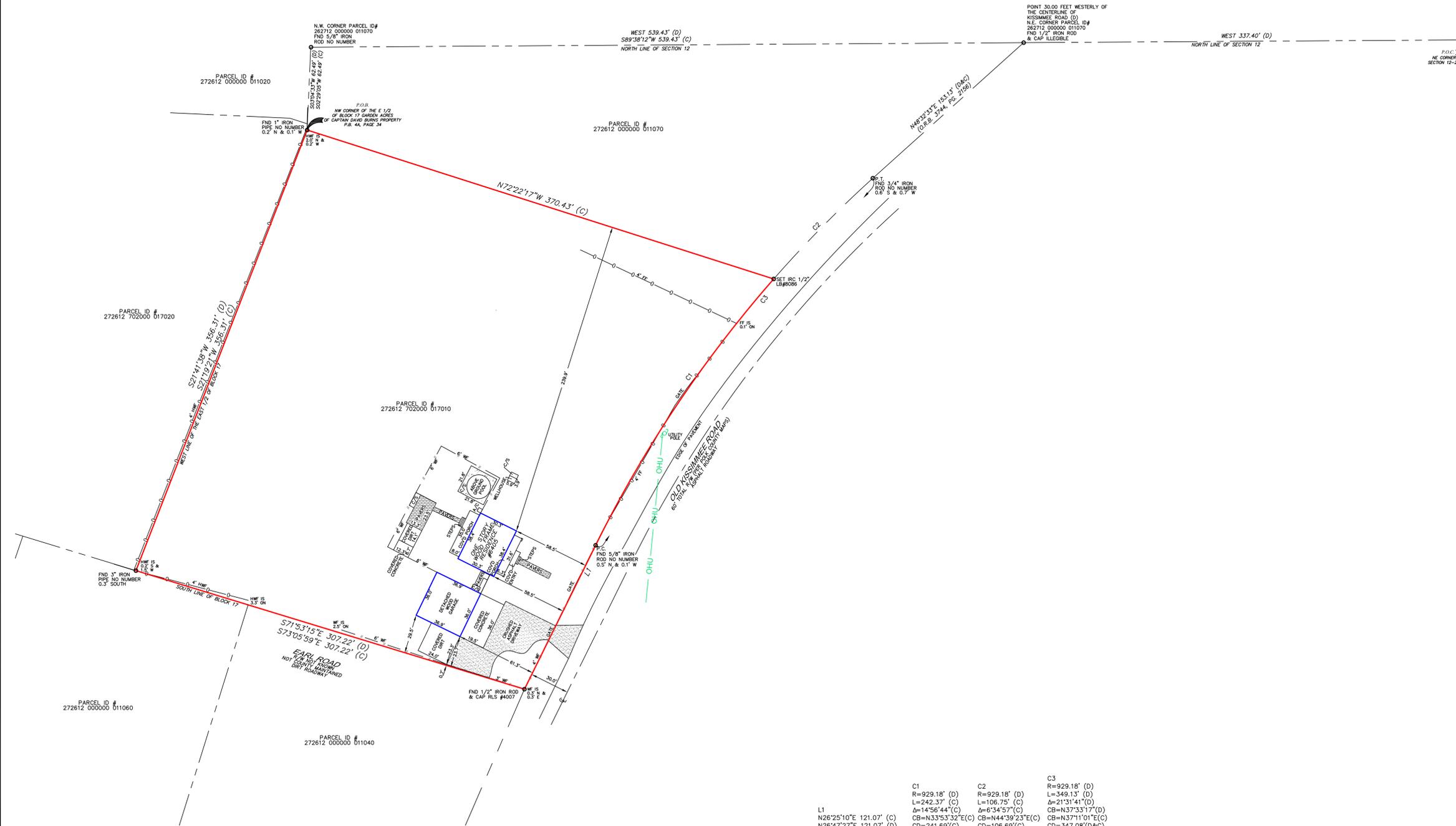


# BOUNDARY SURVEY

**Legal Description:**  
A portion of the lands described in Official Records Book 3744, Page 2155 of the Public Records of Polk County, Florida, being more particularly described as follows:

(As written by surveyor)  
Commence at the Northeast corner of Section 12, Township 26 South, Range 27 East, Polk County, Florida; thence run West, along the North line of said Section 12, a distance of 337.40 feet, to a point 30.00 feet West of the centerline of the Kissimmee Road; thence run S89°38'12"W along said North line, a distance of 539.43 feet; thence depart said North line, run South 02°29'05" West, a distance of 62.48 feet, to the Northwest corner of the East one-half of Block 17, GARDEN ACRES OF CAPTAIN DAVID BURNS PROPERTY as recorded in Plat Book 4A, at Page 34, of the Public Records of Polk County, Florida and the Point of Beginning; thence run South 21°19'21" West along the West line of the East one-half of Block 17, GARDEN ACRES, a distance of 356.31 feet to the South line of line of said Block 17, GARDEN ACRES; thence run South 73°05'59" East, along said South line, a distance of 307.22 feet to a point 30.00 feet West of the centerline of said Old Kissimmee Road; thence run North 26°25'10" East, along a line 30.00 feet and parallel with the centerline of said road, a distance of 121.07 feet to a point of curvature; thence with the arc of a curve to the right, having for its elements: a central angle of 14°56'44", a radius of 929.18 feet, a chord which bears North 33°53'32" East, a chord distance of 241.69 feet along an arc of 242.37 feet to a point; thence run North 72°22'17" West, a distance of 370.43 feet to the Point of Beginning.

