

CLIENT: DINNER LAKE GROVES LLC-2024

JOB NO.: 202-24 SCALE: 1" = 100'  
 TASK NO.: 001 DRAWN BY: BAM  
 SURVEY DATE: 5-7-24 CHECK BY: GLG

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THAT THIS DRAWING IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE ESTABLISHED FOR THE PROFESSION OF SURVEYING AND MAPPING AS SET FORTH IN CHAPTER 5 J-17, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS. SUBJECT TO EASEMENTS, RIGHTS-OF-WAYS, SETBACK LINES, UNDERGROUND UTILITIES, RESERVATIONS AND RESTRICTIONS OF RECORD.

*Gary L. Germaine*  
 GARY L. GERMAINE  
 FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER 5/8/24  
 REGISTRATION #9345 DATE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER OR THE ELECTRONIC SIGNATURE WITH THE ORIGINAL SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSIDERED VALID. LICENSE BUSINESS #6017

**GENERAL NOTES:**

THIS SURVEY PREPARED FROM LEGAL DESCRIPTION PROVIDED AND IS NOT A CERTIFICATE OF TITLE.

THE FIELD BEARINGS, DISTANCES AND TIES SHOWN HEREON ARE BEING COMPARED TO THE PLATS AND / OR DEEDS BEARINGS AND DISTANCES THEREOF.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

BEARING SYSTEM BASED ON THE WEST RIGHT OF WAY LINE OF SEABOARD COAST LINE RAIL ROAD AS BEING S10°15'36"E.

**LEGEND OF SYMBOLS & ABBREVIATIONS**

S.C.M.	SET 4"x4"x24" CONCRETE MONUMENT PSM 3945		
NGVD 29	NATIONAL GEODETIC VERTICAL DATUM		
NAV D 83	NORTH AMERICAN VERTICAL DATA		
S.N.D.	SET NAIL & DISK STAMPED PSM3945		
S.I.R.	SET 1/2"x1/8" IRON ROD & CAP PSM3945		
F.C.M.	FOUND 4"x4" CONCRETE MONUMENT		
C.B.S.	CONCRETE BLOCK STRUCTURE		
P.C.C.	POINT OF COMPOUND CURVE		
P.O.C.	POINT OF COMMENCEMENT		
P.R.C.	POINT OF REVERSE CURVE		
(PRO)	PRORATED MEASUREMENT		
CNP	CORRUGATED PLASTIC PIPE		
CMP	CORRUGATED METAL PIPE		
RCP	REINFORCE CONCRETE PIPE		
PVC	POLYVINYL CHLORIDE PIPE		
B.F.P.	BACK FLOW PREVENTOR		
(P)	AS RECORDED ON PLAT		
(D)	AS RECORDED ON DEED		
(F)	AS MEASURED IN FIELD		
(C)	AS CALCULATED		
F.I.R.	FOUND 1/2" IRON ROD		
P.O.B.	POINT OF BEGINNING		
NO ID	NO IDENTIFICATION		
P.T.	POINT OF TANGENT		
F.N.D.	FOUND NAIL & DISK		
O.R.	OFFICIAL RECORD		
F.I.R.	FOUND IRON ROD		
F.I.P.	FOUND IRON PIPE		
C.L.F.	CHAIN LINK FENCE		
CB=	CHORD BEARING=		
P.C.	POINT OF CURVE		
F.C.	FENCE CORNER		
F.I.P.	FOUND 1/2" PIPE		
R/W	RIGHT OF WAY		
ELEV.=	ELEVATION=		
F.L.	FENCE LINE		
CONC.	CONCRETE		
P.B.	PLAT BOOK		
R=	RADIUS=		
L=	LENGTH=		
D=	DELTA=		
CH=	CHORD=		
SQ.	SQUARE		
FT.	FEET		
PG.	PAGE		

