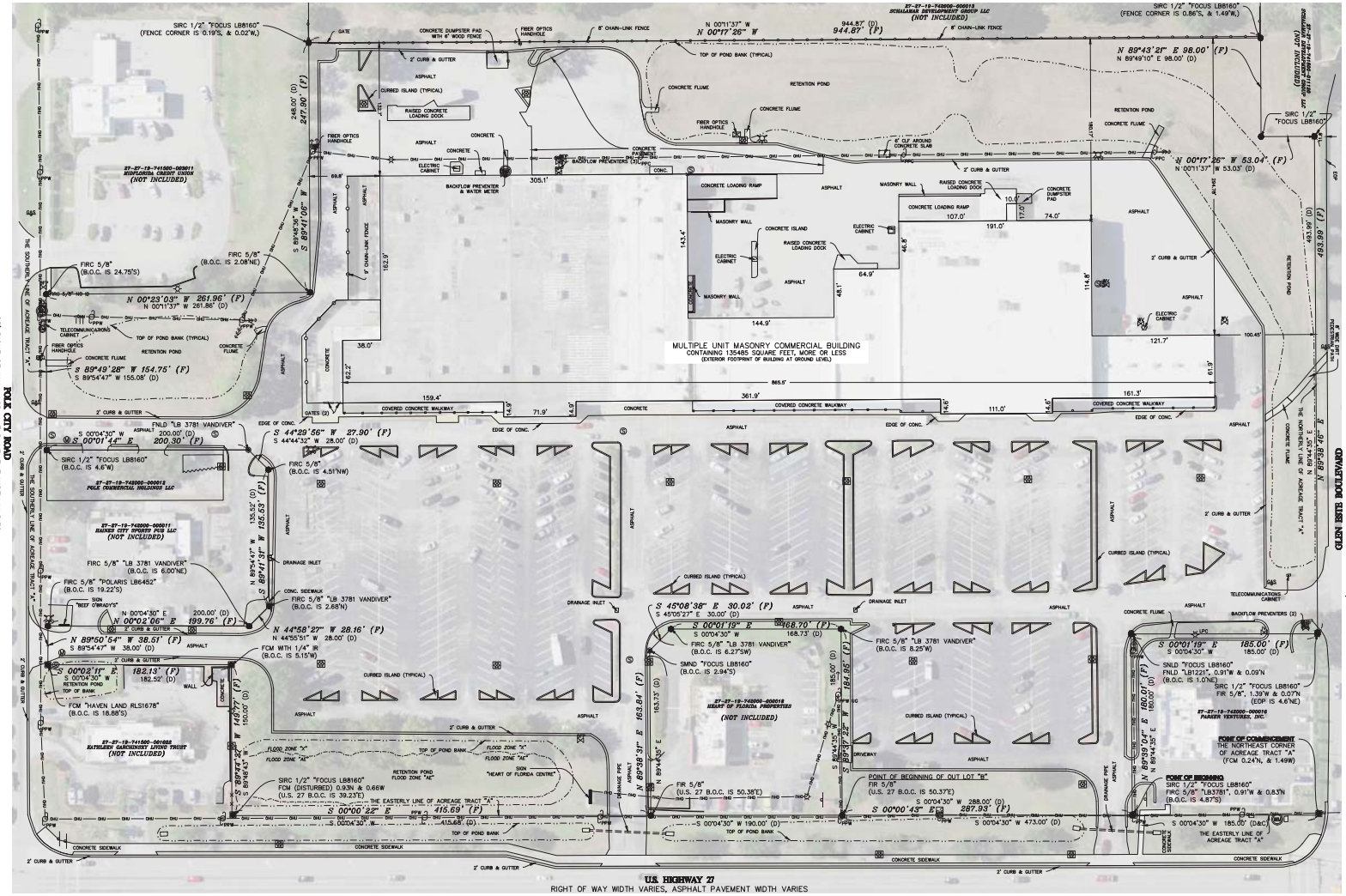

LEGAL DESCRIPTION:

