

BOUNDARY SURVEY



Address: (Vacant Lot) Dixie Boulevard, Bowling Green, FL 33843

Certified to/ for the exclusive use of:

Denis Quintana
Magnum Property LLC, a Delaware Limited Liability Company
Milestone Title Services, LLC
First American Title Insurance Company



Surveyor's Notes:

- Legal Description provided by others
- The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the Plat.
- Underground portions of footings, foundations or other improvements were not located.
- Wall ties are to the face of the wall and are not to be used to reconstruct boundary lines.
- Only visible encroachments located.
- No identification found on property corners unless otherwise shown.
- Dimensions shown are Plat and Measured unless otherwise shown.
- Fence ownership not determined.
- This survey depicted here forms a closed geometric figure.
- No underground improvements or visible installations have been located other than shown.
- 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.
- This drawing may not be scaled due to electronic transfer.
- This survey does not reflect or determine ownership.
- Fence corners and building corners are witness monuments to obstructed corners, dimensions are as shown.
- Subject to any dedication, limitations, restrictions, reservations, and/or easement of record no examination of Title made by Surveyor.
- This Survey is not an ALTA/ACSM Land Title Survey.
- This Survey was prepared without the benefit of a commitment for Title Insurance.
- 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.
- Boundary bases on existing monumentation and or occupation as found in field, other matters not known to this surveyor at time of survey may affect Boundary lines shown hereon.
- 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. PHOTOCOPIING FORBIDDEN. COPYRIGHTED MATERIAL.

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 50-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



- SURVEY NOTES:**
- THERE IS A FENCE ON OR NEAR A PORTION OF THE EASTERLY BOUNDARY LINE.
 - THERE ARE NO OTHER SIGNIFICANT OBSERVATIONS.

CODE:(VACANT LOT)DIXIEBLV02240189 DATE: FEBRUARY 08, 2024
HECTOR LEBRON PSM #6634 JOSE R. NEGRON PSM#6650
Professional Surveyor and Mapper Professional Surveyor and Mapper
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED BASED/ ELECTRONIC SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER.

Flood Insurance Rate Map:
Community Number: 120261 Panel: 0900
Suffix "C" Flood Insurance Rate Map
Dated December 22, 2016 Flood Zone: "X"
Map ID: 12105C0900C

Basis of Bearing:
Bearings shown hereon are based on the SOUTH Right-of-way line of HILLCREST DRIVE, depicted with a dashed line identified as such, being N90°00'00"E CALCULATED FROM PLAT.

Legal Description:
Lot 28 to 32, Block 3, DIXIE HIGHWAY HOMESITES, UNIT NO. 2, according to the Plat thereof, as recorded in Plat Book 17, Page 14, of the Public Records of Polk County, Florida.



