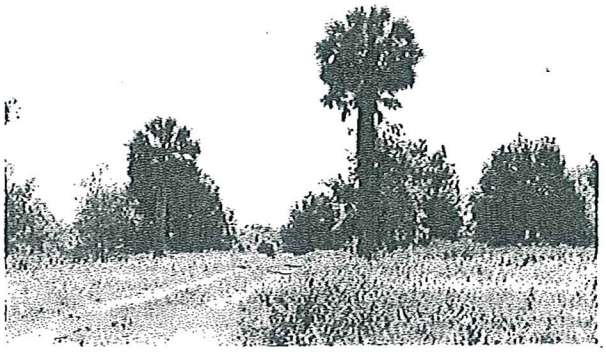
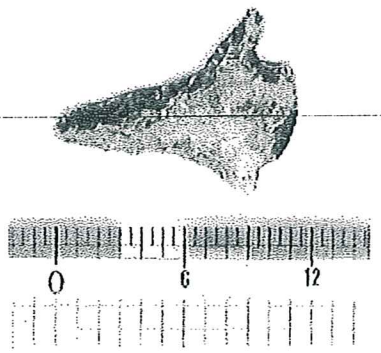
I. INTRODUCTION

This Ferndale Preserve on Lake Apopka Management Plan is intended to describe the future use and management of the 192-acre Ferndale Preserve on Lake Apopka (FPLA). The FPLA is one of the properties ringing Lake Apopka that was sought by several entities for public ownership. Lake Apopka, which was once the second largest lake in Florida, is currently undergoing a 25 to 50 year, $130 million dollar restoration effort by the St. Johns River Water Management District.



The FPLA will provide the only public access in Lake County to the western shore of Lake Apopka for recreation and scenic purposes. The site was once a citrus grove, but has been abandoned for approximately 15 years. Lake County will create a park/nature preserve by returning the site to a more natural setting with an active restoration program. The site includes a portion of wetlands (45 acres) which will be protected with park designation. The site offers a full view of Lake Apopka and the surrounding unique terrain from the highest point on site at 165' above sea level. A variety of flora and fauna lend this site to multi use park development.



The site supports many active burrows for the gopher tortoise (113 burrows mapped in February 2004). The site provides excellent forage plots for the tortoise. The site is also suitable for the commensals known to inhabit tortoise burrows such as the Eastern Indigo Snake and the Gopher Frog. Bald eagles have been sited but no nests have been identified. The site contains remnants of the original residents. Native American artifacts such as arrowheads and potsherds have been found. Unfortunately there is large scale looting of artifacts along the shores of Lake Apopka. Lake County will conduct an archaeological inventory and preserve the remaining areas if indicated.

the park. A cooperative effort with the Lake County Animal Control Division will be a standard element of the procedures. Lake County will conduct a feral animal assessment of the project site within 60 days of acquiring the project site. The long term monitoring program for the removal of feral animals will be implemented by the Lake County Animal Control Division.

VI. ARCHEOLOGICAL, CULTURAL, AND HISTORICAL RESOURCE PROTECTION

An Archaeological Assessment and Master Site File Evaluation was completed in accordance with the appropriate federal and State of Florida requirements. Lake County agrees in principle and practice with all the appropriate federal and State of Florida guidelines as applicable to preservation and conservation of archaeological and historical resources. If significant archaeological and/or historical resources, or human remains, are encountered on the project site, a certified professional archaeologist will be contracted and all findings will be documented to the Division of Historical Resources, State Historic Preservation Officer, and the Compliance Review section.

A partial listing of previously recorded archaeological sites located near the subject proposed FPLA site include, 8LA51, 8LA58, 8LA243, 8LA244, 8LA273, 8LA434, 8LA518, 8LA519, and 8LA543.

Lake County will enact the policy that the collection of artifacts or the disturbance of archaeological and historic sites on the project site will be prohibited unless prior authorization has been obtained from the Department of State, Division of Historical Resources. Lake County agrees that the management of the archaeological and historical resources will comply with the provisions of Chapter 267, Florida Statutes specifically Sections 267.061(a) and (b).

VII. EDUCATION SIGNS AND PROGRAMS

Lake County is committed to providing interpretive signs intended to educate visitors about the natural environment and any known archaeological and historic resources on the project site.

EDUCATIONAL PROGRAMS

Lake County is committed to providing at least 24 regularly scheduled environmental or historical educational programs at the project site conducted by trained educators or resource professionals.

Types of programs intended for the site are plant and animal identification, habitat types and restoration, upland and marsh identification, weather factors, soil identification, native plant information, prescribed burns, nature crafts, nature art, bicycling, canoeing and others. Target groups for educational program would include senior citizens, special interest groups, children, school groups, scout

Outstanding Florida Waters.

