



Robert E. Lazenby IV

LEGEND:
 FRC = FOUND IRON ROD AND CAP
 FR = FOUND IRON ROD
 SRC = SET 1/2" IRON ROD WITH CAP STAMPED "L88112"
 NOD = NO IDENTIFICATION
 ORB = OFFICIAL RECORD BOOK
 PG = PAGE
 PB = PLAT BOOK
 RW = RIGHT-OF-WAY
 CL = CENTERLINE
 (M) = MEASURED, (D) = DESCRIPTION / DEED,
 (C) = CALCULATED, (P) PLAT
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 SET 1/2" IRON ROD WITH CAP STAMPED "TRAY FT L88112"
 NAVD = NORTH AMERICAN VERTICAL DATUM
 NAD = NORTH AMERICAN DATUM
 LB = LICENSED BUSINESS
 PBL = PARCEL BOUNDARY
 LL = LAND LINES / RW LINES
 CL RW
 RAGGED WETLANDS LINE
 FLOOD HAZARD BOUNDARY

Robert E. Lazenby IV Digitally signed by Robert E. Lazenby IV
 Date: 2022.12.12 12:56:30 -0500

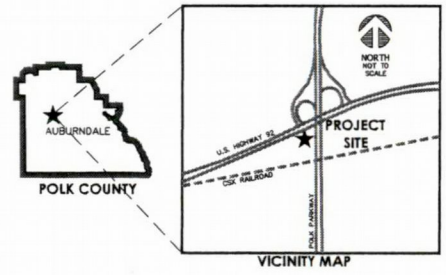
NORTH
 SCALE: 1" = 50'
 0' 50' 100'

LEGAL DESCRIPTION:
 THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 25 EAST, LYING SOUTH OF STATE ROAD NO. 600 (U.S. HIGHWAY NO. 92) AND NORTH OF SEABOARD COAST LINE RAILROAD, LESS THE WEST 1387.43 FEET THEREOF AND LESS THE EAST 450.0 FEET THEREOF, AND LESS AND EXCEPT THE FOLLOWING: ASSUME THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 25 EAST IN POLK COUNTY, FLORIDA, TO BE DUE NORTH-SOUTH; COMMENCE AT THE INTERSECTION OF SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 25 EAST AND THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 92 (STATE ROAD NO. 600) AND RUN THENCE SOUTH 64°52'6" WEST ALONG THE SOUTH RIGHT-OF-WAY THEREOF 489.34 FEET TO THE POINT OF BEGINNING, CONTINUE THENCE SOUTH 64°52'6" WEST ALONG SAID RIGHT-OF-WAY LINE 300 FEET; RUN THENCE SOUTH 09°47' WEST 642.71 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD; RUN THENCE NORTH 79°25'07" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY 282 FEET; RUN THENCE NORTH PARALLEL TO THE SAID EAST LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 25 EAST 709.48 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:
 THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL 103 IN STIPULATED ORDER OF TAKING AND FINAL JUDGMENT RECORDED IN OR BOOK 3563, PAGE 770, AND AMENDED STIPULATED ORDER OF TAKING AND FINAL JUDGMENT RECORDED IN OR BOOK 3576, PAGE 1488, BOTH OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 17, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA; RUN THENCE SOUTH 09°37'23" EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 490.0 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE S.R. 600 (U.S. 92); THENCE SOUTH 64°03'33" WEST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 789.84 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 09°28'11" EAST A DISTANCE OF 87.18 FEET; THENCE SOUTH 64°04'33" WEST A DISTANCE OF 563.27 FEET; THENCE NORTH 00°16'31" WEST A DISTANCE 0.8713 FEET TO THE SAID RIGHT OF WAY LINE; THENCE NORTH 64°04'33" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 562.94 FEET TO THE POINT OF BEGINNING.

