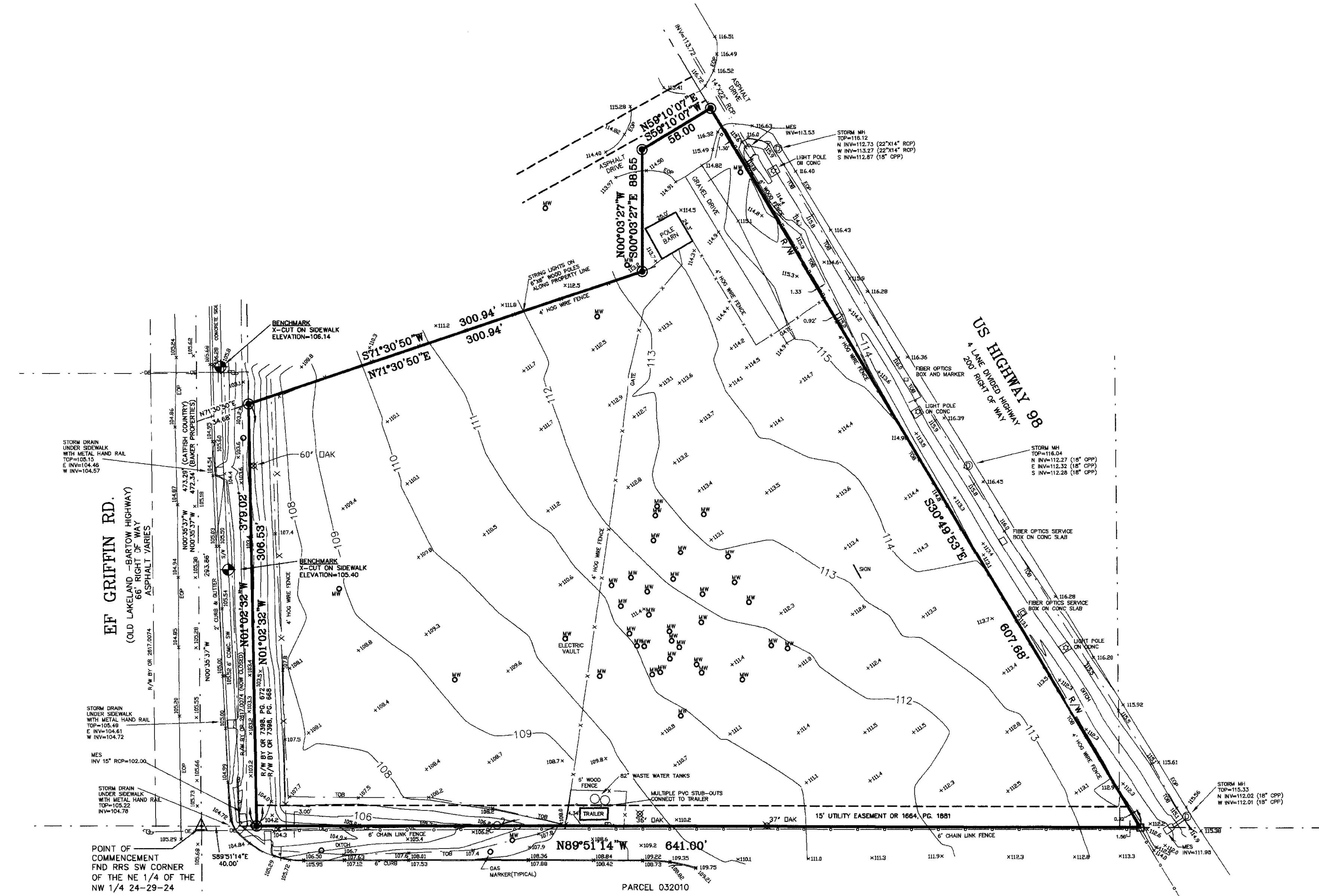
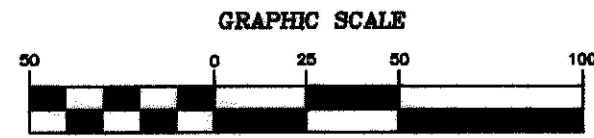


TOPOGRAPHICAL SURVEY



NOTES:

- 1.) Underground improvements, if any, have not been located.
- 2.) This survey was based on a Title Insurance Commitment issued by Lowers Title Insurance Corporation, Commitment No. 1054107-L, Dated 12/16/05, and was relied upon as being correct.
- 3.) Bearings based on the West line of the NE 1/4 of the NW 1/4 of Sec. 24-29-24 as being N00°34'44"W (Assumed).
- 4.) Elevations based on the NGS Benchmark GPS 1394 with the published elevation of 120.72 (NAVD 1988)

DESCRIPTION:

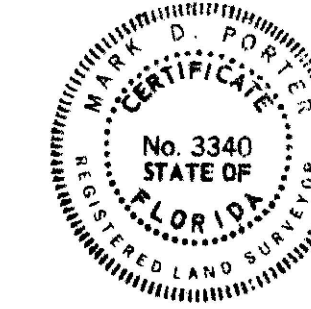
A parcel of land situated in Lot 11 of W. F. Hallam & Company's Club Colony Tract of Lakeland Highlands, Florida, as recorded in Plat Book 1, Page 102A, of the Public Records of Polk County, Florida, and located in the Northeast Quarter of the Northwest Quarter of Section 24, Township 29 South, Range 24 East, Polk County, Florida being described as follows:

Commence at the Southwest Corner of the Northeast 1/4 of the Northwest 1/4 of said Section 24, thence South 89°51'14" East, along the South line of said Northeast 1/4 of the Northwest 1/4, a distance of 40.00 feet to the East Right of Way line of E. F. Griffin Road as recorded in Official Record Book 7398, Page 672, of the Public Records of Polk County, Florida, and to the POINT OF BEGINNING, thence North 01°02'32" West, along said East Right of Way line, a distance of 306.53 feet, thence North 71°30'50" East a distance of 300.84 feet, thence North 00°03'27" West a distance of 88.55 feet, thence North 59°10'07" East a distance of 58.00 feet to the West Right of Way line of State Road 35 & 700 (U.S. 98), thence South 30°49'53" East, along said West Right of Way line, a distance of 607.66 feet, again to the said South line of the Northeast 1/4 of the Northwest 1/4, thence North 89°51'14" West, along the said South line, a distance of 841.00 feet to the POINT OF BEGINNING. Said tract containing 206,635 square feet or 4.74 acres, more or less.

CERTIFICATION:

I hereby certify that this drawing correctly reflects the result of a recent survey made under my direction and this survey was made in accordance with minimum technical standards adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. I hereby certify that the property shown herein lies in Zone X as shown on the Florida Insurance Rate Map per Community Panel Number 120261 0505 G prepared by the Federal Emergency Management Agency.

Date of Survey:
JANUARY 31, 2023



Mark D. Porter
Mark D. Porter Florida Registration #3340

LEGEND:

- ▲ R/S - Railroad Spike
- C - Concrete Monument
- I - Steel Pipe
- I - Steel Rod
- SMC - Steel Rod & Cap
- M - Wood Nail & Washer
- W - Wood Nail & Die
- D - Drill Hole
- F - Found
- R - Recovered
- M - Field Measurement
- P - Plotted Measurement
- C - Circled Measurement
- S - Calculated Measurement
- S - State Plane Coordinates
- P - Plat Book
- S - Stop Book
- D - Dead Book
- S - Official Record
- P - Point of Commencement
- B - Point of Beginning
- P - Permanent Control Point
- P - Permanent Reference Monument
- M - Metal
- P - Corroded Plastic Pipe
- P - Concrete
- P - Chain Line Fence
- W - Wooden Power Pole
- L - Licensed Business
- T - Tangent
- L - Length
- C - Chord
- B - Bench Mark
- D - Degree of Curve
- C/L - Center Line
- R/W - Right of Way
- P/L - Property Line
- O - Overhead Electric
- T - Top of Curb
- T - Top of Bank
- B - Bottom of Bank
- C/M - Corroded Metal Pipe
- P - Poly Vinyl Chloride Pipe
- P - Polyethylene Pipe
- V - Vitreous Clay Pipe
- S - Licensed Surveyor
- P - Professional Land Surveyor
- R - Registered Land Surveyor
- T - Top of Bank
- M - Section of Bank
- P - Point of Beginning
- P - Point of Curvature
- S - State Road Department
- F - Federal Emergency Management Agency
- F/M - Field and Map
- B - Block Flow Preventer
- E - Edge of Concrete
- E - Electrical Junction Box
- T - Telephone Junction Box
- M - Electric Meter
- M - Meter Junction
- U - Under Ground Electric
- T - Trash Link Fence
- T - Television Cable
- O - Open Out
- E/T - Electrical Transformer
- E - Edge of Water
- C/P - Concrete Light Pole
- C & G - Curb and Gutter
- T - Telephone
- F/P - Flag Pole
- E/M - Electric Meter
- A/C - Air Condition
- F - Found Steel Rod
- U - Under Ground Electric
- S - Signal
- U - Utility Pole
- P - Unlabeled Parcel Service
- S - Side Rail Road Cap
- C - Certified Corner Record
- E - Electric Junction Box
- C - Cable Junction Box
- T - Telephone Junction Box

CURVE TABLE (F)					
CURVE	CENTRAL ANGLE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	12°56'37"	118.51	524.57	N07°30'51"W	118.25

REVISION NO.	REVISION DATE	DESCRIPTION	CHECKED BY

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TITLE:	INITIALS:	DATE:
ENGINEER		
SURVEYOR	T.C.	01/31/23
DRAFTER	C.R.R.	02/22/23
CHECKED	M.D.P.	02/22/23
APPROVED	M.D.P.	02/22/23
Field Book	155, Pages 20 - 21.	

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psurveying@tampabay.rr.com

ROBERT R. BAKER		
TOPOGRAPHICAL SURVEY IN SECTION		
24, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.		
DATE:	JOB NO.:	REV. NO.:
02/22/23	D-22-0334.06	

Not valid without the signature & original raised seal of a Florida licensed surveyor & mapper.