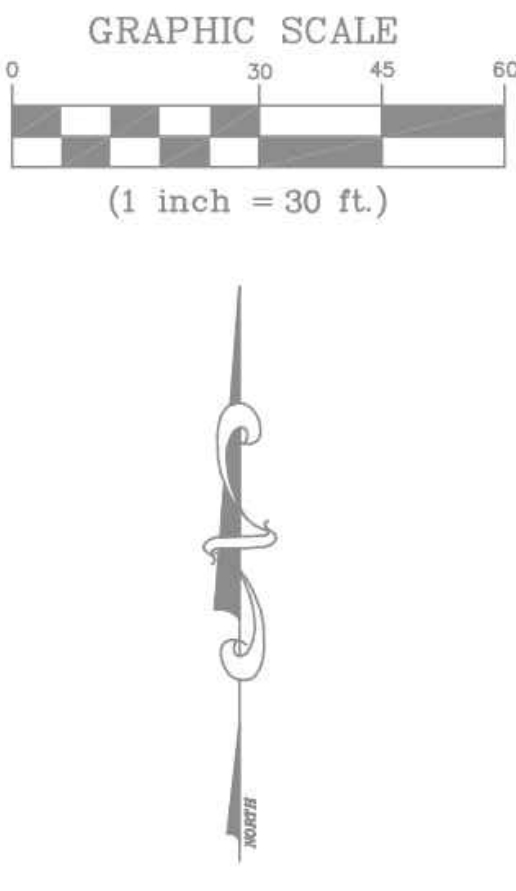


BOUNDARY SURVEY

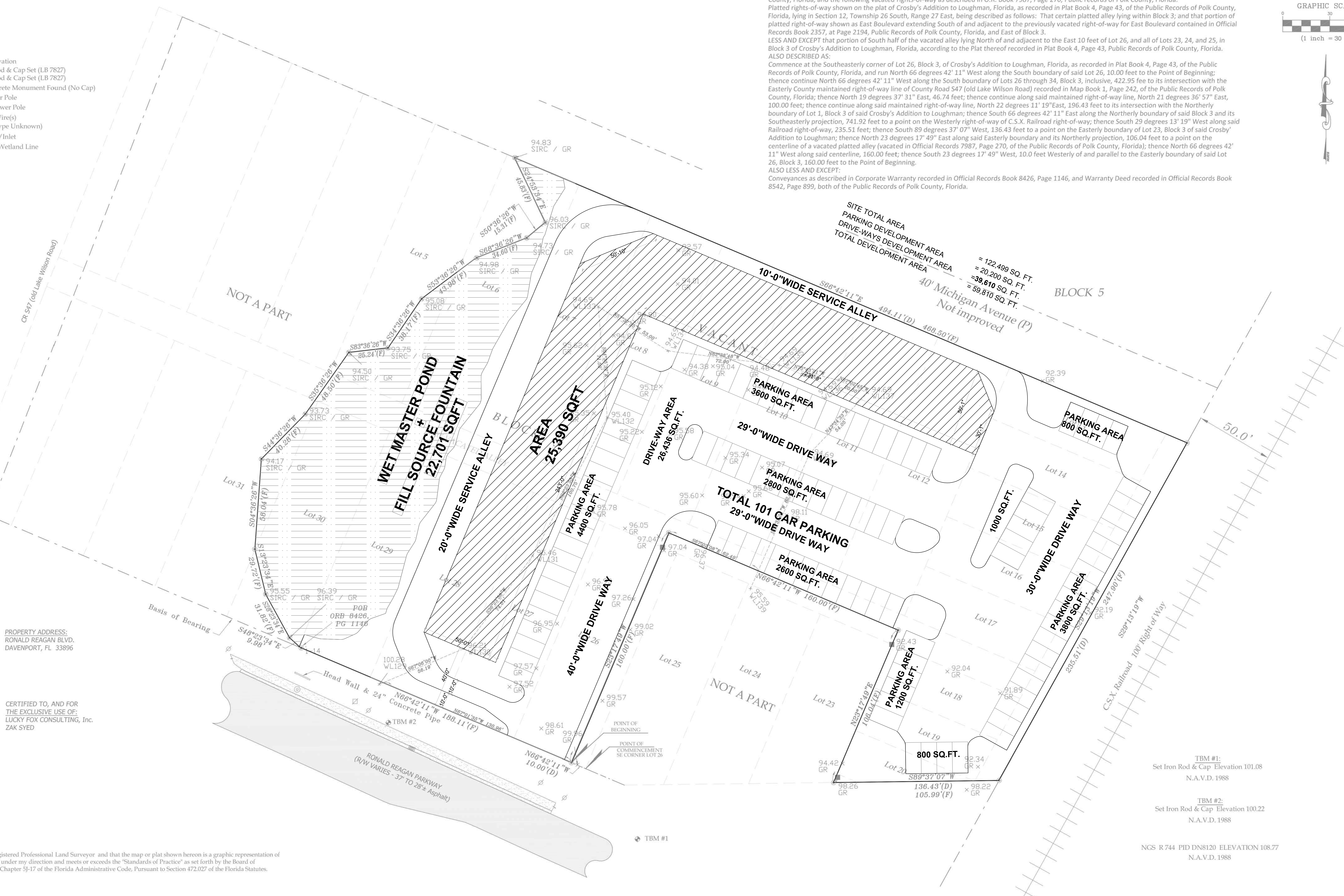
- LEGEND:
- (P) = Plat Data
 - (F) = Field Data
 - (D) = Deed Data
 - GR = Ground Elevation
 - ⊙ = 5/8" Iron Rod & Cap Set (LB 7827)
 - ⊕ = 5/8" Iron Rod & Cap Set (LB 7827)
 - = 4" x 4" Concrete Monument Found (No Cap)
 - ⊗ = Wood Power Pole
 - ⊠ = Concrete Power Pole
 - = Overhead Wire(s)
 - ⊙ = Manhole (Type Unknown)
 - ▢ = Catch Basin/Inlet
 - - - - - = Wetland Line

LEGAL DESCRIPTION:
Lots 1 through 20, and that triangular unnumbered portion lying South of and adjacent to Lot 20 and Lot 26, less the Easterly 10.0 feet thereof and Lot 27 through 34 in Block 3 of Crosby's Addition to Loughman, Florida, according to the plat thereof recorded in Plat book 4, Page 43, Public Records of Polk County, Florida, and the following vacated rights-of-way as described in O.R. Book 7987, Page 270, Public records of Polk County, Florida:
Platted rights-of-way shown on the plat of Crosby's Addition to Loughman, Florida, as recorded in Plat Book 4, Page 43, of the Public Records of Polk County, Florida, lying in Section 12, Township 26 South, Range 27 East, being described as follows: That certain platted alley lying within Block 3; and that portion of platted right-of-way shown as East Boulevard extending South of and adjacent to the previously vacated right-of-way for East Boulevard contained in Official Records Book 2357, at Page 2194, Public Records of Polk County, Florida, and East of Block 3.
LESS AND EXCEPT that portion of South half of the vacated alley lying North of and adjacent to the East 10 feet of Lot 26, and all of Lots 23, 24, and 25, in Block 3 of Crosby's Addition to Loughman, Florida, according to the Plat thereof recorded in Plat Book 4, Page 43, Public Records of Polk County, Florida.
Commence at the Southeasterly corner of Lot 26, Block 3, of Crosby's Addition to Loughman, Florida, as recorded in Plat Book 4, Page 43, of the Public Records of Polk County, Florida, and run North 66 degrees 42' 11" West along the South boundary of said Lot 26, 10.00 feet to the Point of Beginning; thence continue North 66 degrees 42' 11" West along the South boundary of Lots 26 through 34, Block 3, inclusive, 422.95 feet to its intersection with the Easterly County maintained right-of-way line of County Road S47 (old Lake Wilson Road) recorded in Map Book 1, Page 242, of the Public Records of Polk County, Florida; thence North 19 degrees 37' 31" East, 46.74 feet; thence continue along said maintained right-of-way line, North 21 degrees 36' 57" East, 100.00 feet; thence continue along said maintained right-of-way line, North 22 degrees 11' 19" East, 196.43 feet to its intersection with the Northerly boundary of Lot 1, Block 3 of said Crosby's Addition to Loughman; thence South 66 degrees 42' 11" East along the Northerly boundary of said Block 3 and its Southeasterly projection, 741.92 feet to a point on the Westerly right-of-way of C.S.X. Railroad right-of-way; thence South 29 degrees 13' 19" West along said Railroad right-of-way, 235.51 feet; thence South 89 degrees 37' 07" West, 136.43 feet to a point on the Easterly boundary of Lot 23, Block 3 of said Crosby's Addition to Loughman; thence North 23 degrees 17' 49" East along said Easterly boundary and its Northerly projection, 106.04 feet to a point on the centerline of a vacated platted alley (vacated in Official Records 7987, Page 270, of the Public Records of Polk County, Florida); thence North 66 degrees 42' 11" West along said centerline, 160.00 feet; thence South 23 degrees 17' 49" West, 10.0 feet Westerly of and parallel to the Easterly boundary of said Lot 26, Block 3, 160.00 feet to the Point of Beginning.
ALSO LESS AND EXCEPT:
Conveyances as described in Corporate Warranty recorded in Official Records Book 8426, Page 1146, and Warranty Deed recorded in Official Records Book 8542, Page 899, both of the Public Records of Polk County, Florida.



LUCKY FOX
CONSULTING, Inc.

BOUNDARY SURVEY



PROPERTY ADDRESS:
RONALD REAGAN BLVD.
DAVENPORT, FL 33896

CERTIFIED TO, AND FOR
THE EXCLUSIVE USE OF:
LUCKY FOX CONSULTING, Inc.
ZAK SYED

I hereby certify that I am a Florida Registered Professional Land Surveyor and that the map or plat shown hereon is a graphic representation of the described lands recently surveyed under my direction and meets or exceeds the "Standards of Practice" as set forth by the Board of Professional Surveyors and Mappers, Chapter 5J-17 of the Florida Administrative Code, Pursuant to Section 472.027 of the Florida Statutes.

EMBOSSED
SEAL

Robert Phillip Schuler, P.L.S.
Florida Registration # LS 2930
Certificate of Authorization # LB 7827

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

- SURVEYOR'S NOTES:
- 1) This survey was prepared without benefit of an abstract or title opinion and easements or encumbrances, if they exist, were not made known prior to the date of this survey.
 - 2) The legal description shown hereon was provided by client.
 - 3) The parcel shown hereon lies in ZONE "X" & "A", according to the Federal Emergency Management Agency's Flood Insurance Rate Map, Community No. 12105C, Panel 0230 H, effective December 22, 2016.
 - 4) Underground improvements, if any, were not located unless shown hereon.
 - 5) Field bearings are based on the South Line of Block 3, as being N 66°42'11"W.

PROJECT NO.:
PO00404301A

Field Survey Completed:
1/09/2020

Drawn: JHL/JEK

Checked: RPS

F.B: S-58, PG 55

Sherco, Inc.

SURVEYING SERVICES
16 North Lake Avenue
Avon Park, Florida 33825
Tel: (863) 453-4113 Fax: (863) 453-4122