- SURVEYORS NOTES:**
1. LAST DATE OF FIELD WORK DECEMBER 8, 2022.
 2. BEARINGS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 1983 2011 ADJUSTMENT FOR THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, BEING 500°37'23".
 3. ELEVATIONS AND BENCH MARKS ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION "G 3517", PD AK5397, AT NORTHING 1,351,446.27, EASTING 707,729.08, ELEVATION = 119.14 RELATIVE TO THE NORTH AMERICAN DATUM OF 1988.
 4. 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 HAS BEEN PERFORMED AS TO HOW THESE LOCATED FEATURES ARE CONNECTED BELOW THE GROUND.
 5. UNDERGROUND ENCROACHMENTS WERE NOT LOCATED. ALL FEATURES SHOWN ON THIS MAP WERE LOCATED FROM VISIBLE EVIDENCE.
 6. THE GROSS AREA OF PARCEL AS SURVEYED IS 5.6467 ACRES.
 7. THE PARCEL HAS BEEN MAPPED LIES IN FLOOD LONE "A" AND FLOOD LONE "C" ACCORDING TO FEMA MAP PANEL 12105C0340G, EFFECTIVE DATE 12/22/2016. FLOOD HAZARD BOUNDARY IS SHOWN ON THIS MAP.
 8. NO CEMETRIES OR BURIAL GROUNDS WERE OBSERVED ON THE PROPERTY.
 9. WETLANDS SHOWN ON THIS MAP WERE FLAGGED BY LAND RESOURCE CONSULTANTS, LLC. WETLAND LINE HAS NOT BEEN VERIFIED BY SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AT TIME OF SURVEY.
 10. SEE SHEET 2 OF 2 FOR ENLARGED WITH WITH TOPOGRAPHIC DATA AND EXISTING FEATURES.
 11. THIS MAP IS INTENDED TO BE DISPLAYED AT 1" = 50' ON SHEET 1 AND 1" = 20' ON SHEET 2.
 12. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE SEARCH. THE DESCRIPTION SHOWN ON THIS MAP IS THE LATEST WARRANTY DEED LISTED ON THE POLK COUNTY PROPERTY APPRAISER WEB SITE, RECORDED IN OFFICIAL RECORDS BOOK 4914, PAGE 1149. THERE MAY BE ADDITIONAL ENCUMBRANCES NOT LISTED IN DEED.
 13. THE BACKGROUND AERIAL SHOWN ON THIS MAP IS FROM LARSEN FLYING IN 2020. THE AERIAL HAS BEEN GEO-REFERENCED FROM THE LARSEN BASE POSITION TO ALIGN WITH PROJECT CONTROL LEGS SURVEYED FEATURES SEEN AERIAL. THIS IMAGE IS SHOWN FOR INFORMATIONAL PURPOSES ONLY, AND THE SURVEYOR DOES NOT GUARANTEE THE ACCURACIES OF THE PHOTOGRAPHIC FEATURES.