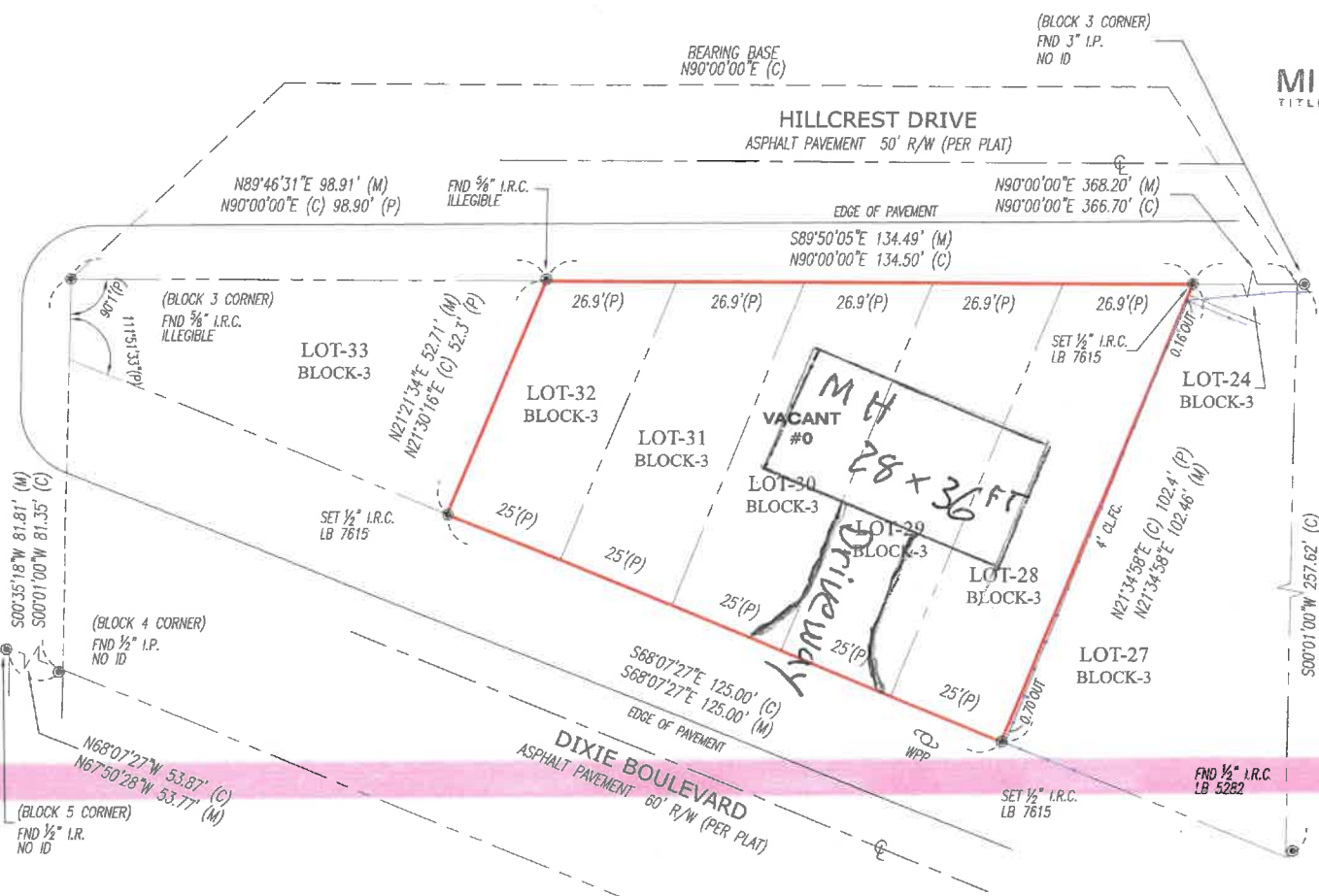
SCALE 1"=30'
North per Plat

Abbreviations:

- (D) = DEED
- (M) = MEASURE
- (P) = PLAT
- (A) = ASSUMED
- (C) = COMPUTED
- BLK. = BLOCK
- COV'D = COVERED
- O.H.L. = OVERHEAD LINES
- CAV. = CABLE TV RAISER
- C.L. = CENTER LINE
- DESC. = DESCRIPTION
- ELEV. = ELEVATION
- ID. = IDENTIFICATION
- R.O.W. = RIGHT OF WAY
- R/W = RIGHT OF WAY
- ESMT. = EASEMENT
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- D.U.E. = DRAINAGE UTILITY EASEMENT
- P.D.E. = PRIVATE DRAINAGE EASEMENT
- E.P.E. = ELECTRIC POWER EASEMENT
- E.S.D.E. = ENVIRONMENTAL SWALE AND DRAINAGE EASEMENT
- DRAIN. = DRAINAGE
- UTIL. = UTILITY
- SET I.R.C.= 1/2" I.R.C. LB 7615
- LP. = IRON PIPE
- LR. = IRON ROD
- N&D = NAIL AND DISK
- FND = FOUND
- LS = LAND SURVEYOR
- PLS = PROFESSIONAL LAND SURVEYOR
- PSM = PROFESSIONAL LAND SURVEYOR AND MAPPER
- RLS = REGISTERED LAND SURVEYOR
- LB = LICENSES BUSINESS
- I.R.C. = IRON ROD AND CAP
- I.P.C. = IRON PIPE AND CAP
- C.M. = CONCRETE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.O.L. = POINT ON LINE
- P.R.C. = POINT OF REVERSE CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- W.P. = WITNESS POINT
- T.B.M. = TEMPORARY BENCH MARK
- O.R. = OFFICIAL RECORD
- P.O.C. = POINT OF COMMENCEMENT
- P.C. = POINT OF CURVATURE
- P.I. = POINT OF INTERCEPTION
- P.T. = POINT OF TANGENCY
- R.P. = RADIUS POINT
- ∠ = CENTRAL ANGLE
- E = ARC LENGTH
- CB = CHORD BEARING
- R = RADIUS
- F.F.E. = FINISH FLOOR ELEVATION
- A/C = AIR CONDITIONER
- W/H = WATER HEATER
- W/P = WATER PUMP
- CONC. = CONCRETE
- CONC.F.C. = CONCRETE FENCE
- WO.F.C. = WOOD FENCE
- VI.V.F.C. = VINYL FENCE
- CL.F.C. = CHAIN LINK FENCE
- AL.F.C. = ALUMINUM FENCE
- MT.F.C. = METAL FENCE
- B.F.P. = BACK FLOW PREVENTER
- S.M.H. = STORM SEWER MANHOLE
- T.M.H. = TELEPHONE MANHOLE
- F.H. = FIRE HYDRANT
- W/M = WATER METER
- W/V = WATER VALVE
- I/V = IRRIGATION VALVE
- C/O = CLEAN OUT
- LP. = LIGHTING POLE
- PP. = POWER POLE
- W.P. = WOOD POLE

Legend:

- = 6.0' WOOD FENCE
- = 4.0' CHAIN LINK FENCE
- = 6.0' PLASTIC FENCE
- = WOOD POWER POLE
- = 1/2" I.R.C. LB 7615
- = PAVERS
- = COVERED AREA
- = CONCRETE
- = LIGHT POLE



LEBRON GROUP
LICENSE BUSINESS #7615
LAND SURVEYING AND MAPPING CORP.
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DATE	DESCRIPTION

ADDRESS: (VACANT LOT) DIXIE BOULEVARD,
BOWLING GREEN, FL 33843

DATE: 02/07/2024
DRAWN: A.R.
CHECKED: JRN
CAD:
JOB NO. SHEET
2024- 1
0189