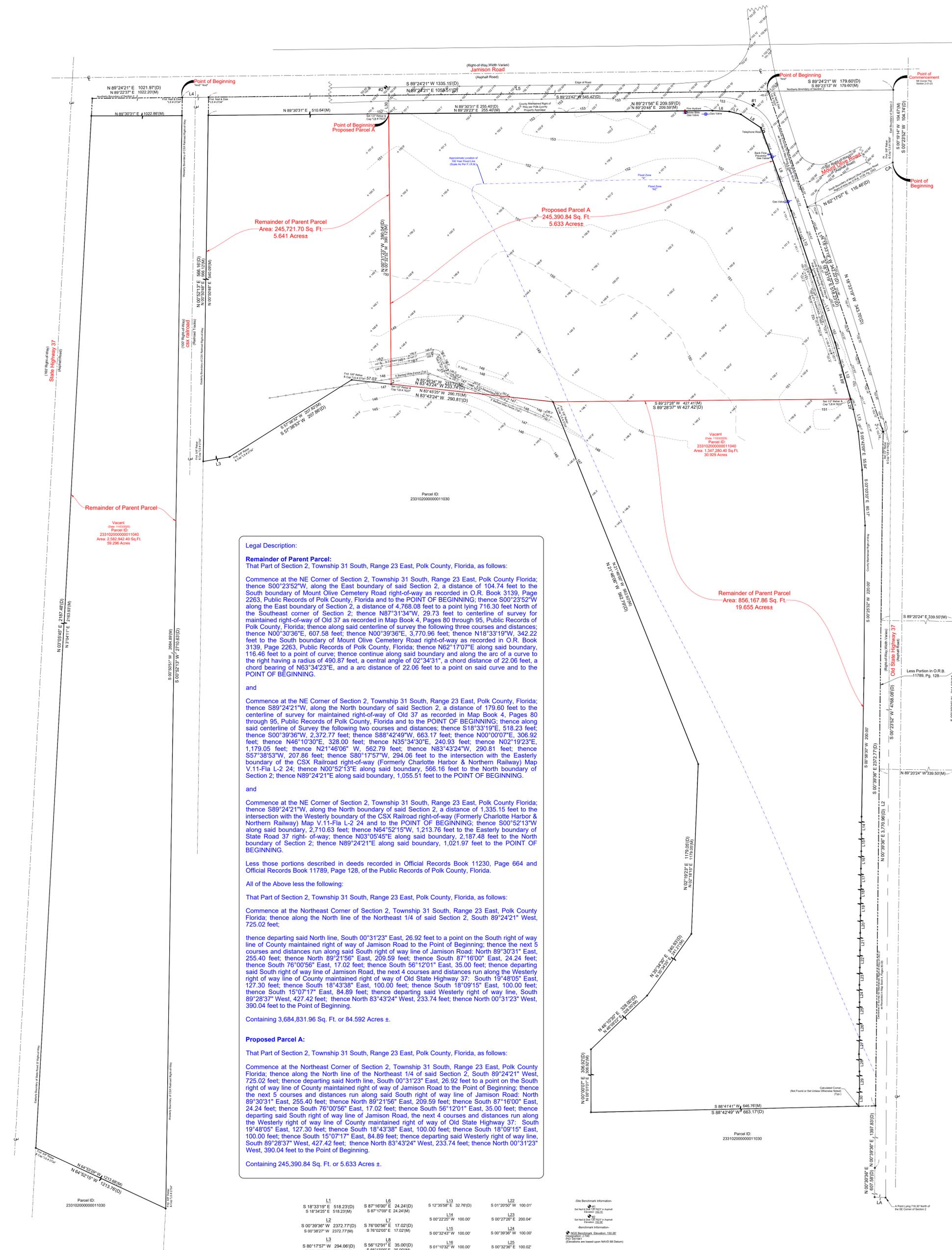


Boundary & Topographic Survey

Legal Description: See Below for Legal Description

FLOOD DISCLAIMER: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WITH FEMA GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONES X & A. THIS PROPERTY WAS FOUND IN POLK COUNTY, COMMUNITY NUMBER 120261, DATED 2016-12-22.

CERTIFIED TO: SOLUTION LAND & BUILDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY; NORTON, HAMMERSLEY, LOPEZ & SKOKOS, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY



Legal Description: Remainder of Parent Parcel: That Part of Section 2, Township 31 South, Range 23 East, Polk County, Florida, as follows:

Commence at the NE Corner of Section 2, Township 31 South, Range 23 East, Polk County Florida; thence S00°23'52"W, along the East boundary of said Section 2, a distance of 104.74 feet to the South boundary of Mount Olive Cemetery Road right-of-way as recorded in O.R. Book 3139, Page 2263, Public Records of Polk County, Florida and to the POINT OF BEGINNING; thence S00°23'52"W along the East boundary of Section 2, a distance of 4,768.08 feet to a point lying 716.30 feet North of the Southeast corner of Section 2; thence N02°31'34"W, 29.73 feet to centerline of survey for maintained right-of-way of Old 37 as recorded in Map Book 4, Pages 80 through 95, Public Records of Polk County, Florida; thence along said centerline of survey the following three courses and distances; thence N00°39'36"E, 607.58 feet; thence N00°39'36"E, 3,770.96 feet; thence N18°33'19"W, 342.22 feet to the South boundary of Mount Olive Cemetery Road right-of-way as recorded in O.R. Book 3139, Page 2263, Public Records of Polk County, Florida; thence N62°17'07"E along said boundary, 116.46 feet to a point of curve; thence continue along said boundary and along the arc of a curve to the right having a radius of 490.87 feet, a central angle of 02°34'31", a chord distance of 22.06 feet, a chord bearing of N63°34'23"E, and a arc distance of 22.06 feet to a point on said curve and to the POINT OF BEGINNING.

and Commence at the NE Corner of Section 2, Township 31 South, Range 23 East, Polk County, Florida; thence S89°24'21"W, along the North boundary of said Section 2, a distance of 1,335.15 feet to the centerline of survey for maintained right-of-way of Old 37 as recorded in Map Book 4, Pages 80 through 95, Public Records of Polk County, Florida and to the POINT OF BEGINNING; thence along said centerline of survey the following two courses and distances; thence S18°33'19"E, 518.23 feet; thence S00°39'36"W, 2,372.77 feet; thence S88°42'49"W, 663.17 feet; thence N00°00'07"E, 306.92 feet; thence N46°10'30"E, 328.00 feet; thence N35°34'30"E, 240.93 feet; thence N02°19'23"E, 1,179.05 feet; thence N21°46'06"W, 562.79 feet; thence N63°43'24"W, 290.81 feet; thence S57°39'53"W, 207.86 feet; thence S00°17'57"W, 204.06 feet to the intersection with the Easterly boundary of the CSX Railroad right-of-way (Formerly Charlotte Harbor & Northern Railway) Map V.11-Fla L-2 24; thence N00°52'13"E along said boundary, 566.16 feet to the North boundary of Section 2; thence N89°24'21"E along said boundary, 1,055.51 feet to the POINT OF BEGINNING.

and Commence at the NE Corner of Section 2, Township 31 South, Range 23 East, Polk County Florida; thence S89°24'21"W, along the North boundary of said Section 2, a distance of 1,335.15 feet to the intersection with the Westerly boundary of the CSX Railroad right-of-way (Formerly Charlotte Harbor & Northern Railway) Map V.11-Fla L-2 24 and to the POINT OF BEGINNING; thence S00°52'13"W along said boundary, 2,710.63 feet; thence N64°52'15"W, 1,213.76 feet to the Easterly boundary of State Road 37 right-of-way; thence N03°05'45"E along said boundary, 2,187.48 feet to the North boundary of Section 2; thence N89°24'21"E along said boundary, 1,021.97 feet to the POINT OF BEGINNING.

Less those portions described in deeds recorded in Official Records Book 11230, Page 664 and Official Records Book 11789, Page 128, of the Public Records of Polk County, Florida.

All of the Above less the following: That Part of Section 2, Township 31 South, Range 23 East, Polk County, Florida, as follows: Commence at the Northeast Corner of Section 2, Township 31 South, Range 23 East, Polk County Florida; thence along the North line of the Northeast 1/4 of said Section 2, South 89°24'21" West, 725.02 feet;

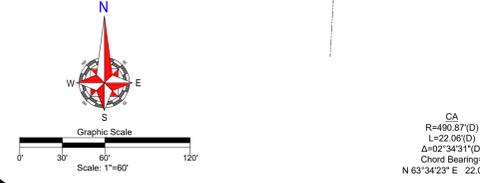
thence departing said North line, South 00°31'23" East, 26.92 feet to a point on the South right of way line of County maintained right of way of Jamison Road to the Point of Beginning; thence the next 5 courses and distances run along said South right of way line of Jamison Road: North 89°30'31" East, 255.40 feet; thence North 89°21'56" East, 209.59 feet; thence South 87°16'00" East, 24.24 feet; thence South 76°00'56" East, 17.02 feet; thence South 56°12'01" East, 35.00 feet; thence departing said South right of way line of Jamison Road, the next 4 courses and distances run along the Westerly right of way line of County maintained right of way of Old State Highway 37: South 19°48'05" East, 127.30 feet; thence South 18°43'38" East, 100.00 feet; thence South 18°09'15" East, 100.00 feet; thence South 15°07'17" East, 84.89 feet; thence departing said Westerly right of way line, South 89°28'37" West, 427.42 feet; thence North 83°43'24" West, 233.74 feet; thence North 00°31'23" West, 390.04 feet to the Point of Beginning.

Containing 3,684,831.96 Sq. Ft. or 84,592 Acres ±.

Proposed Parcel A: That Part of Section 2, Township 31 South, Range 23 East, Polk County, Florida, as follows: Commence at the Northeast Corner of Section 2, Township 31 South, Range 23 East, Polk County Florida; thence along the North line of the Northeast 1/4 of said Section 2, South 89°24'21" West, 725.02 feet; thence departing said North line, South 00°31'23" East, 26.92 feet to a point on the South right of way line of County maintained right of way of Jamison Road to the Point of Beginning; thence the next 5 courses and distances run along said South right of way line of Jamison Road: North 89°30'31" East, 255.40 feet; thence North 89°21'56" East, 209.59 feet; thence South 87°16'00" East, 24.24 feet; thence South 76°00'56" East, 17.02 feet; thence South 56°12'01" East, 35.00 feet; thence departing said South right of way line of Jamison Road, the next 4 courses and distances run along the Westerly right of way line of County maintained right of way of Old State Highway 37: South 19°48'05" East, 127.30 feet; thence South 18°43'38" East, 100.00 feet; thence South 18°09'15" East, 100.00 feet; thence South 15°07'17" East, 84.89 feet; thence departing said Westerly right of way line, South 89°28'37" West, 427.42 feet; thence North 83°43'24" West, 233.74 feet; thence North 00°31'23" West, 390.04 feet to the Point of Beginning.

Containing 245,390.84 Sq. Ft. or 5.633 Acres ±.

Table with columns L1 through L22, listing bearings and distances for various points on the survey.



Survey information including: Date Completed: 11/17/25, File Number: IS-148322, Notes, Revisions, and Ireland & Associates Surveying, Inc. logo and contact information.