	Yes	No
3. Will acquiring the project site protect adjacent Class I Waters, as identified by the Department of Environmental Protection, or is the project site in a locally designated wellfield protection zone? (5 points)		

If yes, provide a map or other documentation showing that the boundary of the project site is located adjacent to a Class I waterbody or within a wellfield protection zone.

(g) Historic Resources

	Yes	No
1. Does the project site contain, or is the project site within ¼ mile of, a site listed in the Florida Master Site File maintained by the Division of Historical Resources? (5 points)	X	

If yes, identify the resource, its location and the Master Site File number.

The parcel is within ¼ mile of the Smith's Island Pre-Columbian midden located at T21S, R26E, S35 and identified as LA273. See Exhibit U, a letter from the Florida Master Site File letter dated 3/31/04.

	Yes	No
2. Will acquiring the project site protect a resource that is listed on the Florida Master Site File and also recognized by a local historic board or the Division of Historical Resources as being historically significant at the local, regional or state level? (5 points)		X

If yes, identify the resource, its location on the project site and the Master Site File Number. Identify which governmental agency, board or expert in the field identified the resource as being significant.

	Yes	No
3. Will acquiring the project site protect a resource that is listed on the National Register of Historic Places by the National Park Service? (5 points)		X

If yes, identify the resource and its location and document the National Register listing.

(3) COMMUNITY PLANNING SECTION

(a) Comprehensive Plan Implementation

For each of the following criteria that are furthered by the local comprehensive plan, **cite no more than five (5) relevant objectives or policies in each response.** If the response to a criterion is "No" move to the next question. If the response to a criterion is "Yes" cite the objective or policy number and paraphrase the plan directive, provide a brief discussion of how acquiring the site will further the cited objective or policy and include a copy of the objective or policy in Exhibit A. If a criterion addresses specific resources or facilities, these must be present on the project site in order for points to be awarded.

If the project site is located entirely in one local government jurisdiction, the local comprehensive plan of the jurisdiction within which the project site is located shall be evaluated for scoring purposes. If the project site is located in two or more jurisdictions, the local comprehensive plan of **each** jurisdiction shall be compared for compatibility and evaluated for scoring purposes and **each** jurisdiction's local comprehensive plan must be furthered for points to be awarded.

	Yes	No
1. Will the project provide acreage or outdoor recreational facilities necessary to maintain or improve adopted levels of service standards established in the comprehensive plan for recreation? (5 points)	X	

PROJECT SUMMARY

In the space below:

1. Provide a discussion of the purposes of the project, existing and future uses, existing and proposed physical improvements, natural and historic resources, and resource protection and enhancement activities.

2. Provide a descriptive statement of how the project will benefit the community.

The 50-acre site is the gateway to the 264-acre Palatlakaha Environmental and Agricultural Reserve (PEAR) Park. The purpose of this grant request is twofold. First, the gateway, to be named PEAR Park Gateway will be the host of a river trail/boardwalk, multi use trail, and special event accommodations, nature trail and restoration areas. The second purpose is to allow direct access from U.S. Hwy 27 to the existing 264-acre park. Without a gateway, motorists must travel through a neighborhood to reach the exiting PEAR Park.

The current use of this property is unimproved pasture and marsh. Several areas are proposed for restoration including two marshes and the Palatlakaha River. Restoring the banks of the Palatlakaha River is one element of the county-wide impetuous to protect the River.

In addition to natural resources and physical improvements, historic resources are also available for protection. The Florida Master Site File, Cultural Resources Report, lists the historic Palatlakaha bridge on this 50-acre site.

The Lake County community will benefit from this project by having greater access to the existing 264-acre PEAR Park, enhanced recreation, expanded educational opportunities and on-going protection of the natural community.

Any areas of the site, including wetlands and river shoreline, infested by exotic plants, (e.g. Carolina willow, primrose willow, and cattails) will be restored with locally native vegetation (pond and bald cypress, and maintained). Exhibit K is proposed site plan.

	Yes	No
2. Will a significant portion of the degraded or altered upland communities on the project site be restored to a natural community? (5 points)	X	

Yes, a significant portion of the degraded or altered upland communities on the project site will be restored to a natural community. The approximate acreage of the upland areas that will be maintained and replanted to restore the project site to a natural community is 23.84 acres. These areas of restoration are shown on the conceptual site master plan as native tree restoration areas. Areas of the site infested with exotic and nuisance vegetation will be restored with locally native vegetation and maintained. The removal of these species will facilitate the natural recruitment of desirable species to occur and enhance the habitat available for the Sherman's Fox Squirrel.

