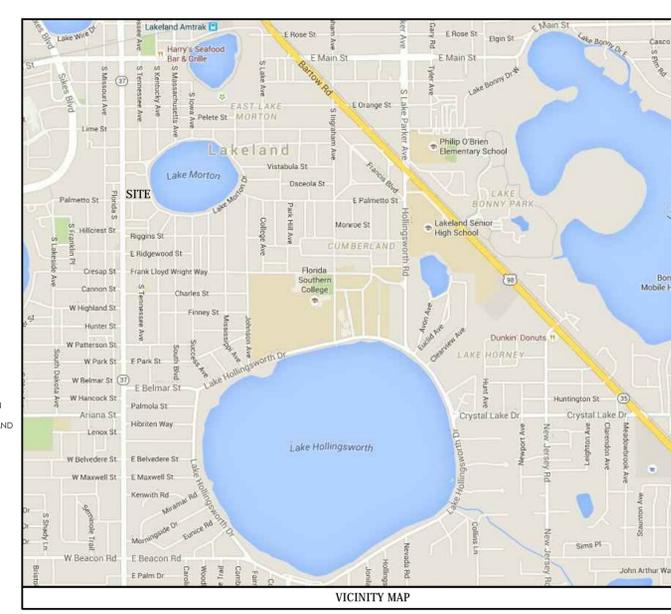
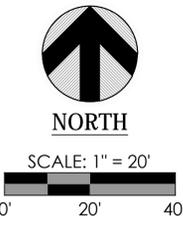


FIRC = FOUND IRON ROD AND CAP  
 FIR = FOUND IRON ROD  
 SIRC = SET 1/2" IRON ROD WITH CAP STAMPED "L87729"  
 FCM = FOUND CONCRETE MONUMENT  
 ORB = OFFICIAL RECORD BOOK  
 PG = PAGE  
 PB = PLAT BOOK  
 R/W = RIGHT-OF-WAY  
 FN&D = FOUND NAIL & DISK  
 NOID = NO IDENTIFICATION  
 (M) = MEASURED, (D) = DESCRIPTION / DEED, (C) = CALCULATED



**SCHEDULE B-SECTION II EXCEPTIONS**

STANDARD EXCEPTIONS 1, 2a, 2b, 2c, 3, 4, 8, AND 9 ARE NOT MATTERS OF SURVEY.

EXCEPTION 2c: ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE THAT WOULD BE DISCLOSED BY AN INSPECTION OR AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND AND INSPECTION OF THE LAND. THE EXISTING ASPHALT ALONG SOUTH BOUNDARY OF THE WEST 65 FEET ENCROACHES OVER THE ADJOINING PROPERTY LINE. NO RIGHT OF WAY MAP IS AVAILABLE FOR LAKE MORTON DRIVE.

EXCEPTION 2d: EASEMENTS, OR CLAIMS OF EASEMENTS, NOT RECORDED IN THE PUBLIC RECORD. TWO LIGHT POLES WERE LOCATED ALONG NORTH BOUNDARY THAT MAY OR MAY NOT BE OPERATED BY THE CITY OF LAKELAND. NO EASEMENTS WERE FURNISHED IN THE TITLE COMMITMENT.

EXCEPTION 5: ALL MATTERS CONTAINED ON THE PLAT OF DRANE'S FIRST ADDITION TO LAKELAND, AS RECORDED IN PLAT BOOK 4, PAGE 6, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. ALL FEATURES SHOWN ON THE PLAT ARE SHOWN ON THIS MAP.

EXCEPTION 6: EASEMENT AGREEMENT RECORDED IN O.R. BOOK 5108, PAGE 1285, PUBLIC RECORDS OF POLK COUNTY, FLORIDA. AN INGRESS/ EGRESS EASEMENT IN FAVOR OF THE SUBJECT PROPERTY FOR ACCESS TO FLORIDA AVENUE AND PALMETTO STREET. ALSO A 9 FOOT WIDE UTILITY EASEMENT FOR ELECTRIC, TELEPHONE AND CABLE IN FAVOR OF THE SUBJECT PROPERTY. ALL EASEMENT GRAPHICALLY SHOWN ON THIS MAP.

EXCEPTION 7: RETAINING WALL ALONG THE NORTHERN BOUNDARY LINE MAY ENCRUCH ONTO LAND NORTHERLY OF INSURED LAND, AND ENCROACHMENT ONTO THE EASTERLY PORTION OF THE SUBJECT PROPERTY OF A 6 FOOT CONCRETE SIDEWALK AND PUBLIC UTILITIES, AS SHOWN ON THAT CERTAIN SURVEY PREPARED BY W.M. COTHERN SURVEYING, INC. DATED APRIL 4, 2003. REFERENCED SURVEY NOT FURNISHED. RETAINING WALL REFERENCED APPEARS TO BE MAINTAINED BY THE ADJOINING PROPERTY. WALL ENCROACHES INTO PROPERTY AS SHOWN. RIGHT OF WAY FOR LAKE MORTON ALONG EASTERN BOUNDARY IS NOT MAPPED. SIDEWALK AND PUBLIC UTILITIES ARE MAINTAINED BY CITY OF LAKELAND. APPARENT RIGHT OF WAY LINE IS BEHIND SIDEWALK.

**LEGAL DESCRIPTION:**  
 LOT 6, LESS THE SOUTH 15 FEET OF THE WEST 65 FEET THEREOF, OF DRANE'S FIRST ADDITION TO LAKELAND, FLORIDA, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 6, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

**SURVEYORS NOTES:**

1. LAST DATE OF FIELD WORK MARCH 29, 2016.
2. BEARINGS BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE FOR THE WEST BOUNDARY OF THE NW 1/4, SECTION 19, TOWNSHIP 28 SOUTH, RANGE 24 EAST BEING 800°20'14"E.
3. THE PROPERTY IS LOCATED WITHIN ZONE "X". LAKE MORTON IS MAPPED AS FLOOD HAZARD ZONE "A" ACCORDING TO FEMA MAP NUMBER 12105C0315 F EFFECTIVE DATE DECEMBER 20, 2000. IT APPEARS FLOOD HAZARD BOUNDARY DOES NOT ENCROACH BEYOND THE RIGHT OF WAY REFERENCE LINE FOR LAKE MORTON DRIVE.
4. THIS SURVEY WAS PERFORMED BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY AGENTS FILE REFERENCE: MORR-0029, EFFECTIVE DATE: JANUARY 21, 2016 11:00 PM. PROPOSED INSURED HOUGHTON FAMILY ENTITIES, LLC.
5. THE GROSS LAND AREA OF THE SURVEYED PARCEL TO THE RIGHT OF WAY REFERENCE LINE IS 0.544 ACRES.

6. NO RIGHT OF WAY MAPS FOR LAKE MORTON DRIVE WERE AVAILABLE ACCORDING TO THE CITY OF LAKELAND SURVEYOR. THE CITY'S RECORDS INDICATE OTHER SURVEYORS ARE USING EXISTING MONUMENTATION AND BACK OF SIDEWALK FOR THE APPARENT RIGHT OF WAY LINE. THE RIGHT OF WAY REFERENCE LINE IS DRAWN ON A STRAIGHT LINE JUST BEHIND THE SURVEYED BACK OF SIDEWALK.
7. UNDERGROUND UTILITIES (SANITARY SEWER, STORM, POTABLE WATER, FIRE, ELECTRIC, GAS, CABLE & TELEPHONE) WERE NOT LOCATED. ABOVE GROUND INDICATORS OF SUCH FACILITIES ARE SHOWN ON THIS MAP AS OBSERVED. NO INVESTIGATION WAS PERFORMED AS TO HOW THESE LOCATED FEATURES ARE CONNECTED BELOW THE GROUND.
8. UNDERGROUND ENCROACHMENTS WERE NOT LOCATED. ALL FEATURES SHOWN ON THIS MAP WERE LOCATED FROM VISIBLE EVIDENCE.
9. NO CEMETERIES OR BURIAL GROUNDS WERE OBSERVED ON THE PROPERTY.
10. NO OBVIOUS WETLAND INDICATORS WERE OBSERVED.
11. NO BUILDINGS WERE OBSERVED ON THE PROPERTY. ALL PREVIOUS STRUCTURES HAVE BEEN REMOVED.
12. THIS MAP IS INTENDED TO BE DISPLAYED AT 1" = 20'.
13. NO EVIDENCE OF EARTH MOVING OR SOLID WASTE DUMPING WAS OBSERVED

ON THE PROPERTY.

14. RIGHT OF WAY FOR PALMETTO STREET WAS ASSUMED TO BE 17.76 FEET WIDE AND PARALLEL TO THE SOUTH BOUNDARY OF THE NW 1/4, OF THE NW 1/4, OF SECTION 19. RIGHT OF WAY FOR FLORIDA AVENUE WAS ASSUMED TO RUN ON A LINE STARTING 33 FEET EAST OF THE WEST BOUNDARY OF THE NW 1/4, OF THE NW 1/4 TO A POINT 30 FEET EAST OF THE WEST BOUNDARY OF THE NW 1/4, OF THE NW 1/4 AT THE SOUTH RIGHT OF WAY LINE OF WALNUT STREET. RIGHT OF WAY ACCORDING TO THE STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD 37 SECTION 16250-2508 SHEET 5.
15. ELEVATIONS BASED ON CITY OF LAKELAND BENCH MARK 125-06A BEING NAIL & DISK ELEVATION 204.027 NAVD 1988.

**CERTIFICATION:**  
 TO HOUGHTON FAMILY ENTITIES, LLC.  
 BROAD & CASSEL  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11, 13, 14, 16, 18, & 20 FROM TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 29, 2016.

<b>PE SURV, Inc</b> EMAIL: tazen@pepickett-engineering.com MAILING: P.O. BOX 253, BARTOW, FL 33831 150 SOUTH WOODLAWN AVENUE, BARTOW, FL 33830 FLORIDA. CERTIFICATE OF AUTHORIZATION # 18 9112	DRAWN BY: ROBERT E. LAZARBYV P.E. #2006, PSM #0519	CHECKED BY: REL4	APPROVED DESCRIPTION:
	PROJECT: HOUGHTON FAMILY ENTITIES, LLC LAKE MORTON OFFICE	PROJECT NO: 1532	SHEET: 1 OF 1