

# A PRELIMINARY PLAT OF LAKE SIRENA VISTA

A PORTION OF SECTION 36, TOWNSHIP 36 SOUTH, RANGE 29 EAST  
ALL IN HIGHLANDS COUNTY, FLORIDA.



Vicinity Map  
Not To Scale

## BOUNDARY SURVEY

### LEGAL DESCRIPTION:

A PORTION OF LOTS 98, 99, LESS THE EAST 100 FEET OF THE SOUTH 120 FEET, AND A PORTION OF LOT 113, LAKE GROVES, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 11, PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA,

AND

ALL OF LOT 103 AND A PORTION OF LOT 104, LAKE SIRENA HEIGHTS REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 81, PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA,

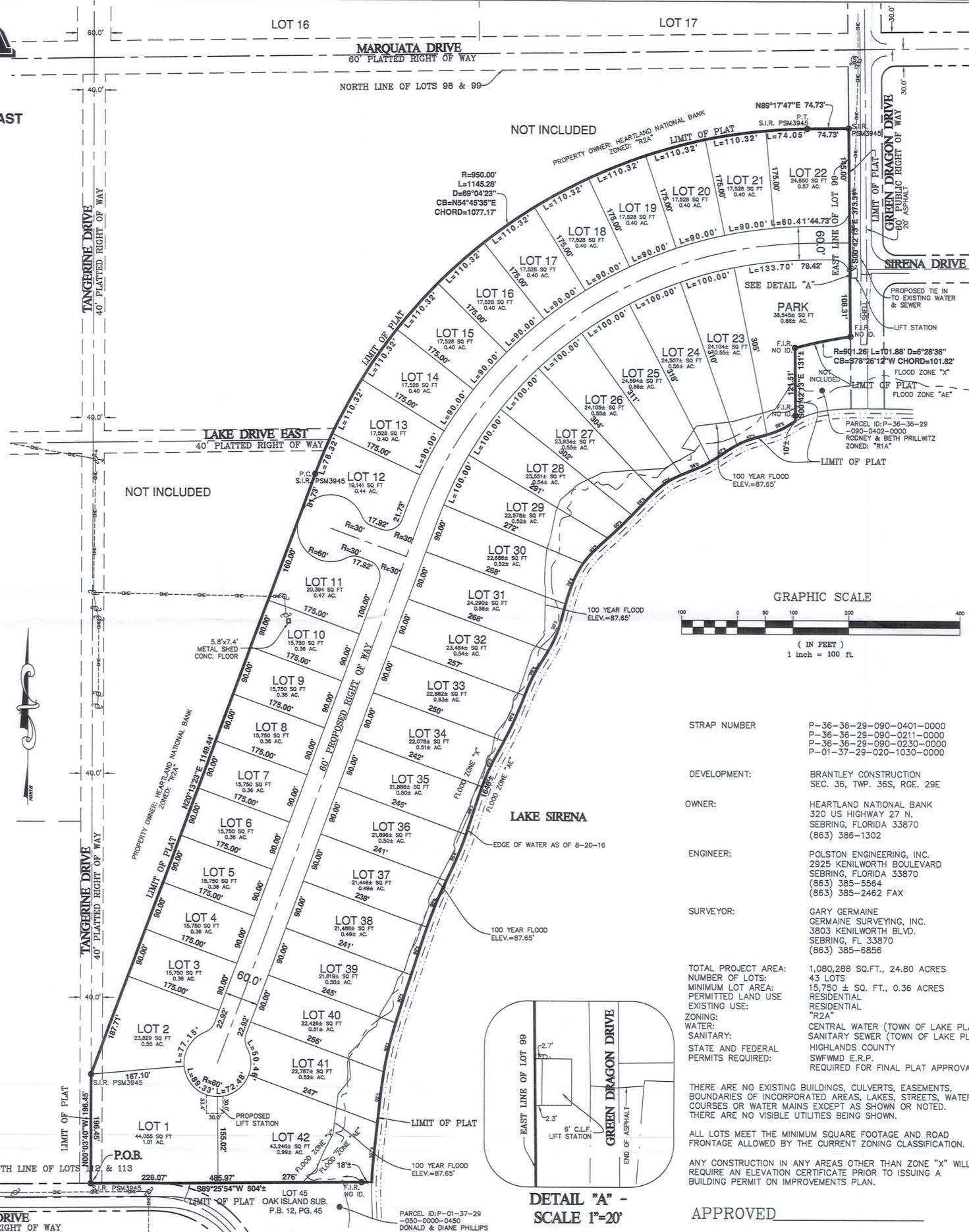
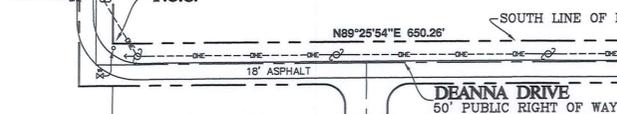
ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTER CORNER OF SAID LOT 112; THENCE NORTH 89°25'54" EAST ALONG THE NORTH RIGHT OF WAY LINE OF DEANNA DRIVE ALSO BEING THE NORTH BOUNDARY OF OAK ISLAND SUBDIVISION, RECORDED IN PLAT BOOK 12, PAGE 45, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA, A DISTANCE OF 650.26 FEET THE POINT OF BEGINNING; THENCE NORTH 00°03'40" WEST, ALONG THE CENTERLINE OF A PLATTED RIGHT OF WAY, A DISTANCE OF 196.45 FEET; THENCE NORTH 20°13'23" EAST, A DISTANCE OF 1149.44 FEET TO A POINT OF CURVE HAVING A RADIUS OF 950.00 FEET, CENTRAL ANGLE OF 69°04'23" AND A CHORD BEARING NORTH 54°45'35" EAST, 1077.17 FEET; THENCE ALONG THE SAID CURVE AN ARC DISTANCE OF 1145.28 FEET TO THE POINT OF TANGENT; THENCE NORTH 89°17'47" EAST, A DISTANCE OF 74.73 FEET TO A POINT LYING ON THE WEST RIGHT OF WAY LINE OF GREEN DRAGON DRIVE; THENCE SOUTH 00°42'13" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 373.31 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 901.26 FEET, A CENTRAL ANGLE OF 6°28'36" AND A CHORD BEARING OF SOUTH 78°26'12" WEST, 101.82 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A ARC DISTANCE OF 101.88 FEET TO A POINT THAT'S LYING 100 FEET WEST OF SAID RIGHT OF WAY LINE OF GREEN DRAGON DRIVE; THENCE SOUTH 00°42'13" EAST, AND PARALLEL TO SAID RIGHT OF WAY LINE A DISTANCE OF 131 MORE OR LESS TO THE EDGE OF WATER OF LAKE SIRENA; THENCE SOUTHWESTERLY ALONG SAID EDGE OF WATER A DISTANCE OF 1648 FEET MORE OR LESS TO A POINT LYING ON THE NORTH BOUNDARY OF OAK ISLAND SUBDIVISION, RECORDED IN PLAT BOOK 12, PAGE 45, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA; THENCE SOUTH 89°25'54" WEST ALONG SAID NORTH PLAT LINE A DISTANCE OF 504 FEET MORE OR LESS TO THE POINT OF BEGINNING.

