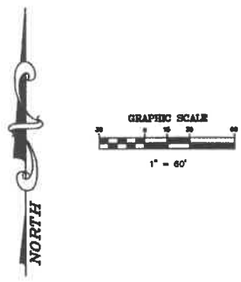
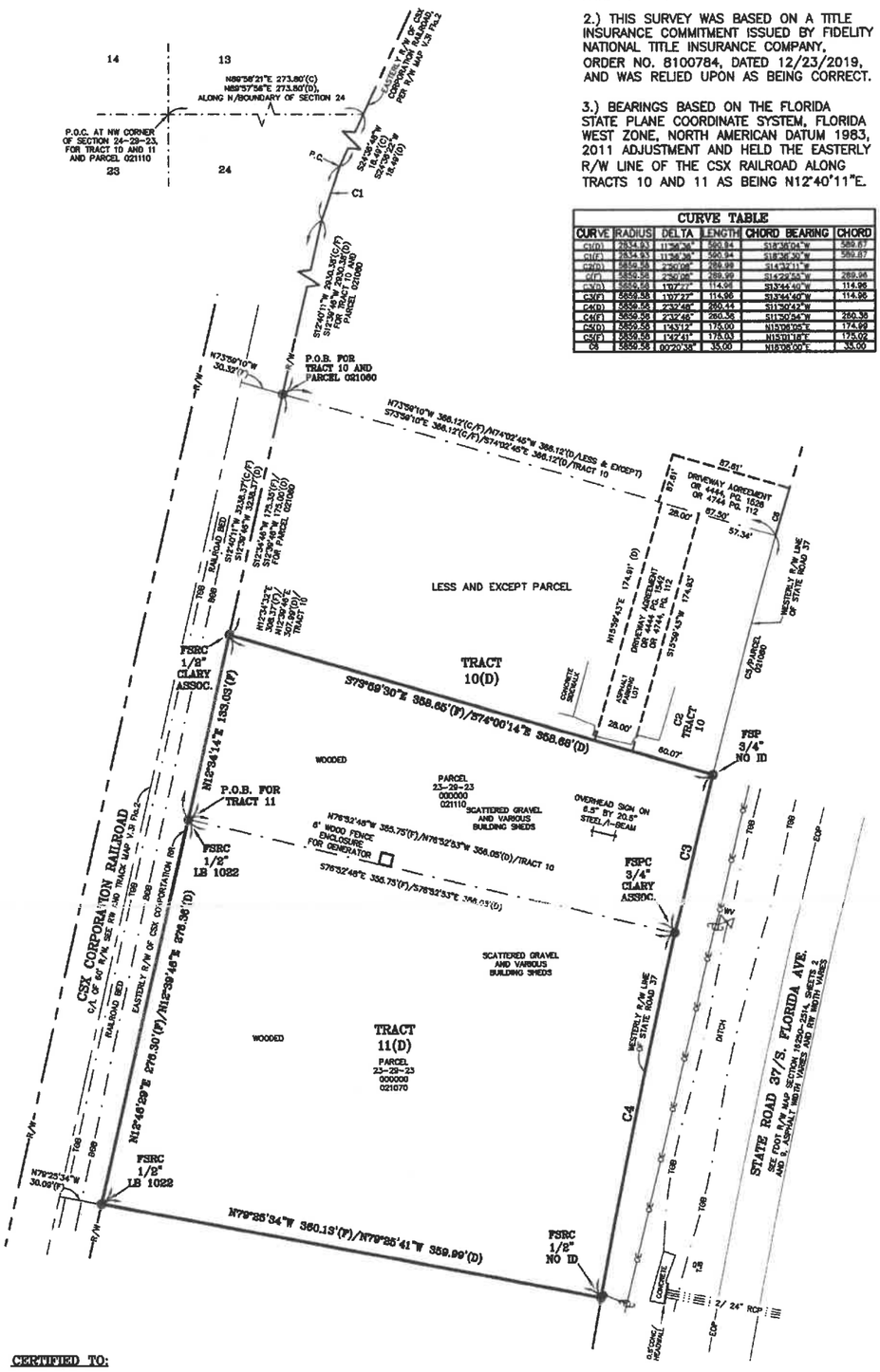
BOUNDARY SURVEY





DESCRIPTION:

Parcel 1

TRACT 10:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA AND RUN THENCE NORTH 89°57'56"EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 24, A DISTANCE OF 273.80 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE CSX SYSTEM RAILROAD, RUN THENCE SOUTH 24°36'23"WEST, ALONG SAID RAILROAD RIGHT-OF-WAY LINE 18.49 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2834.93 FEET AND A CENTRAL ANGLE OF 11°56'36"; RUN THENCE SOUTHWESTERLY ALONG SAID CURVE AND RAILROAD RIGHT-OF-WAY, AN ARC DISTANCE OF 590.94 FEET; RUN THENCE SOUTH 12°39'46"WEST, ALONG SAID RAILROAD RIGHT-OF-WAY LINE, 2930.38 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 74°02'45"EAST, 366.12 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 37, SAID POINT LYING ON A CURVE HAVING A RADIUS OF 5859.58 FEET, A CENTRAL ANGLE OF 02°50'08", AND WHOSE CHORD BEARS SOUTH 14°32'11"WEST; RUN THENCE ALONG SAID CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE, AN ARC DISCTANCE OF 289.99 FEET; RUN THENCE NORTH 76°52'53"WEST, 356.05 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED CSX SYSTEM RAILROAD; RUN THENCE NORTH 12°39'46"EAST, ALONG SAID RIGHT-OF-WAY LINE, 307.99 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT A PORTION OF TRACT 10 LYING WITHIN SECTION 23, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA; THENCE RUN NORTH 89°57'56"EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 24, A DISTANCE OF 273.80 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE CSX SYSTEM RAILROAD, RUN THENCE SOUTH 24°36'22"WEST, ALONG SAID EASTERLY RAILROAD RIGHT-OF-WAY LINE A DISTANCE OF 18.49 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 2834.93 FEET, AN ARC DISTANCE OF 590.94 FEET, THROUGH A CENTRAL ANGLE OF 11°56'36"; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°38'04"WEST 589.87 FEET; THENCE SOUTH 12°39'46"WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2930.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 12°39'46"WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 175.00 FEET; THENCE SOUTH 74°00'14"EAST, A DISTANCE OF 358.68 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA AVENUE (STATE ROAD 37) (A 252 FOOT RIGHT-OF-WAY PER STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 16250-2514) AND A POINT ON THE CURVE; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5859.58 FEET, AN ARC DISTANCE OF 175.00 FEET, THROUGH A CENTRAL ANGLE OF 01°43'12", SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°06'05"EAST, 174.99 FEET; THENCE NORTH 74°02'45"WEST, A DISTANCE OF 366.12 FEET TO THE POINT OF BEGINNING.

AND

Parcel 2

Tract 11

COMMENCE AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA AND RUN THENCE NORTH 89°57'56"EAST, ALONG THE NORTH BOUNDARY OF SAID SECTION 24, A DISTANCE OF 273.80 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE CSX SYSTEM RAILROAD, RUN THENCE SOUTH 24°36'23"WEST, ALONG SAID RAILROAD RIGHT-OF-WAY LINE 18.49 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 2834.93 FEET AND A CENTRAL ANGLE OF 11°56'36"; RUN THENCE SOUTHWESTERLY ALONG SAID CURVE AND RAILROAD RIGHT-OF-WAY, AN ARC DISTANCE OF 590.94 FEET; RUN THENCE SOUTH 12°39'46"WEST, ALONG SAID RAILROAD RIGHT-OF-WAY LINE 3238.37 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 76°52'53"EAST, 356.05 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 37, SAID POINT LYING ON A CURVE HAVING A RADIUS OF 5859.58 FEET, A CENTRAL ANGLE OF 02°32'48", AND WHOSE CHORD BEARS SOUTH 11°50'42"WEST; RUN THENCE ALONG SAID CURVE TO THE LEFT AND SAID RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 260.44 FEET; RUN THENCE NORTH 79°25'41"WEST, 359.99 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF THE CSX SYSTEM RAILROAD; RUN THENCE NORTH 12°39'46"EAST, ALONG SAID RIGHT-OF-WAY LINE, 276.36 FEET TO THE POINT OF BEGINNING.

NOTES:

1.) UNDERGROUND IMPROVEMENTS, IF ANY, HAVE NOT BEEN LOCATED.

2.) THIS SURVEY WAS BASED ON A TITLE INSURANCE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ORDER NO. 8100784, DATED 12/23/2019, AND WAS RELIED UPON AS BEING CORRECT.

3.) BEARINGS BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT AND HELD THE EASTERLY R/W LINE OF THE CSX RAILROAD ALONG TRACTS 10 AND 11 AS BEING N12°40'11"E.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1(D)	2834.93	11°56'36"	590.94	S18°38'04"W	589.87
C1(F)	2834.93	11°56'36"	590.94	S18°36'50"W	589.87
C2(D)	5859.58	2°50'08"	289.99	S14°32'11"W	
C2(F)	5859.58	2°50'08"	289.99	S14°29'54"W	289.96
C3(D)	5859.58	1°07'22"	114.96	S13°44'40"W	114.96
C3(F)	5859.58	1°07'22"	114.96	S13°43'40"W	114.96
C4(D)	5859.58	2°32'48"	260.44	S11°50'42"W	
C4(F)	5859.58	2°32'48"	260.56	S11°50'04"W	260.56
C5(D)	5859.58	1°43'12"	175.00	N15°06'05"E	174.99
C5(F)	5859.58	1°43'41"	176.03	N15°01'10"E	176.02
C6	5859.58	0°29'38"	35.00	N16°08'02"E	35.00

