

LEGAL DESCRIPTION

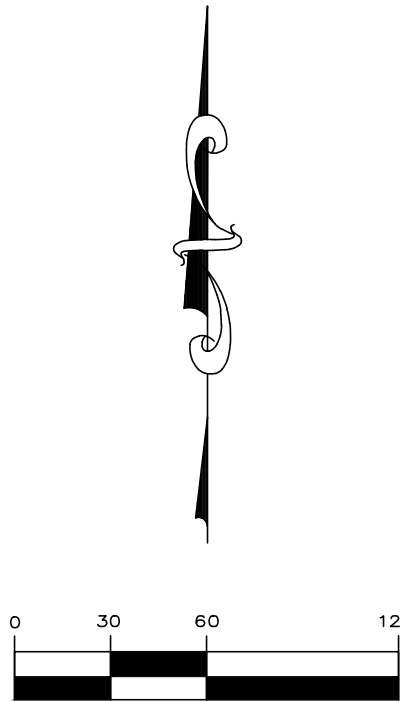
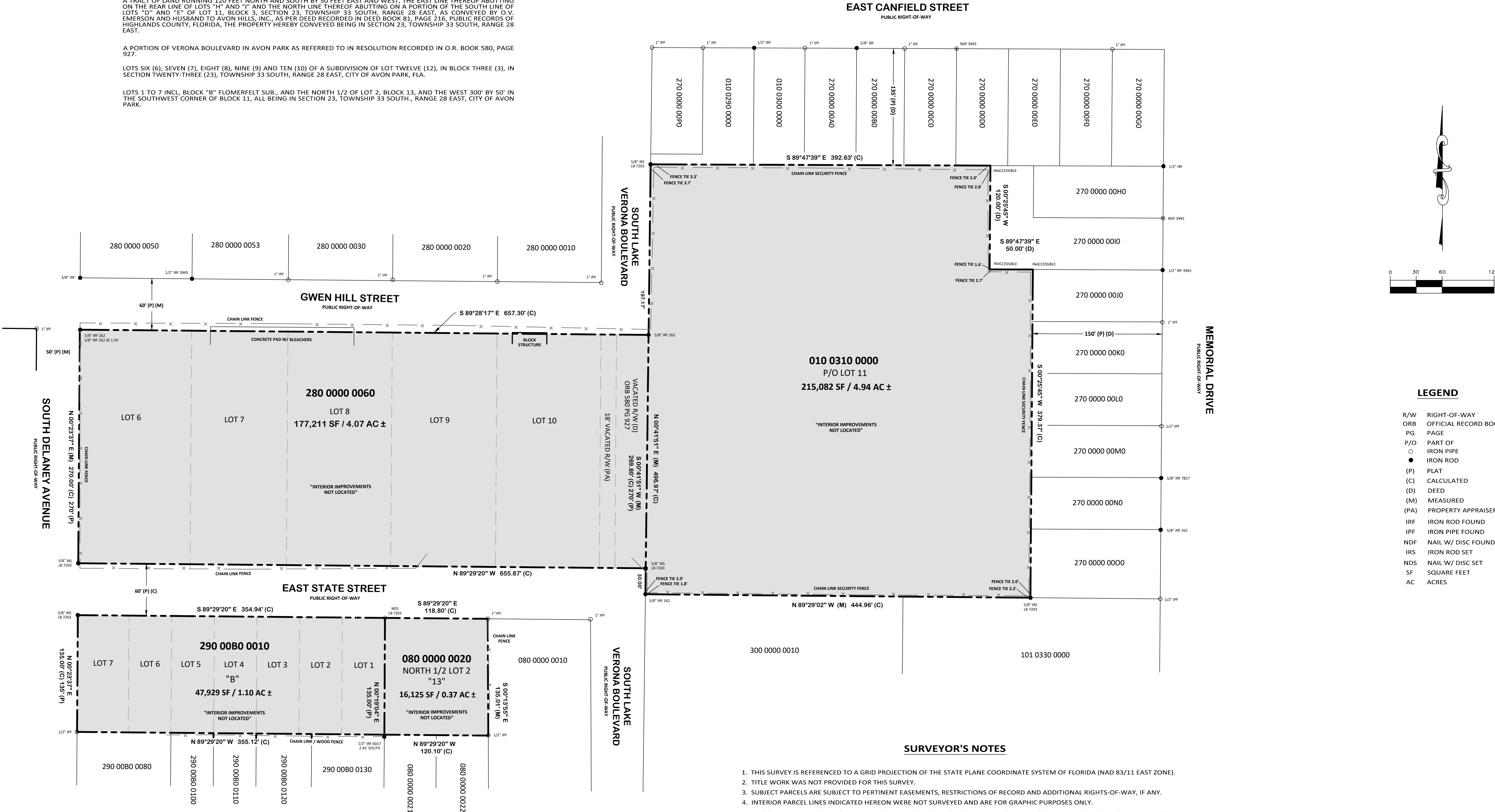
ORB 1255 PG 617