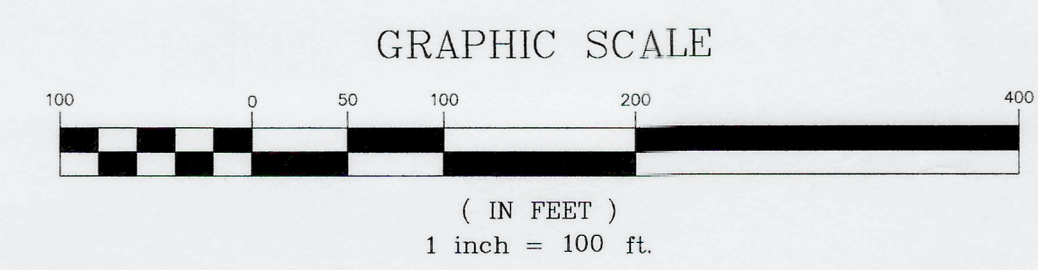
	FLAG POLE
	WATER VALVE
	FIRE HYDRANT
	METER POST
	POWER POLE
	LIGHT POLE
	GUY WIRE
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC VAULT
	ELECTRIC BOX
	TRANSFORMER
	AIR CONDITIONER UNIT
	TELEPHONE MANHOLE
	TELEPHONE BOX
	CABLE BOX
	TOWER
	VAULT
	WELL
	GREASE TRAP
	SEWER MANHOLE
	SEWER VALVE
	CLEAN OUT
	GAS VALVE
	GAS METER
	HANDICAPPED PARKING
	MITERED END SECTION
	TRAFFIC SIGNAL BOX
	SIGNAL LIGHT POLE
	SIGNAL LIGHT
	POINT OF ACCESS

— SIGN (AS NOTED)  
 ⊙ MONITORING WELL  
 ☒ BACK FLOW PREVENTOR  
 Ⓜ WATER METER  
 Ⓢ STORM DRAIN MANHOLE  
 Ⓜ STORM DRAIN INLET

**LINE TABLE**

BOUNDARY	_____
TIE LINE	_____
LOT LINE	_____
BUILDING	_____
CENTERLINE	_____
RIGHT OF WAY	_____
TOP OF BANK	_____
TOE OF SLOPE	_____
CENTERLINE OF SWALE	_____
OVERHEAD WIRES	_____



