



Curve Data C2

$\Delta = 32^\circ 50' 40''$
 $R = 165.00'$
 $A = 94.59'$
 $Ch = 93.30' (L)$
 $Ch B = N 81^\circ 48' 53'' E (L)$

Curve Data C1

$\Delta = 40^\circ 11' 10''$
 $R = 85.00'$
 $A = 59.62'$
 $Ch = 58.40' (L)$
 $Ch B = N 85^\circ 29' 08'' E (L)$

LEGEND

- (Plat) (P) = Bearing, Angle, Distance, or Name shown on Plat of Record
- (Field) (F) = Bearing, Angle, Distance, or Name Found by Field Survey
- (Legal) (L) = Bearing, Angle, Distance, or Name given by Legal Description
- P.O.C. = Point of Commencement
- P.O.B. = Point of Beginning
- B.M. = Bench Mark
- I.R. = Iron Rod
- I.D. = Identification
- I.P. = Iron Pipe
- C.M. = Concrete Monument
- Pad. = Found
- H.T.S. = Not to Scale
- R/W = Right of Way
- C/L = Centerline
- Conc. = Concrete
- Concrete Driveway, Pavement Sidewalk or other slab
- S/W = Sidewalk
- O.H.E. = Overhead Electric
- P.P. = Power Pole
- Δ = Delta or Central Angle
- R = Radius
- T = Tangent
- A = Arc Length
- Ch = Chord Length
- Ch.B. = Chord Bearing

Surveyor's Note's :

1. Boundary Survey with Improvements Field work completed 01/24/2000.
2. Bearings based on North boundary line of N.W. 1/4 of Section 16 as bearing N 88° 23' 25" W as per Legal Description recorded in O.R. Book 3364, page 442.
3. No underground installations, improvements or encroachments have been located Except those shown hereon.
4. Except as specifically stated or shown hereon, this survey does not purport to reflect the absence or existence of filled or unfilled lands; State Sovereign Lands; former submerged lands; riparian lands; Ordinary High Water Line of any waterbody; or areas subject to the possibility of flooding; building setback lines; restrictive covenants; zoning and other real property / land intended use; agreements, records, and/or unrecorded that may affect this and /or adjoining parcels.
5. Subject property may contain lands that are subject to claim or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.), Department of Environmental Protection (D.E.P.), or Environmental Protection Commission (E.P.C.).
6. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
7. Added topographical survey to boundary - field work completed 08 - 10 - 2000.

Legal Description for new Dennys Restaurant at Pedalers Pond :

That part of the N.W. 1/4 of Section 16, Township 29 South, Range 27 East, Polk County, Florida, more particularly described as follows:
 Commence at the Northeast corner of the N.W. 1/4 of the said Section 16 run N 88° 23' 25" W along the North line of the said N.W. 1/4 a distance of 2200.01 feet to a point; Thence run S 24° 36' 27" E along the West boundary of Pedalers Pond mobile home park a distance of 607.12 feet to a point on the Southern Right-of-Way line of the Pedalers Pond entrance, said point being on a curve conserved Southwesterly, having a radius of 85.00 feet; Thence along the arc of said curve run Westerly along the Right-of-Way line of the Pedalers Pond entrance through an angle of 40° 11' 10" for an arc distance of 59.62 feet (chord bearing S 85° 29' 08" W, chord distance of 58.40 feet) to the tangent point; Thence run S 65° 23' 33" W a distance of 120.44 feet to the true Point of Beginning; Thence run S 24° 36' 27" E a distance of 194.00 feet to a point; Thence run S 65° 23' 33" W a distance of 224.54 feet to the Easterly Right-of-Way line of U.S. Highway 27; Thence run N 24° 36' 27" W along said Easterly Right-of-Way line a distance of 194.00 feet to a point of intersection with the Southern Right-of-Way line of the Pedalers Pond entrance; Thence run N 65° 23' 33" E along said Southern Right-of-Way line a distance of 224.54 feet to the true Point of Beginning.
 Containing 1.00 more or less Acres.

FLOOD PLAIN CERTIFICATION

I, Stephen E. Whitaker, P.L.S., No. 3053 hereby certify that after inspection of the F.E.M.A. Flood Hazard map, the structure located hereon does not lie within the Special Flood Hazard Area as defined by Flood Zone "A", but within Flood Zone "C", per Community Panel No. 120261-550 E Revision dated November 15, 1989
 Not valid if the above line does not contain map number with effective date given.

Surveyor's Certificate

I, hereby certify that to the best of my knowledge, information, and belief, this plat is a True and correct representation of the hereon described land according to normal standards of Professional care for the Survey purpose hereon stated, and this Plat meets Minimum Technical Standards as adopted by the Florida Board of Professional Land Surveyors under authority of Section 472.027, Florida Statutes, and set forth in Chapter 61G17-4, Rules of the Department of Professional Regulation.
 NOT VALID UNLESS EMBOSSED WITH RAISED SEAL.

Date: 07-13-2000
 [Signature]
 FLORIDA LICENSED SURVEYOR and MAPPER Registration No. 3053
 Stephen E. Whitaker, P.L.S.

Prepared by: CYPRESS LAND SURVEY'S, INC. * 702 Avenue "A", N.W.
 Winter Haven, Florida 33881-3139 Phone (863) 299-8165 Fax (863) 294-4301
 Stephen E. Whitaker, P.L.S. - Florida License & Reg. # L.S. 3053 & L.B. 4980

File: 2004 / Amer02.dwg

This Survey is Certified EXCLUSIVELY To and ONLY for the use of:

- 1.
- 2.
- 3.