

# BOUNDARY SURVEY

SECTION 17, TOWNSHIP 28 SOUTH, RANGE 28 EAST  
POLK COUNTY, FLORIDA

## LEGAL DESCRIPTION

**PARCEL 1**  
The SE 1/4 of the SE 1/4 of the SW 1/4; and the W 1/2 of the SW 1/4 of Section 17, Township 28 South, Range 28 East, Polk County, Florida, less road right-of-way.

**PARCEL 2**  
That part of the NE 1/4 of the NE 1/4 of the NW 1/4 of Section 20, Township 28 South, Range 28 East, lying North of the Northern right-of-way line of State Road S-542, Polk County, Florida.

**PARCEL 3**  
The NE 1/4 of the SE 1/4 of the SW 1/4 of Section 17, Township 28 South, Range 28 East, Polk County, Florida, less maintained right-of-way.

Total acres 40.63, more or less.

## SURVEYOR'S REPORT

- This survey not valid unless embossed with a raised surveyor's seal.
- Underground encroachments such as utilities and foundations, that may exist, have not been located.
- Legal description shown hereon in accord with that shown in the Commitment for Title Insurance supplied for the preparation of this survey.
- Commitment for Title Insurance prepared by Old Republic National Title Insurance Company, Old Republic National Title Commitment No. CARJ7H-1, Customer Reference James K. & Sandra D. Carter, with an Effective Date of March 19, 2018 @ 11:00 P.M.
- Items 1, 2, 3, 4 and 5 as referenced in Schedule B of the Commitment for Title Insurance have not been graphically depicted on the survey as they are not matters of survey.
- Field evidence of encroachments, encumbrances, violations, variations or other matters affecting subject property, if any, (Schedule B) have been graphically depicted on the survey.
- Easement in favor of Florida Power Corporation as recorded in Official Records Book 1395 Page 303, Public Records of Polk County Florida as to Parcel 1 and 2 (Schedule B No. 6) has been graphically depicted on the survey.
- Easement in favor of Florida Power Corporation as recorded in Official Records Book 1814 Page 971, Public Records of Polk County Florida as to Parcel 1, 2 and 3 (Schedule B No. 7) has been graphically depicted on the survey.
- Easement in favor of Florida Power Corporation as recorded in Official Records Book 2108 Page 2259, Public Records of Polk County Florida as to Parcel 1 and 2 (Schedule B No. 8) has not been graphically depicted on the survey falls outside subject parcel.
- Easement in favor of Florida Power Corporation as recorded in Official Records Book 2111 Page 1157, Public Records of Polk County Florida as to Parcel 1 and 2 (Schedule B No. 9) has been graphically depicted on the survey.
- Oil, gas, mineral, or other reservations as set forth in deeds by Stewart Norton and Cabela Norton, as recorded in Deed Book 767, Page 412, Deed Book 771, Page 159, and Deed Book 833, Page 86, Public Records of Polk County, Florida, have not been graphically depicted on the survey as they are not matters of survey.
- Notwithstanding the insuring provisions under this policy, this policy does not insure access to and from Parcel 4 of subject property, have not been graphically depicted on the survey as they are not matters of survey.
- Subject property lies within Flood Zone "X", according to Flood Insurance Rate Map 12105C0395H, prepared by the Federal Emergency Management Agency, last revised December 22, 2016.
- Parcel number, owners name, address and property use obtained from the Polk County Property Appraisers web site.
- Bearings shown hereon are based on Florida State Plane West Datum, holding the SW corner of Section 17 and the South 1/4 of Section 17 as being S88°57'02"E.
- All these Parcels are agricultural planted orange tree groves.

## CERTIFIED TO:

AG Investments of Polk County, LLC,  
Palerson & Myers, P.A.  
and Old Republic National Title Insurance Company.

## SURVEYOR'S CERTIFICATE

I, the undersigned, a duly qualified and licensed professional surveyor, have performed under my direction and that this survey has been prepared in accordance with adopted minimum technical standards as required by Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida State Statutes.

SIGNATURE  
STEVEN E. SEMPLE, PLS #5489  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Project Name:

TASK:

DATE:

08/17/2018

SHEET:

1 of 2

CORNER	BEARING	DISTANCE	CORNER	BEARING	DISTANCE
1	S 71° 02' 55" E	136.49	11	N 89° 56' 35" W	600.00
2	S 68° 52' 23" E	136.49	12	N 89° 56' 35" W	600.00
3	S 88° 57' 02" E	231.13	13	N 89° 56' 35" W	600.00
4	S 88° 57' 02" E	231.13	14	N 89° 56' 35" W	600.00

CORNER	BEARING	DISTANCE	CORNER	BEARING	DISTANCE
5	S 88° 57' 02" E	231.13	15	N 89° 56' 35" W	600.00
6	S 88° 57' 02" E	231.13	16	N 89° 56' 35" W	600.00
7	S 88° 57' 02" E	231.13	17	N 89° 56' 35" W	600.00
8	S 88° 57' 02" E	231.13	18	N 89° 56' 35" W	600.00

Prepared By:  
**ACCURATE SURVEYING OF FLORIDA**  
4206 National Guard Drive \* Plant City, Florida 33563  
Telephone: (724)420-0999 \* Email: steve.semple@accuratesurveyfl.com

DATE	REVISION

PC:	SES	LEGEND AND ABBREVIATIONS:
DRAWN BY:	BAB	FCB = FOUND CONCRETE MONUMENT
QC:	SES	FIP = FOUND IRON PIPE
F.B.I.:	PG.	FIS = FOUND IRON SPLIT
	7	FPM = FOUND PERMANENT MONUMENT
PROJECT NUMBER:	OB31042	FW = FIELD MEASUREMENT

MP = METEOR PILE	MM = METEOR MARKER	NO = NAIL ON	NS = NORTH SENSITIVE
OP = OFFICIAL RECORDS BOOK	OR = OFFICIAL RECORD	OS = OFFICIAL SURVEY	OT = OFFICIAL TITLE
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