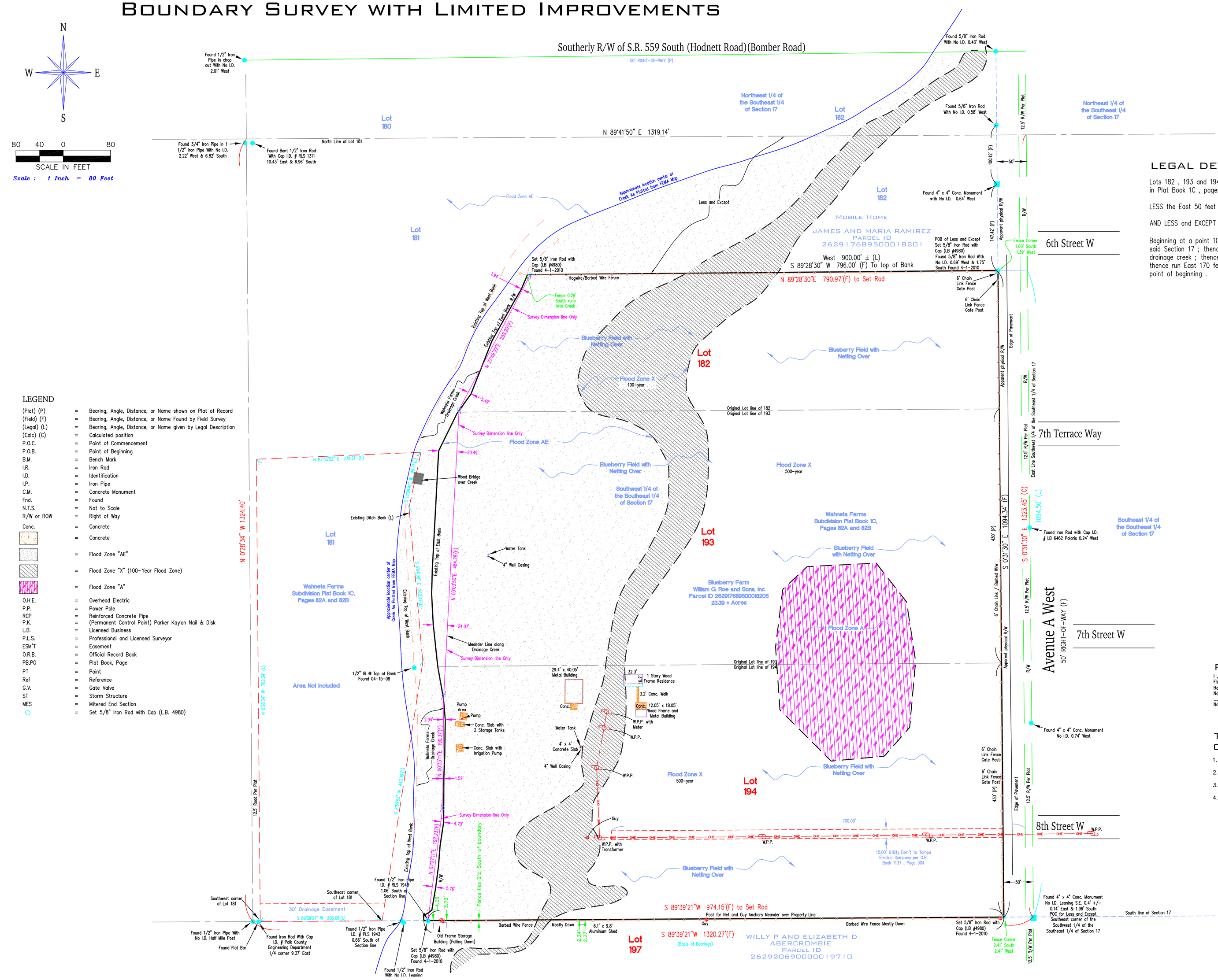
William G. Roe and Sons, Inc. - Blueberry Farm

Boundary Survey with Limited Improvements

Southeast 1/4 of Section 17, Township 29 South, Range 26 East, Polk County, Florida