	Yes	No
3. Will a significant portion of the degraded or altered wetland communities on the project site be restored to a natural community? (5 points)	X	

Yes, a significant portion of the degraded or altered wetland communities on the project site will be restored to a natural community. The approximate acreage of wetland areas that will be maintained and replanted to restore the project site to wetland communities is 8.36 acres, which consists of 1.06 acres along the Palatlakaha River and 7.3 acres of freshwater marshes. Marsh wetland restoration and river shoreline restoration projects are planned with locally native vegetation. Areas of the site infested with exotic vegetation, such as Carolina and primrose willow, and cattails, will be restored also. The goal of the marsh wetland restoration will be to restore similar wetland characteristics as depicted in the 1947 and 1953 historical aerial photographs depicted in Attachment 5.

(f) Water Quality

	Yes	No
1. Will the quality of surface waters occurring on or adjacent or in close proximity to the project site be improved by the elimination of existing pollution sources from the project site, removal of impervious surfaces, or other means? (5 points)	X	

The quality of surface waters (Palatlakaha River (510) and freshwater marshes (641)) on the site will be improved by eliminating the agricultural practices that occurred on the property, specifically, eliminating introduction of fertilizers and pesticides that were previously applied on the site. In addition, stormwater runoff from US Hwy 27 can be addressed due to the fact that the subject parcel will provide areas for water improvement devices/filtration that will enhance the onsite freshwater marshes. The expected results would be the reduction of nutrients, pesticides and petroleum constituents for which treatment is currently not being done. In addition, by enhancing the hydrology on the subject parcel, the success of the proposed marsh wetland restoration project will be assured. The restoration of the surface water bodies and marshes will provide better quality nesting and foraging areas for amphibian and avian species. Exhibit K.

	Yes	No
2. Will acquiring the project site protect adjacent Outstanding Florida Waters, as designated by the Department of Environmental Protection? (5 points)	X	

The boundary of the project site is located adjacent to an Outstanding Florida Water. The project site abuts the Palatlakaha River to the north. The Clermont Chain of Lakes and the interconnecting Palatlakaha River is considered an Outstanding Florida Water (OFW).

	Yes	No
3. Will acquiring the project site protect adjacent Class I Waters, as identified by the Department of Environmental Protection, or is the project site in a locally designated wellfield protection zone? (5 points)		X

If yes, provide a map or other documentation showing that the boundary of the project site is located adjacent to a Class I waterbody or within a wellfield protection zone.

(g) Historic Resources

	Yes	No
1. Does the project site contain, or is the project site within ¼ mile of, a site listed in the Florida Master Site File maintained by the Division of Historical Resources? (5 points)	X	

Yes, the project site contains a site listed on the Florida Master Site File maintained by the Division of Historical Resources. This site on the northern most border is the former railroad bed and river bridge crossing of the

Palatlakaha River and is listed as Site # 200209. Attachment 6.

	Yes	No
2. Will acquiring the project site protect a resource that is listed on the Florida Master Site File and also recognized by a local historic board or the Division of Historical Resources as being historically significant at the local, regional or state level? (5 points)	X	

Yes, acquiring the project site will protect a resource listed on the Florida Master Site File and also recognized by a local historic board as being historically significant at the local level. The Lake County Historical Society has recognized the project site as historically significant and supports the acquisition of this site as indicated by Attachment 8.

	Yes	No
3. Will acquiring the project site protect a resource that is listed on the National Register of Historic Places by the National Park Service? (5 points)		X

If yes, identify the resource and its location and document the National Register listing.

(3) COMMUNITY PLANNING SECTION

(a) Comprehensive Plan Implementation

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	Yes	No
1. Will the project provide acreage or outdoor recreational facilities necessary to maintain or improve adopted levels of service standards established in the comprehensive plan for recreation? (5 points)	X	

The Leesburg Comprehensive Plan Recreation and Open Space Element, Objective B, Policy 3, establishes level of service standards for "recreation areas" (1 acre per 146 residents) and "open space" (1 acre per 578 residents). This application advances both of these standards by providing 50 additional acres that meet both criteria. Exhibit A.

	Yes	No
2. Will the project further comprehensive plan directives that ensure acquisition of natural areas or open space through public acquisition? (5 points)	X	