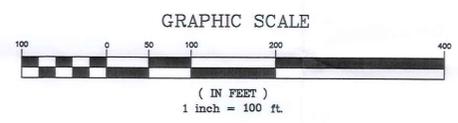
### NATIONAL FLOOD ZONE PROGRAM:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) "AE" & "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12055C 0367C & 12055C 0386C WHICH HAS AN EFFECTIVE DATE OF 11/18/2015 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION.

P.O.C.



DETAIL "A" -  
SCALE 1"=20'



STRAP NUMBER P-36-36-29-090-0401-0000  
P-36-36-29-090-0211-0000  
P-36-36-29-090-0230-0000  
P-01-37-29-020-1030-0000

DEVELOPMENT: BRANTLEY CONSTRUCTION  
SEC. 36, TWP. 36S, RGE. 29E

OWNER: HEARTLAND NATIONAL BANK  
320 US HIGHWAY 27 N,  
SEBRING, FLORIDA 33870  
(863) 386-1302

ENGINEER: POLSTON ENGINEERING, INC.  
2925 KENILWORTH BOULEVARD  
SEBRING, FLORIDA 33870  
(863) 385-5564  
(863) 385-2462 FAX

SURVEYOR: GARY GERMAINE  
GERMAINE SURVEYING, INC.  
3803 KENILWORTH BLVD.  
SEBRING, FL 33870  
(863) 385-6856

TOTAL PROJECT AREA: 1,080,288 SQ.FT., 24.80 ACRES  
NUMBER OF LOTS: 43 LOTS  
MINIMUM LOT AREA: 15,750 ± SQ. FT., 0.36 ACRES  
PERMITTED LAND USE: RESIDENTIAL  
EXISTING USE: RESIDENTIAL  
ZONING: "R2A"  
WATER: CENTRAL WATER (TOWN OF LAKE PLACID)  
SANITARY: SANITARY SEWER (TOWN OF LAKE PLACID)  
STATE AND FEDERAL PERMITS REQUIRED: HIGHLANDS COUNTY SWFWD E.R.P. REQUIRED FOR FINAL PLAT APPROVAL.

