

SKETCH OF DESCRIPTION

SECTION(S) 5 & 8, TOWNSHIP 28 SOUTH, RANGE 25 EAST
POLK COUNTY, FLORIDA

THIS IS NOT A BOUNDARY SURVEY

SURVEYOR'S REPORT

1. This sketch not valid unless embossed or stamped with a surveyor's seal.
2. Underground encroachments such as utilities and foundations, that may exist, have not been located.
3. Parcel numbers, owners name, address and property use shown hereon obtained from the Polk County Property Appraisers web site.
4. Legal description shown hereon prepared by the undersigned surveyor.
5. This is NOT a Boundary Survey.
6. This sketch does not represent a field survey.
7. Bearings shown hereon are relative to the Florida State Plane Coordinate System, West Zone, 1983-2011 adjustment, holding the South line of the Southwest 1/4 of the Southwest 1/4 of Section 5, Township 28 South, Range 25 East, Polk County, Florida as being S.89 degrees 54'23"E.
8. Parcel contains 37.87 acres more or less.
9. This sketch was prepared without the benefit of a Title Commitment, Title Opinion or Ownership and Encumbrance Report. Therefore there may be easements, rights of way or other encumbrances that are not shown on this sketch that may be found in the Public Records of Polk County, Florida.
10. Jurisdictional wetlands shown hereon taken from the Auburn Lakes Preserve Subdivision Overall Preliminary Plat, prepared by Andreas Sager, P.E., Project No. 18-021 and dated July 13, 2023.

SURVEYOR'S CERTIFICATE

I, the undersigned Professional Surveyor and Mapper, hereby certify that this Sketch of Description was prepared under my direct supervision, that to the best of my knowledge, information and belief is a true and accurate representation of the land shown and described, and that it meets the "Standards of Practice" for Land Surveying in the State of Florida Chapter 5J-17, Florida Administrative Code.

Dennis J. Benham
Professional Surveyor and Mapper No. 4697
State of Florida

FOR LEGAL DESCRIPTION SEE SHEET 2 OF 4

PREPARED BY: ACCURATE SURVEY OF FLORIDA, INC. 4206 NATIONAL GUARD DRIVE PLANT CITY, FLORIDA 33563 (813) 645-2300 LICENSE BUSINESS NO. 8211	PREPARED FOR: AG INVESTMENTS OF POLK COUNTY, LLC 5529 U.S. HIGHWAY 98 NORTH LAKELAND, FLORIDA 33809	CREW CHIEF: N/A	PROJECT # AUBURN TRACT D
	SHEET NAME: SKETCH OF DESCRIPTION AUBURN LAKES TRACT "D" - OVERALL PARCEL POLK COUNTY, FLORIDA	DRAWN BY: B.A.B.	DATE: 04/03/2024
		REVISION DATE:	SHEET 1 OF 4

SKETCH OF DESCRIPTION

SECTION(S) 5 & 8, TOWNSHIP 28 SOUTH, RANGE 25 EAST
POLK COUNTY, FLORIDA

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LEGAL DESCRIPTION (TRACT "D" - OVERALL PARCEL)

A parcel of land lying within Section(s) 5 and 8, Township 28 South, Range 25 East, Polk County, Florida and being more particularly described as follows:

COMMENCE at the Southwest corner of the Southwest 1/4 of the Southwest 1/4 of said Section 5 also being the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of said Section 8; thence S.89 degrees 54'23"E., on the South line of the Southwest 1/4 of the Southwest 1/4 of said Section 5 also being the North line of the Northwest 1/4 of the Northwest 1/4 of said Section 8, a distance of 1328.36 feet to the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of said Section 5 also being the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 8 and the POINT OF BEGINNING; thence N.00 degrees 10'04"W., on the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 5, a distance of 670.04 feet to Northeast corner of the North 268.28 feet of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 Section 5; thence S.89 degrees 58'25"W., on the North line of the North 268.28 feet of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4 of said Section 5, a distance of 306.35 feet to the East right of way line of East Fussel Road; thence N.00 degrees 12'30"W., on the East right of way line of said East Fussel Road, a distance of 600.86 feet to a point on the South right of way line of Old Dixie Highway (County Road No. 546); thence on the South right of way line of said Old Dixie Highway (County Road No. 546) the following two (2) courses, (1) N.85 degrees 31'43"E., a distance of 196.43 feet and (2) S.89 degrees 46'32"E., a distance of 627.04 feet; thence S.00 degrees 13'12"W., departing the South right of way line of said Old Dixie Highway (County Road No. 546), a distance of 56.93 feet to a point on a curve to the right having a radius of 363.00 feet, a central angle of 08 degrees 29'43", a chord length of 53.77 feet and a chord bearing of S.04 degrees 28'04"W., thence on the arc of said curve, an arc length of 53.82 feet to the end of said curve; thence S.08 degrees 42'55"W., a distance of 56.32 feet to a point on a curve to the left having a radius 337.00 feet, a central angle of 08 degrees 29'43", a chord length of 49.92 feet and a chord bearing of S.04 degrees 28'04"W., thence on the arc of said curve, an arc length of 49.97 feet to the end of said curve; thence S.00 degrees 13'23"W., a distance of 24.01 feet; thence S.47 degrees 58'59"E., a distance of 440.64 feet; thence S.85 degrees 22'17"E., a distance of 490.42 feet; thence S.00 degrees 27'32"W., a distance of 860.24 feet; thence N.87 degrees 46'29"W., a distance of 504.86 feet; thence S.02 degrees 35'12"W., a distance of 525.51 feet; thence S.87 degrees 50'29"E., a distance of 489.54 feet to a point on the West right of way line of the Polk Parkway (State Road No. 570); thence S.06 degrees 24'55"W., on the West right of way line of said Polk Parkway (State Road No. 570), a distance of 70.43 feet; thence N.87 degrees 51'11"W., departing the West right of way line of said Polk Parkway (State Road No. 570), a distance of 546.13 feet; thence N.00 degrees 10'04"W., a distance of 508.15 feet to a point on a curve to the left having a radius of 75.00 feet, a central angle of 30 degrees 58'15", a chord length of 40.05 feet and a chord bearing of N.15 degrees 39'11"W., thence on the arc of said curve, an arc length of 40.54 feet to the end of said curve; thence N.31 degrees 38'29"W., a distance of 149.98 feet a point on a curve to the left having a radius of 150.00 feet, a central angle of 59 degrees 01'45", a chord length of 147.79 feet and a chord bearing of N.60 degrees 39'11"W., thence on the arc of said curve, an arc length of 154.54 feet to the end of said curve; thence S.89 degrees 49'56"W., a distance of 245.75; thence S.88 degrees 37'03"W., a distance of 95.51 feet to a point on a curve to the left having a radius of 125.00 feet, a central angle of 24 degrees 12'48", a chord length of 52.43 feet and a chord bearing of S.67 degrees 23'56"W., thence on the arc of said curve, an arc length of 52.83 feet to the end of said curve; thence S.55 degrees 17'32"W., a distance of 54.40 feet to a point on a curve to the right having a radius of 100.00 feet, a central angle of 34 degrees 22'34", a chord length of 59.38 feet and a chord bearing of S.72 degrees 33'44"W., thence on the arc of said curve, an arc length of 60.28 feet to the end of said curve and a point on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 8; thence N.00 degrees 10'04"W., on the East line of the Northwest 1/4 of the Northwest 1/4 of said Section 8, a distance of 48.89 feet to the POINT OF BEGINNING.

Parcel contains 37.87 acres, more or less.

CURV
C2
C3
C4
C5
C6
C7
C8
C9

PREPARED BY:
ACCURATE SURVEY OF FLORIDA, INC. 4206
NATIONAL GUARD DRIVE
PLANT CITY, FLORIDA 33563
(813) 645-2300 LICENSE BUSINESS NO. 8211

PREPARED FOR:
AG INVESTMENTS OF POLK COUNTY, LLC
5529 U.S. HIGHWAY 98 NORTH
LAKELAND, FLORIDA 33809

SHEET NAME: SKETCH OF DESCRIPTION
AUBURN LAKES TRACT "D" - OVERALL PARCEL
POLK COUNTY, FLORIDA

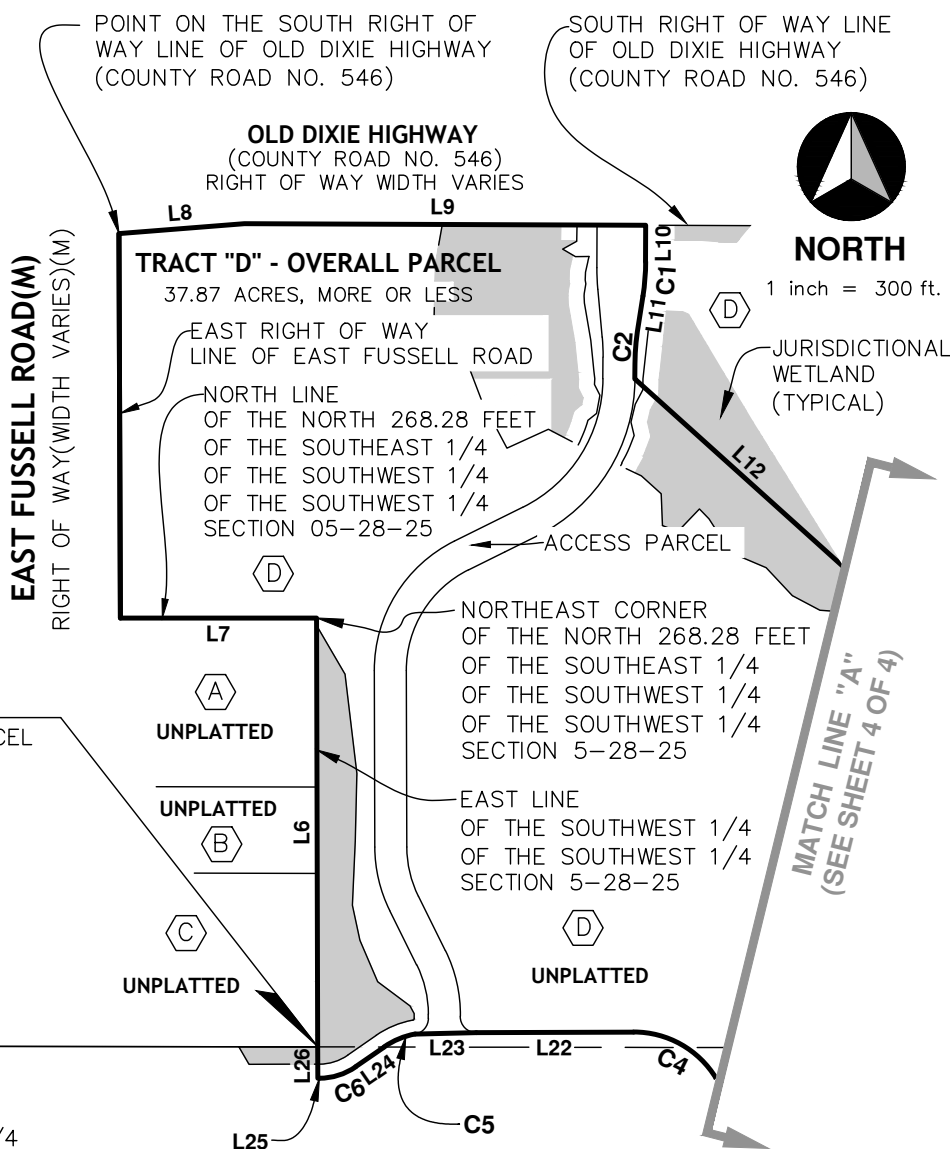
CREW CHIEF: N/A	PROJECT # AUBURN TRACT D
DRAWN BY: B.A.B.	DATE: 04/03/2024
CHECKED BY: D.J.B.	SHEET 2 OF 4
REVISION DATE:	

SKETCH OF DESCRIPTION

SECTION(S) 5 & 8, TOWNSHIP 28 SOUTH, RANGE 25 EAST
POLK COUNTY, FLORIDA

THIS IS NOT A BOUNDARY SURVEY

- (A) PARCEL NO. 25-28-05-000000-044010
MICHAEL S TOWNSEND
MARION J TOWNSEND
POST BOX 1267
AUBURNDALE, FLORIDA 33823
PROPERTY USE: SFR up to 2.49 AC
- (B) PARCEL NO. 25-28-05-000000-044230
SALGADO ENRIQUE MARTINEZ
2803 FUSSELL RD
AUBURNDALE, FLORIDA 33823-9599
PROPERTY USE: SFR up to 2.49 AC
- (C) PARCEL NO. 25-28-05-000000-044410
LPL PROPERTY LLC
203 WHITE CLIFF BLVD
AUBURNDALE, FLORIDA 33823-5716
PROPERTY USE: NURSERY
- (D) PARCEL NO. 25-28-05-000000-042010
AUBURN LAKES LLC
5529 US HWY 98 N.
LAKELAND, FLORIDA 33809
PROPERTY USE: VACANT COMMERCIAL



NORTH
1 inch = 300 ft.