LEGEND:

- ■ – Concrete Monument (CM)
- ○ – Iron Pipe (IP)
- ● – Iron Rod and Cap (IR&C)
- ▲ – Railroad Spike (RRS)
- ● – Nail and Washer (N&W)
- ⊕ – Nail and Disk (N&D or PCP)
- ⊕ – Drill Hole (DH)
- Fnd. – Found
- Rec. – Recovered
- (F) – Field Measurement
- (P) – Platted Measurement
- (D) – Described (Deed) Measurement
- (SP) – State Plane Coordinate System
- P.O.B. – Point of Beginning
- R/W – Right-of-way
- EOP – Edge of Pavement
- BOC – Back of Curb
- TOC – Top of Curb
- TOB – Top of Bank
- BOB – Bottom of Bank
- Grd – Ground
- G – Gutter
- Conc. – Concrete
- P – Overhead power line
- T – Overhead telephone line
- INV. – Invert
- CMP – Corrugated metal pipe
- RCP – Reinforced concrete pipe
- PVC – Poly Vinyl Chloride pipe
- VCP – Vitreous Clay pipe
- NO ID–No identification
- LB–Licensse business
- ASSOC.–Association
- C/L–Centerline
- P.C.–Point of Curve
- C/F–Calculated and Field
- △ – Delta (Central Angle)
- R – Radius
- L – Length of Arc
- C – Chord Distance
- CB – Chord Bearing
- D – Degree of Curve
- MH – Manhole
- ℄ – Centerline
- ß – Boundary Line
- ☼ – Light Pole
- ⌀ – Power Pole
- ⟵ – Guy Anchor
- ⊠ – Telephone Pole
- ⋈ – Water Valve
- ⋈ – Fire Hydrant
- S – Sanitary Sewer Manhole
- ⓢ – Storm Sewer Manhole
- INV – Invert
- BM – Bench Mark
- CMP – Corrugated Metal Pipe
- RCP – Reinforced Concrete Pipe
- O.R. – Official Records
- M.B. – Map Book
- D.B. – Deed Book
- TYP – Typical
- FL – Floor Elevation
- ELEV. – Elevation
- OE – Overhead Electric
- TJB–Telephone junction box
- FSRC–Found steel rod cap
- FSP–Found steel pipe
- FSPC–Found steel pipe cap
- P.O.C.–Point of commencement
- C & S–Chastain and Skillman
- FDOT–Florida Department of Transportation
- RR–Railroad

CERTIFIED TO:

Tom E. Scharar
Donnelly H. Bailey
Holley L. Bailey
Andrea Bailey
James W. Williams
Peterson & Myers, P.A.
Bank of Central Florida
Fidelity National Title Insurance Company

CERTIFICATION:

I hereby certify that this drawing correctly reflects the result of a recent survey made under my direction and this survey was made in accordance with minimum technical standards adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

I hereby certify that the property shown herein lies in Zone X as shown on the Florida Insurance Rate Map per Community Panel Number 120267 0480 G prepared by the Federal Emergency Management Agency.

Date of Survey:

FEBRUARY 17, 2020

Mark D. Porter Florida Registration #3340

STATE OF FLORIDA CERTIFICATE No. 3340 REGISTERED LAND SURVEYOR

Not valid without the signature & original raised seal of a Florida licensed surveyor & mapper.

COPYRIGHT 2020
by PORTER GEOGRAPHICAL POSITIONING & SURVEYING
ALL RIGHTS RESERVED

SCALE 1" = 60' DATE

PORTER GEOGRAPHICAL POSITIONING & SURVEYING
LB #6765
5338 US Highway 98 North Lakeland FL 33809
Office: (863) 853-1496 FAX: (863) 940-9861
psurveying@tampabay.rr.com

REVISION	DATE		CHECKED			
				ENGINEER		
				SURVEYOR	M.D.P.	2/17/20
				DRAWN BY	M.D.P.	2/18/20
				CHECKED	M.D.P.	2/18/20
				APPROVED	M.D.P.	2/18/20
				Field Book	141, Pages 57-58.	

WILLIAMS FENCE CO.

BOUNDARY SURVEY IN SEC. 23, TWP. 29 S., RNG. 23 E., POLK COUNTY, FLORIDA

DATE 2/18/2020 | C-20-2657.02 | REV. NO.