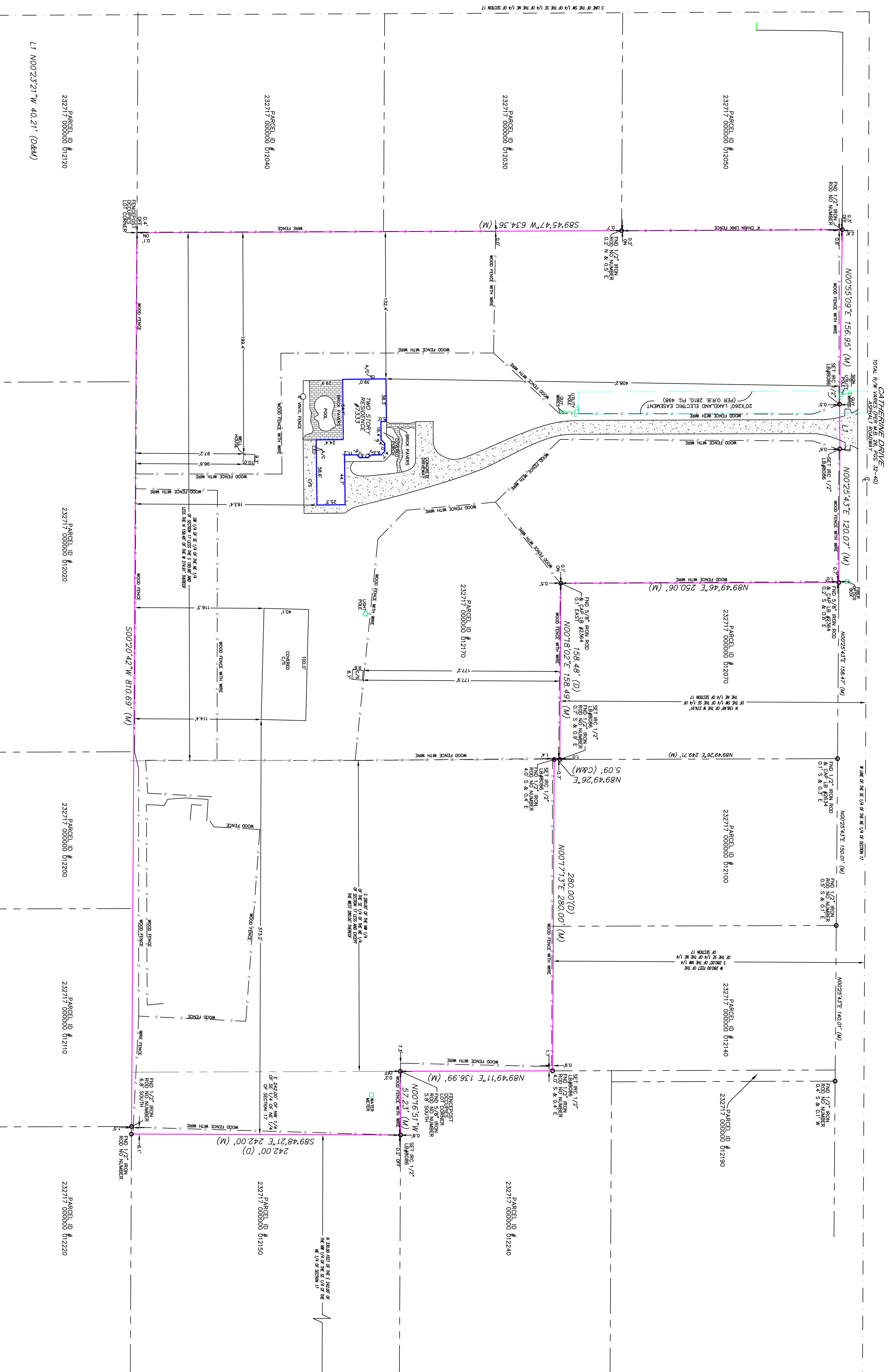


BOUNDARY SURVEY



Legal Description: (as furnished)

The SW 1/4 of SE 1/4 of NE 1/4 of Section 17, Township 27 South, Range 23 East, Less the South 195.08 feet, and Less the North 158.48 feet of the West 274.91 feet, Subject to Right of Way for Catherine Drive along West Boundary, being in Polk County, Florida.

AND

The South 280.00 feet of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 27 South, Range 23 East, Polk County, Florida, Less and Except the West 280.00 feet thereof.

AND

The East 242.00 feet of the Northwest 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 27 South, Range 23 East, Polk County, Florida, Less and Except the North 330.00 feet and the South 280.00 feet thereof.

Legend:

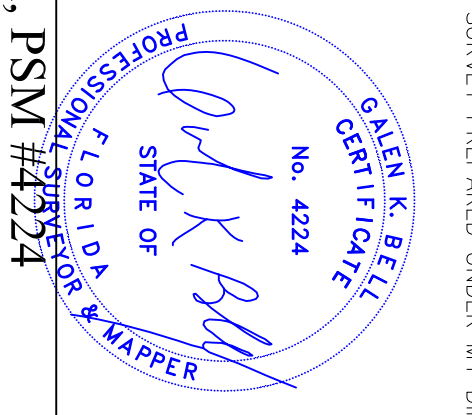
- WOOD FENCE
- CHAIN LINK FENCE
- VINYL FENCE
- COVERED AREA
- CONCRETE
- ASPHALT
- MEASURED
- DEDED
- CALCULATED
- CONVOLUTE CURVATURE
- POINT OF REVERSE CURVATURE
- POINT OF TANGENCY
- CONCRETE MONUMENT
- POINT OF BEGINNING
- POINT OF COMMENCEMENT
- IRON PIPE REFERENCE MONUMENT
- IRON ROD DISK
- IRON ROD
- CENTER LINE
- RIGHT OF WAY
- RADIUS
- RACI LENGTH
- ANGLE
- CHORD DISTANCE
- CHORD BEARING
- FOUND
- PLAT BOOK
- BRANKAGE AND UTILITY EASEMENT
- UTILITY EASEMENT
- AR CONDITIONER
- AR CONDITION
- POOL EQUIPMENT
- OFFICIAL RECORD
- LICENSES BUSINESS
- CABLE TV PASSER
- BLOCK
- COVERED
- AR CONDITIONER
- A/C

Surveyor's Notes:

1. The surveyor has not abstracted the land shown hereon for easements, right of way, or restrictions of record which may affect the title or use of the land. There may be additional easements and restrictions that are not shown on this survey, but they may be found in the public records of this county.
2. No underground improvements have been located except as shown.
3. The property shown hereon appears to lie in "Zone X" - an area outside of 100 year flooding, according to FIRM Map Number 12105C0145G, dated 12/22/2016. The surveyor makes no guarantees as to the above statement. Contact your local floodplain official or F.E.M.A. agent for verification.
4. The survey shown hereon was conducted with the benefit of a current title commitment - First American Title Insurance Company File #24-02-1122, dated 07/12/22.
5. The surveyor did not review the covenants and restrictions of the plat marked in the legal description shown above.



596 Terranova Circle
Winter Haven, Florida 33884
863.797.3366
deepsouthsurveying@gmail.com
Certificate of Authentication LB8086



I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.
Galen K. Bell, PSM #4224
06/23/2022

Certified for the exclusive use of:

The 7333 Catherine Land Trust, Dated March 28, 2022
Blizzard Enterprises, LLC, a Florida limited liability company, as trustee
First American Title Insurance Company

Property Address:

7333 Catherine Drive
Lakeland, Florida 33810

Basis of Bearing:

Bearings shown hereon are based on the SOUTHWESTERLY right of way line of US Highway 98 N, being S44°40'100"E, per plat.

REVIEWED BY: G.K.B.
SURVEYED BY: M.L.E.B.
DRAWN BY: S.D.B.

SURVEY NO.: 22040069
FIELD DATE: 06/13/2022

SHEET NO.:
1 OF 1

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.
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