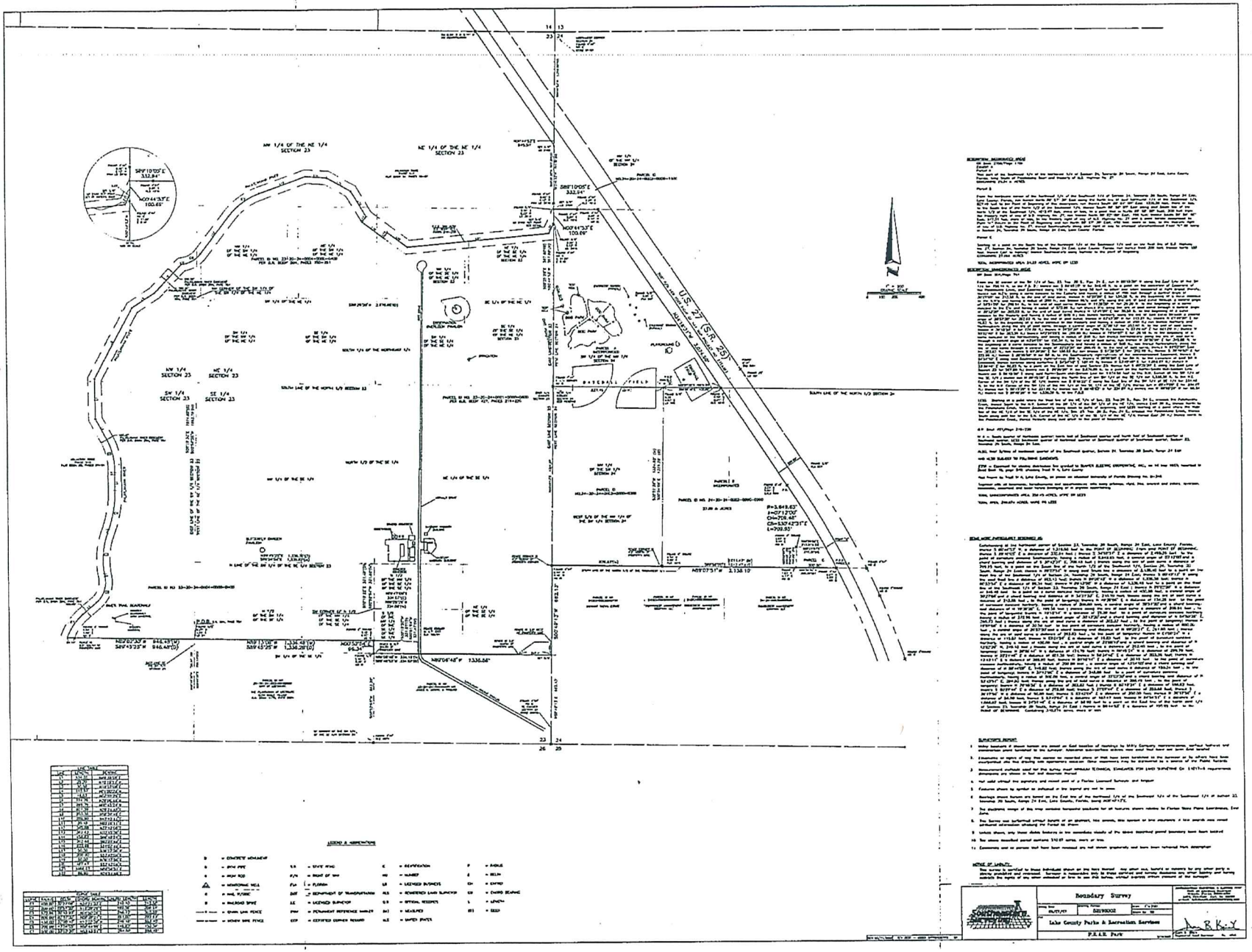
The Recreation and Open Space Element of Leesburg's Comprehensive plan emphasizes the role of a partnership with Lake County for the public acquisition of natural areas and open space.

Objective C states that "[t]he city shall coordinate with Lake County to expand the County's recreational function."

Policy 1 further states that "[t]he city will explore opportunities to acquire land for recreation and open space."

This application is the product of a partnership between Lake County and the City of Leesburg. Exhibit A.

	Yes	No
3. Will the project further comprehensive plan directives to provide new or enhanced public access to water bodies and saltwater beaches? (5 points)	X	



LINE TABLE		
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C53	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C54	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C55	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C56	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C57	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C58	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C59	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C60	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C61	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C62	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C63	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C64	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C65	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C66	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C67	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C68	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C69	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C70	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C71	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C72	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C73	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C74	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C75	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C76	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C77	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C78	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C79	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C80	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C81	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C82	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C83	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C84	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C85	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C86	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C87	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C88	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C89	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C90	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C91	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C92	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C93	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C94	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C95	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C96	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C97	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C98	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C99	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'
C100	N00°07'53"W	946.49'(M)	0°00'00"	0.00'	0.00'

LEGEND & ABBREVIATIONS

- B = CONCRETE MONUMENT
- C = IRON PIPE
- D = IRON ROD
- E = NONFERROUS NAIL
- F = NAIL FOUND
- G = RAILROAD SPIKE
- CHAIN LINK FENCE
- WOODEN RAIL FENCE
- S.R. = STATE RTNG
- R/W = RIGHT OF WAY
- F/D = FOUND
- DOT = DEPARTMENT OF TRANSPORTATION
- LS = LICENSED SURVEYOR
- PRM = PERMANENT REFERENCE MARKER
- CCP = CERTIFIED CORNER RECORD
- R = REFERENCED
- NO = NUMBER
- LB = LICENSED BUSINESS
- RLS = REGISTERED LAND SURVEYOR
- S.R. = SPECIAL RESERVE
- (M) = MEASURED
- (D) = DEEDED (RATED)
- P = PARCEL
- I = INCH
- CH = CHORD
- CB = CHORD BEARING
- L = LENGTH
- REC = RECORD

