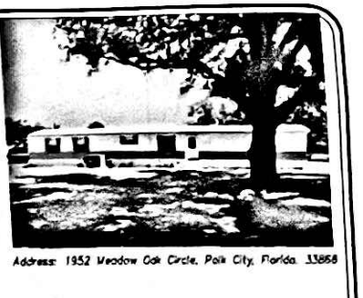
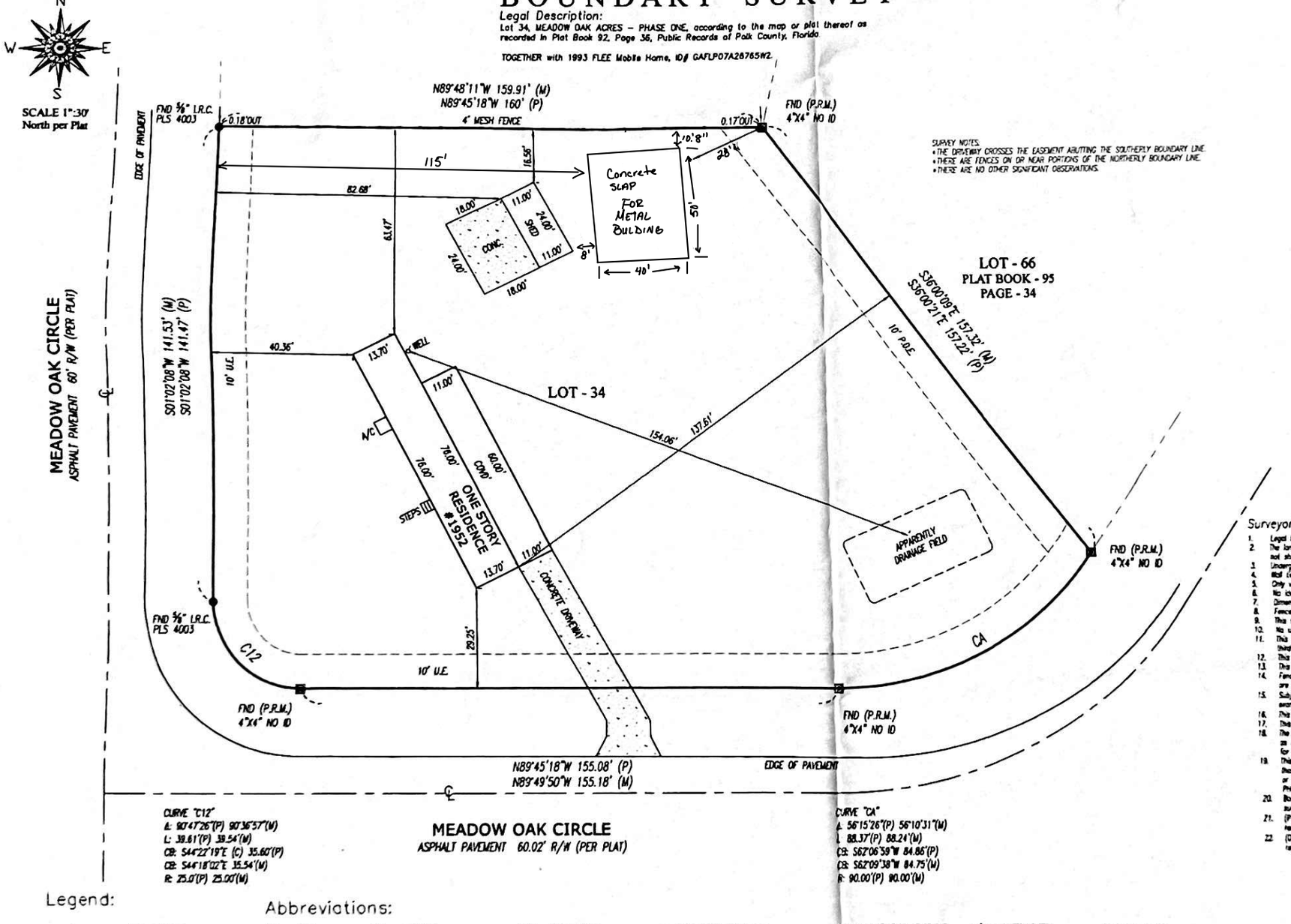
BOUNDARY SURVEY

Legal Description:
Lot 34, MEADOW OAK ACRES – PHASE ONE, according to the map or plat thereof as recorded in Plat Book 92, Page 36, Public Records of Polk County, Florida.

TOGETHER with 1993 FLEE Mobile Home, ID# GAFLP07A26765W2.



Address: 1952 Meadow Oak Circle, Polk City, Florida. 33868



SURVEY NOTES:
- THE DRIVEWAY CROSSES THE EASEMENT ABUTTING THE SOUTHERLY BOUNDARY LINE.
- THERE ARE FENCES ON OR NEAR PORTIONS OF THE NORTHERLY BOUNDARY LINE.
- THERE ARE NO OTHER SIGNIFICANT OBSERVATIONS.

CURVE "C12"
Δ: 90°47'26"(P) 90°36'57"(M)
L: 39.61'(P) 39.54'(M)
CB: S44°22'19"E (C) 35.60'(P)
CB: S44°18'02"E 35.54'(M)
R: 25.0'(P) 25.00'(M)

CURVE "C4"
Δ: 56°15'26"(P) 56°10'31"(M)
L: 88.37'(P) 88.24'(M)
CB: S62°06'39"W 84.86'(P)
CB: S62°09'38"W 84.75'(M)
R: 90.00'(P) 90.00'(M)

Certified to/for the exclusive use of:
Abigal Rivera Pacheco

Flood Insurance Rate Map:
Community Number: 120261 Panel: 0190
Suffix "G" Flood Insurance Rate Map
Dated December 22, 2016 Flood Zone: "X"
Map ID: 10210519OG

Basis of Bearing:
Bearings shown hereon are based on the WEST line of Lot 34, being S 01°02'08" W, PER PLAT.

