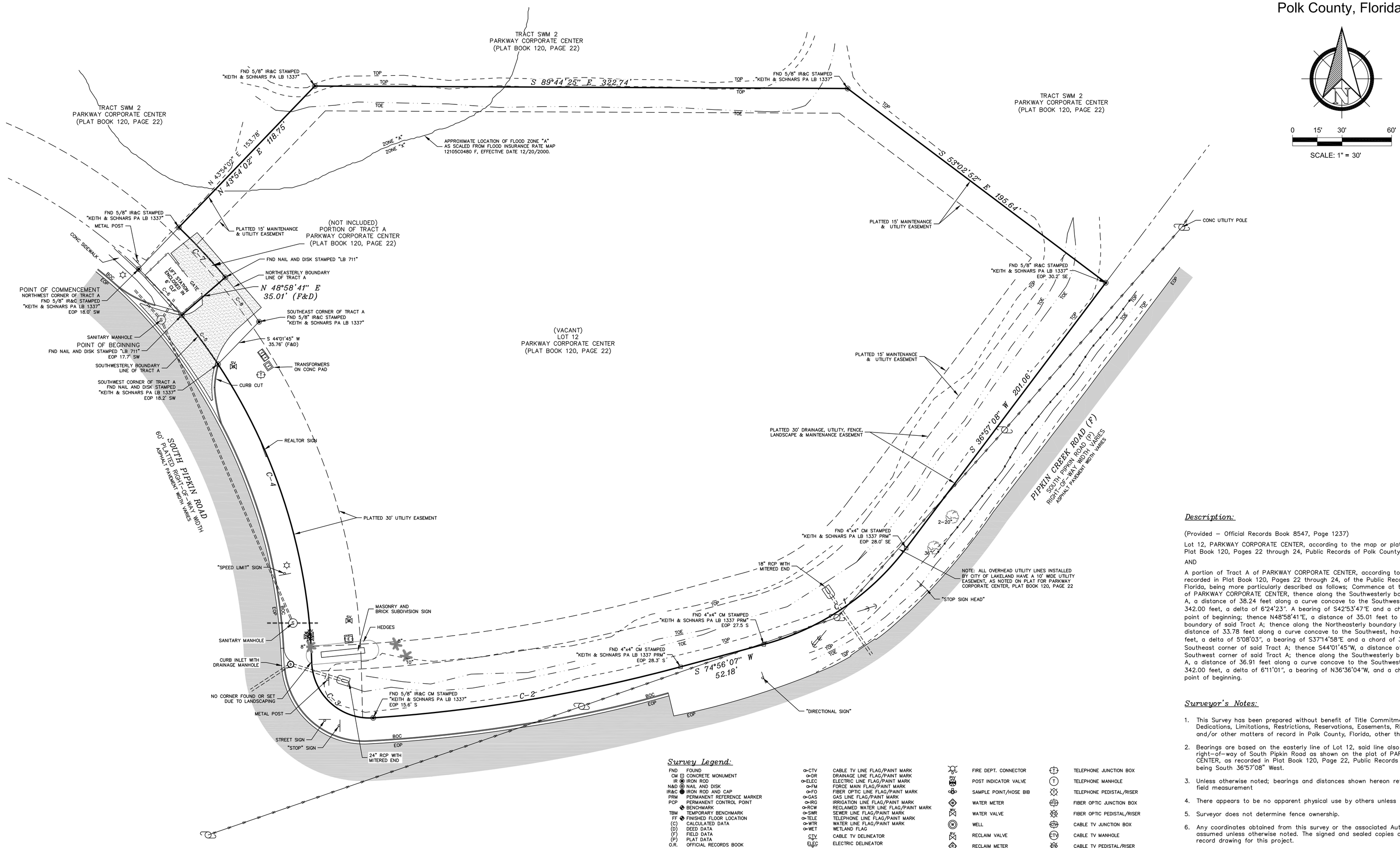
Boundary and Topographic Survey

Section 03, Township 29 South, Range 23 East
Polk County, Florida



Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C-1 (F&P)	160.00'	106.07'	037°59'00"	S 55°56'38" W	104.14'
C-2 (F&P)	960.00'	189.00'	011°16'47"	S 80°34'31" W	188.69'
C-3 (F&P)	35.00'	56.40'	092°19'15"	N 47°37'28" W	50.49'
C-4 (P)	342.00'	228.19'	038°13'44"	N 20°34'16" W	223.98'
C-5 (F&D)	342.00'	36.91'	006°11'01"	N 36°36'04" W	36.89'
C-6 (F&D)	342.00'	38.24'	006°24'23"	S 42°53'47" E	38.22'
C-7 (P)	377.00'	41.34'	006°16'56"	N 42°57'03" W	41.32'
C-8 (F&D)	377.00'	33.78'	005°08'03"	S 37°14'58" E	33.77'

