

SECTION 32, TOWNSHIP 28 SOUTH, RANGE 26 EAST,
WINTER HAVEN, POLK COUNTY, FLORIDA







Starting at the intersection of the North right-of-way boundary of Avenue "O" Southwest with the East right-of-way boundary of Third Street Southwest (U.S. Highway 17 from 1933) at Winter Haven, Florida, run thence Easterly along the Northerly right-of-way of Avenue "O" Southwest, 1043.1 feet to a concrete marker for the Point of Beginning, Run thence North 00°00'00" East, 250.0 feet, thence North 89°56'21" East, parallel with Avenue "O" Southwest, 199.28 feet to the Westerly right-of-way of First Street South, thence South 00°09'53" East along said right-of-way, 235.0 feet, thence South 38°32'08" West, 19.19 feet to the Northerly right-of-way of Avenue "O" Southwest, thence South 89°56'21" West along said right-of-way, 188.00 feet to the Point of Beginning.

TOGETHER WITH that certain non-exclusive easement for ingress and egress purposes as set forth in Easement Agreement recorded in O.R. Book 7673, Page 1369, Public Records of Polk County, Florida.

SURVEYOR'S NOTES :

1. Boundary Survey with limited improvements – field work completed 03 – 17 – 2022.
2. Bearings based on Westerly right-of-way of East Street South, having a bearing of S00°19'30"E, as assumed.
3. No underground installations, improvements or encroachments have been located except those shown herein.
4. Except as specifically stated or shown herein, this survey does not purport to reflect the absence or existence of filed or unfiled lands; title; Sovereign Lands; former submerged lands; riparian lands; Ordinary High Water Line of any waterbody; or areas subject to the possibility of flooding; building setbacks; line; restrictive covenants; zoning and other real property interests intended uses, agreements, recorded and/or unrecorded that may affect this title or for adjacent parcels.
5. Subject property may contain lands that are subject to claim or restriction by one or more of the following agencies: Army Corps of Engineers, San Joaquin Hills Water Management District (SJMWD), Department of Environmental Protection (DEP), or Environmental Protection Commission (E.P.C.).
6. 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 herein shall be construed to give any rights or benefits to anyone other than those certified to.
7. 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.
8. This Survey was prepared with the benefit of an Abstract of Title furnished by Old Republic National Title Insurance Company, Issuing Office File Number 12681141 Street SW, dated February 10, 2022. Copies Land Survey, and the below referenced documents are on file with the County Clerk's Office of Escondido, California, Rights-of-Way, Setback lines, Reservations, Agreements, or other similar matters not shown in this plat.

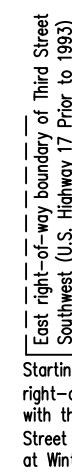
LEGEND

(Field) (F)	=	Bearing, Angle, Distance, or Name Found by Field Survey
(Legal) (L)	=	Bearing, Angle, Distance, or Name given by Legal Description
I.D.	=	Identification
E.O.P.	=	Edge of Pavement
R.O.W.	=	Right of Way
A.C.	=	Air Conditioner
E.M.	=	Electric Meter
O.H.E.	=	Overhead Electric
U.G.E.	=	Underground Electric
C.L.P.	=	Concrete Light Pole
C&G	=	Curb and Gutter
C.P.P.	=	Concrete Power Pole
F.P.	=	Flag Pole
S.G.	=	Storm Grate
C.S.	=	Crosswalk Signal
H.S.	=	Handicapped Sign
H.T.	=	Handicapped Transition
MAG	=	ChrisNik, Inc. Magnetic Nail
L.B.	=	Licensed Business
L.S.	=	Licensed Surveyor
O.R.	=	Official Record
- - - - -	=	Line Drawn (Not to Scale)
N.T.S.	=	Not to Scale
W.M.	=	Water Meter
B.F.P.	=	Backflow Preventer
T.L.P.	=	Traffic Light Pole
C.I.	=	Curb Inlet
W.V.	=	Water Valve
F.H.	=	Fire Hydrant
	=	Concrete
	=	Handwalk
	=	Handi-Cap Transition
	=	Covered Area

ADDITIONAL
SURVEYOR'S NOTES :

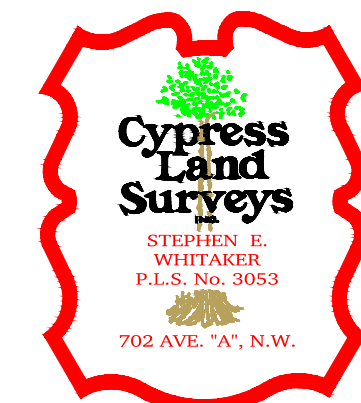
The word or words "certify" and "certified to" as used hereon, means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.

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THIS SURVEY IS CERTIFIED EXCLUSIVELY
TO AND ONLY FOR THE USE OF:

1. Florida Ag Realty, Inc
2. Bank of Central Florida
3. John Mann
4. Old Republic National Title Insurance Company
5. American Land Title Association



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 Standards of Practice as adopted by the Florida Board of Professional Land Surveyor's under authority of Section 472.027, Florida Statutes, and set forth in Chapter 5J-17.

Prepared by: CYPRESS LAND SURVEY'S, INC. * 702 Avenue "A", N.W.
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