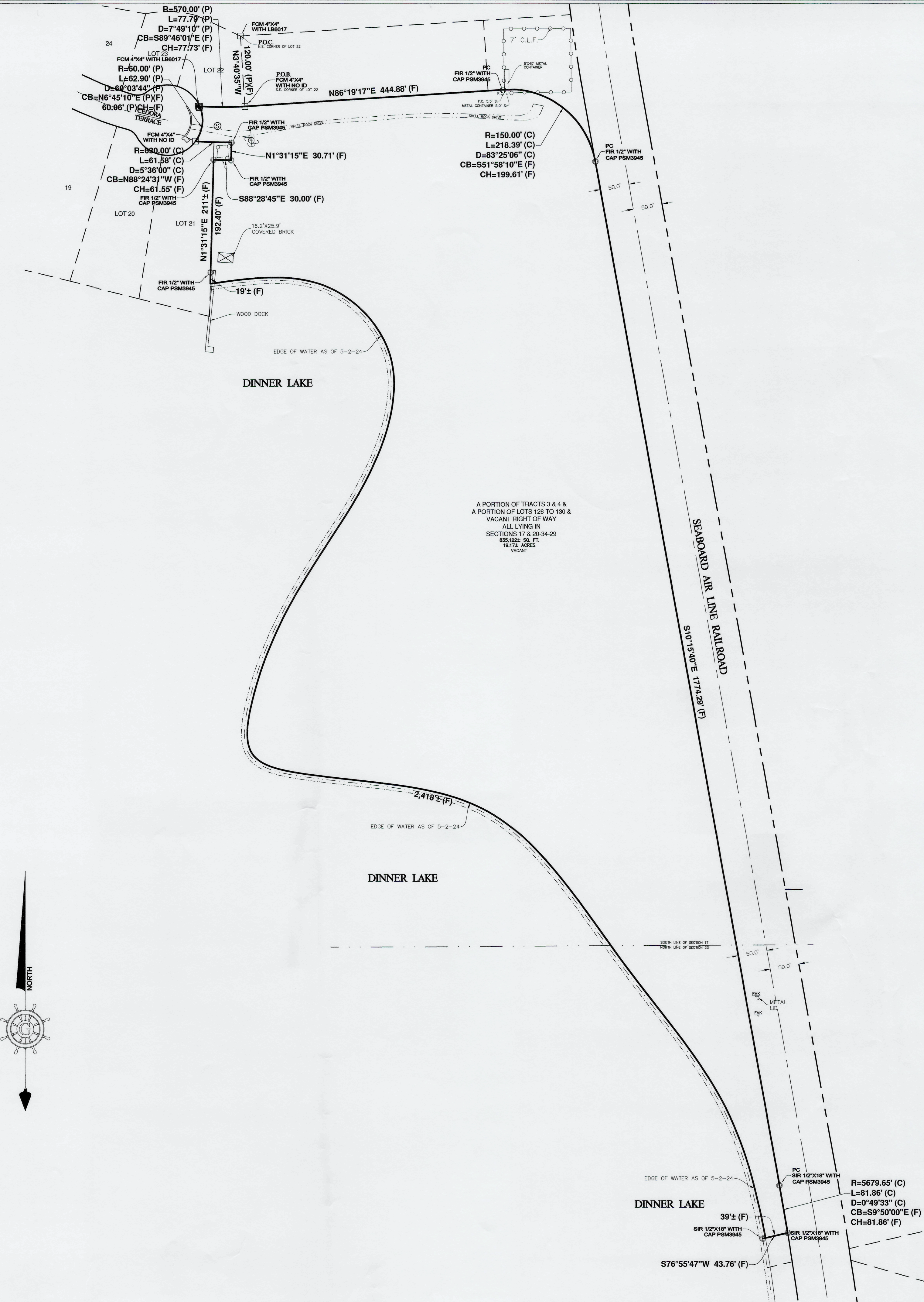
**BOUNDARY SURVEY**

**LEGAL DESCRIPTION:**

A PORTION OF TRACT 3, AND ALL OF TRACT 4, A REPLAT OF FARMS IN DINNER LAKE SUBURB, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 45, PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 22, SUNSET POINTE ON DINNER LAKE, AS RECORDED IN PLAT BOOK PAGE 16, PAGE 55 OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA; THENCE SOUTH 03°40'35" EAST ALONG THE EAST LINE OF SAID LOT 22 A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; SAID POINT BEING THE POINT OF BEGINNING OF SAID LANDS DESCRIBED ABOVE; THENCE NORTH 86°19'17" EAST A DISTANCE OF 444.88 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 150.00 FEET, CENTRAL ANGLE OF 83°25'06" AND A CHORD BEARING SOUTH 51°58'10" EAST, 199.61 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AN ARC DISTANCE OF 218.39 FEET TO A POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF SEABOARD COAST LINE RAILROAD; THENCE SOUTH 10°15'40" EAST ALONG SAID RAILROAD RIGHT OF WAY LINE A DISTANCE OF 1774.29 FEET TO A POINT OF CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 5679.65 FEET, CENTRAL ANGLE OF 0°49'33" AND A CHORD BEARING SOUTH 09°50'00" EAST, 81.86 FEET; THENCE SOUTHEASTERLY ALONG SAID RAILROAD RIGHT OF WAY LINE AN ARC DISTANCE OF 81.86 FEET; THENCE SOUTH 76°55'47" WEST A DISTANCE OF 39 FEET MORE OR LESS TO A POINT LYING ON THE SHORELINE OF DINNER LAKE; THENCE NORTHWESTERLY, WESTERLY, NORTHEASTERLY AND WESTERLY ALONG SAID SHORELINE OF DINNER LAKE A DISTANCE OF 2,418 FEET MORE OR LESS TO A POINT LYING ON THE EAST LINE OF LOT 21, SUNSET POINTE ON DINNER LAKE; THENCE NORTH 01°31'15" EAST ALONG THE EAST LINE OF SAID LOT 21, A DISTANCE OF 211 FEET MORE OR LESS TO A POINT; THENCE SOUTH 88°28'45" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 01°31'15" EAST A DISTANCE OF 30.71 FEET TO A POINT LYING ON A CURVE CONCAVE TO THE NORTH, HAVE A RADIUS OF 630.00 FEET, CENTRAL ANGLE OF 5°36'00" AND A CHORD BEARING OF NORTH 88°24'31" WEST, 61.55 FEET; THENCE ALONG SAID CURVE A ARC DISTANCE OF 61.58 FEET TO A POINT LYING ON THE EAST RIGHT OF WAY LINE OF CEDORA TERRACE; SAID POINT BEING A POINT ON A CURVE CONCAVE TO THE WEST A RADIUS OF 60.00 FEET, CENTRAL ANGLE OF 60°03'44" AND A CHORD BEARING OF NORTH 06°45'10" EAST, 60.06 FEET; THENCE ALONG SAID RIGHT OF WAY LINE AN ALONG SAID CURVE A ARC DISTANCE OF 62.90 FEET TO A POINT LYING ON A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 570.00 FEET, CENTRAL ANGLE OF 7°49'10" A CHORD BEARING OF SOUTH 89°46'01" EAST, 77.73 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 77.79 FEET TO THE POINT OF BEGINNING.

**STREET ADDRESS:**  
 2981 CEDORA TERRACE  
 SEBRING, FLORIDA



**REVISIONS**

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