Survey Legend:

FND	FOUND	CTV	CABLE TV LINE FLAG/PAINT MARK
CM	CONCRETE MONUMENT	DR	DRAINAGE LINE FLAG/PAINT MARK
IR	IRON ROD	ELEC	ELECTRIC LINE FLAG/PAINT MARK
N&D	NAIL AND DISK	FM	FORCE MAIN FLAG/PAINT MARK
IR&C	IRON ROD AND CAP	FO	FIBER OPTIC LINE FLAG/PAINT MARK
PRM	PERMANENT REFERENCE MARKER	GAS	GAS LINE FLAG/PAINT MARK
PCP	PERMANENT CONTROL POINT	IRG	IRRIGATION LINE FLAG/PAINT MARK
	BENCHMARK	RCW	RECLAIMED WATER LINE FLAG/PAINT MARK
TBM	TEMPORARY BENCHMARK	SWR	SEWER LINE FLAG/PAINT MARK
FF	FINISHED FLOOR LOCATION	TELE	TELEPHONE LINE FLAG/PAINT MARK
(C)	CALCULATED DATA	WTR	WATER LINE FLAG/PAINT MARK
(D)	DEED DATA	WET	WETLAND FLAG
(F)	FIELD DATA	CTV	CABLE TV DELINEATOR
(P)	PLAT DATA	ELEC	ELECTRIC DELINEATOR
O.R.	OFFICIAL RECORDS BOOK	FM	FORCE MAIN DELINEATOR
P.B.	PLAT BOOK	FO	FIBER OPTIC DELINEATOR
PG	PAGE(S)	GAS	GAS LINE DELINEATOR
POB	POINT OF BEGINNING	RCW	RECLAIMED LINE DELINEATOR
POC	POINT OF COMMENCEMENT	TELE	TELEPHONE LINE DELINEATOR
R/W	RIGHT-OF-WAY	WTR	WATER LINE DELINEATOR
x000.0	GROUND SHOT	ARV	AIR RELEASE VALVE
x000.00	IMPERVIOUS SHOT	ARV	AIR RELEASE BOX
EL/ELEV	ELEVATION	BFV	BACK FLOW PREVENTER
INV	INVERT	BOV	BLOW OFF VALVE
BOC	BACK OF CURB	CO	CLEAN OUT
EOP	EDGE OF PAVEMENT	RED	REDUCER
CONC	ASPHALT PAVEMENT / CONCRETE	VENT	VENT
TOE	TOE OF SLOPE	UTIL	UTILITY SERVICE
TOP	TOP OF SLOPE	D	DRAINAGE MANHOLE
TYP	TYPICAL	RD	ROOF DRAIN
CMP	CORRUGATED METAL PIPE	DS	DOWN SPOUT
CPP	CORRUGATED PLASTIC PIPE	YD	YARD DRAIN
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE	FH	FIRE HYDRANT
HDPE	HIGH DENSITY POLYETHYLENE PIPE		METAL COLUMN
PVC	POLYVINYL CHLORIDE PIPE		
RCP	REINFORCED CONCRETE PIPE		
U.G.S.	UNDERGROUND SERVICE		
	ELECTRIC LINE — UE		
	FORCE MAIN — FM		
	GAS MAIN — GAS		
	OVERHEAD WIRE — OH		
	RECLAIM MAIN — RCW		
	SANITARY SEWER — SS		
	TELEPHONE LINE — T		
	WATER MAIN — W		
BWF	BARBED WIRE FENCE — -X-		
CLF	CHAIN LINK FENCE — -//		
STF	STOCKADE FENCE — -0-		
WFF	WIRE FIELD FENCE — -#		
WPF	WOOD PRIVACY FENCE — -0-		

FIRE DEPT. CONNECTOR	TELEPHONE JUNCTION BOX
POST INDICATOR VALVE	TELEPHONE MANHOLE
SAMPLE POINT/HOSE BIB	TELEPHONE PEDISTAL/RISER
WATER METER	FIBER OPTIC JUNCTION BOX
WATER VALVE	FIBER OPTIC PEDISTAL/RISER
WELL	CABLE TV JUNCTION BOX
RECLAIM VALVE	CABLE TV MANHOLE
RECLAIM METER	CABLE TV PEDISTAL/RISER
GREASE TRAP	ANTENNA
SANITARY MANHOLE	SATELLITE DISH
SANITARY VALVE	IRRIGATION MANHOLE
GAS MANHOLE	IRRIGATION METER
GAS METER	IRRIGATION SPRINKLER
GAS REGULATOR	IRRIGATION VALVE
GAS VALVE	AIR CONDITIONER UNIT
ELECTRIC JUNCTION BOX	FLAG POLE
ELECTRIC MANHOLE	BOLLARD
ELECTRIC METER	MAIL BOX
ELECTRIC PEDISTAL/RISER	SINGLE POLE TRAFFIC SIGN
FLOOD LIGHT	DOUBLE POLE TRAFFIC SIGN
GUY POLE	MONITOR WELL
GUY ANCHOR	PIEZOMETER
CONCRETE LIGHT POLE	SOIL BORING
TRANSFORMER	
WOOD UTILITY POLE	