Containing 116,527.6 square feet, or 2.7 acres, more or less.



Legend:			
	= CONCRETE		= WELL
	= ASPHALT		= SEWER MANHOLE
	= VERIZON RISER		= FIRE HYDRANT
	= WATER METER		= TRANSFORMER
	= PHONE RISER		= LIGHT POLE
	= CABLE RISER		= SANITARY CLEANOUT
	= CHAIN LINK FENCE		
	= WOOD FENCE		
	= VINYL FENCE		
	= BARBED WIRE FENCE		
	= HOG WIRE FENCE		
	= FIELD FENCE		
	= PLAT		
	= MEASURED		
	= DEEDED		
	= CALCULATED		
	= POINT OF CURVATURE		
	= POINT OF COMPOUND CURVATURE		
	= POINT OF REVERSE CURVATURE		
	= POINT OF INTERSECTION		
	= POINT OF TANGENCY		
	= CONCRETE MONUMENT		
	= PERMANENT CONTROL POINT		
	= POINT OF BEGINNING		
	= POINT OF COMMENCEMENT		
	= PERMANENT REFERENCE MONUMENT		
	= IRON PIPE		
	= IRON ROD		
	= IRON ROD & CAP		
	= NAIL AND DISK		
	= CENTER LINE		
	= RIGHT OF WAY		
	= RADIUS		
	= ARC LENGTH		
	= CENTRAL ANGLE		
	= CHORD DISTANCE		
	= CHORD BEARING		
	= FOUND		
	= PAGES		
	= PLAT BOOK		
	= DRAINAGE AND UTILITY EASEMENT		
	= DRAINAGE EASEMENT		
	= UTILITY EASEMENT		
	= AIR CONDITIONER		
	= CONCRETE SLAB		
	= CONCRETE		
	= POOL EQUIPMENT		
	= IDENTIFICATION		
	= OFFICIAL RECORD BOOK		
	= LICENSES BUSINESS		
	= LICENSED SURVEYOR		
	= CABLE TV RISER		
	= EDGE OF PAVEMENT		
	= CONCRETE BLOCK WALL		
	= COVERED		
	= OVERHEAD UTILITY LINE		
	= MINIMUM BUILDING SETBACK LINE		

C1	C2	C3
R=929.18' (D)	R=929.18' (D)	L=349.13' (D)
L=242.37' (C)	L=106.75' (C)	A=21°31'41" (D)
Δ=14°56'44" (C)	Δ=6°34'57" (C)	CB=N37°33'17" (D)
CB=N33°53'32" E (C)	CB=N44°39'23" E (C)	CB=N37°11'01" E (C)
CD=241.69' (C)	CD=106.69' (C)	CD=347.08' (D&C)

**Surveyor's Notes:**  
1. The surveyor has not abstracted the land shown hereon for easements, right of way, or restrictions of record which may affect the title or use of the land.  
2. No underground improvements have been located except as shown.  
3. The property shown hereon appears to lie in "Zone X" - an area of minimal flood hazard, and in "Zone A" an area of special flood hazard with no established base flood elevation, according to FIRM Map Number 12105C0235H, with an effective date of 12/22/2016. The surveyor makes no guarantees as to the above statement. Contact your local floodplain official or F.E.M.A. agent for verification.  
4. The survey shown hereon was conducted with the benefit of a current title commitment - Westcor Land Title Insurance Company File #23-101, with an effective date of 07/21/2023.  
5. This surveyor did not review the covenants and restrictions of the plat named in the legal description shown above.  
6. Ownership of fences shown hereon, if any, was not determined by this survey, said fences were located only where dimensioned and may not run straight.  
7. Symbols shown hereon are not to scale and are for informational purposes only.  
8. There may be easements and restrictions of record and/or private agreements not furnished to the surveyor or shown on this survey that may affect property rights and/or land use rights of the subject property.

**DEEP SOUTH SURVEYING**

596 Terranova Circle  
Winter Haven, Florida 33884  
863.797.3366  
deepsouthsurveying@gmail.com  
Certificate of Authorization LB8086

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

08/02/2023

**David P. Winters, LS #7034**

NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Certified to/ for the exclusive use of:  
Charles Akers  
Guaranteed Rate Affinity, LLC, ISAOA/ATIMA  
East Coast Title and Escrow LLC  
Westcor Land Title Insurance Company

**Basis of Bearing:**  
Bearings shown hereon are based on the Northerly lot line, being S72°22'17"E, assumed.

**Property Address:**  
6405 Old Kissimmee Road  
Davenport, Florida 33896

This Survey is intended for mortgage or refinance purposes only. Exclusively for use by those to whom it is certified. This Survey is not to be used for construction, permitting, design, or any other use without the written consent of DEEP SOUTH SURVEYING, INC. PHOTOCOPIING FORBIDDEN. COPYRIGHTED MATERIAL. ©

SURVEY NO. :	23060022	SHEET NO.:
FIELD DATE:	06/29/2023	
REVIEWED BY:	S.D.B.	
SURVEYED BY:	E.W.B.	
DRAWN BY:	T.G.K.	1 of 1