A PART OF ACREAGE TRACT "A" OF HOME ACRES, SECOND REPLAT, RECORDED IN PLAT BOOK 75, PAGE 48, PUBLIC RECORDS OF POLK COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS: COMMENCE AT THE NORTHEAST CORNER OF SAID ACREAGE TRACT "A"; RUN THENCE SOUTH 00 DEGREES 04 MINUTE 30 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID ACREAGE TRACT "A", 185.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS WEST, 288.00 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 35 SECONDS WEST, 185.00 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS WEST, 168.73 FEET; THENCE SOUTH 45 DEGREES 05 MINUTES 27 SECONDS EAST, 30.00 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 35 SECONDS EAST, 163.73 FEET TO THE SAID EASTERLY LINE; THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS WEST, 415.68 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 36 SECONDS WEST, 150 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS WEST, 182.52 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 47 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID ACREAGE TRACT "A", 38.00 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 30 SECONDS EAST, 200.00 FEET; THENCE NORTH 44 DEGREES 55 MINUTES 51 SECONDS WEST, 28.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 47 SECONDS WEST, 135.52 FEET; THENCE SOUTH 44 DEGREES 44 MINUTES 32 SECONDS WEST, 28.00 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS WEST, 200.00 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 47 SECONDS WEST, ALONG SAID SOUTHERLY LINE, 155.08 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 37 SECONDS WEST, 261.86 FEET; THENCE SOUTH 89 DEGREES 48 MINUTES 36 SECONDS WEST, 248.00 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 37 SECONDS WEST, 944.87 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 10 SECONDS EAST, 98.00 FEET; THENCE NORTH 00 DEGREES 11 MINUTES 37 SECONDS WEST, 53.03 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 35 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID ACREAGE TRACT "A", 493.99 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS WEST, 185.00 FEET; THENCE NORTH 89 DEGREES 44 MINUTES 35 SECONDS EAST, 180.00 FEET TO THE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS, DELIVERY, STORM DRAINAGE AND MAINTENANCE AS SET FORTH IN DECLARATION OF EASEMENT AND COVENANTS RECORDED IN OFFICIAL RECORDS BOOK 2364, PAGE 445, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1. All distances and bearings shown hereon are grid values based on the Florida State Plane Coordinate System, North American Datum of 1983, Florida East Zone, adjustment of 2011 and referenced to the easterly line ACREAGE TRACT "A" of HOME ACRES, SECOND REPLAT, as recorded in Plat Book 75, page 48, lying in Section 19, Township 27 South, Range 27 East, having a grid bearing of South 00°00'43" East.
2. All surveyed and calculated coordinates shown hereon are grid values referenced to the Florida State Plane Coordinate System, Florida East Zone North American Datum of 1983, Adjustment of 2011. coordinates are referenced to NGS station " PA 43" (PID# AJ4642) (N= 1,381,659.924, E= 772,434.100). The station is a standard 9-centimeter aluminum disk, stamped "PA43 1994" , set in a prefabricated concrete post imbedded in ground, the surface of which is 1' below ground. The mark is about 2 miles north of Haines City in the median of U.S. Highway 27, in Section 17, Township 27 South, Range 27 East. To reach the mark from the overpass of U.S. Highway 27 and U.S. Highway 17 & 92 in Haines City, go north on U.S. Highway 27 for 2.05 miles to the mark on the left in the median
3. The property shown hereon appears to lie in Federal Emergency Management Agency Flood Zones "AE" and "X", as shown on the Flood Insurance Rate Map community panel number 12105C0357G as prepared by the Federal Emergency Management Agency. Map revised date December 22, 2016.The Federal Emergency Management Agency Flood Zone "AE" is located near the southeasterly corner of the property boundary as shown hereon, having a Base Flood Elevation (BFE) of 137.6 feet, referenced to the North American Vertical Datum of 1988 (NAVD88). The delineation line shown hereon is approximate.
4. No underground utilities, improvements, installations, or foundations have been located unless shown hereon.
5. Attention is directed to the fact that this drawing may have been altered in size by reproduction. This must be considered when obtaining scaled data.
6. Symbols are not to scale.
7. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
8. This survey map or copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper.
9. This survey is prepared for the sole and exclusive benefit of the parties listed hereon and shall not be relied upon by any other entity or individual.
10. Property has an area of 765,396 square feet or 17.57 acres, more or less.
11. This firm was provided a copy of Commitment for Title Insurance, File No: 2037-4330676, Issuing Office File Number: 40055, Commitment Date: May 06, 2019 @ 8:00 AM, Issuing Agent: Sirote & Permutt, P.C., issued by First American Title Insurance Company. According to schedule B-II of the commitment, the lands shown hereon are subject to the following documents recorded in the Public Records of Polk County, Florida, and applicable as matters of survey:

    12.1 Exception 11: Distribution Easement in favor of Florida Power Corporation recorded August 15, 1984 in Book 2261, Page 1281. – The description of this distribution easement encompasses the entire boundary shown hereon and would, apparently, be applicable to the entire property.

