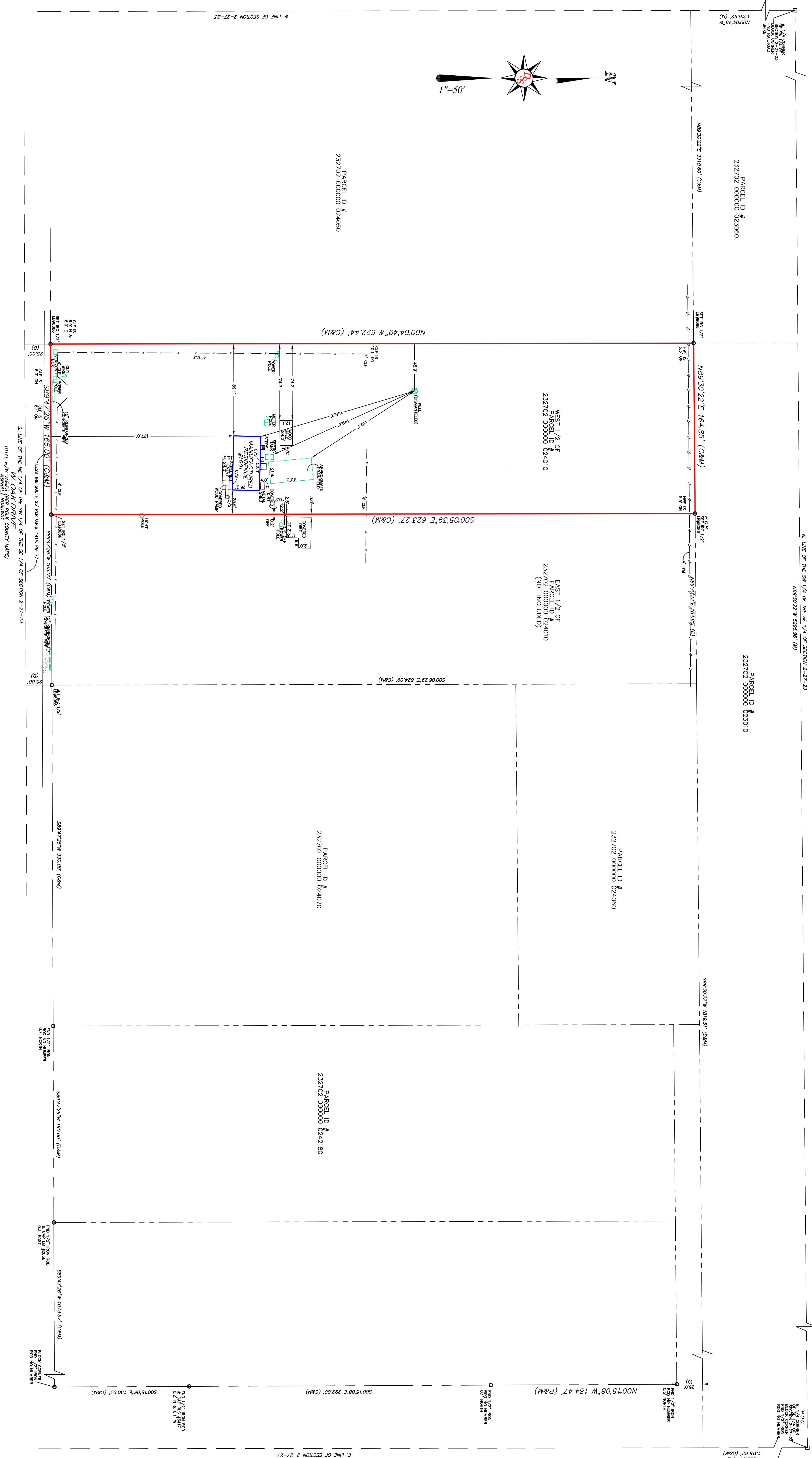


BOUNDARY SURVEY



Legal Description:

The West 1/2 of the West 1/2 of the NE 1/4 of the SW 1/4 of the SE 1/4 of Section 2, Township 27 South, Range 23 East, Polk County, Florida, LESS AND EXCEPT the South 25 feet for road right of way per O.R.B. 1414, Page 77, being more particularly described as follows: Commencing at the East 1/4 corner of the Southeast 1/4 of Section 2, Township 27 South, Range 23 East, run S00°04'49"E, a distance of 1316.62 feet; thence run S59°30'22"W, a distance of 1819.51 feet to the Point of Beginning; thence run S00°05'39"E, a distance of 623.27 feet to a point on the Northernly right of way line of W. Oak Drive per Official Records Book 1414, Page 77, of the public records of Polk County, Florida; thence run S89°47'26"W, along said right of way line a distance of 165.00 feet; thence deposing said right of way line, run N00°04'49"W, a distance of 622.44 feet; thence run N89°30'22"E, a distance of 164.85 feet to the point of beginning.

Containing 2.36 acres, more or less.

Legend:	
	WOOD FENCE
	CHAIN LINK FENCE
	VINYL FENCE
	COVERED AREA
	CONCRETE
	ASPHALT
	MEASURED
	DEEDED
	POINT OF COPING
	POINT OF CURVATURE
	POINT OF INTERSECTION
	POINT OF INSET
	PERMANENT CONTROL POINT
	POINT OF BEGINNING
	POINT OF DISCONTINUITY
	IRON ROD
	IRON ROD RISK
	CENTER LINE
	RIGHT OF WAY
	RADIUS
	RIGHT OF WAY
	ROAD WIDTH
	CENTRAL ANGLE
	CHORD DISTANCE
	CHORD BEARING
	PAGES
	PLAT BOOK
	DRAINAGE AND UTILITY EASEMENT
	UTILITY EASEMENT
	AIR CONDITIONER
	CONCRETE SLAB
	POOL EQUIPMENT
	OFFICIAL RECORD
	LICENSEE BUSINESS
	CABLE TIES
	BLOCK
	COVERED ROCK WALL
	AIR CONDITIONED

THE FLOOD DATA PROVIDED IS FOR INFORMATIONAL PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

This Survey is intended for mortgage or refinancing purposes only. Exclusively for this used by those to whom it is certified. This Survey is not to be used for Construction, permitting, design, or any other use without the written consent of DEEP SOUTH SURVEYING, LLC. PHOTOCOPIING FORBIDDEN. COPYRIGHTED MATERIAL. ©

SURVEY NO. : 18050078
FIELD DATE: 06/22/2018

SHEET NO.:

Surveyor's Notes:

33. The surveyor has not destroyed the land shown hereon for assessments, right of way, or restrictions of record which may encumber the title or use of the land. There may be additional easements and restrictions that are not shown on this survey, but may be found in the public records of this county.

34. No underground improvements have been located except as shown.

35. The property shown hereon appears to lie in "Zone AE" – an urban area of 100 year flooding, according to FIRM Map Number 1212105C001616, dated 12/22/2016. The surveyor makes no representation as to the above statement. Contact your local planning department or FEMA agent for verification.

36. The survey shown hereon was conducted without the benefit of a current title commitment.

37. This surveyor did not review the covenants and restrictions of the plot named in the legal description shown above.

DEEP SOUTH SURVIVING

1707 James Pointe Drive
Bartow, Florida 33830
863.797.3366
deepsouthsurveying@gmail.com
Certificate of Authentication LB8086

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION

Galén K. Bell, PSM #4224

Certified to/ for the exclusive use of:

G & L of Polk County LLC
Security National Title and Escrow, LLC
Commonwealth Title Insurance Company

Property Address:

1535 W Oak Drive
Lakeland, Florida 33809

Basis of Bearing:

r/w line of W Oak Drive, being S89°47'26"W, assumed.

REVIEWED BY: G.K.B.
SURVEYED BY: E.W.B.
DRAWN BY: T.G.L.