

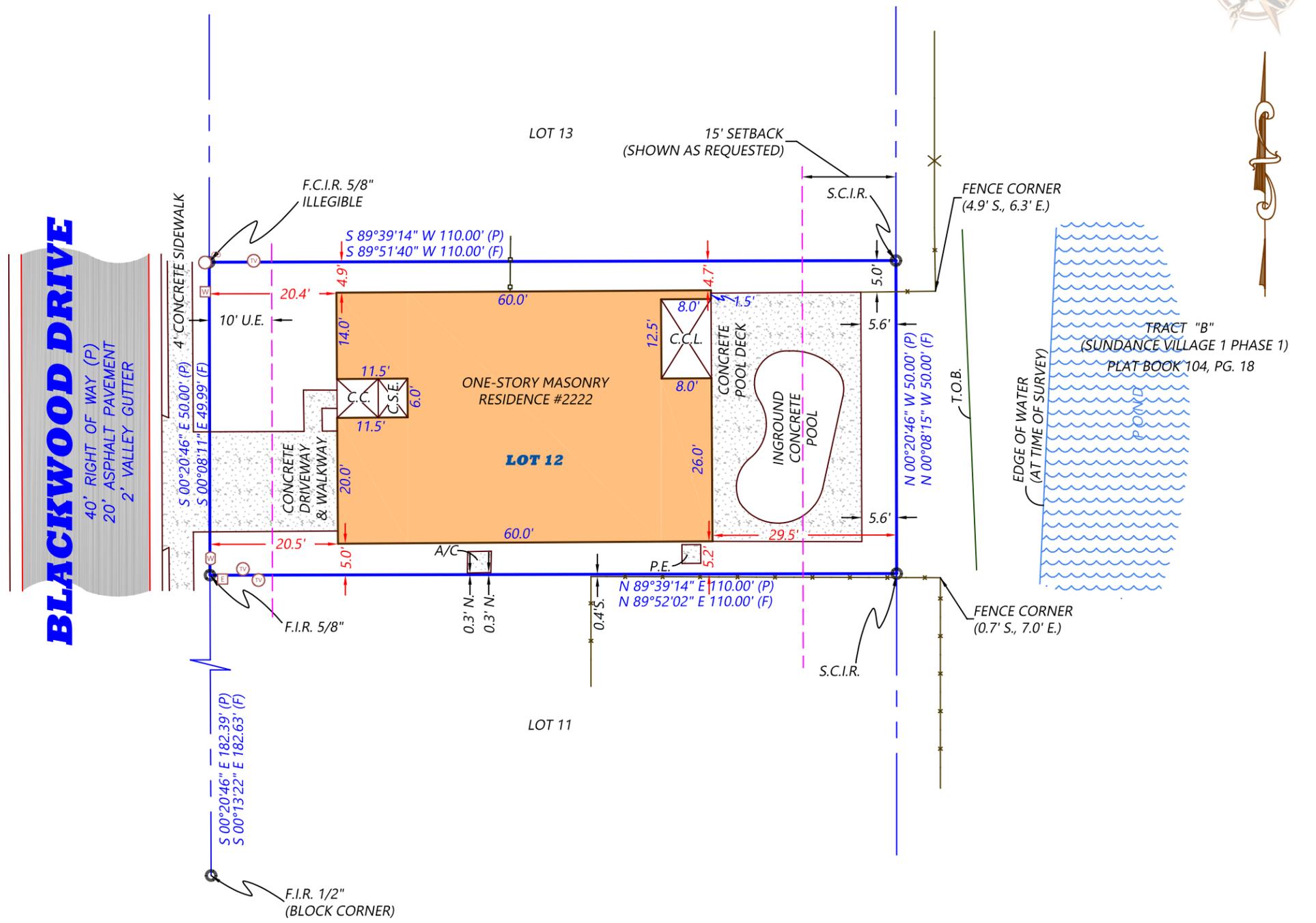
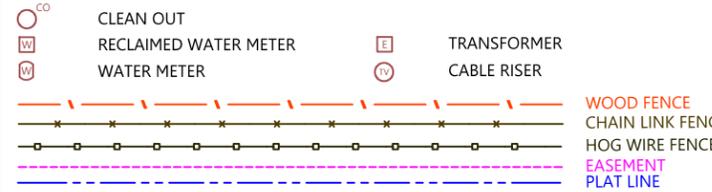
**LEGAL DESCRIPTION**  
(INSTRUMENT #2022267989)

LOT 12, PRESERVE AT SUNDANCE PHASE ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE(S) 44 AND 45, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.



**LEGEND:**

F.I.P.	FOUND IRON PIPE	C.S.L.	COVERED SCREENED LANAI
F.C.I.P.	FOUND CAPPED IRON PIPE	T.O.B.	TOP OF BANK
F.I.R.	FOUND IRON ROD	W.F.	WOOD FENCE
F.C.I.R.	FOUND CAPPED IRON ROD	C.L.F.	CHAIN LINK FENCE
F.C.M.	FOUND CONCRETE MONUMENT	B.W.F.	BARBED WIRE FENCE
S.C.I.R.	SET CAPPED IRON ROD 1/2" PSM#5761	V.F.	VINYL FENCE
SMN&D	SET MAG NAIL & DISK P.S.M.#5761	COR.	CORNER
L.B.	LICENSED BUSINESS	W.M.	WATER METER
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER	P.P.F.	POOL PUMP/FILTER
FPKN&D	FOUND PK NAIL & DISK	EL.	ELEVATION
F.R.R.S.	FOUND RAILROAD SPIKE	W.U.P.	WOOD UTILITY POLE
D	DEED	W.L.P.	WOOD LIGHT POLE
P	PLAT	E.O.W.	EDGE OF WATER (TIME OF SURVEY)
F	FIELD	E.P.	EDGE OF PAVEMENT
C	CALCULATED	C.E.	COVERED ENTRY
M	MEASURED	P.O.B.	POINT OF BEGINNING
CONC.	CONCRETE	P.O.C.	POINT OF COMMENCEMENT
A/C	AIR CONDITIONER	E.M.P.	ELECTRIC METER POLE
C.C.	COVERED CONCRETE	P.E.	POOL EQUIPMENT
C.S.E.	COVERED/SCREENED ENTRY	W.F.S.	WOOD FRAME SHED
		M.S.	METAL SHED
		U.E.	PLATTED UTILITY EASEMENT



**SURVEYORS NOTES:**

- THIS SURVEY IS LIMITED TO ABOVE GROUND VISIBLE IMPROVEMENTS ALONG AND NEAR THE BOUNDARY LINES, NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT, MICHAEL D. CROW & ASSOCIATES, INC. MAKES NO REPRESENTATIONS OR GUARANTEES PERTAINING TO EASEMENTS, ENCUMBRANCES, RIGHTS-OF-WAYS, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTERS.
- SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
- BEARINGS SHOWN HEREON BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN HORIZONTAL DATUM OF 1983 (NAD 83 - 2011 ADJUSTMENT) FOR THE WEST ZONE OF FLORIDA. (W. LINE SUBJECT PARCEL BEING S 00°08'11" E).
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER OR VERIFIED ELECTRONIC DIGITAL SIGNATURE AND SEAL AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
- PURPOSE OF SURVEY: AS REQUESTED BY CLIENT.
- THIS SURVEY DOES NOT REFLECT NOR DETERMINE OWNERSHIP.
- NO WETLAND JURISDICTIONAL AREAS OR OTHER TOPOGRAPHIC FEATURES HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
- THIS SURVEY MAP DOES NOT DETERMINE NOR REFLECT WHETHER THE SUBJECT PROPERTY IS A CERTIFIED PARCEL OR MEETS ZONING REQUIREMENTS OR LAND USE CODE REQUIREMENTS OF THE MUNICIPALITY WITH WHICH IT LIES.

DWG. NO.: 250417	LAST DATE OF FIELDWORK: 05/01/2025	CHECKED BY: JB
FIELD CREW: CH, TQ	<b>FLOOD ZONE DESIGNATION</b> THIS PARCEL APPEARS TO BE LOCATED IN FLOOD ZONE(S): "X" PER THE FLOOD INSURANCE RATE MAP FOR: POLK COUNTY, FLORIDA. COMMUNITY PANEL: # 12105C0470 G, DATED: 12/22/2016.	
DRAWN BY: BT		
DATE PREPARED: 5/6/25		

Michael D. **CROW & ASSOCIATES** INC.  
 CERTIFICATE OF AUTHORIZATION # 7936  
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 PHONE: (813) 754-0505 \* EMAIL: CROWSURVEYING@GMAIL.COM

**BOUNDARY SURVEY**  
FOR  
**CHRIS TEEGARDEN**

PROPERTY ADDRESS: 2222 BLACKWOOD DRIVE MULBERRY, FLORIDA 33860
CERTIFIED TO: CHRIS TEEGARDEN

MICHAEL D. CROW, P.S.M., #5761  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER