Kathy LaFond
Permit Technician Pud 88-14
863-534-6419

Side Accessory 7ft

Rear Accessory 7ft

POLK COUNTY BUILDING

PHONE: 863-534-6080

buildingdivision@polk-county.net
www.polk-county.net

330 W. CHURCH STREET • PO BOX 9005 • DRAWER GM02 • BARTOW, FL 33831

Boundary Survey

EASEMENT NOTE:
THERE IS A 10' UTILITY EASEMENT (UE) ON THE FRONT OF EACH LOT

0 30
SCALE 1"=30'

ADDRESS
1441 WYNGATE LANE
LAKELAND, FL., 33809

LEGEND:
A/C = AIR CONDITIONER
CC = COVERED CONCRETE
CLF = CHAIN LINK FENCE
CONC. = CONCRETE
CW = CONCRETE WALKWAY
FND = FOUND
I.D. = IDENTIFICATION
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
WIF = WIRE FENCE
O = IRON ROD AND CAP (IR)
CATV = CABLE TV RISER
E = ELECTRIC BOX
T = TELEPHONE RISER
WM = WATER METER

JOB #: VLSR22-59595	
CLIENT #:	
FIELD DATE: 3-22-22	CREW: 2300
DRAFTER: BS	
APPROVED: EWD	
SCALE: 1" = 30'	

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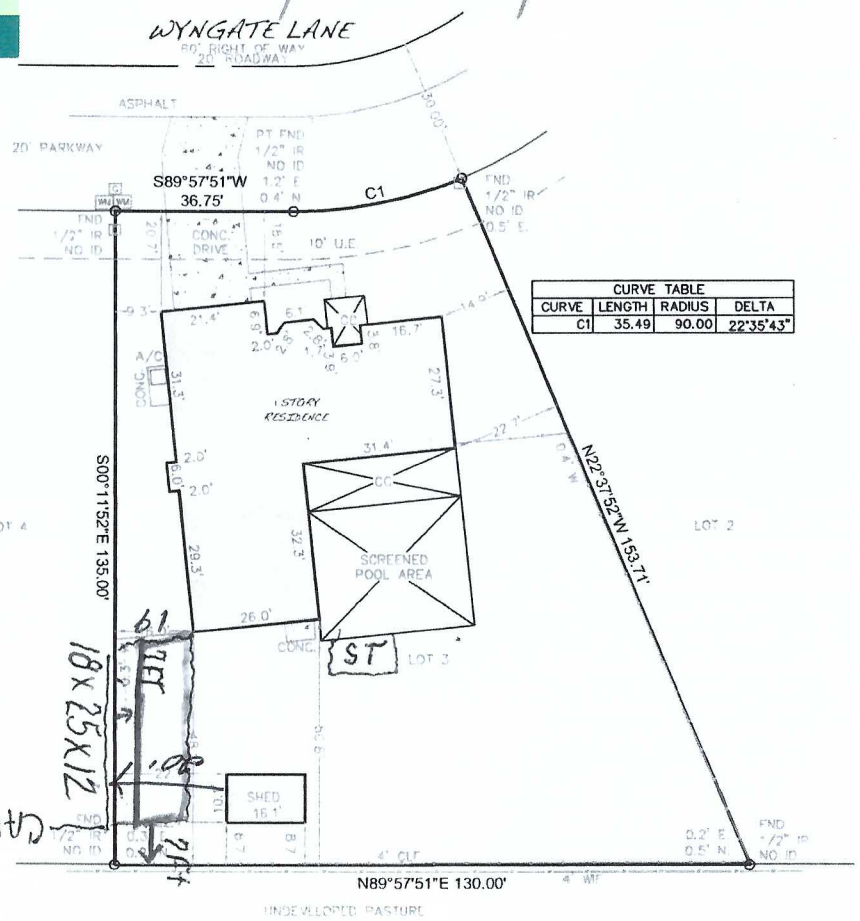
X Borrower's Acknowledgment and Acceptance

X Borrower's Acknowledgment and Acceptance



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	35.49	90.00	22°35'43"

Legal Description (per OR Book 8510, Page 278)

Lot 3, WELLINGTON GREEN, according to the map or plat thereof as recorded in Plat Book 88, Page 28, Public Records of POLK County, Florida.

CERTIFIED TO: (AS FURNISHED)
ORLANDO D GUNN SENIOR
TITLE GROUP OF LAKELAND, LLC
COMMONWEALTH LAND TITLE INSURANCE COMPANY

FLOOD ZONE

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. PER F.I.R.M. PANEL NUMBER 12105C0170G, LAST REVISION DATE 12-22-16, (PER MAPWISE WEBSITE). THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

LIST OF POSSIBLE ENCROACHMENTS:

FENCES CROSS PROPERTY LINES.
OWNERSHIP OF FENCES NOT DETERMINED.

BASIS OF BEARING

BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY OF WYNGATE LANE WHICH HAS A BEARING OF S 89°57'51" W PER PLAT.

NOTES

1. Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this survey.
2. The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes.
3. Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
4. The property shown hereon is subject to all easements, restrictions and reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
5. Building ties and dimensions for improvements should not be used to reconstruct boundary lines.
6. Fences, if any, depicted hereon may be exaggerated for clarity.

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.

LB 7788

VISIONLAND

941 S Pennsylvania Ave, Winter Park, FL 32789 | (888) 399-8474

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

ERNEST W. DUNCAN LICENSE NO. 5182 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Ernest W. Duncan, PSM DATED: 3-22-22
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION # LS 5182
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

DATE	REVISION	DATE	REVISION

Patent Pending