GERMAINE SURVEYING INC.
PROFESSIONAL LAND SURVEYORS
3803 KENILWORTH BLVD. BUS. (863) 385-6856
SEBRING, FLORIDA 33870 FAX. (863) 382-4531
GERMAINE JOB# 102-05-011

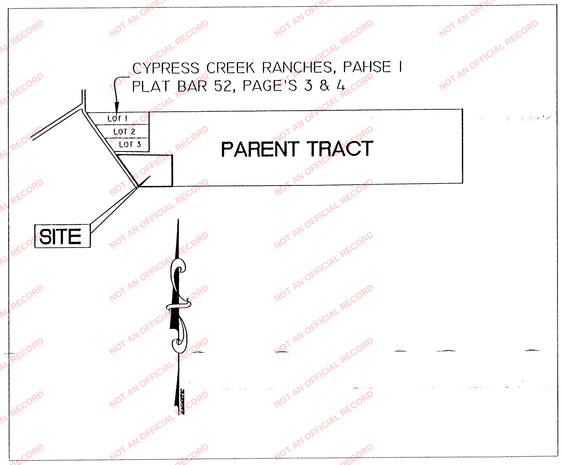
CYPRESS CREEK RANCHES PHASE II

A PORTION OF SECTION 22, TOWNSHIP 34 SOUTH, RANGE 27 EAST ALL IN HARDEE COUNTY, FLORIDA.

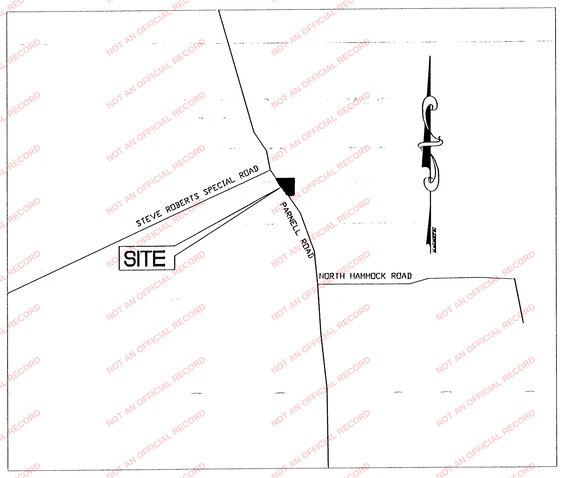
DATE: JANUARY 27, 2009

Inst:200925001345 Date:2/25/2009 Time:9:23 AM
KC DC,B. Hugh Bradley,Hardee County Page 1 of 2

PLAT BAR B-54, PAGE 4.



PARENT TRACT
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

A PORTION OF SECTION 22, TOWNSHIP 34 SOUTH, RANGE 27 EAST, HARDEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTH HALF OF SAID SECTION 22, TOWNSHIP 34 SOUTH, RANGE 27 EAST, HARDEE COUNTY, FLORIDA; THENCE NORTH 89°59'36" WEST ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF SAID SECTION 22, 2417.27 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°59'36" WEST, ALONG SAID SOUTH LINE, 581.40 FEET TO THE EASTERLY RIGHT OF WAY LINE OF PARNELL ROAD (BROADUS WOOTEN ROAD); THENCE NORTH 34°54'45" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 702.27 FEET; THENCE SOUTH 88°46'19" EAST, 982.25 FEET; THENCE SOUTH 00°08'04" EAST, 554.89 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A PORTION OF SECTION 22, TOWNSHIP 34 SOUTH, RANGE 27 EAST, HARDEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTH HALF OF SAID SECTION 22, TOWNSHIP 34 SOUTH, RANGE 27 EAST, HARDEE COUNTY, FLORIDA; THENCE NORTH 89°59'36" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF SAID SECTION 22, 2991.35 FEET FOR POINT OF BEGINNING; THENCE CONTINUE NORTH 89°59'36" WEST, 7.32 FEET TO THE EASTERLY RIGHT OF WAY LINE OF PARNELL ROAD (BROADUS WOOTEN ROAD); THENCE NORTH 34°54'45" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 702.27 FEET TO THE SOUTH LINE OF A 60 FOOT PRIVATE ROAD EASEMENT; THENCE SOUTH 88°46'19" EAST ALONG SAID SOUTH LINE, 7.43 FEET; THENCE SOUTH 34°54'45" EAST, 702.07 FEET TO THE POINT OF BEGINNING.

GENERAL NOTES:

⊡ SET 4"X4" CONCRETE MONUMENT WITH CAP STAMPED LB # 6017 PRM

○ SET 1/2" IRON ROD WITH CAP STAMPED PSM # 3945

1) SYMBOL Δ INDICATES BEARING CHANGE
2) SYMBOL R= INDICATES RADIUS
3) SYMBOL D= INDICATES DELTA
4) SYMBOL L= INDICATES LENGTH
5) SYMBOL CB= INDICATES CHORD BEARING
6) SYMBOL CH= INDICATES CHORD LENGTH
7) SYMBOL U&D EASE. UTILITY & DRAINAGE EASEMENT

8) BEARING SYSTEM BASED ON THE NORTHEAST RIGHT OF WAY OF PARNELL ROAD AS BEING N34°54'45"W.

9) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT.

10) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HARDEE COUNTY.

11) THERE WILL BE NO NECESSITY FOR DRAINAGE FACILITIES SERVING OTHER PROPERTIES TO CROSS THE LOT AFFECTED BY THE ADMINISTRATIVE APPROVAL.

12) NATIONAL FLOOD ZONE PROGRAM: FLOOD ZONE "A" & "X", FLOOD PANEL 12049C 0250C, DATED MAY 4, 1988.

NOT AN OFFICIAL RECORD
(Unofficial document for information purposes only)

CERTIFICATION OF APPROVAL OF THE ENGINEERING DIRECTOR
STATE OF FLORIDA
COUNTY OF HARDEE S.S.

I, Kevin L. Atchley, THE ENGINEERING DIRECTOR OF HARDEE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING ON THIS 24th DAY OF Feb., 2009, A.D.

Kevin L. Atchley
KEVIN L. ATCHLEY, P.E.
FLORIDA LICENSE #53119

CERTIFICATION OF OWNERSHIP AND DEDICATION:
STATE OF FLORIDA
COUNTY OF HARDEE S.S.

KNOWN ALL BY THESE PRESENTS THAT TERRAVENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNERS OF THAT PROPERTY ENTITLED CYPRESS CREEK RANCHES, PHASE II HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND MAPPED, AND CERTIFY OWNERSHIP OF THE PROPERTY DESCRIBED HEREON, HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES HEREON EXPRESSED.
IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 23rd DAY OF Feb, 2009 A.D.

Teresa Wood
WITNESS
Brian A. Marks
WITNESS

JAMES M. WOHL
MANAGING MEMBER

Teresa Wood
WITNESS
Brian A. Marks
WITNESS

JERI B. WOHL
MANAGING MEMBER

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF HARDEE S.S.

I HEREBY CERTIFY THAT BEFORE ME TODAY PERSONALLY APPEARED JAMES M. WOHL AND JERI B. WOHL, MANAGING MEMBERS OF TERRAVENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE ABOVE DESCRIBED PROPERTY AND TO BE WELL KNOWN TO BE THE PERSONS DESCRIBED IN AND EXECUTED THE FOREGOING INSTRUMENT AS SUCH OWNERS AND ACKNOWLEDGE THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY.
IN WITNESS THEREOF I HAVE HEREUNTO SET MY HAND AND NOTARIAL SEAL THIS 23 DAY OF Feb., 2009 A.D.

TERESA A. WOOD
MY COMMISSION # DD 542331
EXPIRES: Feb 9, 2010
Bonded Thru Notary Public Underwriters

MY COMMISSION EXPIRES: 6-9-10

Teresa A. Wood
(SIGNATURE OF NOTARY PUBLIC)

CERTIFICATION OF APPROVAL BY THE BOARD OF COUNTY COMMISSIONERS
STATE OF FLORIDA
COUNTY OF HARDEE S.S.

THIS PLAT, APPROVED THIS 24TH DAY OF Feb., 2009, A.D. IN OPEN MEETING BY THE BOARD OF COUNTY COMMISSIONERS OF HARDEE COUNTY, FLORIDA.

CHAIRMAN OF BOARD OF COUNTY COMMISSIONERS

ATTEST: Alicia C. Albritton D.C. 02-24-2009
EX-OFFICIO CLERK TO THE BOARD

CERTIFICATION OF APPROVAL OF CLERK OF CIRCUIT COURT
STATE OF FLORIDA
COUNTY OF HARDEE S.S.

I, B. Hugh Bradley, CLERK OF THE CIRCUIT COURT OF HARDEE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING ON THIS 25 DAY OF February, 2009, A.D.

B. Hugh Bradley
CLERK OF THE CIRCUIT COURT

CERTIFICATION OF APPROVAL OF THE PLANNING & DEVELOPMENT DIRECTOR
STATE OF FLORIDA
COUNTY OF HARDEE S.S.

I, Doug Knight, THE PLANNING & DEVELOPMENT DIRECTOR OF HARDEE COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING ON THIS 24th DAY OF Feb., 2009, A.D.

Doug Knight
PLANNING & DEVELOPMENT DIRECTOR

CERTIFICATE OF SURVEYOR
STATE OF FLORIDA
COUNTY OF HARDEE

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS AS SURVEYED UNDER MY RESPONSIBLE CHARGE AND SUPERVISION AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND THAT PERMANENT REFERENCE MONUMENTS AND PERMANENT CONTROL POINTS HAVE BEEN SET IN ACCORDANCE WITH THE REQUIREMENTS OF SAID CHAPTER 177.

WITNESS MY HAND AND SEAL THIS 23 DAY OF February, 2009 A.D.

Gary L. Germaine
GARY L. GERMAINE
FLORIDA CERTIFICATE #3945

02-24-09 05:01:00 RCVD