.21'	S 28°45'58" W
C26	16°08'03"	7.04'	25.00'	7.02'	S 08°10'01" E
C27	90°00'00"	39.27'	25.00'	35.36'	S 44°54'01" W
C28	90°00'00"	23.56'	15.00'	21.21'	N 45°05'59" W
C29	90°00'00"	23.56'	15.00'	21.21'	S 44°54'01" W
C30	16°08'03"	23.94'	85.00'	23.86'	S 81°49'59" W
C31	90°00'00"	23.56'	15.00'	21.21'	N 61°14'02" W
C32	90°00'00"	23.56'	15.00'	21.21'	N 28°45'58" E
C33	90°00'00"	23.56'	15.00'	21.21'	S 61°14'02" E
C34	16°08'03"	98.56'	350.00'	98.23'	S 81°49'59" W
C35	16°08'03"	7.04'	25.00'	7.02'	S 81°49'59" W
C36	73°51'57"	32.23'	25.00'	30.04'	N 53°10'01" W
C37	90°00'00"	23.56'	15.00'	21.21'	N 28°45'58" E
C38	16°08'03"	7.04'	25.00'	7.02'	N 81°49'59" E
C39	90°00'00"	23.56'	15.00'	21.21'	S 45°05'59" E
C40	90°00'00"	23.56'	15.00'	21.21'	S 44°54'01" W

NOT VALID WITHOUT SHEETS 1 THROUGH 18 OF 18.

Date: 5/19/23 Job No. L2720.02

Drawn by: JAB Scale: N/A File: L2720.02 SK&D.DWG



**Building Better Communities Together**

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UTILITY EASEMENT IN FAVOR OF THE  
CITY OF LAKE ALFRED  
SECTION 25-TOWNSHIP 27 SOUTH-RANGE 26 EAST  
HAINES CITY, POLK COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

18

18 of 18