

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT FILE NO. 1143916A1, WITH AN EFFECTIVE DATE OF NOVEMBER 15, 2021 AT 11:00PM.

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 28 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 35 AND RUN THENCE N 89°59'38" E ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 35 (BASIS OF BEARING) A DISTANCE OF 50.00 FEET; THENCE S 00°27'38" E A DISTANCE OF 133.00 FEET TO A POINT OF INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF MAINE AVENUE AND THE EAST RIGHT OF WAY LINE OF REYNOLDS ROAD AND THE POINT OF BEGINNING; THENCE N 89°59'38" E A DISTANCE OF 1925.09 FEET; THENCE S 45°14'14" E A DISTANCE OF 70.99 FEET; THENCE S 00°27'42" E A DISTANCE OF 335.80 FEET; THENCE S 89°59'17" W A DISTANCE OF 825.56 FEET; THENCE S 00°15'34" W A DISTANCE OF 140 FEET; THENCE S 89°59'17" W A DISTANCE OF 450.00 FEET; THENCE N 00°16'01" W A DISTANCE OF 45.08 FEET; THENCE S 89°59'17" W A DISTANCE OF 697.94 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF REYNOLDS ROAD; THENCE N 00°27'38" W ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 480.93 FEET TO THE POINT OF BEGINNING.

NOTES CORRESPONDING TO SCHEDULE B

5. UTILITY EASEMENT CONTAINED IN INSTRUMENT RECORDED JANUARY 10, 1989N UNDER O.R. BOOK 2703, PAGE 1031, ASSIGNMENT OF EASEMENT RECORDED IN O.R. BOOK 4158, PAGE 944, AND SUBORDINATION AGREEMENT RECORDED IN O.R. BOOK 5819, PAGE 1914, PUBLIC RECORDS OF POLK COUNTY, FLORIDA (AFFECTS, PLOTTED AND SHOWN)
6. EASEMENT CONTAINED IN INSTRUMENT RECORDED APRIL 8, 1997, UNDER O.R. BOOK 3821, PAGE 1194, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. (DOES NOT AFFECT, PLOTTED AND SHOWN)

LEGEND

- PROPERTY CORNER (NOT FOUND OR SET)
○ FOUND CORNER AS SHOWN
SQ.FT. SQUARE FEET
C/L CENTERLINE
R/W RIGHT OF WAY
(M) MEASURED DIMENSION
(R) RECORD DIMENSION
N/F NOW OR FORMERLY
[] UTILITY VAULT
[] GRATE INLET
[] GAS VALVE
[] STORM MANHOLE
[] ELECTRIC CABINET
[] SANITARY MANHOLE
[] UTILITY POLE
[] GUY ANCHOR
[] LIGHT POLE
[] SIGN
[] BOLLARD
[] OVERHEAD POWER LINE
- - - CHAINLINK FENCE
- - - EASEMENT LINE
- - - BUILDING SETBACK LINE
- - - RIGHT-OF-WAY
- - - HEADWALL
- - - BOUNDARY LINE