Surveyor's Notes:
1. Legal Description provided by others
2. The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the Plat.
3. Underground portions of footings, foundations or other improvements were not located.
4. Wall ties are to the face of the wall and are not to be used to reconstruct boundary lines.
5. Only visible encroachments located.
6. No identification found on property corners unless otherwise shown.
7. Dimensions shown are Plat and Measured unless otherwise shown.
8. Fence ownership not determined.
9. This survey depicted here forms a closed geometric figure.
10. No underground improvements or visible installations have been located other than shown.
11. This survey is prepared for the exclusive use and benefit of the parties listed hereon. Liability to third parties may not be transferred or assigned.
12. This drawing may not be scaled due to electronic transfer.
13. This survey does not reflect or determine ownership.
14. Fence corners and building corners are witness monuments to obstructed corners, dimensions are as shown.
15. Subject to any dedications, limitations, restrictions, reservations, and/or easement of record no examination of Title made by Surveyor.
16. This Survey is not an ALTA/ACSM Land Title Survey.
17. This Survey was prepared without the benefit of a commitment for Title Insurance.
18. The flood data provided is for informational purposes only. The Surveyor makes no guarantees as to the accuracy of the information provided. The local F.E.M.A. Agency should be contacted for verification.
19. This Survey is intended for mortgage or refinance purposes only. Exclusively for this used by those to whom it is certified. This Survey is not to be used for Construction, permitting, design, or any other use without the written consent of LEBRON GROUP SURVEYING AND MAPPING CORP. PHOTOCOPYING FORBIDDEN. COPYRIGHTED MATERIAL.
20. Boundary based on existing monumentation as found in field, other matters not known to this surveyor at time of survey may affect Boundary lines shown hereon.
21. (PM) DENOTES one or more of the following: distance, bearing, angle or any other surveying data recorded on a neighboring Subdivision Plat, Plat Book and Page as shown on Survey.
22. (DP) DENOTES one or more of the following: distance, bearing, angle or any other surveying data recorded on a neighboring Parcel Deed, O.R.B. and Page as shown on Survey.

Legend:

——x——	= 4' MESH FENCE
℄	= POWER POLE
	= PAVERS
4"x4"	= CONCRETE

Abbreviations:

(D) = DEED	(E) = ELEVATION	MAG = NAIL AND DISK	I.R.C. = IRON ROD AND CAP	P.O.C. = POINT OF COMMENCEMENT	W/H = WATER HEATER	CONC. = CONCRETE
(M) = MEASURE	ID. = IDENTIFICATION	FND = FOUND	I.P.C. = IRON PIPE AND CAP	P.C. = POINT OF CURVATURE	W/P = WATER PUMP	WD.F.C. = WOOD FENCE
(P) = PLAT	R/W = RIGHT OF WAY	LS = LAND SURVEYOR	C.M. = CONCRETE MONUMENT	P.I. = POINT OF INTERCEPTION	W/M = WATER METER	PVC/F.C. = VINYL FENCE
(A) = ASSUMED	U.E. = UTILITY EASEMENT	PLS = PROFESSIONAL LAND SURVEYOR	P.C.P. = PERMANENT CONTROL POINT	P.T. = POINT OF TANGENCY	W/V = WATER VALVE	CL.F.C. = CHAIN LINK FENCE
(C) = COMPUTED	P.D.E. = PRIVATE DRAINAGE EASEMENT	PSM = PROFESSIONAL LAND SURVEYOR AND MAPPER	P.R.M. = PERMANENT REFERENCE MONUMENT	R.P. = RADIUS POINT	P/E = POOL EQUIPMENT	AL.F.C. = ALUMINUM FENCE
(BLK) = BLOCK	D.U.E. = DRAINAGE UTILITY EASEMENT			Δ = CENTRAL ANGLE	I/V = IRRIGATION VALVE	MT.F.C. = METAL FENCE
COV'D = COVERED	E.P.E. = ELECTRIC POWER EASEMENT	RLS = REGISTERED LAND SURVEYOR	P.O.L. = POINT ON LINE	L = ARC LENGTH	C/O = CLEAN OUT	S.M.H. = STORM SEWER MANHOLE
O.H.L. = OVERHEAD LINES	SET I.R.C.= 1/2" I.R.C. LB 7915	LB = LICENSED BUSINESS	P.R.C. = POINT OF REVERSE CURVATURE	CB = CHORD BEARING	F.H. = FIRE HYDRANT	L.P. = LIGHTING POLE
C.L. = CENTER LINE	I.P. = IRON PIPE	T.B.M. = TEMPORARY BENCH MARK	P.C.C. = POINT OF COMPOUND CURVATURE	R = RADIUS	F.B.E. = FORMBOARD ELEVATION	PP. = POWER POLE
DESC. = DESCRIPTION	I.R. = IRON ROD	O.R.B. = OFFICIAL RECORD BOOK	W.P. = WITNESS POINT	A/C = AIR CONDITIONER	F.F.E. = FINISH FLOOR ELEVATION	W.P.P. = WOOD POWER POLE

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17, SURVEYORS AND MAPPERS, SURVEYING AND MAPPING, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

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APP	DESCRIPTION	DATE	REVISION

ADDRESS: 1952 MEADOW OAK CIRCLE, POLK CITY, FLORIDA. 33868

DATE: 08/03/202
FIELD NOTES TA
REVIEWED BY: J
CAD BY: J.D.
JOB NO. 2023-0982
SHE 1