# Boundary Survey

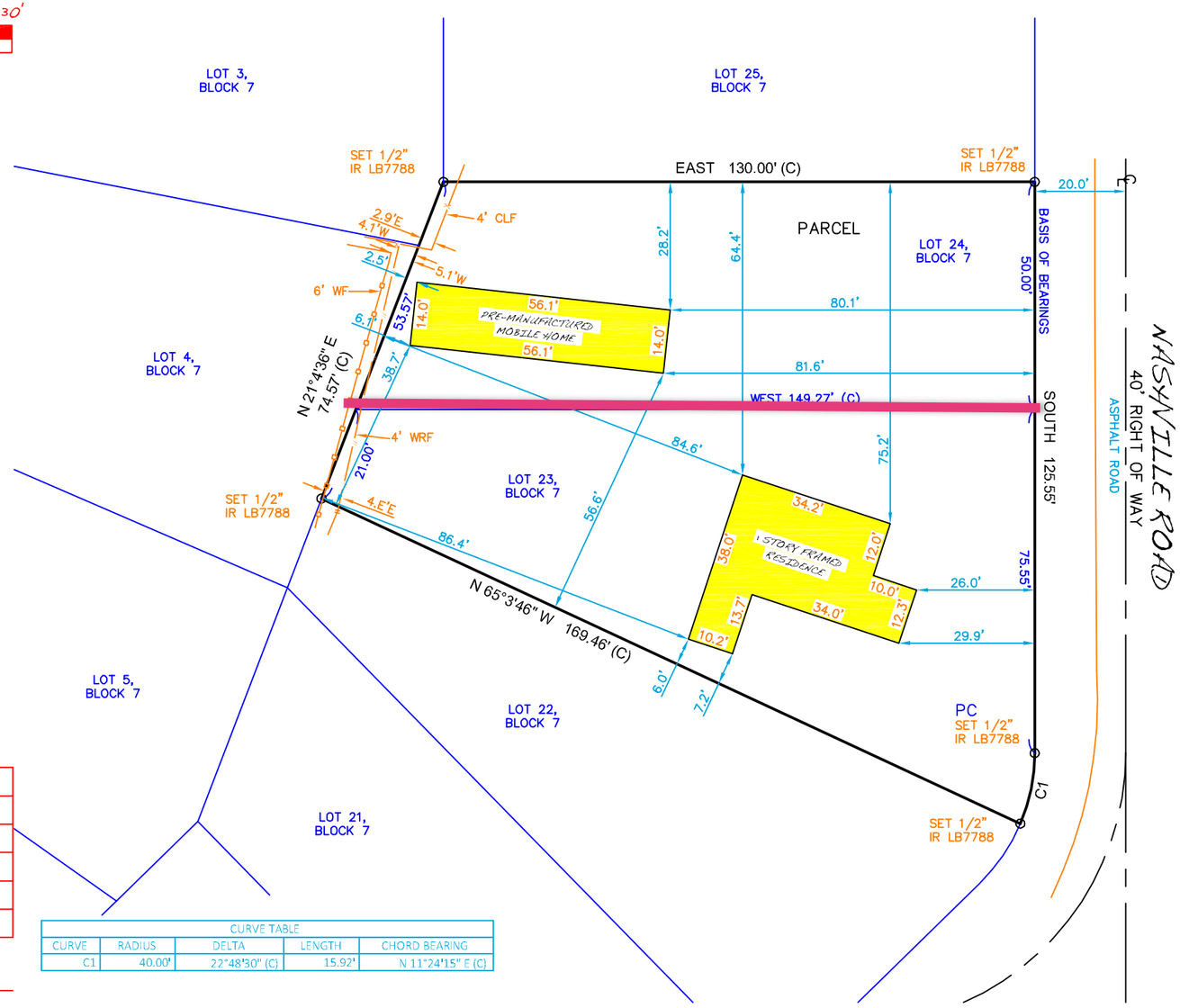
EASEMENT NOTE:
SUBJECT TO RECORDED EASEMENTS NOT SHOWN ON PLAT.

1" 0 30'
SCALE: 1"=30'

ADDRESS
713 NASHVILLE ROAD
LAKELAND, FL 33801

LEGEND

| | |
|---|---|
| O | = Iron Rod & Cap (IR) |
| OR Book | = Official Record Book |
| (C) | = Calculated Distance |
| clf | = Chainlink Fence |
| wf | = Wood Fence |
| wrf | = Wire Fence |
| FND | = Found |
| ID | = Identification |
| LB | = Licensed Business |
| PC | = Point of Curvature |




| CURVE TABLE | | | | |
|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD BEARING |
| C1 | 40.00' | 22°48'30" (C) | 15.92' | N 11°24'15" E (C) |

| | |
|---|---|
| JOB #: VLSR24-71181 | |
| CLIENT #: . | |
| FIELD DATE: 03-07-24 | CREW: 3800 |
| DRAFTER: ER | |
| APPROVED: EWD | |
| SCALE: 1" = 30' | |

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X
Borrower's Acknowledgment and Acceptance

X
Borrower's Acknowledgment and Acceptance

**CERTIFIED TO: (AS FURNISHED)**
SOAK & RUM 7 LLC

FLOOD ZONE

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREAS DETERMINED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER F.I.R.M. PANEL NUMBER 12105C0311G, LAST REVISION DATE 12-22-16, PER MAPWISE WEBSITE. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

LIST OF POSSIBLE ENCROACHMENTS:
FENCES CROSS PROPERTY LINE
OWNERSHIP OF FENCES NOT DETERMINED

BASIS OF BEARING
BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY OF NASHVILLE ROAD WHICH HAS AN ASSUMED BEARING OF SOUTH.

## Legal Description

(per OR Book 12783, Pages 345-346)

Lots 23 and 24, Block 7, EDGEWOOD PARK, according to the map or plat thereof as recorded in Plat Book 13, Page 2, Public Records of Polk County, Florida.

NOTES
1. Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this survey.
2. The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes.
3. Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
4. The property shown hereon is subject to all easements, restrictions and reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
5. Building ties and dimensions for improvements should not be used to reconstruct boundary lines.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

LB 7788

VISIONLAND SERVICE

941 S Pennsylvania Ave, Winter Park, FL 32789 | (888) 399- 8474

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

ERNEST W. DUNCAN LICENSE NO. 5182 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Ernest W. Duncan, PSM DATED: 03-14-24
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #5182
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

| DATE | REVISION | DATE | REVISION |
|---|---|---|---|
| | | | |