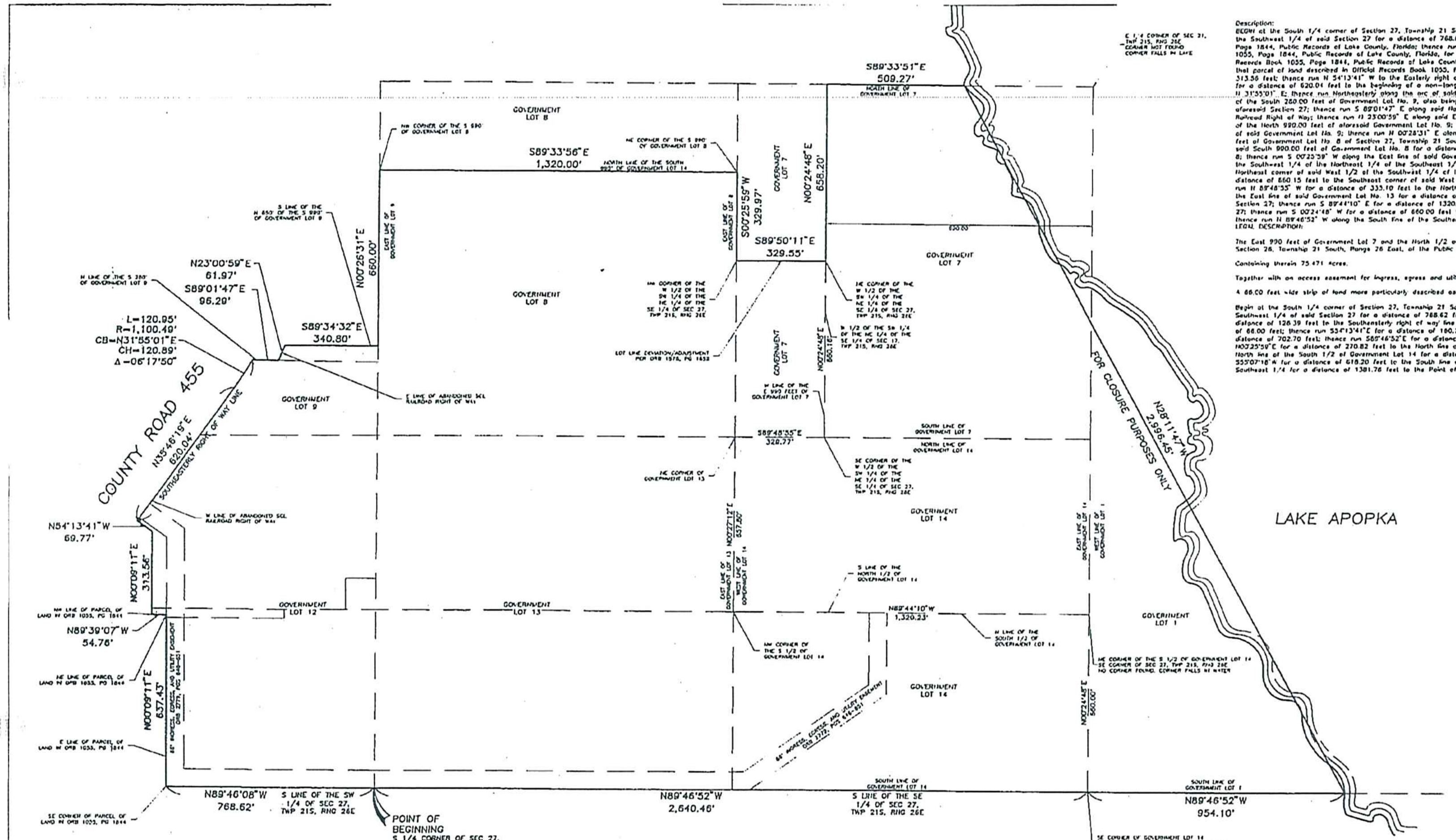
SURVEYOR'S REPORT:

1. Utility locations of above features are based on field location of markings by Utility Company representatives, surface features and underground plant furnished to this surveyor. Underground Underground locations were found based upon field observations.
2. Encroachments on rights of way (this section no restricted) where of that have been furnished to the surveyor or by others have been encumbered and that drawing and appropriate exception. Other encroachments may be determined by a search of the Public Records.
3. Measurement methods used for this survey meet minimum TECHNICAL STANDARDS FOR LAND SURVEYING Ch. 1.0.0.1-4 requirements. Dimensions are shown in feet and decimal thereof.
4. Not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.
5. Exceptions shown by number or enclosed in the legend are not to scale.
6. Bearings shown hereon are based on the East line of the northwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of section 23, Township 20 South, Range 24 East, Lake County, Florida, being N00°07'53"W.
7. The coordinate values of this map represent horizontal relationships for all horizontal values relative to Florida State Plane Coordinates, East Zone.
8. This Survey was performed without benefit of an abstract, title search, title opinion or title documents. A title search may reveal additional information affecting the Parcel as shown.
9. Unless shown, any house stubs features in the immediate vicinity of the above described parcel boundary have been located.
10. See above described parcel contains 19.07 acres, more or less.
11. Concerning use or ownership of land, land improvements, or not shown improvements and have been referenced from description.

NOTICE OF LIABILITY:

This survey is certified to those individuals shown on this map hereunto, any person not, by hereunto or contract for any other party is hereby prohibited and restricted. Surveyor is responsible only to those parties for whom this survey and survey drawing was prepared. The signed of any other individuals or firm to use this survey without express written consent of the surveyor.

Boundary Survey	
Date: 06/07/07	Scale: 1"=200'
Job No: 2219002	Drawn by: BR
Client: Lake County Parks & Recreation Services	
P.A.I.R. Park	



Description:
BEGIN at the South 1/4 corner of Section 27, Township 21 South, Range 26 East, Lake County, Florida; thence run N 89°46'10" W along the South line of the Southwest 1/4 of said Section 27 for a distance of 768.62 feet to the Southeast corner of that parcel of land described in Official Records Book 1055, Page 1844, Public Records of Lake County, Florida; thence run N 00°09'11" E along the East line of that parcel of land described in Official Records Book 1055, Page 1844, Public Records of Lake County, Florida, for a distance of 637.43 feet to the Northeast corner of that parcel of land described in Official Records Book 1055, Page 1844, Public Records of Lake County, Florida; thence run N 89°39'07" W for a distance of 54.76 feet to the Northwest corner of that parcel of land described in Official Records Book 1055, Page 1844, Public Records of Lake County, Florida; thence run N 00°09'11" E for a distance of 313.56 feet; thence run N 54°13'41" W to the Easterly right of way line of County Road No. 455; thence run N 35°46'19" E along said right of way line for a distance of 620.04 feet to the beginning of a non-tangent curve concave to the Northwest, having a radius of 1100.49 feet and a chord bearing of N 31°55'01" E; thence run Northeasterly along the arc of said curve for a distance of 120.95 feet through a central angle of 06°17'51" to the North line of the South 280.00 feet of Government Lot No. 9, also being the North line of the South 280.00 feet of the Northeast 1/4 of the Southwest 1/4 of aforesaid Section 27; thence run S 89°01'47" E along said North line for a distance of 96.29 feet to the East right of way line of the abandoned SCL Railroad Right of Way; thence run N 23°00'59" E along said East right of way line for a distance of 61.97 feet to the South line of the South 660.00 feet of the North 990.00 feet of aforesaid Government Lot No. 9; thence run S 89°34'32" E along said South line for a distance of 340.80 feet to the East line of said Government Lot No. 9; thence run N 00°28'31" E along said East line for a distance of 720.70 feet to the Northwest corner of the South 990.00 feet of Government Lot No. 8 of Section 27, Township 21 South, Range 26 East, Lake County, Florida; thence run S 89°33'58" E along the North line of said South 990.00 feet of Government Lot No. 8 for a distance of 1320.00 feet to the Northeast corner of said South 990.00 feet of Government Lot No. 8; thence run S 00°25'59" W along the East line of said Government Lot No. 8 for a distance of 329.97 feet to the Northwest corner of the West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of aforesaid Section 27; thence run S 89°50'11" E for a distance of 330.00 feet to the Northeast corner of said West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27; thence run S 00°09'49" W for a distance of 660.15 feet to the Southeast corner of said West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27; thence run N 89°48'35" W for a distance of 333.10 feet to the Northeast corner of Government Lot No. 13 of said Section 27; thence run S 00°25'59" W along the East line of said Government Lot No. 13 for a distance of 657.80 feet to the Northwest corner of the South 1/2 of Government Lot No. 14 of said Section 27; thence run S 89°44'10" E for a distance of 1320.00 feet to the Northeast corner of the South 1/2 of Government Lot No. 14 of said Section 27; thence run S 00°24'48" W for a distance of 660.00 feet to the Southeast corner of the South 1/2 of Government Lot No. 14 of said Section 27; thence run N 89°46'52" W along the South line of the Southeast 1/4 of said Section 27 for a distance of 2640.46 feet to the Point of Beginning.
LEGAL DESCRIPTION:

The East 990 feet of Government Lot 7 and the North 1/2 of Government Lot 14, Section 27, Township 21 South, Range 26 East, and Government Lot 1, Section 26, Township 21 South, Range 26 East, of the Public Records of Lake County, Florida.