LOT ELEVEN (11), LESS A STRIP 135 FEET WIDE OFF THE NORTH SIDE, AND LESS A STRIP 150 FEET WIDE OFF THE EAST SIDE, AND LESS A PARCEL DESCRIBED AS THE WEST 300 FEET BY 50 FEET IN THE SOUTHWEST CORNER OF SAID LOT 11, AND LESS A TRACT OF LAND RUNNING 120 FEET NORTH AND SOUTH BY 50 FEET EAST AND WEST, THE EAST LINE THEREOF ABUTTING ON THE REAR LINE OF LOTS "H" AND "I" AND THE NORTH LINE THEREOF ABUTTING ON A PORTION OF THE SOUTH LINE OF LOTS "D" AND "E" OF LOT 11, BLOCK 3, SECTION 23, TOWNSHIP 33 SOUTH, RANGE 28 EAST, AS CONVEYED BY O.V. EMERSON AND HUSBAND TO AVON HILLS, INC., AS PER DEED RECORDED IN DEED BOOK 81, PAGE 216, PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA, THE PROPERTY HEREBY CONVEYED BEING IN SECTION 23, TOWNSHIP 33 SOUTH, RANGE 28 EAST.

A PORTION OF VERONA BOULEVARD IN AVON PARK AS REFERRED TO IN RESOLUTION RECORDED IN O.R. BOOK 580, PAGE 927.

LOTS SIX (6), SEVEN (7), EIGHT (8), NINE (9) AND TEN (10) OF A SUBDIVISION OF LOT TWELVE (12), IN BLOCK THREE (3), IN SECTION TWENTY-THREE (23), TOWNSHIP 33 SOUTH, RANGE 28 EAST, CITY OF AVON PARK, FLA.

LOTS 1 TO 7 INCL, BLOCK "B" FLOMERFELT SUB., AND THE NORTH 1/2 OF LOT 2, BLOCK 13, AND THE WEST 300' BY 50' IN THE SOUTHWEST CORNER OF BLOCK 11, ALL BEING IN SECTION 23, TOWNSHIP 33 SOUTH., RANGE 28 EAST, CITY OF AVON PARK.



LEGEND

- R/W RIGHT-OF-WAY
ORB OFFICIAL RECORD BOOK
PG PAGE
P/O PART OF
○ IRON PIPE
● IRON ROD
(P) PLAT
(C) CALCULATED
(D) DEED
(M) MEASURED
(PA) PROPERTY APPRAISER
IRF IRON ROD FOUND
IPF IRON PIPE FOUND
NDF NAIL W/ DISC FOUND
IRS IRON ROD SET
NDS NAIL W/ DISC SET
SF SQUARE FEET
AC ACRES

SURVEYOR'S NOTES

- THIS SURVEY IS REFERENCED TO A GRID PROJECTION OF THE STATE PLANE COORDINATE SYSTEM OF FLORIDA (NAD 83/11 EAST ZONE).
- TITLE WORK WAS NOT PROVIDED FOR THIS SURVEY.
- SUBJECT PARCELS ARE SUBJECT TO PERTINENT EASEMENTS, RESTRICTIONS OF RECORD AND ADDITIONAL RIGHTS-OF-WAY, IF ANY.
- INTERIOR PARCEL LINES INDICATED HEREON WERE NOT SURVEYED AND ARE FOR GRAPHIC PURPOSES ONLY.
- THIS SURVEY DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES CERTIFIED TO BELOW FOR THE EXPRESS PURPOSE STATED HEREON AND/OR CONTAINED IN THE CONTRACT BETWEEN HYATT SURVEY SERVICES, INC. AND THE CLIENT FOR THIS PROJECT. COPYING, DISTRIBUTING AND/OR USING THIS DRAWING, IN WHOLE OR IN PART FOR ANY PURPOSE OTHER THAN ORIGINALLY INTENDED WITHOUT WRITTEN CONSENT FROM HYATT SURVEY SERVICES, INC IS STRICTLY PROHIBITED AND RENDERS THE SURVEYOR'S CERTIFICATION, SIGNATURE AND SEAL NULL AND VOID. ANY QUESTIONS CONCERNING THE CONTENT OR PURPOSE OF THIS DRAWING SHOULD BE DIRECTED TO HYATT SURVEY SERVICES, INC.

TITLE: BOUNDARY SURVEY - "MLK JR. SPORTS COMPLEX" 206, 207 & 209 EAST STATE STREET

LOCATION: SECTION 23, TOWNSHIP 33 SOUTH, RANGE 28 EAST, CITY OF AVON PARK, HIGHLANDS COUNTY, FLORIDA

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OR DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

RUSSELL P. HYATT, P.S.M.
FLORIDA SURVEYORS REGISTRATION NO. 5303

Hyatt Survey Services, Inc.

LB No. 7203 Geographic Data Specialists
2012 Lena Road Bradenton, Florida 34211
(941) 748-4693

Dwg File: MLK Sports Project Manager: JM Drawn By: JM Checked By: RPH
Project No.: 25-2996 Field Date: 05/2025 Scale: 1" = 60'

SHEET
1
OF 1