    12.2 Exception 12: Declaration of Covenants, Conditions and Restrictions recorded October 8, 1985 in Book 2364, Page 445, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). – A review of this document reveals an easement for ingress, egress, delivery, storm drainage and maintenance. These easements appear to run with the land and would be applicable to the entire property shown hereon.

SURVEY CERTIFIED TO:

First American Title Insurance Company
Sirote & Permutt, P.C.
MidFlorida Credit Union
Clerlady, LLC
Valscot, LLC

DATE:

SURVEY DATE: 8/28/2019

ROBERT F. THOMPSON, P.S.M.
FLORIDA REGISTRATION #7036

GRAPHIC SCALE
20 0 20 40
(IN FEET)
1 inch = 20 feet
NORTH

ABBREVIATIONS

(C)	=	CALCULATED VALUE
(D)	=	DEED/DESCRIPTION VALUE
(F)	=	FIELD MEASUREMENT
(P)	=	PLAT DIMENSION
B.O.C.	=	BACK OF CURB
BFP	=	BACKFLOW PREVENTER
CLF	=	CHAIN-LINK FENCE
CM	=	CONCRETE MONUMENT
CO	=	COUNTY
COR.	=	CORNER
CORP	=	CORPORATION
FCM	=	FOUND 4"x4" CONCRETE MONUMENT
FIR	=	FOUND IRON ROD
FIRC	=	FOUND IRON ROD AND CAP
FND.	=	FOUND
FNLD	=	FOUND NAIL AND DISC
GPS	=	GLOBAL POSITIONING SYSTEM
IP	=	IRON PIPE
IRC	=	IRON ROD AND CAP
LB	=	LICENSED BUSINESS (LAND SURVEYING BUSINESS)

ABBREVIATIONS (CONTINUED)

LS	=	LICENSED SURVEYOR
M.O.L.	=	MORE OR LESS
MB	=	MAP BOOK
NGS	=	NATIONAL GEODETIC SURVEY
NGVD	=	NATIONAL GEODETIC VERTICAL DATUM
ORB	=	OFFICIAL RECORDS BOOK
PB	=	PLAT BOOK
PG/PGS	=	PAGE/PAGES
PLS	=	PROFESSIONAL LAND SURVEYOR
POB	=	POINT OF BEGINNING
PPW	=	POWER POLE – WOOD
PSM	=	PROFESSIONAL SURVEYOR AND MAPPER
R/W	=	RIGHT-OF-WAY
RLS	=	REGISTERED LAND SURVEYOR
SIRC	=	SET 1/2" IRON ROD AND CAP "FOCUS LB 8160"
SNLD	=	SET NAIL AND DISC "FOCUS LB 8160"
TOB	=	TOP OF BANK
TOE	=	TOE OF SLOPE/BANK

SYMBOLS

- GUY ANCHOR
- POWER POLE – WOOD
- POWER POLE – METAL
- POWER POLE –CONCRETE
- LIGHT POLE – METAL
- LIGHT POLE – WOOD
- LIGHT POLE – CONCRETE
- SANITARY SEWER MAN HOLE
- BACKFLOW PREVENTER
- WATER METER

SYMBOLS (CONTINUED)

- ELECTRIC METER
- FIRE HYDRANT
- MONITORING WELL COVER
- TELECOMMUNICATIONS BOX
- BURIED FIBER OPTICS DELINEATOR
- BURIED GAS DELINEATOR
- IRRIGATION VALVE
- WATER VALVE
- SINGLE SUPPORT SIGN

LINE TYPES

- OHU — OHU — = OVERHEAD UTILITY LINES
- = TOP OF SLOPE OR BANK
- = CHAIN-LINK FENCE
- = WOOD FENCE

FOCUS SURVEYING & MAPPING, L.L.C.
CERTIFICATE OF AUTHORIZATION NUMBER LB 8160
1709 MOCKINGBIRD LANE, LAKELAND, FLORIDA 33801
TELEPHONE (863) 940-3012

#	REVISIONS	DATE	BY
1	ADDED LEGAL DESCRIPTION FROM COMMITMENT FOR TITLE INSURANCE		

PROJECT NUMBER: 771919-1

DRAWN BY:	RFT
DRAWN DATE:	8/22/2019
FIELD BOOK:	05

35874-35938 U.S. Highway 27

A BOUNDARY SURVEY
LYING IN SECTION 19, TOWNSHIP 27 SOUTH, RANGE 27 EAST

Focus Surveying & Mapping

SHEET 1 OF 1