Containing therein 75.471 Acres.

Together with an access easement for ingress, egress and utilities over the following described property:

A 66.00 feet wide strip of land more particularly described as follows:

Begin at the South 1/4 corner of Section 27, Township 21 South, Range 26 East, Lake County, Florida; thence run N89°46'10"E along the South line of the Southwest 1/4 of said Section 27 for a distance of 768.62 feet; thence run N00°09'11" E for a distance of 930.39 feet; thence run N54°13'41"W for a distance of 126.39 feet to the Southeasterly right of way line of CR 455; thence run N35°46'19"E along said Southeasterly right of way line for a distance of 66.00 feet; thence run S54°13'41"E for a distance of 160.29 feet; thence run S00°09'11"W for a distance of 898.39 feet; thence run S89°46'10"E for a distance of 702.70 feet; thence run S89°46'52"E for a distance of 1360.88 feet; thence run N55°07'18"E for a distance of 563.20 feet; thence run N00°25'59"E for a distance of 270.82 feet to the North line of the South 1/2 of Government Lot 14, said Section 27; thence run S89°44'10"E along said North line of the South 1/2 of Government Lot 14 for a distance of 66.00 feet; thence run S00°25'59"W for a distance of 305.15 feet; thence run S55°07'18"W for a distance of 618.20 feet to the South line of the Southeast 1/4 of said Section 27; thence run N89°46'52"W along said South line of the Southeast 1/4 for a distance of 1381.76 feet to the Point of Beginning.

LEGEND & ABBREVIATIONS:

SEC	= SECTION
TWP	= TOWNSHIP
RNG	= RANGE
PG	= PAGE
ORB	= OFFICIAL RECORDS BOOK

SURVEYOR'S REPORT:

1. Utility locations if shown hereon are based on field location of markings by Utility Company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
2. Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor or by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
3. Measurement methods used for this survey meet MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING CH. 61G17-6 requirements.
4. Not valid without the signature and raised seal of a Florida licensed surveyor and mapper.
5. Features shown by symbol as indicated in the legend are not to scale.
6. Bearings shown hereon are based on the Southeasterly Right of Way Line of County Road 455 being North 35°46'19" East, per Right of Way Maintenance map of Lake County.
7. Unless shown, only those visible features in the immediate vicinity of the above described parcel boundary have been located.
8. Dimensions are shown in feet and decimals thereof.
9. The above described parcel contains 186.99 acres, more or less.
10. This exhibit was prepared by combining the Boundary Surveys prepared by Engineering & Design Group, Inc. Project Number 04-056.00 dated 1/26/05 and Rhoden Land Surveying, Inc. Project Number 03030.007 dated 08/23/05.
11. No attempt was made field verify corners as shown on the two above noted surveys.
12. This exhibit is to be used as a tool by Lake County staff to plan improvements to the Ferndale public Park.
13. Several discrepancies between the two boundary surveys were noted but not rectified with this exhibit.

DESCRIPTION:

The West 1/2 of the Northwest 1/4 of Government Lot 13, Section 27, Township 21 South, Range 26 East, Lake County, Florida.
AND
That part of Government Lot 12, Section 22, Township 21 South, Range 26 East, Lake County, Florida, bounded and described as follows: From the Southeast corner of said Government Lot 12, run North 882.4 feet to an iron pin for a Point of Beginning; From said Point of Beginning, run thence West 111 feet; thence run North 118 feet; thence run East 111 feet; thence run South 118 feet to the Point of Beginning

AND

The West 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 27, Township 21 South, Range 26 East, Lake County, Florida.

AND

The East 20 feet of the Northeast 1/4 of Government Lot 13, in Section 27, Township 21 South, Range 26 East, Public Records of Lake County, Florida

AND

Begin 780.4 feet North of Southeast corner of Government Lot 12, run North 812.6 feet; North 88°28' West to Westerly Right of way of Railroad being Point A. Return to Point of Beginning and run West 111 feet, South 118 feet, West 713.2 feet, North 285.55 feet, West to Westerly Right of Way of Railroad, Northeasterly along said Right of Way to Point A, lying and being in Section 27, Township 21 South, Range 26 East, Lake County, Florida.

AND
The North 1/2 of the South 1/2 of Government Lot 14, Section 27, Township 21 South, Range 26 East, Lake County, Florida.

