BOUNDARY SURVEY

SURVEYOR'S NOTES
1.) THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH LOT LINE BEING S 88°38'10" E, PER DEED.
2.) ONLY VISIBLE, ABOVE GROUND IMPROVEMENTS ARE SHOWN UPON THIS MAP. UNDERGROUND FOUNDATIONS AND OTHER SUBTERRANEAN FEATURES WERE NOT LOCATED EXCEPT AS SHOWN.
3.) ALL DIMENSIONS WERE FIELD MEASURED UNLESS OTHER WISE NOTED. UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
4.) PRINTED DIMENSIONS TAKE PRECEDENT OVER SCALED DIMENSIONS AS THE SCALE OF THIS SURVEY CAN CHANGE WITH REPRODUCTION.
5.) DATE OF SURVEY: MAY 8, 2023
6.) STREET ADDRESS: 8806 SW START CENTER ST, ARCADIA, FL
7.) SURVEY BASED ON OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE COMMITMENT #921458, WITH A COMMITMENT DATE OF JULY 31, 2020 AT 11:00 PM.
8.) SURVEY PROJECT NUMBER: 2023393
9.) THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
10.) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY MAY ALSO BE SIGNED WITH AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR PER CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE.
11.) THIS SURVEY IS CERTIFIED TO:
MARC L. JOSEPH
GOLDSTEIN BUCKLEY CECHMAN RICE & PURTZ, PA
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

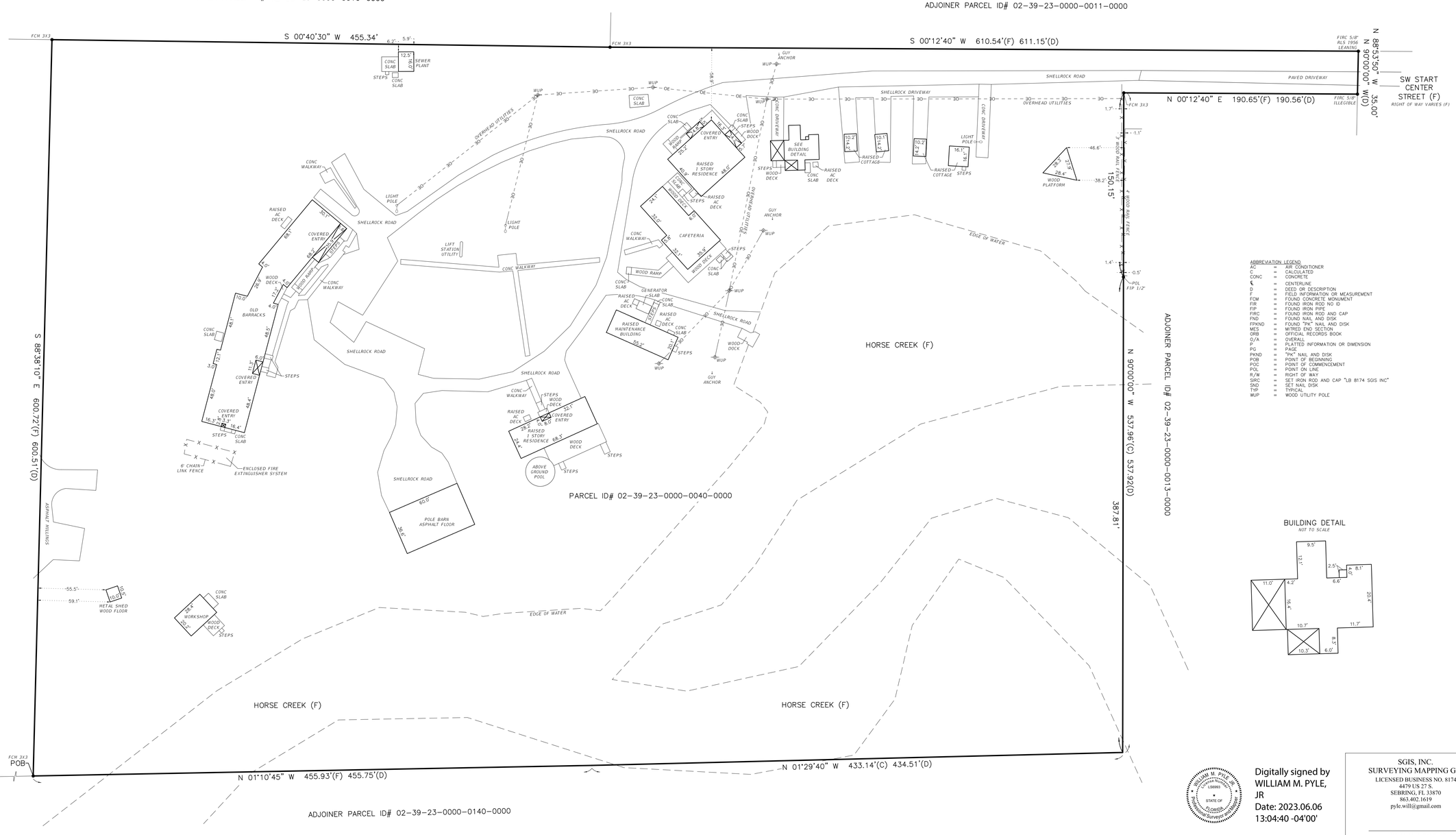
LEGAL DESCRIPTION:
COMMENCING AT THE SW CORNER OF SECTION 2, TOWNSHIP 39 SOUTH, RANGE 23 EAST, DESOTO COUNTY, FLORIDA; THENCE S 89°59'0" EAST ALONG THE SOUTH LINE OF SAID SECTION 2 A DISTANCE OF 1337.54 FEET TO A POINT; THENCE N 1°10'45" W, 2165.65 FEET TO THE POINT OF BEGINNINGS; THENCE CONTINUE N 1°10'45" W, 455.75 FEET; THENCE N 1°29'40" WEST, 434.51 FEET; THENCE DUE WEST 537.92 FEET; THENCE N 0°12'40" E, 190.56 FEET; THENCE DUE WEST 35.00 FEET; THENCE S 0°12'40" W, 611.15 FEET; THENCE S 0°40'30" W, 455.34 FEET; THENCE S 88°38'10" E, 600.51 FEET TO THE POINT OF BEGINNING.

