

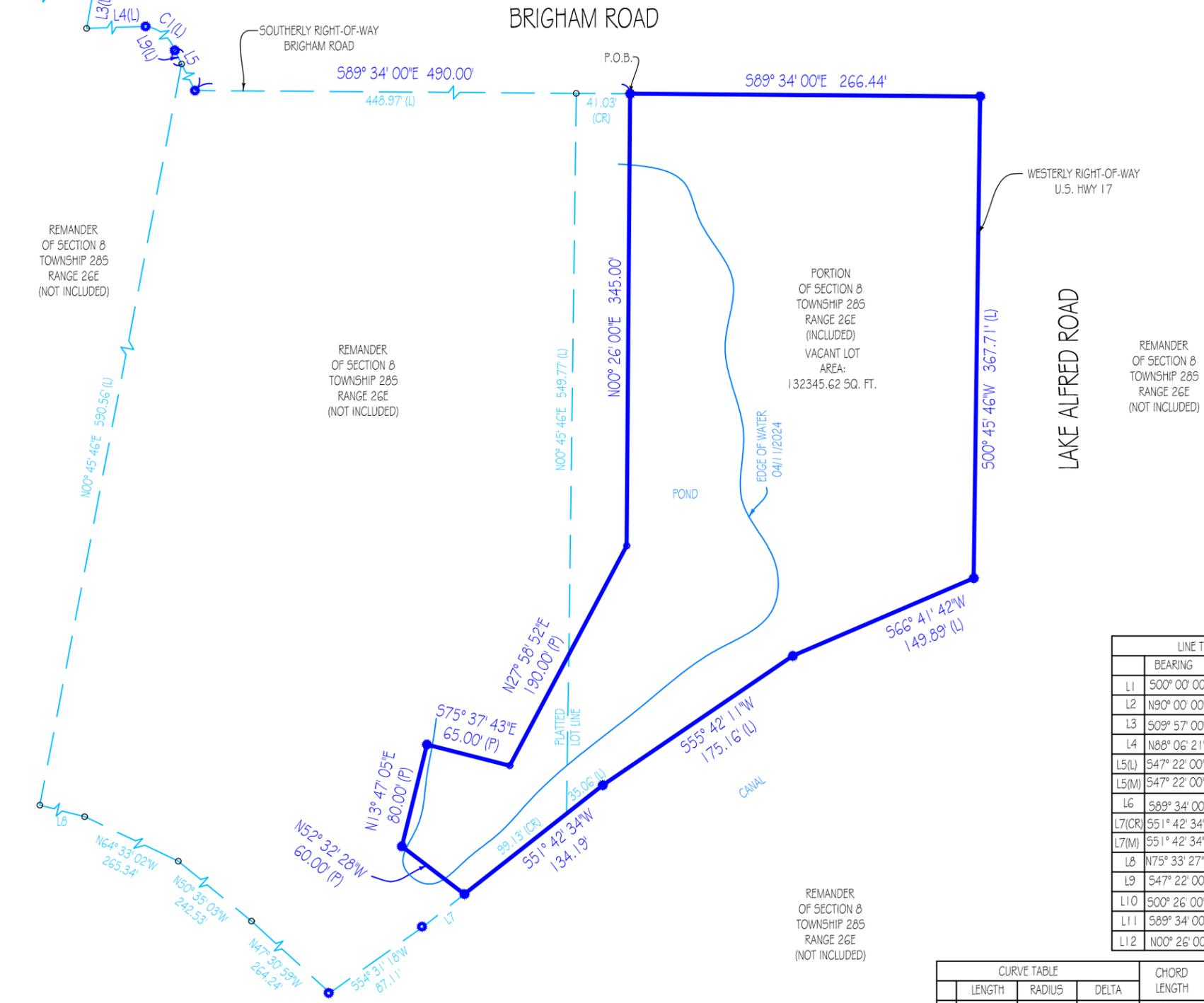
SKETCH OF DESCRIPTION



SCALE: 1"=100'