AND
Begin at the Southeast corner of Government Lot 12, run West 765 feet, North 626 feet, East 435 feet, North 34 feet, East 660 feet, South 660 feet, West 330 feet to Point of Beginning lying and being in Section 27, Township 21 South, Range 26 East, Lake County, Florida.

AND
The West 640 feet of the Northeast 1/4 of Government Lot 13, lying and being in Section 27, Township 21 South, Range 26 East, Lake County, Florida.

AND
The East 1/2 of the Northwest 1/4 of Government Lot 13, Section 27, Township 21 South, Range 26 East, Lake County, Florida

AND
The East 1/2 of the Southwest 1/4 of Government Lot 13, Section 27, Township 21 South, Range 26 East, Lake County, Florida.

AND
The Southeast 1/4 of Government Lot 13, Section 27, Township 21 South, Range 26 East, Lake County, Florida

The South 990 feet of Government Lot 8, Section 27, Township 21 South, Range 27 East, Lake County, Florida

Less and except any Road Right of Ways lying in the above described parcels.

AND

That part Government Lot 9, Section 27, Township 21 South, Range 26 East, Lake County, Florida lying South of the South line of the South 660.00 feet of the North 990.00 feet of said Government Lot 9, West of the East line of said Government Lot 9, East of the abandoned SCL Railroad Right of Way and North of the following described line: Commence at the Southeast corner of Government Lot 12, Section 27, Township 21 South, Range 26 East, Lake County, Florida; thence run N 00°26'13" E along the East line of said Government Lots 12 and 9 for a distance of 1593.00 feet to the Point of Beginning of said line; thence run N 88°01'47" W along said line to the East line of the abandoned SCL Railroad Right of Way.

AND

Commence at the Southeast corner of Government Lot 12, Section 27, Township 21 South, Range 26 East, Lake County, Florida, thence run N 89°46'10" W along the South line of said Government Lot 12 for a distance of 768.62 feet to the Southeast corner of that parcel of land described in Official Records Book 1055, Page 1844, Public Records of Lake County, Florida, thence run N 00°09'11" E along the East line of said parcel of land described in Official Records Book 1055, Page 1844 for a distance of 626.00 feet to the Point of Beginning, thence run N 89°55'56" E for a distance of 433.00 feet; thence run N 00°09'11" E for a distance of 34 feet; thence run N 89°44'10" W for a distance of 489.75 feet; thence run S 00°09'11" W for a distance of 25.01 feet to the most Northwesterly corner of said parcel of land described in Official Records Book 1055, Page 1844; thence run S 89°39'07" E along the North line of said parcel of land described in Official records Book 1055, Page 1844 for a distance of 54.76 feet to the Northeast corner of said parcel of land described in Official Records Book 1055, Page 1844; thence run S 00°09'11" W along the East line of said parcel of land described in Official Records Book 1055, Page 1844 for a distance of 11.43 feet to the Point of Beginning

Description (66' easement): EASEMENT NOT RECORDED THIS DATE: 11/18/04
A 66.00 feet wide strip of land more particularly described as follows:

BEGIN at the South 1/4 corner of Section 27, Township 21 South, Range 26 East, Lake County, Florida, thence run N 89°46'10" W along the South line of the Southwest 1/4 of said Section 27 for a distance of 768.62 feet; thence run N 00°09'11" E for a distance of 930.39 feet; thence run N 54°13'41" W for a distance of 126.39 feet to the Southeasterly right of way line of C.R. 455; thence run N 35°46'19" E along said Southeasterly right of way line for a distance of 66.00 feet; thence run S 54°13'41" E for a distance of 160.29 feet; thence run S 00°09'11" W for a distance of 898.39 feet; thence run S 89°46'10" E for a distance of 702.70 feet; thence run S 89°46'52" E for a distance of 1360.88 feet; thence run N 55°07'18" E for a distance of 563.20 feet; thence run N 00°25'59" E for a distance of 270.82 feet to the North line of the South 1/2 of Government Lot 14, said Section 27; thence run S 89°44'10" E along said North line of the South 1/2 of Government Lot 14 for a distance of 66.00 feet; thence run S 00°25'59" W for a distance of 305.15 feet; thence run S 55°07'18" W for a distance of 618.20 feet to the South line of the Southeast 1/4 of said Section 27; thence run N 89°46'52" W along said South line of the Southeast 1/4 for a distance of 1381.76 feet to the Point of Beginning
Metes and Bounds Description written by Rhoden Land Surveying, Inc.

NOTICE OF LIABILITY:
This exhibit is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this exhibit, without the expressed written consent of the Surveyor.

THIS IS NOT A SURVEY

Southeastern Surveying	Survey Exhibit	SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 Cert. No. LB2108
	Survey Date: 3/13/2008	Drawing Number: 62982002
	Scale: 1"=200'	Drawn By: CMA
	For: Lake County Public Works	