POINT OF BEGINNING

TRACT "D" - OVERALL PARCEL
SOUTHEAST CORNER
OF THE SOUTHWEST 1/4
OF THE SOUTHWEST 1/4
SECTION 5-28-25
ALSO BEING THE
NORTHEAST CORNER
OF THE NORTHWEST 1/4
OF THE NORTHWEST 1/4
SECTION 8-28-25

POINT OF COMMENCEMENT

TRACT "D" - OVERALL PARCEL
SOUTHWEST CORNER
OF THE SOUTHWEST 1/4
OF THE SOUTHWEST 1/4
SECTION 5-28-25
ALSO BEING THE
NORTHWEST CORNER
OF THE NORTHWEST 1/4
SECTION 8-28-25

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	363.00'	08°29'43"	53.82'	53.77'	S04°08'04"W
C2	337.00'	08°29'43"	49.97'	49.92'	S04°28'04"W
C4	75.00'	30°58'15"	40.54'	40.05'	N15°39'11"E
C5	125.00'	34°32'24"	75.36'	74.22'	S72°33'44"W
C6	100.00'	34°32'24"	60.28'	59.38'	S72°33'44"W

LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°54'23"E	1328.36'
L2	N00°10'04"W	670.04'
L3	N 89°58'25" E	306.35'
L4	N 00°12'30" W	600.86'
L5	N 85°31'43" E	196.43'
L6	S 89°46'32" E	627.04'
L7	S 00°13'12" W	56.93'
L8	S 08°42'55" W	56.32'
L9	S 00°13'12" W	24.01'
L10	S 47°58'59" E	440.64'
L21	S 89°49'56" W	318.83'
L22	S 55°17'32" W	54.40'
L23	S 89°49'56" W	2.30'
L24	N 00°10'04" W	48.89'

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NATIONAL GUARD DRIVE
PLANT CITY, FLORIDA 33563
(813) 645-2300 LICENSE BUSINESS NO. 8211

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AG INVESTMENTS OF POLK COUNTY, LLC
5529 U.S. HIGHWAY 98 NORTH
LAKELAND, FLORIDA 33809

SHEET NAME:

SKETCH OF DESCRIPTION
AUBURN LAKES TRACT "D" - OVERALL PARCEL
POLK COUNTY, FLORIDA

CREW CHIEF:

N/A

DRAWN BY:
B.A.B.

CHECKED BY:
D.J.B.

REVISION DATE:

PROJECT #

AUBURN TRACT D

DATE:

04/03/2024

SHEET

3 OF 4

SKETCH OF DESCRIPTION

SECTION(S) 5 & 8, TOWNSHIP 28 SOUTH, RANGE 25 EAST
POLK COUNTY, FLORIDA

THIS IS NOT A BOUNDARY SURVEY



NORTH

(IN FEET)

1 inch = 300' ft.

LINE TABLE

LINE	BEARING	DISTANCE
L13	S85°22'31"E	490.42'
L14	S00°27'32"W	860.24'
L15	N87°46'29"W	504.86'
L16	S02°35'12"W	525.51'
L17	S87°50'29"E	489.54'
L18	S06°24'55"W	70.43'
L19	N87°51'11"W	546.14'
L20	N00°10'04"W	508.15'
L21	N31°08'19"W	149.98'

