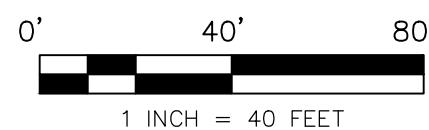


BOUNDARY AND TOPOGRAPHIC SURVEY



ABBREVIATION LEGEND	
AC	= AIR CONDITIONER
BM	= BENCHMARK
C	= CALCULATED
CONC	= CONCRETE
E	= CENTERLINE
D	= DEED OR DESCRIPTION
F	= FIELD INFORMATION OR MEASUREMENT
FCM	= FOUND CONCRETE MONUMENT
FR	= FOUND IRON ROD NO ID
FRP	= FOUND IRON ROD AND CAP
FND	= FOUND NAIL AND DISK
FRND	= FOUND "T" NAIL AND DISK
LP	= LIGHT POLE
MES	= MITERED END SECTION
ORB	= OFFICIAL RECORDS BOOK
O/A	= OVERALL
P	= PLATTED INFORMATION OR DIMENSION
PG	= PAGE
PKND	= "PK" NAIL AND DISK
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
POL	= POINT ON LINE
SRC	= SET IRON ROD AND CAP "LB 8174 SGS INC"
SND	= SET NAIL DISK
WLP	= WOOD UTILITY POLE
Z	= ELEVATION NAVD 1988

LEGAL DESCRIPTION

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 33 SOUTH, RANGE 28 EAST, HIGHLANDS COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR U.S. HIGHWAY 27 AND FOR MARTIN ROAD.

LESS AND EXCEPT (FROM ORB 2163, PG 99)

THAT CERTAIN REAL PROPERTY LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 33 SOUTH, RANGE 28 EAST, HIGHLANDS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH BOUNDARY OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST RIGHT OF WAY BOUNDARY OF U.S. HIGHWAY 27, THENCE NORTH 89°45'31" EAST, ALONG SAID NORTH BOUNDARY, 5.50 FEET; THENCE SOUTH 00°01'14" EAST, PARALLEL WITH SAID EAST RIGHT OF WAY BOUNDARY, 580.42 FEET; THENCE SOUTH 20°51'34" EAST, PARALLEL WITH AND 8.00' EAST OF SAID EAST RIGHT OF WAY BOUNDARY, 453.53 FEET TO A POINT LYING 5.50 FEET NORTH OF THE NORTH RIGHT OF WAY BOUNDARY OF MARTIN ROAD, THENCE NORTH 89°45'29" EAST, PARALLEL WITH SAID NORTH RIGHT OF WAY BOUNDARY, 522.77 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, THENCE SOUTH 00°01'58" EAST, ALONG SAID EAST BOUNDARY, 5.50 FEET TO THE NORTH RIGHT OF WAY BOUNDARY OF SAID MARTIN ROAD; THENCE SOUTH 89°45'29" WEST, ALONG SAID NORTH RIGHT OF WAY BOUNDARY 529.23 FEET TO THE EAST RIGHT OF WAY BOUNDARY OF SAID U.S. HIGHWAY 27; THENCE NORTH 20°51'34" WEST, ALONG SAID EAST RIGHT OF WAY BOUNDARY, 42.73 FEET; THENCE NORTH 00°01'14" WEST, CONTINUING ALONG SAID EAST RIGHT OF WAY BOUNDARY, 588.55 FEET RETURNING TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES

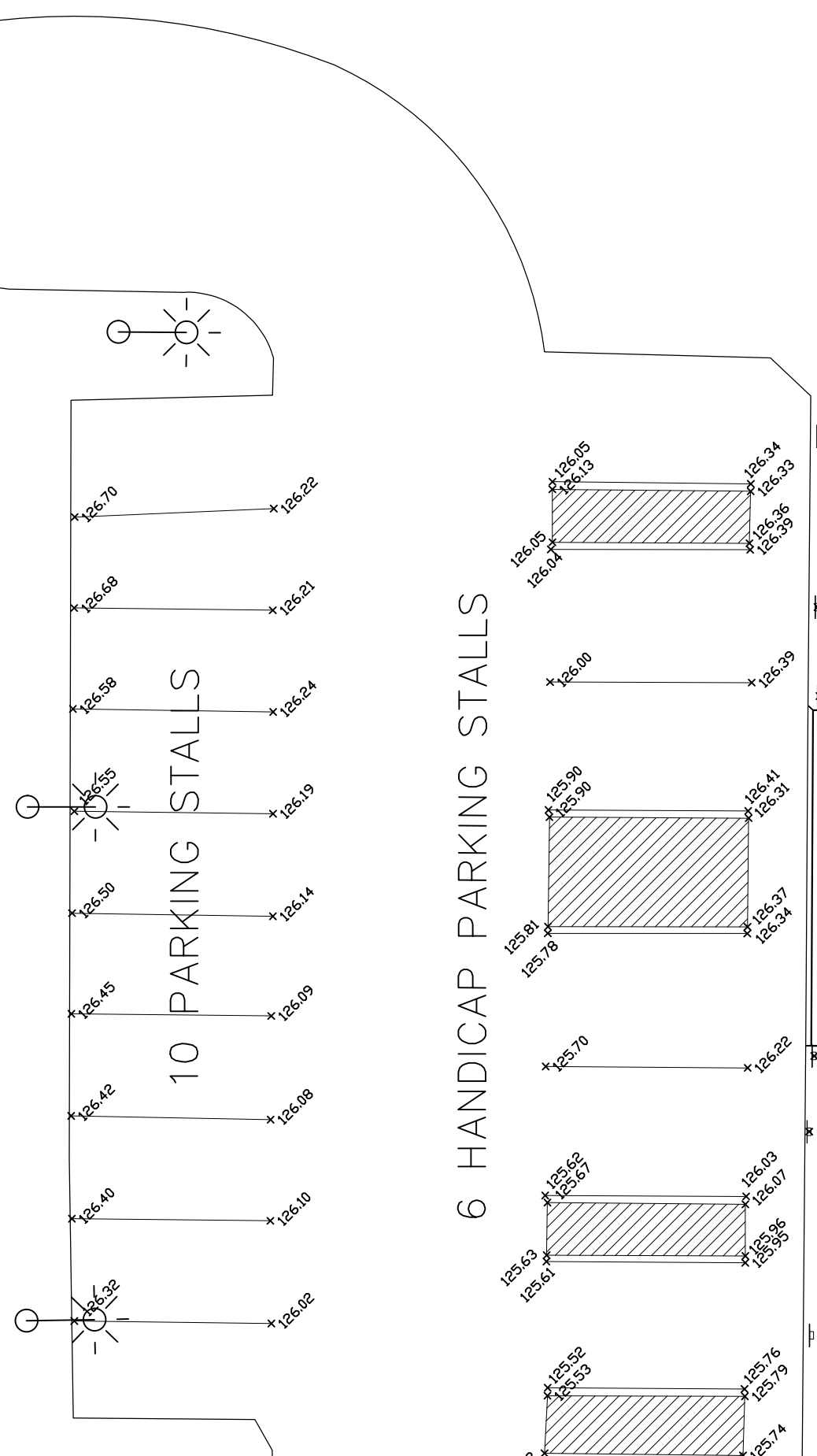
- 1) THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH PROPERTY LINE BEING S 89°57'08" E. ASSUMED.
- 2) ONLY VISIBLE, ABOVE GROUND IMPROVEMENTS ARE SHOWN UPON THIS MAP. UNDERGROUND FOUNDATIONS AND OTHER SUBTERRANEAN FEATURES WERE NOT LOCATED EXCEPT AS SHOWN.
- 3) ALL DIMENSIONS WERE FIELD MEASURED UNLESS OTHERWISE NOTED. UNIT OF MEASURE IS THE U.S. SURVEY FOOT. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 ESTABLISHED ON SITE USING RTK GPS.
- 4) PRINTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AS THE SCALE OF THIS SURVEY CAN CHANGE WITH REPRODUCTION.
- 5) DATE OF SURVEY: OCTOBER 15, 2024
- 6) STREET ADDRESS: 910 W MARTIN RD, AVON PARK, FL
- 7) SURVEY PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON.
- 8) SURVEY PROJECT NUMBER: 202279
- 9) THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- 10) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY MAY ALSO BE SIGNED WITH AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR PER CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE.
- 11) THIS SURVEY IS CERTIFIED TO:
COOL AND CORB ENGINEERING

FLOOD NOTE:

PROPERTY LIES IN FLOOD ZONE "A" AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD AND IN FLOOD ZONE UNSHADED "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD, PER FEDERAL EMERGENCY MANAGEMENT (FEMA) FLOOD INSURANCE RATE MAP NUMBER 12055C0109C, WITH AN EFFECTIVE DATE OF NOVEMBER 18, 2015.

PARKING DETAIL

NOT TO SCALE



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