

Boundary Survey

Legal Description:

Commence at a point 233.09 feet West, and 1449.13 feet North of the Northwest corner of Section 5, Township 28 South, Range 28 East, Polk County, Florida, said point being the same point described as being 1858.29 feet West, and 1458.48 feet North of the non-existent Southeast corner of Section 31, Township 27 South, Range 28 East, in that parcel "D" of that certain Warranty Deed recorded in Official Records Book 3391, Page 1054 and 1055, of the Public Records of Polk County, Florida, thence run on an assumed bearing of North 54° 39' 30" West, 104.18 feet to the point of beginning thence S54°39'30"E, 104.18 feet; thence S20°00'27"E, 21.81 feet; thence North 75° 41' 04" East, 81.67 feet; thence South 83° 02' 00" East, 52.49 feet; thence South 62° 55' 17" East, 114.46 feet; thence South 33° 58' 00" West, 299.47 feet; thence North 38° 02' 00" West, 65.30 feet to the beginning of a curve concaved Southeasterly, having a radius of 40.00 feet, a chord distance of 74.08 feet, and a chord bearing of South 74° 20' 00" West; thence Northwesterly and Southwesterly along the arc of said curve, through a central angle of 135° 38' 21", an arc distance of 94.69 feet to the end of said curve; thence South 06° 42' 00" West, 108.95 feet; thence North 83° 32' 00" West, 44.47 feet to a point on the Westerly maintained right of way of Shady Cove Road West; thence along said Westerly maintained right of way line, the following courses and distances: North 14° 11' 54" East, 40.40 feet; thence North 11° 21' 56" East, 53.08 feet; thence North 10° 24' 59" East, 25.02 feet; thence North 16° 10' 17" East, 42.78 feet; thence North 28° 31' 29" East, 20.37 feet; thence departing said Westerly right of way line, run North 80° 50' 00" West, 172.27 feet more or less to the water's edge of Lake Marion; thence Northwesterly along said water's edge 280 feet more or less to its intersection with a line bearing North 49° 13' 42" West from the point of beginning; thence South 49° 13' 42" East, 8 feet more or less to the point of beginning, less and except County maintained road right of way.

Formerly described as:

PARCEL 1:

Commence at a point 233.09 feet West, and 1449.13 feet North of the Northwest corner of Section 5, Township 28 South, Range 28 East, Polk County, Florida, said point being the same point described as being 1858.29 feet West, and 1458.48 feet North of the non-existent Southeast corner of Section 31, Township 27 South, Range 28 East, in that parcel "D" of that certain Warranty Deed recorded in Official Records Book 3391, Page 1054 and 1055, of the Public Records of Polk County, Florida, thence run on an assumed bearing of North 54° 39' 30" West, 104.18 feet to the point of beginning; thence South 49° 13' 42" East, 97.52 feet; thence South 48° 18' 39" East, 25.01 feet; thence North 75° 41' 04" East, 81.67 feet; thence South 83° 02' 00" East, 52.49 feet; thence South 62° 55' 17" East, 114.46 feet; thence South 33° 58' 00" West, 299.47 feet; thence North 38° 02' 00" West, 65.30 feet to the beginning of a curve concaved Southeasterly, having a radius of 40.00 feet, a chord distance of 74.08 feet, and a chord bearing of South 74° 20' 00" West; thence Northwesterly and Southwesterly along the arc of said curve, through a central angle of 135° 38' 21", an arc distance of 94.69 feet to the end of said curve; thence South 06° 42' 00" West, 108.95 feet; thence North 83° 32' 00" West, 44.47 feet to a point on the Westerly maintained right of way of Shady Cove Road West; thence along said Westerly maintained right of way line, the following courses and distances: North 14° 11' 54" East, 40.40 feet; thence North 11° 21' 56" East, 53.08 feet; thence North 10° 24' 59" East, 25.02 feet; thence North 16° 10' 17" East, 42.78 feet; thence North 28° 31' 29" East, 19.14 feet; thence departing said Westerly right of way line, run North 81° 51' 14" West, 180 feet more or less to the waters edge of Lake Marion; thence Northwesterly along said waters edge, 280 feet more or less to its intersection with a line bearing North 49° 13' 42" West from the point of beginning; thence South 49° 13' 42" East, 8 feet more or less to the point of beginning, LESS and EXCEPT County maintained road right of way.

LESS AND EXCEPT:

Commence at a point 320.52 feet West and 1159.71 feet North of the Northwest corner of Section 5, Township 28 South, Range 28 East, Polk County, Florida, said point described as being 2022.38 feet West and 1178.90 feet North of the non-existent Southeast corner of Section 31, Township 27 South, Range 28 East, in that parcel "D" of that certain Warranty Deed recorded in Official Records Book 3391, Page 1054 and 1055, of the Public Records of Polk County, Florida, and run South 81° 56' 49" East, 21.83 feet to a point on the Westerly County maintained right of way line of Shady Cove Road West as recorded in Map Book 10, Page 130, of the Public Records of Polk County, Florida; thence along said Westerly right of way line the following four (4) courses and distances" 1) North 11° 21' 56" East, 5.22 feet; 2) North 10° 24' 59" East, 25.02 feet; 3) North 16° 10' 17" East, 42.78 feet; 4) North 28° 31' 29" East, 19.14 feet to the point of beginning; thence continue North 28° 31' 29" East, along said maintained right of way line, 10.31 feet; thence North 78° 09' 19" West, 200.00 feet more or less to the waters edge of Lake Marion; thence Southwesterly along said waters edge to its intersection with a line bearing North 81° 51' 14" West, from the point of beginning; thence South 81° 51' 14" East, along said line 180.00 feet more or less to the point of beginning.

PARCEL 2: (Portion of Driveway Parcel to be combined with Whirlwind Parcel)

Portion of said certain parcel being described per survey prepared by George F. Young, Inc., Project Number 0633-0022-00, dated December 12, 2006 as follows:

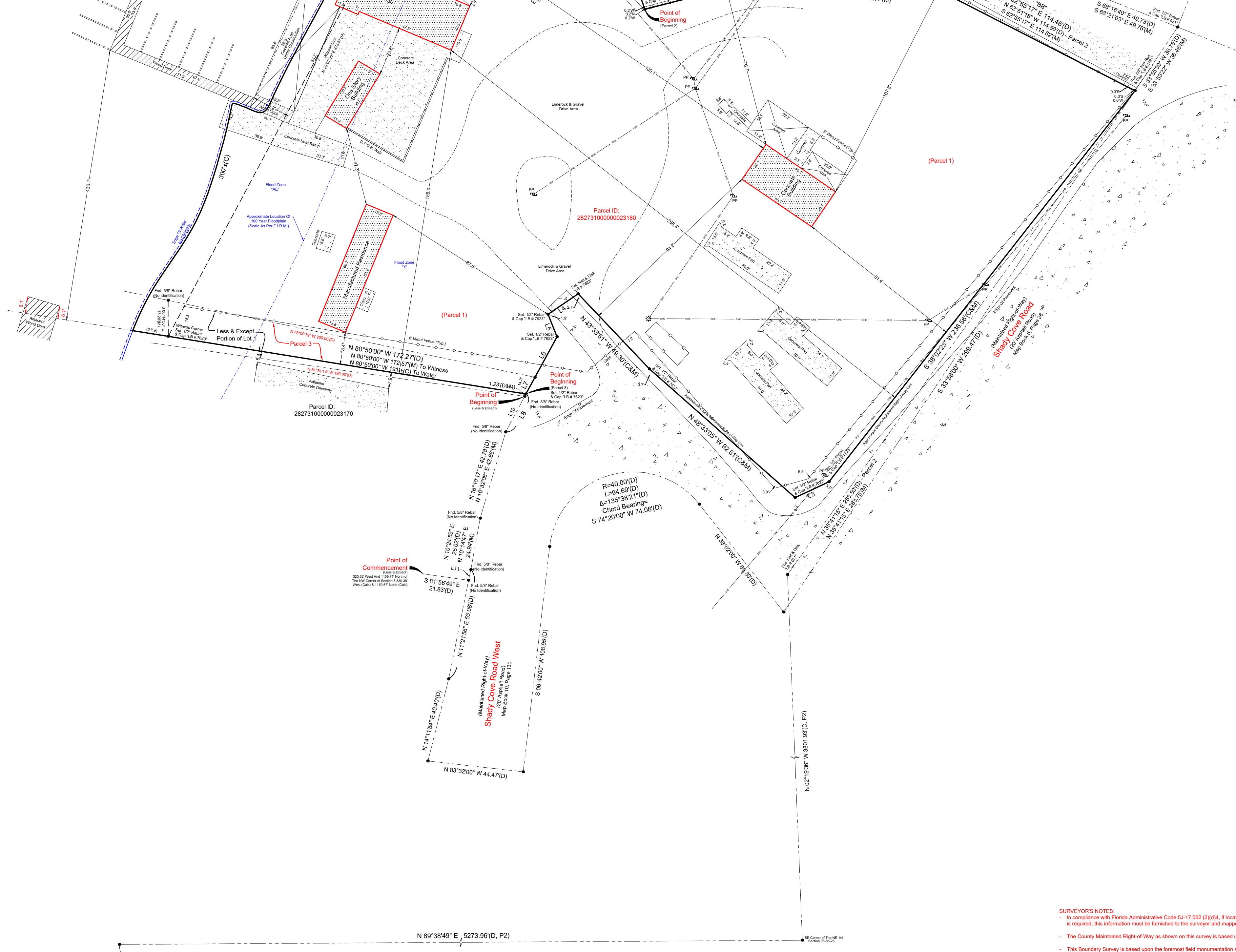
Commence at the Southwest corner of the Northwest 1/4 of Section 6, Township 28 South, Range 28 East, Polk County, Florida, said corner being monumented with a 1/2 inch iron pipe found in the centerline of County Road 544, said corner being found at coordinates 1,361,084.82 feet North and 797,218.97 feet East, Florida State Plane Coordinate System, West Zone, as referenced to NAD83, adjustment of 1900 ("SPC"); thence on the South boundary of the North 1/2 of said Section 6, North 89° 38' 49" East, a distance of 5273.96 feet to the Southeast corner of the Northeast 1/4 of said Section 6, said corner being monumented with a railroad spike found in the centerline of County Road 544 (1,361,117.31 feet North, 802,492.83 feet East SPC); thence departing said South boundary, North 02° 19' 19" West, a distance of 3801.93 feet to a Parker Kalon hardened concrete nail set with a brass disk bearing the inscription "GFY LB021" set in the center of pavement at the intersection of Shady Cove Road East and Lake Marion Road West (1,364,916.12 North, 802,338.79 feet East SPC); thence North 35° 38' 55" East, a distance of 283.50 feet to a 5/8 inch iron rod with a plastic cap bearing the inscription "RLS 3781" (1,365,146.49 North, 802,504.02 feet East SPC); thence North 62° 51' 20" West, a distance of 114.50 feet to a found 5/8 inch iron rod with a plastic cap bearing the inscription "RLS 3781"; thence North 82° 49' 50" West, a distance of 52.50 feet to a 1/2 inch iron rod set with a plastic cap bearing the inscription "GFY LB021"; thence South 75° 46' 24" West, a distance of 81.67 feet to a found 5/8 inch iron rod with a plastic cap bearing the inscription "RLS 3781" (1,365,185.21 North, 802,270.88 feet East SPC) found at the point of beginning; thence North 48° 31' 29" West, a distance of 126.57 feet; thence South 54° 34' 06" East, a distance of 108.00 feet to a Parker Kalon hardened concrete nail with a brass disk bearing the inscription "GFY LB021" set in concrete driveway; thence South 20° 00' 27" East, a distance of 21.81 feet to the point of beginning.

PARCEL 3:

Commence at a point 233.09 feet West, and 1449.13 feet North of the Northwest corner of Section 5, Township 28 South, Range 28 East, Polk County, Florida, said point being the same point described as being 1858.29 feet West, and 1458.48 feet North of the non-existent Southeast corner of Section 31, Township 27 South, Range 28 East, in that parcel "D" of that certain Warranty Deed recorded in Official Records Book 3391, Page 1054 and 1055, of the Public Records of Polk County, Florida, thence run on an assumed bearing of North 54° 39' 30" West, 104.18 feet; thence South 49° 13' 42" East, 97.52 feet; thence South 48° 18' 39" East, 25.01 feet; thence North 75° 41' 04" East, 81.67 feet; thence South 83° 02' 00" East, 52.49 feet; thence South 62° 55' 17" East, 114.46 feet; thence South 33° 58' 00" West, 299.47 feet; thence North 38° 02' 00" West, 65.30 feet to the beginning of a curve concaved Southeasterly, having a radius of 40.00 feet, a chord distance of 74.08 feet, and a chord bearing of South 74° 20' 00" West; thence Northwesterly and Southwesterly along the arc of said curve, through a central angle of 135° 38' 21", an arc distance of 94.69 feet to the end of said curve; thence South 06° 42' 00" West, 108.95 feet; thence North 83° 32' 00" West, 44.47 feet to a point on the Westerly maintained right of way of Shady Cove Road West; thence along said Westerly maintained right of way line, the following courses and distances: North 14° 11' 54" East, 40.40 feet; thence North 11° 21' 56" East, 53.08 feet; thence North 10° 24' 59" East, 25.02 feet; thence North 16° 10' 17" East, 42.78 feet; thence North 28° 31' 29" East, 19.14 feet; thence departing said Westerly right of way line, North 78° 09' 19" West, 172 feet more or less to the waters edge of Lake Marion; thence Southwesterly along said waters edge to its intersection with a line bearing North 80° 50' 00" West from the point of beginning; thence South 80° 50' 00" East, 172 feet more or less to the point of beginning.

