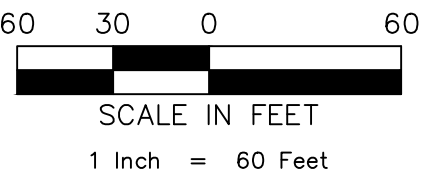
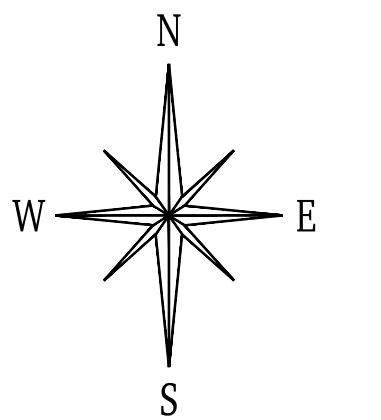


BOUNDARY SURVEY

SECTION 11, TOWNSHIP 29 SOUTH, RANGE 25 EAST,
POLK COUNTY, FLORIDA

SHEET 2 OF 2



LEGAL DESCRIPTION :

Parcel 1

(Parcel ID# 252911-000000-034030) (per Warranty Deed O.R. Book 7243 , Page 201)

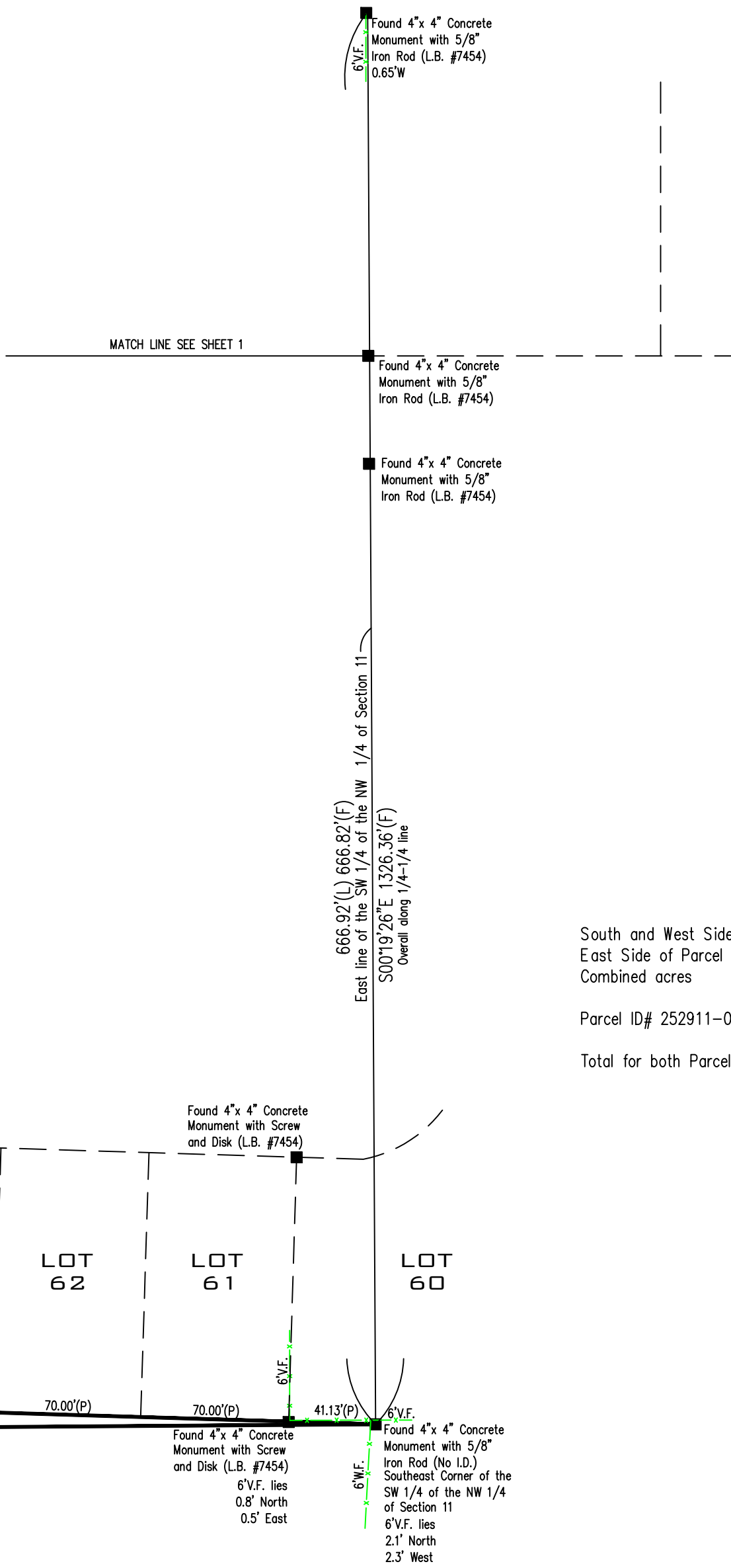
The SW 1/4 of the NW 1/4 of Section 11, Township 29 South , Range 25 East , Polk County , Florida , Less and Except : The North 360 feet of the East 200 feet of the SW 1/4 of the NW 1/4 of Section 11 , Township 29 South , Range 25 East , Polk County , Florida , and Less and Except lands described in O.R. Book 1727 , Page 112 , O.R. Book 2397 , Page 1752 , and O.R. Book 2376 , Page 1071 , Public Records of Polk County , Florida.