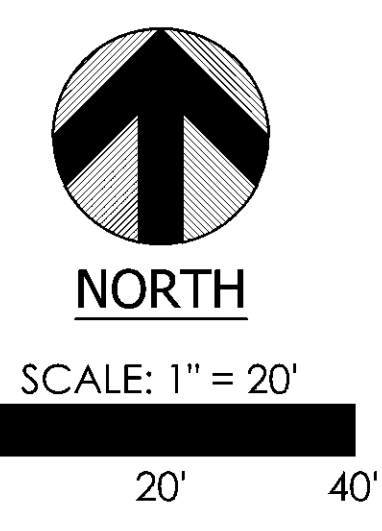
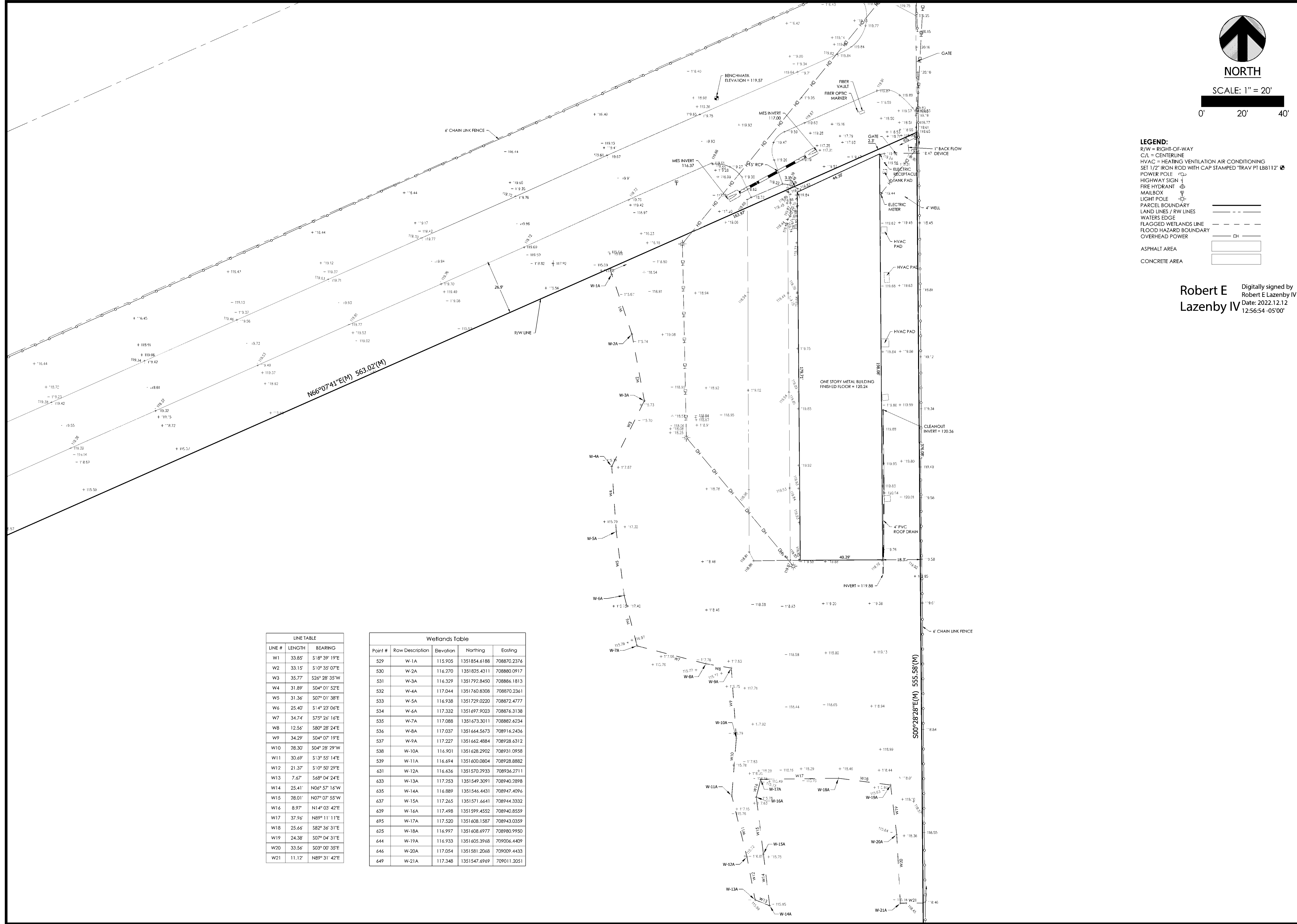
NO.	DATE	APPROVED	DESCRIPTION

DRAWN BY: REL4
 CHECKED BY: REL4

BASEPOINT SURVEYING, INC.