P.O.C.
THE NW CORNER
OF THE S 1/2
OF U.S. GOVERNMENT LOT 3
IN SECTION 8
TOWNSHIP 28S
RANGE 26E

REMAINDER
OF SECTION 8
TOWNSHIP 28S
RANGE 26E
(NOT INCLUDED)



LINE TABLE		
	BEARING	DISTANCE
L1	S00° 00' 00"E	128.70'
L2	N90° 00' 00"E	124.74'
L3	S09° 57' 00"W	25.45'
L4	N88° 06' 21"E	529.35'
L5(L)	S47° 22' 00"E	561.68'
L5(M)	S47° 22' 00"E	562.08'
L6	S89° 34' 00"E	448.97'
L7(CR)	S51° 42' 34"W	40.00'
L7(M)	S51° 42' 34"W	40.28'
L8	N75° 33' 27"W	35.19'
L9	S47° 22' 00"E	36.26'
L10	S00° 26' 00"W	50.00'
L11	S89° 34' 00"E	50.00'
L12	N00° 26' 00"E	50.00'

CURVE TABLE				CHORD LENGTH	CHORD BEARING
	LENGTH	RADIUS	DELTA		
C1	193.72'	255.00'	43°31'39"	189.10'	S69°07'49"E

LEGAL DESCRIPTION:

A PORTION OF SECTION 8, TOWNSHIP 28 SOUTH, RANGE 26 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF U.S. GOVERNMENT LOT 3 IN SECTION 8, TOWNSHIP 28 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; THENCE RUN SOUTH ALONG THE WEST BOUNDARY OF SAID LOT 3, A DISTANCE OF 128.70 FEET; THENCE EAST 124.74 FEET; THENCE S 09°57'00" W, 25.45 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF BRIGHAM ROAD; THENCE N 88°06'21" E ALONG SAID RIGHT-OF-WAY, 529.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 255.00 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 43°31'39", AN ARC DISTANCE OF 193.72 FEET, A CHORD DISTANCE OF 189.10 FEET, AND A CHORD BEARING OF S 69°07'49" E TO THE POINT OF TERMINATION OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S 47°22'00" E, 561.68 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S 89°34'00" E, 490.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°34'00" E ALONG SAID RIGHT-OF-WAY, 266.44 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY OF U.S. HWY 17; THENCE S 00°45'46" W ALONG SAID WESTERLY RIGHT-OF-WAY, 367.71 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTHERLY SIDE OF AN EXISTING CANAL; THENCE S 66°41'42" W ALONG THE NORTHERLY SIDE OF SAID CANAL, 149.89 FEET; THENCE CONTINUE ALONG THE NORTHERLY SIDE OF SAID CANAL S 55°42'11" W, A DISTANCE OF 175.16 FEET; THENCE CONTINUE ALONG THE NORTHERLY SIDE OF SAID CANAL S 51°42'34" W, A DISTANCE OF 134.19 FEET; THENCE RUN N 52°32'28" W, A DISTANCE OF 60.00 FEET; THENCE RUN N 13°47'05" E, A DISTANCE OF 80.00 FEET; THENCE RUN S 75°37'43" E, A DISTANCE OF 65.00 FEET; THENCE RUN N 27°58'52" E, A DISTANCE OF 190.00 FEET; THENCE RUN N 00°26'00" E, A DISTANCE OF 345.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING, SITUATE, AND BEING IN POLK COUNTY, FLORIDA AND CONTAINING 132345.62 ± SQUARE FEET OR 3.0382 ACRES

SURVEYOR'S CERTIFICATION: SKETCH OF DESCRIPTION

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

04/18/2024

SIGNED: _____ DATE: _____
PABLO ALVAREZ PROFESSIONAL SURVEYOR AND MAPPER FLORIDA
REGISTRATION No. 7274 (NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR
AND MAPPER SHOWN ABOVE)

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LICENSED BUSINESS No. 8507

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LEGEND:
P.O.B. - POINT OF BEGINNING
P.O.C. - POINT OF COMMENCEMENT
P.B. - PLAT BOOK
P.G. - PAGE

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