LEGEND

(Plat) (P)	=	Bearing, Angle, Distance, or Name shown on Plat of Record
(Field) (F)	=	Bearing, Angle, Distance, or Name Found by Field Survey
(Legal) (L)	=	Bearing, Angle, Distance, or Name given by Legal Description
(Calc) (C)	=	Calculated position
P.O.C.	=	Point of Commencement
P.O.B.	=	Point of Beginning
B.M.	=	Bench Mark
I.R.	=	Iron Rod
I.D.	=	Identification
I.P.	=	Iron Pipe
C.M.	=	Concrete Monument
Fnd.	=	Found
N.T.S.	=	Not to Scale
R/W or ROW	=	Right of Way
Conc.	=	Concrete
	=	Concrete
	=	Flood Zone "AE"
	=	Flood Zone "X" (100-Year Flood Zone)
	=	Flood Zone "A"
O.H.E.	=	Overhead Electric
P.P.	=	Power Pole
RCP	=	Reinforced Concrete Pipe
P.K.	=	(Permanent Control Point) Parker Kaylon Nail & Disk
L.B.	=	Licensed Business
P.L.S.	=	Professional and Licensed Surveyor
ESM'T	=	Easement
O.R.B.	=	Official Record Book
PB,PG	=	Plat Book, Page
PT	=	Point
Ref	=	Reference
G.V.	=	Gate Valve
ST	=	Storm Structure
MES	=	Mitered End Section
○	=	Set 5/8" Iron Rod with Cap (L.B. 4980)

LEGAL DESCRIPTION : (Parcel # 4)

Lots 182 , 193 and 194 in Section 17 , Township 29 South , Range 26 East , according to the plat of Wahneta Farms recorded in Plat Book 1C , pages 82A and 82B , Public Records of Polk County , Florida ,

LESS the East 50 feet thereof.

AND LESS and EXCEPT the following :

Beginning at a point 1094.5 feet North and 50 feet West of the Southeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 17 ; thence run West 796.00 feet , more or less , to the Southeasterly right-of-way line of Wahneta Farms drainage creek ; thence along said creek in a Northwesterly direction to the South boundary line of State Road 559 South ; thence run East 170 feet , more or less , to a point 50 feet West of the East line of said Section 17 ; thence South to the point of beginning .

SURVEYOR'S NOTE'S :

1. Boundary Survey with limited improvements – Field work completed 05/01/2008.
2. No underground installations, improvements or encroachments have been located Except those shown hereon.
3. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing heron shall be construed to give any rights or benefits to anyone other than those certified to.
4. Note : In providing this survey no attempt has been made to obtain or show data concerning existence, size, depth, conditions, capacity or location of any utility existing on the site, whether private, municipal or public owned.
5. Bearings based on the South line of Section 17 , having a bearing of S 89°39'21" W as assumed .
6. Changed certifications – Field work completed 04/01/2010.
7. Old Republic National Title Insurance Company File No. 10026876JAR was utilized in the Preparation of this Survey.
8. Changed Legal Description and misc. – no Field work completed 04/21/2010.
9. Approximate Location of Flood Zone X , A and AE (as Scaled from F.E.M.A. Map)
10. Changed certifications only – no Field work completed 04/27/2010.

ADDITIONAL SURVEYOR'S NOTES :

The word or words " certify " and " certified to " as used hereon , means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee , expressed or implied .

FLOOD PLAIN CERTIFICATION

I , Stephen E . Whitaker , P. L.S. , No . 3053 hereby certify that after inspection of the F.E.M.A. Flood Hazard map , the residential structure located hereon does not lie within the Special Flood Hazard Area as defined by Flood Zone " A " , but within Flood Zone " X " , per Community Panel No . 1210SO – 530 Suffix F Effective Dated 12 – 20 – 2000

Not valid if the above line does not contain map number with effective date given .

This Survey is Certified EXCLUSIVELY To and ONLY for the use of:

1. William G. Roe & Sons, Inc., a Florida Corporation
2. Old Republic National Title Insurance Company
3. Akerman, Senterfitt & Eidson, P.A.
4. Ridgestone Bank

SURVEYOR'S CERTIFICATE :

I, hereby certify that to the best of my knowledge, information, and belief, this plat is a True and correct representation of the hereon described land according to normal standards of Professional care for the Survey purpose hereon stated, and this Plat meets Minimum Technical Standards as adopted by the Florida Board of Professional Land Surveyor's under authority of Section 472.027, Florida Statues, and set forth in Chapter 5J17–6, Rules of the Department of Professional Regulation. NOT VALID UNLESS EMBOSSED WITH RAISED SEAL.

Cypress Land Surveys
STEPHEN E. WHITAKER
P.L.S. No. 3053
STATE OF FLORIDA
702 AVE. "A", N.W.

Date : ___ 04 – 27 – 2010 _

Unless it bears the signature and the original raised seal of a Florida Licensed Surveyor and Mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

FLORIDA LICENSED SURVEYOR and MAPPER Registration No. 3053
Stephen E. Whitaker, P.L.S.

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Prepared by: CYPRESS LAND SURVEY'S, INC. * 702 Avenue "A", N.W.
Winter Haven, Florida 33881–3139 Phone (863) 299–8165 Fax (863) 294–4301
Stephen E. Whitaker, P.L.S. – Florida License & Reg. # L.S. 3053 & L.B. 4980

File : Bill–Roe4–2010.dwg
Print date : 04 – 27 – 2010

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