

VIZCAYA SURVEYING AND MAPPING INC. BOUNDARY SURVEY

SECTION 12, TOWNSHIP 28S, RANGE 23E, POLK COUNTY

PROPERTY ADDRESS:
XXX W MEMORIAL BLVD
LAKELAND, FL 33815

PARENT TRACT ADDRESS:
309 W MEMORIAL BLVD
LAKELAND, FL 33815
(PARCEL ID. 23-28-12-048500-023010)

PARENT TRACT DESCRIPTION:
LOT 1, BLOCK 23, MCRAE AND BRYANTS SECONDS ADDITION TO LAKELAND FLORIDA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 55, & PLAT BOOK 2, PAGE 99 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

AND

PARENT TRACT ADDRESS:
305 W MEMORIAL BLVD
LAKELAND, FL 33815
(PARCEL ID. 23-28-12-049000-023050)

PARENT TRACT DESCRIPTION:
LOTS 5 AND 6, BLOCK 23, MCRAE AND BRYANTS SECONDS ADDITION TO LAKELAND FLORIDA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 55, & PLAT BOOK 2, PAGE 99 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PROPOSED LEGAL DESCRIPTION (COMBINED):
LOTS 1, 5 & 6, BLOCK 23, MCRAE AND BRYANTS SECONDS ADDITION TO LAKELAND FLORIDA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 55, & PLAT BOOK 2, PAGE 99 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
COMMUNITY: CITY OF LAKELAND - 120267
MAP/PANEL NO. 12105C0315G
SUFFIX: G
FIRM DATE: 12/22/2016
FLOOD ZONE: X

THERE MAY BE LEGAL RESTRICTIONS ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN ON THE MAP OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF POLK COUNTY, OR THE RECORDS OF ANY OTHER PUBLIC AND PRIVATE ENTITIES AS THEIR JURISDICTIONS MAY APPEAR.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS

THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A BOUNDARY SURVEY ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

LEGAL DESCRIPTION WAS FURNISHED BY THE CLIENT.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THIS SURVEY AND MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT UNLESS OTHERWISE SHOWN.

BEARINGS AS SHOWN HEREON ARE BASED UPON AN ASSUMED VALUE OF S89°37'33"W FOR THE NORTH RIGHT OF WAY LINE OF W MEMORIAL BOULEVARD AS DEPICTED ON THE MAP OF SURVEY.

LEGAL DESCRIPTION SUBJECT TO ANY DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR RECORDED EASEMENTS.

THE SURVEYOR MAKES NO REPRESENTATION AS TO OWNERSHIP, POSSESSION OR OCCUPATION OF THE SUBJECT PROPERTY BY ANY ENTITY OR INDIVIDUAL.

SUBSURFACE IMPROVEMENTS AND/OR ENCROACHMENTS WITHIN, UPON, ACROSS, ABUTTING OR ADJACENT TO THE SUBJECT PROPERTY WERE NOT LOCATED AND ARE NOT SHOWN.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

CERTIFY TO:

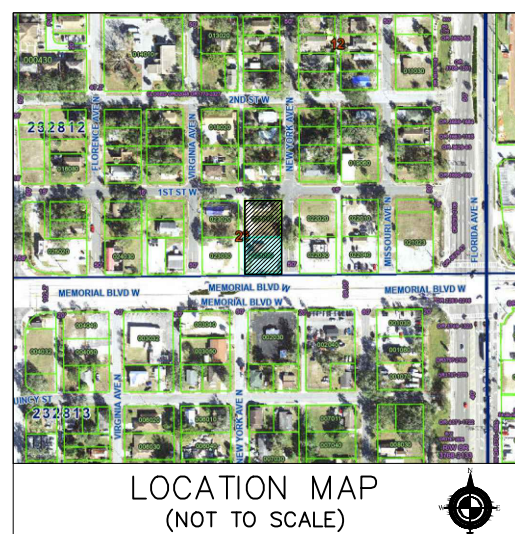
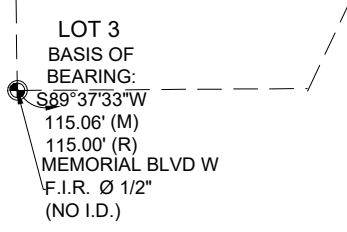
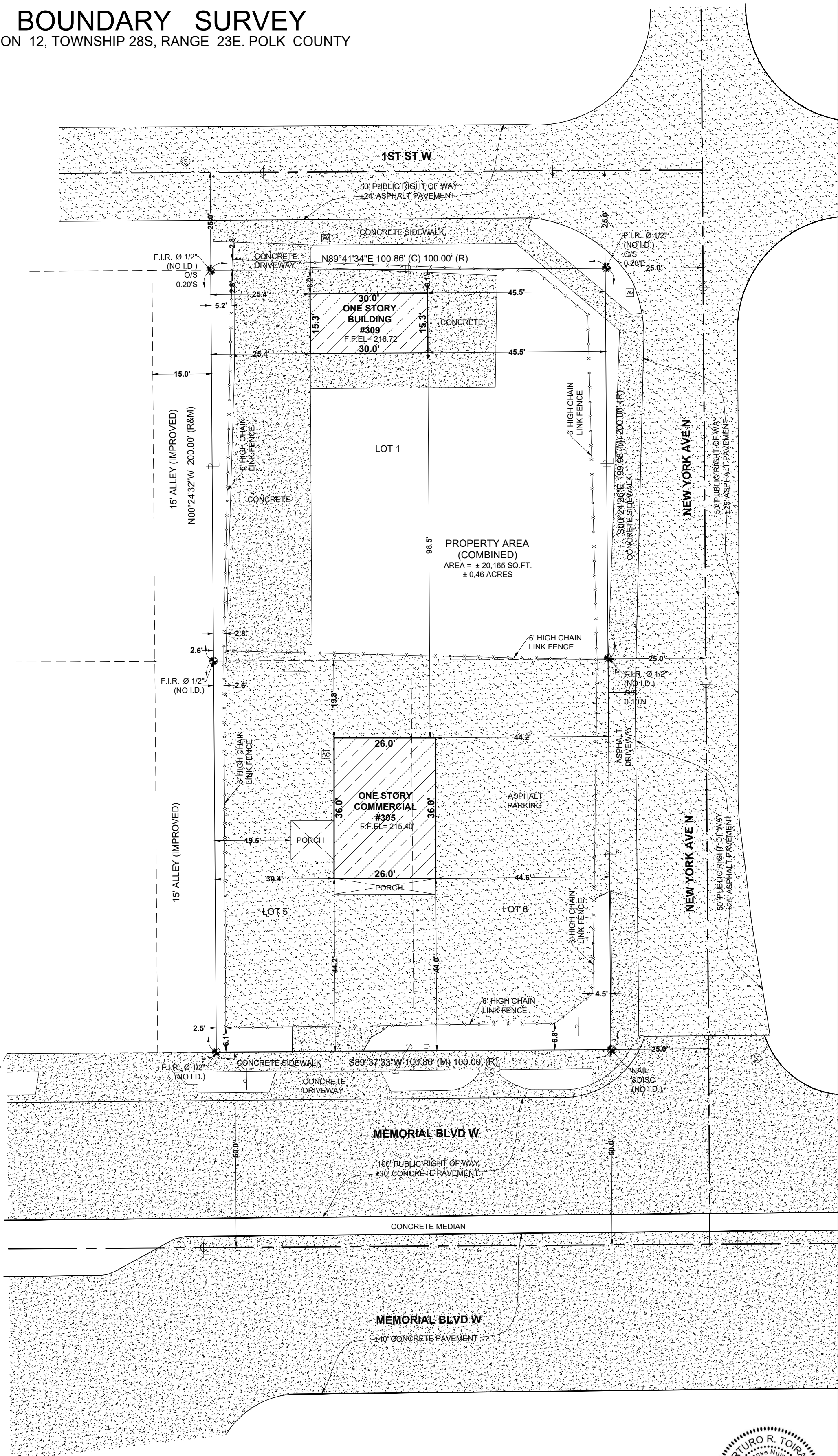
ANTAR ABDULLAH

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THIS "BOUNDARY SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND FURTHER THAT SAID "BOUNDARY SURVEY" MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING RULE, CHAPTER 472.027 OF THE FLORIDA STATUTES.

10-31-2025

ARTURO TOIRAC
PROFESSIONAL LAND SURVEYOR No. 3102
STATE OF FLORIDA



DRAWING BY: 240ENGINEERING & DESIGN INC
240engineeringanddesign@gmail.com

JOB No.: 251027C

ESCALE: 1" = 20'

CONTENT: BOUNDARY SURVEY

Survey is not covered by Professional Liability Insurance.		LEGEND OF SURVEY ABBREVIATIONS	
ORIGINAL FIELD DATE 10/24/2025	REVISIONS:	A = ARC LENGTH	A/C = AIR CONDITIONING PAD
DRAWN J.C.	SHEET No. 1/1	Alum.F = ALUMINUM FENCE	BLDG = BUILDING
		B/C = BLOCK CORNER	(C) = CALCULATED
		C.B.S. = CONCRETE BLOCK STRUCTURE	CH. = CHORD DISTANCE
		CL = CENTER LINE	CLF = CHAIN LINK FENCE
		CLP = CONC. LIGHT POLE	CONC. = CONCRETE
		D.E. = DRAINAGE EASEMENT	Δ = CENTRAL ANGLE
		E = ELECTRIC SERVICE BOX	EM = ELECTRIC METER (CAN)
		F.D.H. = FOUND DRILL HOLE	F.H. = FIRE HYDRANT
		F.I.P. = FOUND IRON PIPE	F.R. = FOUND REBAR
		○ = FIRE HYDRANT	
		F.N. = FOUND NAIL	G = GAS METER
		L.P. = LIGHT POLE	MH = MAN HOLE
		(M) = MEASURED	M/L = MONUMENT LINE
		N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM	N.T.S. = NOT TO SCALE
		OE = OVERHEAD ELECTRIC LINES	P.B. = PLAT BOOK
		⊕ = POWER POLE + TRANSFORMER	PG. = PAGE
		P.R.M. = PERMANENT REFERENCE MONUMENT	P/L = PROPERTY LINE
		(R) = RECORDED	RAD = RADIAL
		RES. = RESIDENCE	R/W = RIGHT OF WAY
		S = SEWER MANHOLE	SEC. = SECTION
		S.I.P. = SET IRON PIPE NO.	S/L = SET BACK LINE
		STY. = STORY	TRANSFORMER
		SWK. = SIDEWALK	T = TELEPHONE SERVICE BOX
		TV = TV CABLE SERVICE BOX	U.D.E. = UTILITY & DRAINAGE EASEMENT
		U.E. = UTILITY EASEMENT	U.M.E. = UTILITY & MAINTENANCE EASEMENT
		U.P. = UTILITY POLE	W = WATER WELL
		W/M = WATER METER	