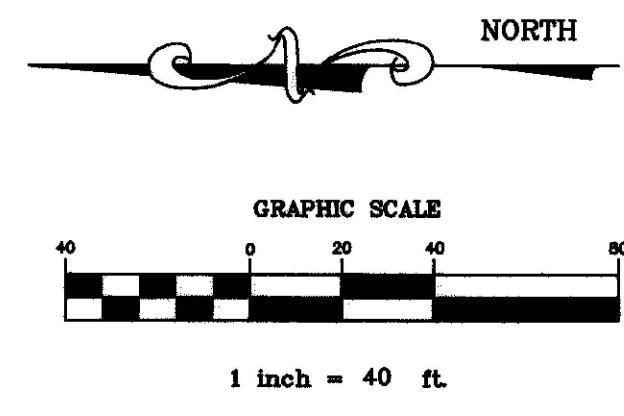
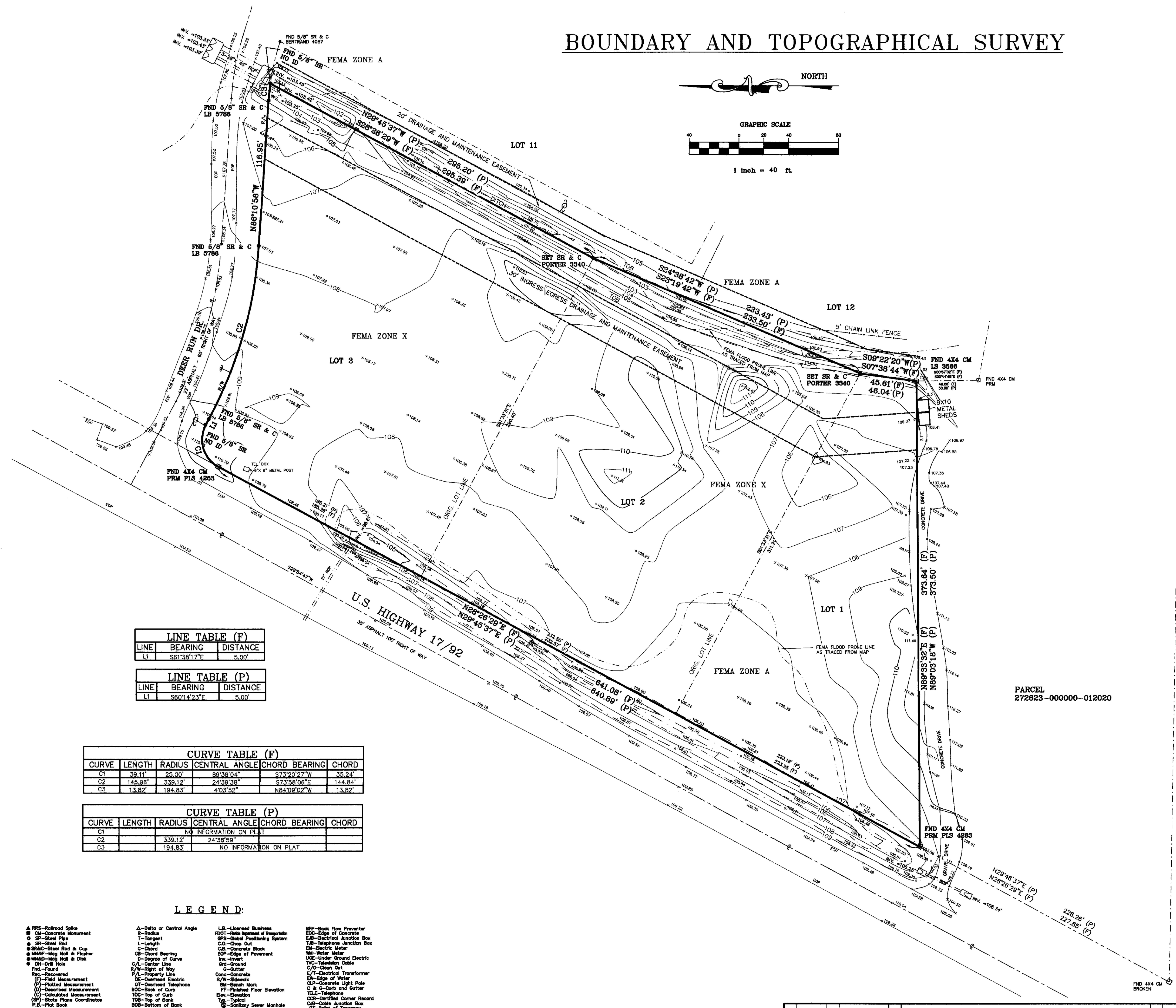


# BOUNDARY AND TOPOGRAPHICAL SURVEY



- NOTES:**
- 1.) Underground improvements, if any, have not been located.
  - 2.) This survey was performed without the benefit of an abstract or a title opinion, therefore, easements and/or other encumbrances may exist that are not shown hereon.
  - 3.) Bearings are based on the centerline of U.S. 17-92 as being S 28°54'47" W (grid).
  - 4.) Elevations are based on the Florida Permanent Reference Network NAD 1988 datum.

