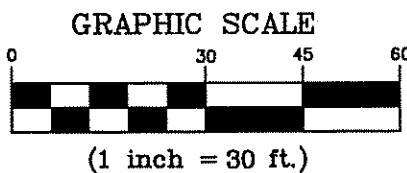


BOUNDARY SURVEY



LEGAL DESCRIPTION: (ORB 1530, PG 1053)

That portion of Lot 4, Block 13, Lying West of U.S. Highway 27 Right-of-Way, described as; Commence at the Southwest corner of Section 34, Township 33 South, Range 28 East, Highlands County, Florida, run thence South 89°45'00" East along the South line of said Section 34 a distance of 942.44 feet to the Westerly R/W line of U.S. Highway No. 27 (State Road 25), run thence North 18°02'00" West along said R/W line a distance of 303 feet to the Point of Beginning, continue thence North 18°02'00" West along said R/W line a distance of 292.00 feet, run thence South 71°58' West a distance of 99.20 feet, run thence South 0°14'15" West a distance of 307.58 feet run thence North 71°58'00" East a distance of 185.64 feet more or less to the Point or Place of Beginning.

and

A portion of Lot 4, Block 13, Section 34, Township 33 South, Range 28 East, lying West of US 27 Right of Way, more particularly described as follows: Commence at the Southwest corner of Section 34, Township 33 South, Range 28 East, Highlands County, Florida, run thence S89°45'00"E along the South line of said Section 34, a distance of 942.44 feet to Westerly right of way line of US Highway No. 27 (Stl Rdt 25), run thence N18°02'00"W along said right of way line a distance of 692.92 to Point of Beginning; Thence run S18°02'00"E a distance of 92.92 feet; run thence S71°58'W a distance of 99.20 feet; run thence N00°14'15"E a distance of 119.26 feet; thence a distance of 64.97 feet to Point of Beginning. Also known as Parcel G.

LEGAL DESCRIPTION: (ORB 2514, PG 1937)

A portion of Lot 4, Block 13, Lying West of the West Right-of-Way of U.S. Highway 27, being more particularly described as follows; Commence at the Southwest corner of Section 34, Township 33 South, Range 28 East, Highlands County, Florida, thence run S89°45'00"E and along the South line of said Section 34 a distance of 660.10, thence N00°14'15"E, a distance of 231.08 feet, thence N71°58'00"E, a distance of 130.64 feet for the Point of Beginning; thence continue N71°58'00"E a distance of 65.00 feet to the West Right-of-Way of U.S. Highway 27, thence N18°02'00"W and along said Right-of-Way, a distance of 15.00 feet, thence S71°58'00"W, a distance of 65.00 feet, thence S18°02'00"E, a distance of 15.00 feet to the Point of Beginning.

LEGAL DESCRIPTION: (ORB 1755, PG 1162)

A portion of Lot 4, Block 13, Lying West of the U.S. Highway 27 Right-of-Way, described as: South Parcel

Commence at the Southwest corner of Section 34, Township 33 South, Range 28 East, Highlands County, Florida, thence run S89°45'00"E along the South line of said Section 34 a distance of 660.10, to the Point of Beginning, continue thence S89°45'00"E, along said South line a distance of 282.34 feet to the Westerly R/W Line of U.S. Highway No. 27 (State Road 25), run thence N18°02'00"W along said R/W line a distance of 308.00 feet, run thence S71°58'00"W a distance of 195.64 feet, run thence S00°14'15"W a distance of 231.08 feet to the Point or Place of Beginning.

LEGEND:

- (F) = Field Data  
(D) = Deed Data  
● = 1/2" Iron Rod & Cap Found (PSM 3945)  
● = 1/2" Iron Rod & Cap Found (Illegible)  
■ = 4" x 4" Concrete Monument Found (Peterson)  
■ = 4" x 4" Concrete Monument Found (No Cap)  
◆ = Temporary Benchmark (TBM)  
■ = Catch Basin/Inlet  
⊃ = Mitered End Pipe & Concrete Collar  
☆ = Wood Light Pole  
⊘ = Wood Utility Pole  
— = Guy Anchor  
OHW = Overhead Wire(s)  
⊡ = Electric Meter  
⊡ = Telephone Junction Box  
⊡ = Water Meter  
— = Sign  
▭ = Asphalt Pavement  
▭ = Concrete Areas  
▭ = Covered Areas  
— = Chainlink Fence

POINT OF COMMENCEMENT  
(All Descriptions)  
SW corner  
SEC 34-33-28

S89°45'00"E 660.10'(D)  
S89°30'42"E 658.29'(F)

S89°45'00"E 942.44'(D)  
S89°30'42"E 940.92'(F)

Fence corner is 15' N & 15' W of found corner

POINT OF BEGINNING  
ORB 1755, PG 1162  
Less & Except

Tract A  
SUN 'N LAKE ESTATES OF SEBRING  
(PB 15, PG 39)

HORIZONTAL CONTROL DATA:  
Florida State Plane Coordinate System, East Zone,  
North American Datum of 1983 (2007 adjustment)

VERTICAL CONTROL DATA:  
NGS MONUMENT - Designation 25512 C; PID DP3868  
Elevation = 122.80'

TBM #1:  
"MAG" Nail & Disc Set (LB 7827)  
Elevation = 126.81'

TBM #2:  
"MAG" Nail & Disc Set (LB 7827)  
Elevation = 126.90'

N. A. V. D. 88

PROPERTY ADDRESS:  
2508, 2510, 2514 & 2516 US 27  
AVON PARK, FLORIDA 33825

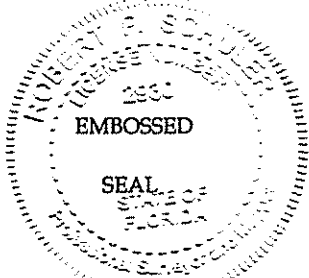
CERTIFIED TO, AND FOR  
THE EXCLUSIVE USE OF:  
A & A USED BUSES AND TRUCKS  
A & A LAND INVESTMENT COMPANY LLC

PROJECT NO.: 343328108  
Field Survey Completed: 8-24-2023  
Drawn: JEK/RKM  
Checked: RPS  
F.B.: S-93, PG 79 : S-100, PG-57

Revised: 8-30-2023 - Additional Topography  
Revised: 6-16-2022 - Added Topography



**Sherco, Inc.**  
SURVEYING SERVICES  
16 North Lake Avenue  
Avon Park, Florida 33825  
Ofc (863) 453-4113 Fax (863) 453-4192



Robert Phillip Schuler, P.L.S.  
Florida Registration # 15 2996  
Certificate of Authorization # LB 7827

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

A & A USED BUSES AND TRUCKS

BOUNDARY SURVEY