Fence end is 1.0 N of Boundary line.

64.97'(D) S89°36'21"W 63.53'(F)

Fence corner is

1.1' N & .9' W of found corner-

West a distance of 307.58 feet run thence North 71°58'00" East a distance

of 185.64 feet more of less to the Point or Place of Beginning.

A portion of Lot 4, Block 13, Section 34, Townshiip 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 Rdl 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
- Ø = Wood Utility Pole
- ←= Guy Anchor
- OHW = Overhead Wire(s)
- EM = Electric Meter ☐ = Telephone Junction Box
- <sup>™</sup> = Water Meter -•- = Sign
- = Asphalt Pavement
- = Concrete Areas = Covered Areas

SEC 34-33-28

S89°45'00"E 660.10'(D)

POINT OF BEGINNING X129.80 ORB 1530, PG 1053 N71°58'00"E 130.64'(D)
N71°58'00"E 195.64'(D)
S71°58'00"W 195.64'(D) POINT OF BEGINNING ORB 2514, PG 1937 S89°31'32"E 282.55'(F) -Fence corner is 1.5 N & 1.5 W of found corner S89°30'42"E 658.29'(F) S89°45'00"E`942.44'(D) S89°45'00"E 282.34'(D) S89°30'42"E 940.92'(F) POINT OF BEGINNING ORB 1755, PG 1162 Tract A SUN 'N LAKE ESTATES OF SEBRING (PB 15, PG 39) HORIZONTAL CONTROL DATA: Florida State Plane Coordinate System, East Zone,

POINT OF BEGINNING

ORB 1530, PG 1053

X126.95

SURVEYOR'S NOTES:

1) This survey was prepared without benefit of an abstract or title opinion and easements or encumbrances, if they exist, were not made known prior to the date of this survey.

2) The legal description shown hereon was provided by client.

without written concent of the signing party or parties.

3) The parcel shown hereon lies in ZONE "X", according to the Federal Emergency Management Agency's Flood Insurance Rate Map, Community No. 12055C, Panel 0117C, effective November 18, 2015.

4) Underground improvements, if any, were not located unless shown hereon.

5) Field bearings are based on the Westerly right of way of U.S. 27, as being N17°54'11"W (BB). 6) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited

N. A. V. D. 88

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 =  $126.81^{\circ}$ 

<u>TBM #2:</u>
"MAG" Nail & Disc Set (LB 7827)

Elevation = 126.90

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

I hereby certify that I am a Florida Registered Professional Land Surveyor and that the map or plat shown hereon is a graphic representation of the described lands recently surveyed under my direction and meets or exceeds the "Standards of Practice" as set forth by the Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, Pursuant to Section 472.047 of the Florida Statutes.

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



Sherco, Inc. **SURVEYING SERVICES** 16 North Lake Avenue

Avon Park, Florida 33825

**EMBOSSED** 

Robert Phillip Schuler, P.L.S. Florida Registration # LS 2930 Certificate of Authorization # LB 7827 A & A USED BUSES AND TRUCKS

Field Survey Completed: 8-24-2023 Drawn: JEK/RKM Checked: RPS F.B.: S-93, PG 79 : S-100, PG-57

PROJECT NO.: 34332810B

**BOUNDARY SURVEY** 

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