**DESCRIPTION:**  
 Lots 1, 2, and 3, DEER RUN ESTATES PHASE 1, a subdivision according to the plat thereof recorded in Plat Book 83, Pages 25 through 27, inclusive, of the Public Records of Polk County, Florida.



LINE	BEARING	DISTANCE
L1	S81°38'17"E	5.00'

LINE	BEARING	DISTANCE
L1	S80°14'23"E	5.00'

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	39.11'	25.00'	89°38'04"	S73°20'27"W	35.24'
C2	145.96'	339.12'	24°38'59"	S73°58'06"E	144.84'
C3	13.82'	194.83'	4°03'52"	N84°09'02"W	13.82'

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD
C1					
C2					
C3					

**LEGEND:**

- ▲ R/S - Railroad Spike
- C - Concrete Monument
- S - Steel Pipe
- SR - Steel Rod
- SR&C - Steel Rod & Cap
- M&F - May Nail & Washer
- M&M&D - May Nail & Disk
- D - Drive Nail
- F - Found
- R - Recovered
- P - Plotted Measurement
- O - Observed Measurement
- C - Calculated Measurement
- S - State Plane Coordinates
- P - Plot Book
- M - Map Book
- C.R. - Corridor Record
- P.C. - Point of Commencement
- P.B. - Point of Beginning
- P.M. - Permanent Control Point
- P.S.M. - Permanent Reference Monument
- M - Mail Box
- C.P.P. - Corrognated Plastic Pipe
- △ - Delta or Central Angle
- ⊖ - Radius
- L - Length
- C - Chord
- CB - Chord Bearing
- D - Degree of Curve
- C.L. - Center Line
- N/W - Right of Way
- P.L. - Property Line
- SE - Overhead Electric
- OT - Overhead Telephone
- BOC - Book of Curves
- TCC - Top of Curb
- TOB - Top of Bank
- BOB - Bottom of Bank
- OMP - Corrognated Metal Pipe
- PVC - Poly Vinyl Chloride Pipe
- RCP - Reinforced Concrete Pipe
- VCP - Vitreous Clay Pipe
- CP - Catch Basin
- P.C. - Point of Curvature
- P.T. - Point of Tangency
- P.L.S. - Professional Land Surveyor
- R.L.S. - Registered Land Surveyor
- TOB - Top of Bank
- L.B. - Licensed Business
- EOC - Edge of Concrete
- GPS - Global Positioning System
- CO - Chain Out
- CB - Concrete Block
- EM - Edge of Pavement
- EM - Invert
- UG - Under Ground Electric
- UG - Invert
- G - Gutter
- GO - Concrete
- SE - Sidewalk
- BM - Bench Mark
- TF - Finished Floor Elevation
- Elev - Elevation
- TOB - Top of Bank
- TS - Typical
- SS - Sanitary Sewer Manhole
- SS - Storm Sewer Manhole
- CP - Concrete Pipe
- LP - Light Pole
- CP - Concrete Pole
- GA - Guy Anchor
- W - The Hydrant
- M/W - Meter Well/Valve
- M/W - Monitoring Well
- NO ID - No Identification
- BP - Back Flow Preventer
- EOC - Edge of Concrete
- EB - Electrical Junction Box
- TE - Telephone Junction Box
- EM - Electric Meter
- WM - Water Meter
- UG - Under Ground Electric
- UG - Invert
- C/O - Open Out
- T/T - Electrical Transformer
- EW - Edge of Water
- CP - Concrete Light Pole
- C & G - Curb and Gutter
- TE - Telephone
- CCR - Certified Corner Record
- CC - Corner Junction Box
- PT - Point of Tangency
- CP - Concrete Pipe
- SP - State Road Department
- FEMA - Federal Emergency Management Agency
- B/L - Base Line
- I-4 - Interstate Four
- CR - County Road

**CERTIFICATION:**  
 I hereby certify that this drawing correctly reflects the result of a recent survey made under my direction and this survey was made in accordance with the Standards of Practice adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5-17.05 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.  
 I hereby certify that the property shown herein lies in Zone X & A as shown on the Florida Insurance Rate Map per Community Panel Number 120261 0230 H prepared by the Federal Emergency Management Agency.

Date of Survey:  
 JUNE 27, 2024

Mark D. Porter Florida Registration No. 3340  
 STATE OF FLORIDA  
 PROFESSIONAL SURVEYOR

Field Book 160, Pages 45 - 47.

Not valid without the signature & original raised seal of a Florida licensed surveyor & mapper.

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SCALE:	1" = 40'		
TITLE:	INITIALS:	DATE:	<b>PORTER GEOGRAPHICAL                  POSITIONING &amp; SURVEYING</b> LB #6765 5338 US Highway 98 North Lakeland FL 33809 Office: (863) 853-1496 portergps@portergps.com
ENGINEER	E.P.	6/27/24	
DRAFTER	M.D.P.	7/03/24	
CHECKED	M.D.P.	7/03/24	
APPROVED	M.D.P.	7/03/24	
Field Book 160, Page 60.			DEER RUN VENTURES, LLC BOUNDARY & TOPOGRAPHICAL SURVEY IN DEER RUN ESTATES PHASE ONE, PLAT BOOK 83, PAGE 25-27
DATE: 7/03/24		JOB NO.: D-24-3008.01 REV. NO.:	

REVISION NO.	REVISION DATE	DESCRIPTION	CHECKED BY