NOTE: ANY PORTIONS LYING WITHIN THE NAVIGABLE CREEK BED OF HORSE CREEK MAY BE SOVEREIGN AND NOT A PART OF THE SUBJECT PROPERTY.

FLOOD NOTE:
PROPERTY LIES IN FLOOD ZONE "AE" AREAS DETERMINED TO BE WITHIN THE 1.0% ANNUAL CHANCE FLOOD PER FEDERAL EMERGENCY MANAGEMENT (FEMA) FLOOD INSURANCE RATE MAP NUMBER 12027C0276D, WITH AN EFFECTIVE DATE OF OCTOBER 7, 2021.

TITLE COMMITMENT BII–SCHEDULE:
5. RESERVATIONS – OR BOOK 111, PAGE 525
6. LEASE AGREEMENT – NO. 2816 STATE OF FLORIDA BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND AND THE STATE OF FLORIDA DEPTARTMENT OF HEALTH AND REHABILITATIVE SERVICES

NORTH
0' 40' 80'
1 INCH = 40 FEET



ABBREVIATION LEGEND

AC	=	AIR CONDITIONER
C	=	CALCULATED
CONC	=	CONCRETE
℄	=	CENTERLINE
D	=	DEED OR DESCRIPTION
F	=	FIELD INFORMATION OR MEASUREMENT
FCM	=	FOUND CONCRETE MONUMENT
FIR	=	FOUND IRON ROD NO ID
FIP	=	FOUND IRON PIPE
FIRC	=	FOUND IRON ROD AND CAP
FND	=	FOUND NAIL AND DISK
FPKND	=	FOUND "PK" NAIL AND DISK
MES	=	MITRED END SECTION
ORB	=	OFFICIAL RECORDS BOOK
O/A	=	OVERALL
P	=	PLATTED INFORMATION OR DIMENSION
PG	=	PAGE
PKND	=	"PK" NAIL AND DISK
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
POL	=	POINT ON LINE
R/W	=	RIGHT OF WAY
SIRC	=	SET IRON ROD AND CAP "LB 8174 SGIS INC"
SND	=	SET NAIL DISK
TYP	=	TYPICAL
WUP	=	WOOD UTILITY POLE

BUILDING DETAIL
NOT TO SCALE

Digitally signed by WILLIAM M. PYLE, JR
Date: 2023.06.06 13:04:40 -04'00'

SGIS, INC.
SURVEYING MAPPING GIS
LICENSED BUSINESS NO. 8174
4479 US 27 S.
SEBRING, FL 33870
863.402.1619
pyle.will@gmail.com

WILLIAM M. PYLE, JR.
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