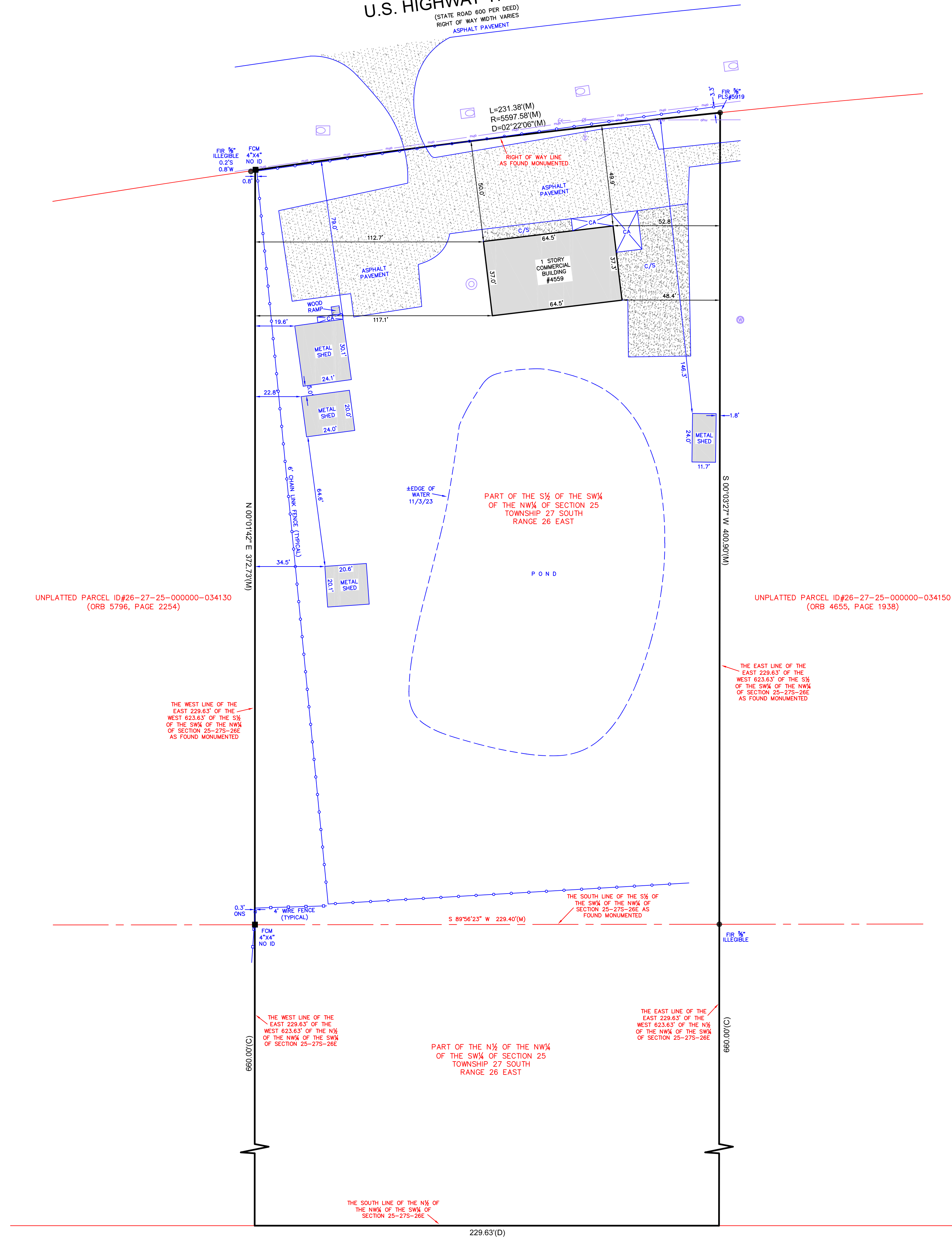


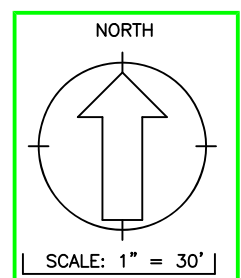
# BOUNDARY SURVEY

U.S. HIGHWAY 17-92 WEST  
(STATE ROAD 600 PER DEED)  
RIGHT OF WAY WIDTH VARIES  
ASPHALT PAVEMENT



LEGAL DESCRIPTION (as furnished):  
The East 229.63 feet of the West 623.63 feet of the South 1/2 of the SW 1/4 of the NW 1/4 of Section 25, Township 27 South, Range 26 East, Polk County, Florida lying South of State Road 600

AND  
The East 229.63 feet of the West 623.63 feet of the North 1/2 of the NW 1/4 of the SW 1/4 of Section 25, Township 27 South, Range 26 East, Polk County Florida.



CLIENT REFERENCE #23-319	
FIELD DATE:	ORDER #
BOUNDARY SURVEY: 11/3/23	23-0533
REVISION DATE:	DRAFTER
	CC
	FIELD CREW
	JW

BUYER'S ACKNOWLEDGMENT BUYER'S ACKNOWLEDGMENT



4559 US Highway 17-92 West  
Haines City, FL. 33844

- LEGEND:**
- A/C = AIR CONDITIONING
  - C/S = CONCRETE
  - ID = IDENTIFICATION
  - LB = LICENSED BUSINESS
  - LS = LAND SURVEYOR
  - FC = FENCE CORNER
  - CLF = CHAIN LINK FENCE
  - VF = VINYL FENCE
  - WF = WOOD FENCE
  - OFFS = OFFSITE
  - ONS = ONSITE
  - (M) = MEASURED DIMENSION
  - (P) = PLAT DIMENSION
  - PG = PAGE
  - R/W = RIGHT-OF-WAY
  - FIP = FOUND IRON PIPE
  - FIR = FOUND IRON ROD
  - D = CENTRAL ANGLE
  - L = ARC LENGTH
  - R = RADIUS
  - (C) = CALCULATED DIMENSION
  - (D) = DEED DIMENSION
  - CA = COVERED AREA
  - NCF = NO CORNER SET OR FOUND
  - P/E = POOL EQUIPMENT
  - ORB = OFFICIAL RECORDS BOOK
  - CBP = COVERED BRICK PAVERS
  - FN&D = FOUND NAIL & DISK
  - BP = BRICK PAVERS
  - CWD = COVERED WOOD DECK
  - CLEANOUT
  - FH = FIRE HYDRANT
  - GA = GUY ANCHOR
  - LP = LIGHT POLE
  - WM = WATER METER
  - WV = WATER VALVE
  - BOLLARD
  - CB = CABLE BOX
  - EB = ELECTRIC BOX
  - TB = TELEPHONE BOX
  - TR = TRANSFORMER
  - UP = UTILITY POLE
  - OHU = OVERHEAD UTILITIES
  - WELL
  - MES = MITERED END SECTION
  - DI = DRAINAGE INLET
  - UB = UTILITY BOX
  - SIGN
  - ICV = IRRIGATION CONTROL VALVE
  - SM = SANITARY MANHOLE
  - DM = DRAINAGE MANHOLE
  - SEA = SEPTIC AREA
  - FCM = FOUND CONCRETE MONUMENT
  - SN&D = SET NAIL & DISK LB#8516
  - SIR = SET 5/8" IRON ROD & CAP LB#8516
  - PLS = PROFESSIONAL LAND SURVEYOR
  - PSM = PROFESSIONAL SURVEYOR AND MAPPER
  - SECA = SCREEN ENCLOSED COVERED AREA

**CERTIFIED TO:**

Sunshine Investment Portfolio Inc., a Florida Corporation  
The Soroba Law Firm  
Old Republic National Title Insurance Company

**FLOOD\_ZONE:**

According to the Federal Emergency Management Agency Flood Insurance Rate Map Panel# 12105C0356G, Dated (12/22/16) the property lies partially within the established 100 year flood plain per flood zone(s) "AE".

**LIST OF POSSIBLE ENCROACHMENTS**

SOME UTILITIES LIE WITHIN SUBJECT PROPERTY.  
ASPHALT & FENCES CROSS PROPERTY LINE.  
OWNERSHIP OF ASPHALT & FENCES NOT DETERMINED.

**GENERAL NOTES:**

- 1) Unless digitally signed in accordance with Florida statutes this survey is not valid without the original signature and seal of the Surveyor shown hereon and under no circumstances shall be supplanted by any other graphic or digital form.
- 2) Additions or deletions to this survey by any party other than the signing Surveyor is prohibited without the written consent of the signing Surveyor.
- 3) The Surveyor has no knowledge nor has seen physical evidence of human cemeteries and/or burial grounds located within the subject property, unless shown or noted otherwise.
- 4) Only visible above ground improvements have been located hereon. The Surveyor has made no attempt to locate the extents of underground utilities, foundations or other improvements.
- 5) All distances shown hereon are in feet, tenths and hundredths of a foot unless noted otherwise.
- 6) This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor. There may be additional restrictions not shown on the survey that may be found in the public records of this county.
- 7) Building ties and dimensions for improvements should not be used to reconstruct boundary lines.
- 8) Bearings are based on the East line of the Subject Parcel which has an assumed bearing of S 00°03'27" W.

**4M SURVEYING & MAPPING SERVICES, INC.**

3630 STAR COURT,  
MIMS, FL. 32754  
PH: (321) 210-0446

Licensed Business  
#8516

**SURVEYOR'S CERTIFICATE:**

This survey meets and/or exceeds the standards of practice set forth by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers in Chapter 5J-17.051 through 5J-17.053 Florida Administrative Code for the type of survey stated hereon.

SIGN DATE:  
11/6/23

JOSEPH E. WILLIAMSON, PSM 6573

UNPLATTED PARCEL ID#26-27-25-000000-034130  
(ORB 5796, PAGE 2254)

UNPLATTED PARCEL ID#26-27-25-000000-034150  
(ORB 4655, PAGE 1938)

UNPLATTED PARCEL ID#26-27-25-000000-043030  
(ORB 11391, PAGE 193)