CLIENT: TRADITIONS ENGINEERING
 PROJECT: 1062 HIGHWAY 92
 PROJECT NO. 10921
 SHEET 1 OF 2

Boundary and Topographic Survey
 1062 HIGHWAY 92 W, AUBURNDALE, FL 33823



- LEGEND:**
- R/W = RIGHT-OF-WAY
 - C/L = CENTERLINE
 - HVAC = HEATING VENTILATION AIR CONDITIONING
 - SET 1/2" IRON ROD WITH CAP STAMPED "TRAV PT LB8112"
 - POWER POLE
 - HIGHWAY SIGN
 - FIRE HYDRANT
 - MAILBOX
 - LIGHT POLE
 - PARCEL BOUNDARY
 - LAND LINES / R/W LINES
 - WATERS EDGE
 - FLAGGED WETLANDS LINE
 - FLOOD HAZARD BOUNDARY
 - OVERHEAD POWER
 - ASPHALT AREA
 - CONCRETE AREA

Robert E Lazenby IV
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 Date: 2022.12.12 12:56:54 -05'00'

LINE #	LENGTH	BEARING
W1	33.85'	S 18° 39' 19"E
W2	33.15'	S 10° 35' 07"E
W3	35.77'	S 26° 28' 35"W
W4	31.89'	S 04° 01' 52"E
W5	31.36'	S 07° 01' 38"E
W6	25.40'	S 14° 23' 06"E
W7	34.74'	S 75° 26' 16"E
W8	12.56'	S 80° 28' 24"E
W9	34.29'	S 04° 07' 19"E
W10	28.30'	S 04° 28' 29"W
W11	30.69'	S 13° 55' 14"E
W12	21.37'	S 10° 50' 29"E
W13	7.67'	S 68° 04' 24"E
W14	25.41'	N 06° 57' 16"W
W15	28.01'	N 07° 07' 55"W
W16	8.97'	N 14° 03' 42"E
W17	37.96'	N 89° 11' 11"E
W18	25.66'	S 82° 36' 31"E
W19	24.38'	S 07° 04' 31"E
W20	33.56'	S 03° 00' 35"E
W21	11.12'	N 89° 31' 42"E

Point #	Row Description	Elevation	Northing	Easting
529	W-1A	115.905	1351854.6188	708870.2376
530	W-2A	116.270	1351825.4311	708880.0917
531	W-3A	116.329	1351792.8450	708886.1813
532	W-4A	117.044	1351760.8308	708870.2361
533	W-5A	116.938	1351729.0220	708872.4777
534	W-6A	117.332	1351697.9023	708876.3138
535	W-7A	117.088	1351673.3011	708882.6234
536	W-8A	117.037	1351664.5673	708916.2436
537	W-9A	117.227	1351662.4884	708928.6312
538	W-10A	116.901	1351628.2902	708931.0958
539	W-11A	116.694	1351600.0804	708928.8882
631	W-12A	116.636	1351570.2933	708936.2711
633	W-13A	117.253	1351549.3091	708940.2898
635	W-14A	116.889	1351546.4431	708947.4096
637	W-15A	117.265	1351571.6641	708944.3332
639	W-16A	117.498	1351599.4552	708940.8559
695	W-17A	117.520	1351608.1587	708943.0359
625	W-18A	116.997	1351608.6977	708980.9950
644	W-19A	116.933	1351605.3968	709006.4409
646	W-20A	117.054	1351581.2068	709009.4433
649	W-21A	117.348	1351547.6969	709011.2051

NO.	DATE	APPROVED	DESCRIPTION

EMAIL: r.lazenby@basepoint.com
 basepointurveying.com
 1062 HIGHWAY 92
 AUBURNDALE, FL 33823

BASEPOINT SURVEYING, INC.

CLIENT: TRADITIONS ENGINEERING
 PROJECT: 1062 HIGHWAY 92

Boundary and Topographic Survey
 1062 HIGHWAY 92 W, AUBURNDALE, FL 33823

PROJECT NO. 10921
 SHEET 2 OF 2