Description:

(Provided – Official Records Book 8547, Page 1237)

Lot 12, PARKWAY CORPORATE CENTER, according to the map or plat thereof as recorded in Plat Book 120, Pages 22 through 24, of the Public Records of Polk County, Florida;

AND

A portion of Tract A of PARKWAY CORPORATE CENTER, according to the plat thereof as recorded in Plat Book 120, Pages 22 through 24, of the Public Records of Polk County, Florida, being more particularly described as follows; Commence at the NW corner of Tract A, of PARKWAY CORPORATE CENTER, thence along the Southwesterly boundary line of said Tract A, a distance of 38.24 feet along a curve concave to the Southwest, having a radius of 342.00 feet, a delta of 6°24'23", A bearing of S42°53'47"E and a chord of 38.22 feet, to the point of beginning; thence N48°58'41"E, a distance of 35.01 feet to the Northeasterly boundary of said Tract A; thence along the Northeasterly boundary line of said Tract A, a distance of 33.78 feet along a curve concave to the Southwest, having a radius of 377.00 feet, a delta of 5°08'03", a bearing of S37°14'58"E and a chord of 33.77 feet to the Southeast corner of said Tract A; thence S44°01'45"W, a distance of 35.76 feet to the Southwest corner of said Tract A; thence along the Southwesterly boundary line of said Tract A, a distance of 36.91 feet along a curve concave to the Southwest, having a radius of 342.00 feet, a delta of 6°11'01", a bearing of N36°36'04"W, and a chord of 36.89 feet, to the point of beginning.

Surveyor's Notes:

1. This Survey has been prepared without benefit of Title Commitment and is subject to any Dedications, Limitations, Restrictions, Reservations, Easements, Right-of-Ways, Agreements and/or other matters of record in Polk County, Florida, other than those shown hereon.
2. Bearings are based on the easterly line of Lot 12, said line also being the westerly right-of-way of South Pipkin Road as shown on the plat of PARKWAY CORPORATE CENTER, as recorded in Plat Book 120, Page 22, Public Records of Polk County, Florida, being South 36°57'08" West.
3. Unless otherwise noted; bearings and distances shown hereon refer to plat dimension and field measurement
4. There appears to be no apparent physical use by others unless otherwise shown.
5. Surveyor does not determine fence ownership.
6. Any coordinates obtained from this survey or the associated AutoCad drawing files are assumed unless otherwise noted. The signed and sealed copies of this survey will be the record drawing for this project.
7. Property shown hereon appears to be located in Flood Zone "A" and Zone "X", per Flood Insurance Rate Map No. 12105C0480 F, dated 12/20/2000. There may be map amendments or revisions that were filed after the effective date of the map that were not provided. This surveyor makes no guarantees as to the accuracy of the above information, local federal emergency management agency should be contacted for verification.
8. No underground utilities or underground encroachments were measured or located as part of this Survey. Utilities marked by others were located and shown if flagged or marked at time of field date.
9. Trees and shrubs were not located unless otherwise shown. Tree species as shown is the opinion of the surveyor and should be verified by the appropriate professional.
10. Vertical information shown hereon is referenced to NGVD 29 (National Geodetic Vertical Datum of 1929) and was based on Polk County Bench Mark number 93032302, being a chiseled square in a P–2 inlet on the north side of intersection of Ginny Drive and Noretta Lane, having a published elevation of 119.05.
11. Grade percentage may vary from cross section to cross section and between field determined break point or grid lines. No certification of compliance to Americans with Disabilities Act (A.D.A.) is a part of this survey,

THIS SURVEY IS NOT FULL AND COMPLETE WITHOUT SHEET 2 OF 2

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STATE OF FLORIDA AUTHORIZATION
FOR SURVEYING AND MAPPING
LICENSED BUSINESS #7568

CREW CHIEF JWC FIELD DATE 08/26/2015

I, THE UNDERSIGNED AS REPRESENTATIVE OF RAPID SURVEYING, INC., HEREBY CERTIFIES THAT THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE FOR SURVEYING AS SET FORTH BY CHAPTER 5J-17, OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

Review

DANNY R. GANN, P.S.M. No. 6188 STATE OF FLORIDA DATE

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Revision

Boundary and Topographic Survey
Parkway Corporate Center - Lot 12
South Pipkin Road
Lakeland, Florida

Sheet 1 of 2
Job No. 2687
Date 09/01/2015
Drawn By LSS

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