LINE TABLE

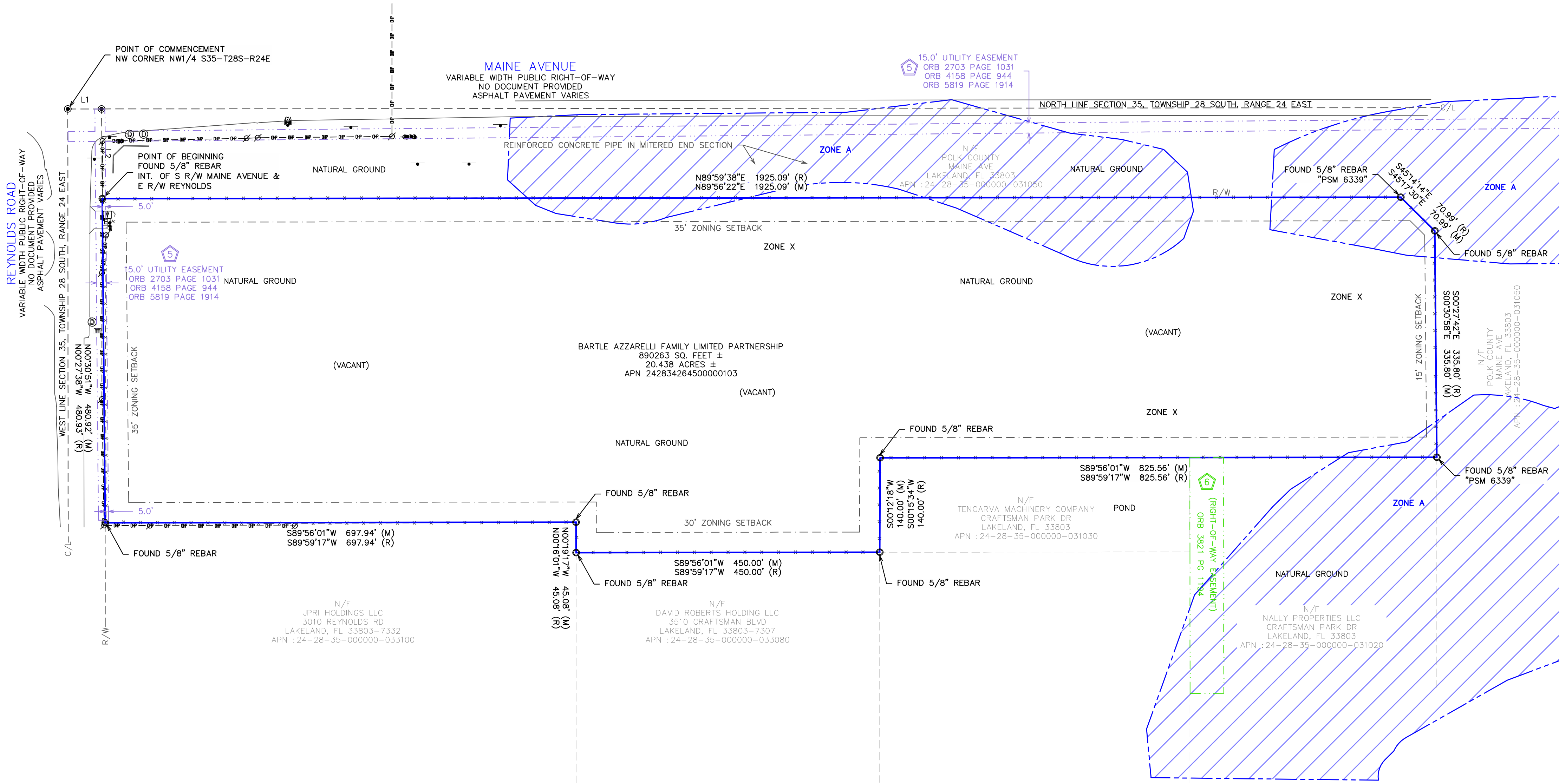
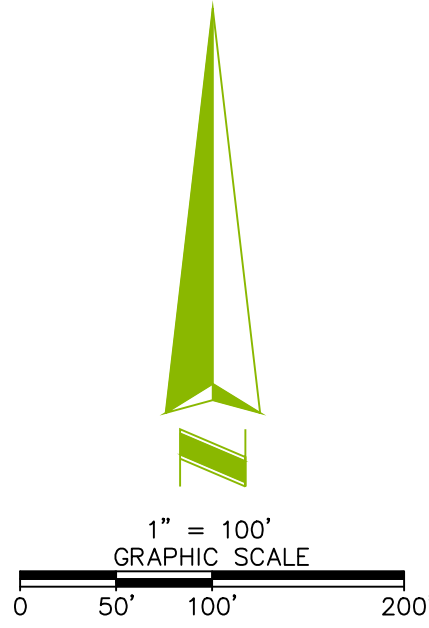
LINE	BEARING	DISTANCE
L1 R	N89°59'38"E	50.00'
L2 R	S00°27'38"E	133.00'
L1 M	N89°56'22"E	50.00'
L2 M	N00°15'09"E	195.46'

ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DESIGNATION	IND.	AS THERE ARE NO STRUCTURES ON SITE, ZERO (0) PARKING SPACES ARE REQUIRED AT THE PROPERTY
MINIMUM LOT AREA (SQ.FT.)	NONE SPECIFIED	
MAX BUILDING COVERAGE	NONE SPECIFIED	
MAX BUILDING HEIGHT	NONE REQUIRED	
BUILDING SETBACKS		
FRONT	35'	
SIDE	35'	
INTERIOR SIDE	15'	
REAR	30'	
NOTES:		CONTACT: JACQUELINE DIAZ-SUA REPORT DATE: 11/11/2021 REPORT #: 449114

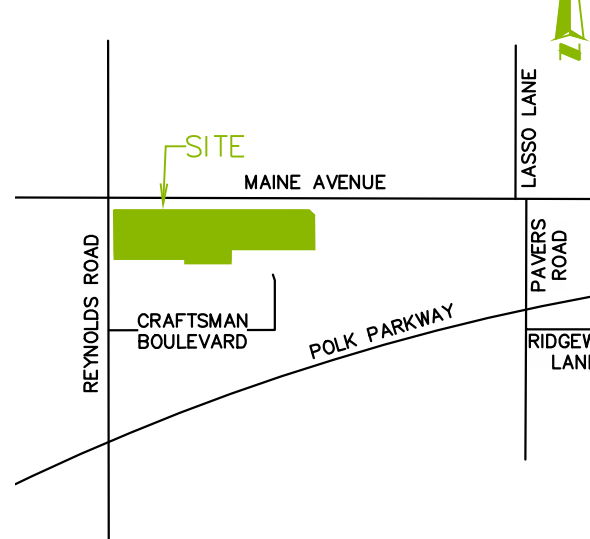
SIGNIFICANT OBSERVATIONS

NONE OBSERVED AT THE TIME OF THE SURVEY



VICINITY MAP

NOT TO SCALE



SHEET 1 OF 1

LAND AREA

890263± SQUARE FEET
20.438± ACRES

PARKING

NO DESIGNATED STRIPED PARKING

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83-2011, AS MEASURED ALONG THE NORTH LINE OF THE SUBJECT PROPERTY WHICH BEARS N89°56'22\"/>

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONES X AND A ON FLOOD INSURANCE RATE MAP NUMBER 12105C0320G, WHICH BEARS AN EFFECTIVE DATE OF 12/22/2016 AND IS PARTIALLY IN A SPECIAL FLOOD HAZARDOUS AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- THE SUBJECT PROPERTY ABUTS REYNOLDS ROAD, A DEDICATED PUBLIC STREET OR HIGHWAY. NO PHYSICAL ACCESS TO OR FROM THE PUBLIC RIGHT-OF-WAY WAS OBSERVED DURING THE COURSE OF THE FIELDWORK.
- THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, GORES OR OVERLAPS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- NO APPARENT CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTION. NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF REYNOLDS ROAD AND MAINE AVENUE, WHICH ABUTS THE SUBJECT PROPERTY AT THE NORTHWEST CORNER.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENT.
- THERE WERE NO BUILDINGS OBSERVED ON THE SUBJECT PROPERTY.

ALTA/NSPS LAND TITLE SURVEY

AEI JOB #449114

0 REYNOLDS ROAD

POLK COUNTY

LAKELAND, FLORIDA

SITE PICTURE



COORDINATED BY:

AEI CONSULTANTS
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WALNUT CREEK, CA, 94597
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EMAIL: SURVEYS@AEICONSULTANTS.COM

SURVEYOR'S CERTIFICATE

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; PATTERSON & HARMON, P.A.; LAKE PARK 1100 LLC, A FLORIDA LIMITED LIABILITY 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 ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7A, 7B1, 7C, 8, 9, 13, 16, 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 01/07/2022. DATE OF PLAT OR MAP: 01/09/2022.



PETER G. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER LS5913
STATE OF FLORIDA
FLORIDA C.O.A. LB 8173

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
1/12/2022	COMMENTS	WTA II	21-9137
1/17/2022	COMMENTS	DLS	SCALE: 1" = 100'
			DRAWN BY: WTA II
			APPROVED BY: PGJ

SURVEYED BY:

BLEW & ASSOCIATES, P.A.
3825 N SHILOH DRIVE
FAYETTEVILLE, AR 72703.
SURVEY@BLEWINC.COM