THERE ARE NO EXISTING BUILDINGS, CULVERTS, EASEMENTS, BOUNDARIES OF INCORPORATED AREAS, LAKES, STREETS, WATER COURSES OR WATER MAINS EXCEPT AS SHOWN OR NOTED. THERE ARE NO VISIBLE UTILITIES BEING SHOWN.

ALL LOTS MEET THE MINIMUM SQUARE FOOTAGE AND ROAD FRONTAGE ALLOWED BY THE CURRENT ZONING CLASSIFICATION.  
ANY CONSTRUCTION IN ANY AREAS OTHER THAN ZONE "X" WILL REQUIRE AN ELEVATION CERTIFICATE PRIOR TO ISSUING A BUILDING PERMIT ON IMPROVEMENTS PLAN.

APPROVED

## GERMAINE SURVEYING INC.

PROFESSIONAL LAND SURVEYORS

3803 KENILWORTH BOULEVARD SEBRING, FLORIDA 33870  
PHONE: 863-385-6856 FAX: 863-382-4531  
EMAIL: INFO@GERMAINESURVEYING.COM  
WEBSITE: GERMAINESURVEYING.COM

CLIENT: BRANTLEY CONSTRUCTION

JOB#	438-16	SCALE: 1"=100'
DATE:	10-3-16	DRAWN BY: BAM
TASK:	003	CHECKED BY:

### 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 5-17, 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 CERTIFICATE #3945  
PROFESSIONAL LAND SURVEYOR AND MAPPER

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND SHOULD NOT BE CONSIDERED VALID. LICENSE BUSINESS #9017

### GENERAL NOTES:

THIS SURVEY PREPARED FROM LEGAL DESCRIPTION PROVIDED AND IS NOT A CERTIFICATE OF TITLE.  
SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.  
BEARING SYSTEM BASED ON THE NORTH RIGHT OF WAY LINE OF DEANNA DRIVE AS BEARING N89°25'54"W.

### LEGEND OF SYMBOLS & ABBREVIATIONS

N	NORTH	S	SOUTH
E	EAST	W	WEST
FEET OR MINUTES		DEGREE	
		INCHES OR SECONDS	
PG	PAGE		
P.B.	PLAT BOOK		
O.R.	OFFICIAL RECORD		
R/W	RIGHT OF WAY		
P.C.	POINT OF CURVE		
P.T.	POINT OF TANGENT		
P.R.C.	POINT OF REVERSE CURVE		
P.C.C.	POINT OF COMPOUND CURVE		
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		
F.I.R.	FOUND IRON ROD		
F.I.P.	FOUND IRON PIPE		
F.N.D.	FOUND NAIL & DISK		
F.C.M.	FOUND CONCRETE MONUMENT		
S.C.M.	SET CONCRETE MONUMENT PSM 3945		
S.I.R.	SET IRON ROD WITH CAP PSM 3945		
S.N.D.	SET NAIL & BRASS DISK STAMPED PSM 3945		
F.L.	FENCE LINE		
F.C.	FENCE CORNER		
CONC.	CONCRETE		
B.F.P.	BACK FLOW PREVENTER		
C.L.F.	CHAIN LINK FENCE		
C.B.S.	CONCRETE BLOCK STRUCTURE		
(P)	AS RECORDED ON PLAT		
(D)	AS RECORDED ON DEED		
(F)	AS MEASURED IN FIELD		
(PRO)	PRORATED MEASUREMENT		
☒	TELEPHONE BOX	⊕	SIGN
⊕	WATER VALVE	⊖	CLEAN-OUT
⊗	MONITORING WELL	⊗	GAS VALVE
⊗	FIRE HYDRANT	⊗	STORM INLET
⊗	TRAFFIC SIGNAL BOX	⊗	WATER METER
⊗	DRAINAGE MANHOLE	⊗	ELECTRIC BOX
⊗	SANITARY MANHOLE	⊗	UTILITY POLE
⊗	IRRIGATION CONTROL VALVE	⊗	LIGHT POLE
⊗	HANDICAPPED PARKING	⊗	MITERED END
—	GUY ANCHOR	⊗	METER POLE

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PEOPLE LISTED AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTIONS IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD Rely ON THIS SURVEY.

### REVISIONS

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