AREA TABLE

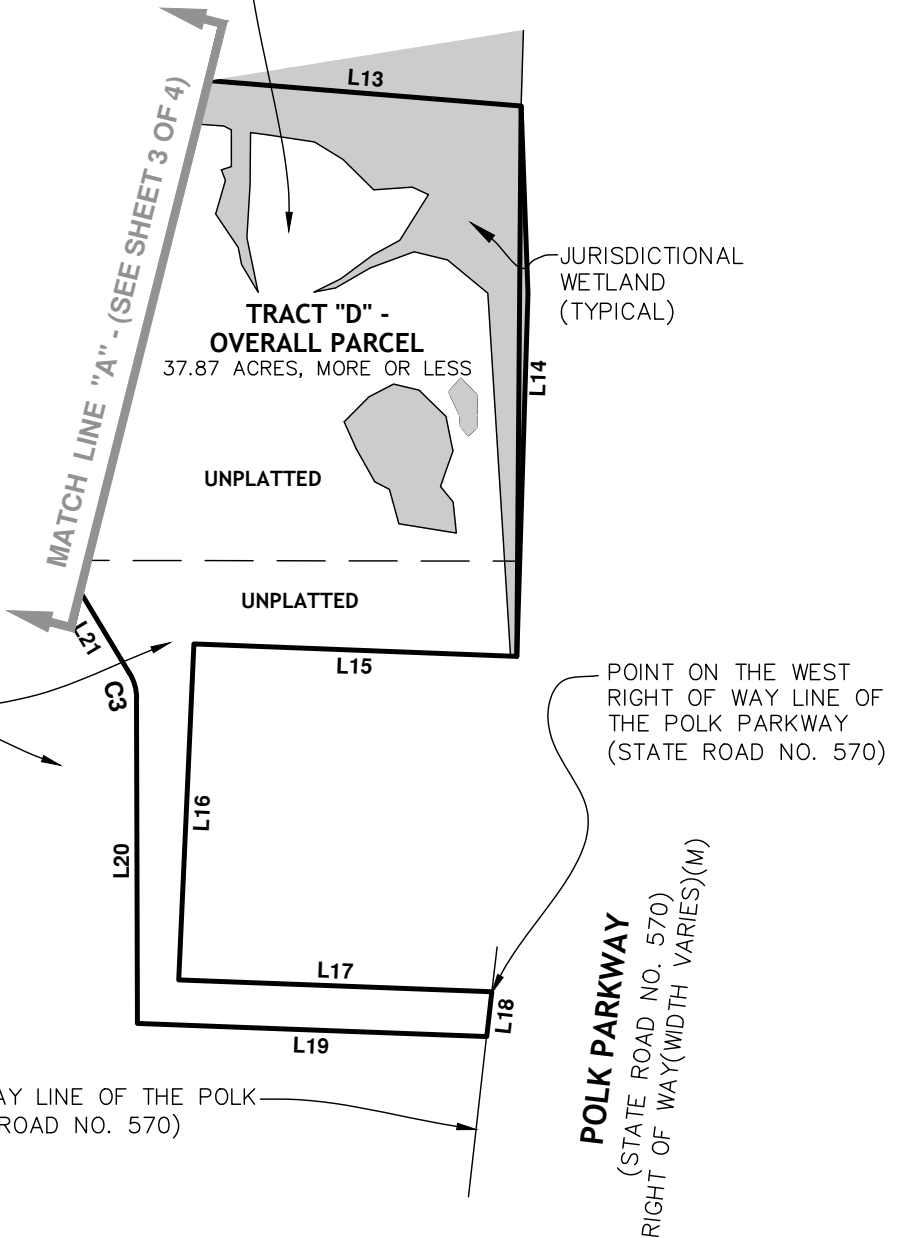
TRACT "D" - OVERALL PARCEL	37.87
ACCESS PARCEL	1.74
JURISDICTIONAL WETLAND	3.21
UPLAND	32.92

PARCEL NO. 25-28-08-000000-031010

AUBURN LAKES LLC
5529 US HWY 98 N
LAKELAND FLORIDA 33809
ZONING: VACANT COMMERCIAL

PARCEL NO. 25-28-05-000000-042010

AUBURN LAKES LLC
5529 US HWY 98 N
LAKELAND FLORIDA 33809
PROPERTY USE: VACANT COMMERCIAL



CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C3	75.00'	08°30'19"	184.07'	183.90'	N15°39'11"W

LEGEND

(M) = MAP BOOK 6 PAGE 192

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B.A.B.

DATE:

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D.J.B.

SHEET 4 OF 4

REVISION DATE: