

SKETCH ALTAINSPS LAND TITLE SURVEY OF: **2417 U.S. HIGHWAY 92 E., LAKELAND, FL**

- LEGEND:**
- P.C.R. POLK COUNTY RECORDS
 - L.B. LICENSED BUSINESS
 - P.B. PLAT BOOK
 - P.G. PAGES
 - ID. IDENTIFICATION
 - (C) CALCULATED
 - (R) DENOTES INFORMATION BASED ON RECORDED INFORMATION
 - (P) DENOTES INFORMATION BASED ON PLAT OF RECORD
 - (M) DENOTES MEASURED BEARING/DISTANCE
 - CENTERLINE
 - O.R.B. OFFICIAL RECORDS BOOK
 - P.L.S. PROFESSIONAL LAND SURVEYOR
 - UTILITY MARKER
 - BOLLARD
 - WATER VALVE
 - FIRE HYDRANT
 - OHW- OVERHEAD WIRES
 - SIGN
 - GAS VALVE
 - TRANSFORMER ON CONCRETE PAD
 - ELECTRIC METER
 - ANCHOR
 - WOOD POWER POLE
 - METAL LIGHT POLE
 - WATER MANHOLE
 - SANITARY SEWER MANHOLE
 - CATCH BASIN
 - VIEW 1
 - ITEM NUMBER PER SCHEDULE BII OF THE TITLE COMMITMENT

TITLE COMMITMENT NOTES:

THE SURVEYED PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY ECS LAND SURVEYORS, INC. EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON COMMITMENT FOR TITLE INSURANCE, COMMITMENT SCHEDULE B SECTION II, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, PREPARED BY PERLAND TITLE & ESCROW SERVICES CORP., FILE NO.: 22030541 KJ, COMMITMENT EFFECTIVE DATE: MARCH 1, 2022 AT 11:00PM

ITEMS 1, THRU 9. NOT A MATTER OF SURVEY.

ITEM 10. THE PROPERTY SHOWN HEREON IS SUBJECT TO UTILITY EASEMENT IN FAVOR OF THE CITY OF LAKELAND RECORDED IN OFFICIAL RECORDS BOOK 3093, PAGE 1871. SAID UTILITY EASEMENT HAS BEEN PLOTTED ON THE SURVEY.

ITEM 11. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL MATTERS CONTAINED ON THE PLAT OF BALLENGER'S RESUBDIVISION OF PARTS OF COUNTRY CLUB ESTATES, AS RECORDED IN PLAT BOOK 30, PAGE 19. ALL MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE ON THE SURVEY AND ARE NOT GRAPHICALLY SHOWN HEREON. THERE ARE NO EASEMENTS SHOWN ON SAID PLAT.

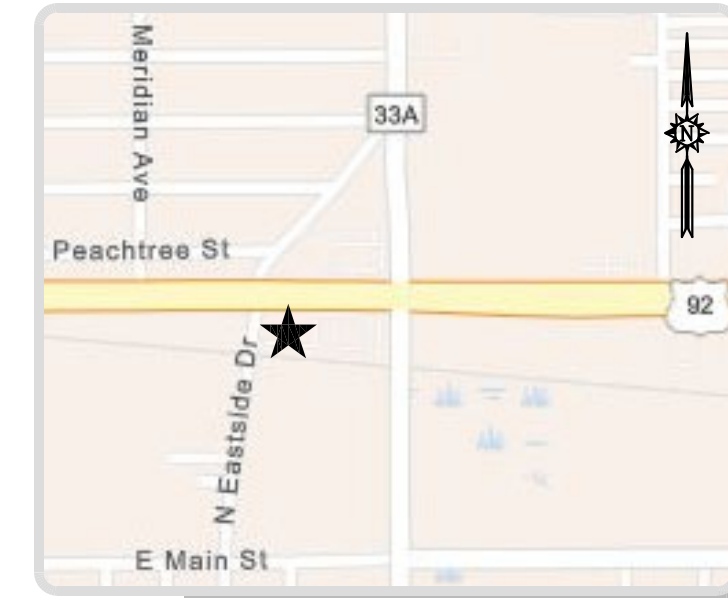
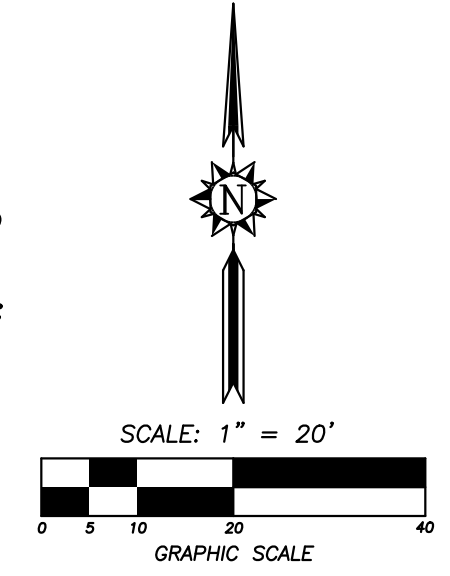
ALL RECORDING REFERENCES IN THIS COMMITMENT/POLICY SHALL REFER TO THE PUBLIC RECORDS OF POLK COUNTY, UNLESS OTHERWISE NOTED.



PARKING SPACES:
NONE.

ZONING INFORMATION:
A ZONING REPORT OR LETTER WAS NOT PROVIDED TO THE SURVEYOR BY THE CLIENT.

STATEMENT OF APPARENT ENCROACHMENTS:
NONE.



SURVEYOR'S REFERENCES:

- PLAT OF BALLENGER'S RE-SUBDIVISION, RECORDED IN PLAT BOOK 30, PAGE 19, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.
- POLK COUNTY PROPERTY APPRAISER'S WEBSITE.
- COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, PREPARED BY PERLAND TITLE & ESCROW SERVICES CORP., FILE NO.: 22030541 KJ, COMMITMENT EFFECTIVE DATE: MARCH 1, 2022 AT 11:00PM

LEGAL DESCRIPTION

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, PREPARED BY PERLAND TITLE & ESCROW SERVICES CORP., FILE NO.: 22030541 KJ, COMMITMENT EFFECTIVE DATE: MARCH 1, 2022 AT 11:00PM

PARCEL 1: COMMENCE AT THE SOUTHWEST CORNER OF BLOCK A, BALLENGER'S RESUBDIVISION AS RECORDED IN PLAT BOOK 30, PAGE 19, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE NORTH 08°35'14" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF N. EASTSIDE DRIVE A DISTANCE OF 40.03 FEET; THENCE SOUTH 85°29'35" EAST A DISTANCE OF 183.37 FEET FOR A POINT OF BEGINNING, CONTINUE THENCE SOUTH 85°29'35" EAST A DISTANCE OF 60.22 FEET; THENCE NORTH 00°25'12" WEST TO THE SOUTH RIGHT-OF-WAY LINE OF S.R. 600 (U.S. HIGHWAY #92) A DISTANCE OF 172.65 FEET; THENCE SOUTH 89°50'14" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 60.00 FEET; THENCE SOUTH 00°25'12" EAST A DISTANCE 167.75 FEET TO THE POINT OF BEGINNING.

PARCEL 2: BEGIN AT THE SOUTHWEST CORNER OF BLOCK A OF BALLENGER'S RESUBDIVISION OF PARTS OF COUNTRY CLUB ESTATES, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGE 19, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND RUN NORTHEASTERLY ALONG THE WESTERLY LINE 172.38 FEET, THENCE NORTHEASTERLY ALONG STATE ROAD 600 RIGHT-OF-WAY LINE 26.33 FEET TO THE NORTH LINE OF BLOCK A, RUN THENCE EASTERLY ALONG THE NORTH LINE, BEING SOUTH RIGHT-OF-WAY OF STATE ROAD 600, 152.00 FEET, THENCE SOUTH 209.00 FEET, THENCE NORTHWESTERLY 188.27 FEET TO THE POINT OF BEGINNING, SUBJECT TO A WATER MAIN EASEMENT ON THE NORTH SIDE OF SAID LOT.

LESS AND EXCEPT:

BEGIN AT THE SOUTHWEST CORNER OF BLOCK A, BALLENGER'S RESUBDIVISION AS RECORDED IN PLAT BOOK 30, PAGE 19, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; RUN THENCE NORTH 08°35'14" EAST ALONG THE EAST RIGHT-OF-WAY LINE OF N. EASTSIDE DRIVE A DISTANCE OF 40.03 FEET; THENCE SOUTH 85°29'35" EAST A DISTANCE OF 183.37 FEET; THENCE SOUTH 00°25'12" EAST A DISTANCE OF 40.15 FEET TO THE NORTH RIGHT-OF-WAY LINE OF THE A.C.L. RAILROAD; THENCE NORTH 85°29'35" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE 188.27 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

- THIS SURVEY REPRESENTS A BOUNDARY SURVEY AS DEFINED BY STANDARDS OF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N 89°50'14" E, ALONG BASELINE OF SURVEY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 600 POLK COUNTY, SECTION 16020-2113, SHEET 6.
- THE PROPERTY SHOWN HEREON LIE WITHIN FLOOD ZONE X, PER FLOOD INSURANCE RATE MAP 12105C 0320 G, UNINCORPORATED AREAS OF POLK COUNTY, FLORIDA, MAP EFFECTIVE DATE: DECEMBER 22, 2016.
- THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
- THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
- THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
- OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
- THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.
- SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770) AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
- THE PROPERTY SHOWN HEREON CONTAINS 0.871 ACRES (37,929 SQUARE FEET), MORE OR LESS.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- TREES, HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
- THERE ARE NO EXISTING BUILDINGS WITHIN THE SURVEYED PROPERTY.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK

SURVEYOR'S CERTIFICATE:

TO: EDWAL INTERNATIONAL REALTY
PERLAND TITLE & ESCROW SERVICES CORP.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAINSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 16 AND 19 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 9, 2022.

DATE OF PLAT OR MAP: MARCH 23, 2022.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

EXCS LAND SURVEYORS, INC. L.B. 7551
EMAIL: JAVIER@EXCSURVEYORS.COM

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

ECS LAND SURVEYORS, INC.

3460 FAIRPLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414

SEAL
NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

ALTAINSPS LAND TITLE SURVEY

A PORTION OF BLOCK A

BALLENGER'S RE-SUBDIVISION

PLAT BOOK 30, PAGE 19, POLK COUNTY, FLORIDA

2417 U.S. HIGHWAY 92 E., LAKELAND, FL 33805

EDWAL INTERNATIONAL REALTY

DATE: 03/03/22

DRAWN BY: J.E.C.

CHK'D BY: JDLR

LAST FIELD DATE: 03/09/22

REVISIONS

JOB NO. **ECS2948**

SHEET NO. **01** of **01**