AND :

Parcel 2

(Parcel ID# 252911-000000-034040) (per Warranty Deed O.R. Book 2376 , Pages 1071-1072)

Commence at the NE corner of the SW 1/4 of the NW 1/4 of Section 11, Township 29 South , Range 25 East , Polk County , Florida ; run thence South along the East boundary of the SW 1/4 of the NW 1/4 of said Section , 238.48 feet ; thence North 87°09'55" West , 322.97 feet to the Point of Beginning ; Thence continue North 87°09'55" West , 172.55 feet ; thence South 00°03'35" East , 266.51 feet ; thence South 89°14'55" East , 138.66 feet ; thence North 07°19'45" East , 261.93 feet to the Point of Beginning.



LESS AND EXCEPT
per O.R. Book 2397,
page 1752

SW 1/4 OF THE NW 1/4
OF SECTION 11

MAGNOLIA PRESERVE
PHASE TWO
PLAT BOOK 155,
PAGES 41 AND 42

MAGNOLIA PRESERVE AVENUE

ACREAGES

South and West Side of Parcel ID# 252911-000000-034030 = 9.4427 acres
East Side of Parcel ID# 252911-000000-034030 = 1.8733 acres
Combined acres = 11.3160 acres

Parcel ID# 252911-000000-034040 = 0.9366 acres

Total for both Parcels = 12.2526 acres

SURVEYOR'S NOTES :

- Boundary Survey with no improvements - field work completed 06 - 15 - 2022.
- The coordinates, if any, and the basis of bearings shown hereon are based on the State Plane Coordinate System for Florida West Zone - 902, North American Datum of 1983 (NAD 83), latest adjustment of 2011, and the West line of Section 11, having a bearing of N00°29'35"W.
- No underground installations, improvements or encroachments have been located Except those shown hereon.
- Except as specifically stated or shown hereon, this survey does not purport to reflect the absence or existence of filled or unfilled lands; State Sovereign Lands; former submerged lands; riparian lands; Ordinary High Water Line of any waterbody; or areas subject to the possibility of flooding; building setback lines; restrictive covenants; zoning and other real property/land intended use's; agreements, recorded and/or unrecorded that may effect this and/or adjoining parcels.
- Subject property may contain lands that are subject to claim or restriction by one or more of the following agencies: Army Corps. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.), Department of Environmental Protection (D.E.P.), or Environmental Protection Commission (E.P.C.).
- 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 hereon shall be construed to give any rights or benefits to anyone other than those certified to.
- 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.
- This Survey was prepared with the benefit of an Abstract of Title furnished by Old Republic National Title Insurance Company, American Land Title Association Commitment Order No. 1289801, dated June 22, 2022. Cypress Land Survey's, Inc. and the below signed Land Surveyor makes no Guarantees as to the size, location, or existence of Easements, Rights-of-Way, Setback lines, Reservations, Agreements, or other similar matters not shown in title policy.
- Easements per O.R. Book 1775, Page 1302 and O.R. Book 2006, Page 936 refer to Grantee's citrus grove off of the subject property, which is no longer in existence and therefor does not apply.
- Minor Drafting corrections - no field work completed 08 - 09 - 2022.
- Revisions to Less and Except parcels - no field work completed 08 - 12 - 2022.

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.

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
I.D. = Identification
R.O.W. = Right of Way
MAG = Chainlink, Inc. Magnetic Nail
C.S.T. = Chicago Steel Tape
P.K. = Parker Kaylon Nail & Disk
L.B. = Licensed Business
P.S.M. = Professional Surveyor and Mapper
P.L.S. = Professional and Licensed Surveyor
R.L.S. = Registered and Licensed Surveyor
L.S. = Licensed Surveyor
O.R. = Official Record
V.F. = Vinyl Fence
C.L.F.B. = Chainlink Fence with Barbwire
L.F. = Livestock Fence
C.L.F. = Chainlink Fence
W.F. = Wood Fence

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

- Kasie Hicks
- Sandra Hicks
- Allan L. Cossey



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