Florida Disclaimer: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONES X & AE. THIS PROPERTY WAS FOUND IN POLK COUNTY, COMMUNITY NUMBER 120291, DATED 12/22/2016. CERTIFIED TO: SERENDIPITY LAKESIDE GROUP, LLC; MILLER JOHNSON LAW, P.L.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; FAIRWINDS CREDIT UNION

- Utility Legend: Concrete Light Pole, Overhead Power Line, Wood Power Pole. L1: S 49°13'42" E 8.00'(D), S 49°13'42" E 8.00'(M) to Witness, S 49°13'42" E 19'a(C) to Water. L2: N 20°37'33" W 21.43'(C), S 20°02'27" E 21.81'(D), (P2), S 19°40'17" E 21.64'(M). L3: S 65°01'47" W 17.78'(D&M). L4: S 55°45'48" W 17.31'(C&M). L5: S 21°48'57" E 11.52'(C&M). L6: S 28°31'29" W 21.97'(C&M). L7: S 28°31'29" W 9.08'(D&M). L8: N 28°31'28" E 20.37'(D), N 28°00'20" E 20.44'(M). L9: N 54°30'20" E 15.00'(D), N 54°30'40" E 14.90'(M). L10: N 28°31'28" E 19.14'(D), N 27°58'20" E 19.21'(M).



Point of Commencement of Parcel 2 (Portion of Driveway Parcel)

Issued by: Old Republic National Title Insurance Company. Issuing Agent: Miller Johnson Law, P.L.C. Issuing Office File Number: 556-83. Commitment Number: 23028993 RP. Effective Date: March 14, 2023 at 5:00 P.M. Schedule B - Section 2.

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attached, or disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met. None provided at time of survey.
2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described. Shown on survey, if any.
3. Rights or claims of parties in possession. None provided at time of survey.
4. Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record. Not survey related.
5. Easements or claims of easements not shown by the public records. None Provided at time of Survey.
6. General or special taxes and assessments required to be paid in the year 2023 and subsequent years. Not survey related.
7. Easement in favor of Florida Power Corporation recorded in Deed Book 1036, Page 72, Public Records of Polk County, Florida. Parcel Affected; Shown on Survey.
8. Easement Agreement recorded in O.R. Book 4963, Page 754, Public Records of Polk County, Florida. Parcel Not Affected.
9. The insured land shall not include any mobile home or manufactured housing unit which may be affixed to the land unless, as of the effective date hereof, the mobile home or manufactured housing unit is so affixed to the land as to be part of the real property under the terms of the policy and laws of the State of Florida. The burden of proof to establish that said mobile home or manufactured housing unit is a fixture shall be on the insured hereunder. Not survey related.
10. Riparian and littoral rights are not insured. Not survey related.
11. Those portions of the property herein described being artificially filled in land in what was formerly navigable waters, are subject to the right of the United States Government arising by reason of the United States Government control over navigable waters in the interest of navigation and commerce. Not survey related.
12. Easement recorded in Official Record Book 3495, Page 2169, of the Public Records of Orange County, Florida. Publicly recorded documents for ORB 3495, Page 2169 do not contain documents for Easements.
13. Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands and lands accreted to such lands. Not survey related.
14. This policy does not insure any portion of the insured parcel lying waterward of the ordinary high water mark of Lake Marion. Parcel Not Affected.
15. Rights of others to use that portion of the insured land lying within the waters of Lake Marion. Not survey related.
16. Terms, covenants, conditions and other matters contained in any unrecorded Lease(s) and all rights thereunder of the Lessee(s) and of any person claiming by, through or under the Lessee(s) or any tenants in possession. Not survey related.
17. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality. Not survey related.

SURVEYOR'S NOTES: In compliance with Florida Administrative Code 54-17.02 (2)(b), if location of easements or right-of-way of record, other than those on record plat is required, this information must be furnished to the surveyor and mapper. The County Maintained Right-of-Way as shown on this survey is based upon the survey performed by John Todd Delman, PSM, dated 05/04/2020.

This Boundary Survey is based upon the foremost field monumentation and occupation discovered on the date of 04/05/23, and delineated hereon the face of this Survey. Property boundaries are subject to change, if at any time, any other preeminent information is discovered and determined to affect Subject Property. Said change is without hesitation, consultation or notification.

Table with columns: Field Date: 04/05/23, Date Completed: 04/06/23, File Number: IS-116311. Includes legend for symbols like C (Curved), CO (Concrete Block), and symbols for Point of Curvature, Point of Beginning, etc.

Revisions table, Surveyor Signature (Patrick K. Ireland), and Office information: Ireland & Associates Surveying, Inc., 800 Currency Circle, Suite 1020, Lake Mary, Florida 32748. Office: 407-678-3366, Fax: 407-320-8165.

