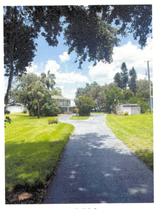
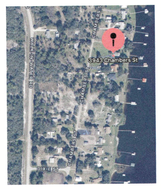
Boundary Survey



ADDRESS
3943 CHAMBERS STREET
LAKE WALES, FL 33853



VICINITY MAP: NOT TO SCALE

0 20'
SCALE: 1"=20'

LEGEND

○ = Iron Rod & Cap (IR)
FND = Found
ID = Identification
LB = Licensed Business
= Power Pole
(C) = Calculated Distance
CLF = Chainlink Fence
CONC = Concrete

Future use of this building will be for storage

PROPOSED 30X60X14 DETACHED GARAGE WITH NEW MONO SLAB 3,000 PSI
4" thick concrete with rebar and fibermesh and plumbing stub-out for future use.

BLOCK CORNER
305.81'
LOT 47
BASIS OF BEARINGS
FND 1/2" IR NO ID 0.2'N, 0.2'E
EAST 336.13' (C)
300.00'
192.0'
SET 1/2" IR LB7788 300.0'E
4' CLF
7.4'
7.3'
38'
10'
10'
30'
60'
60'
425'
191.9'
N 08°50'00" E 101.20'
CHAMBERS STREET
66' RIGHT OF WAY
ASPHALT ROAD
ASPHALT DRIVE
158.4'
33.0'
10' DE
FND 1/2" IR NO ID
WEST 341.48' (C)
LOT 45
10.1'
15.4'
AC
WOOD
BRICK
COVERED CONC
1 STORY BLOCK RESIDENCE
COVERED CONC & WOOD DECK
12.5'
4.0'
14.6'
CONC
70.4'
70.5'
191.20' (C)
S 08°50'00" W SURVEY TIE LINE
PARCEL
LOT 46
55.6'
53.7'
CONC
BRICK
BLOCK SHED
COVERED
6.4'
7.1'
COVERED WELL & SEPTIC
METAL RETAINING WALL
S 08°49'44" W 100.62' (C)
PROPERTY LINE IS WATER'S EDGE
LAKE
WALK IN THE WATER
WOOD DECK
WOOD DECK
COVERED BOAT LIFT AREA
WOOD DECK

Legal Description (AS PROVIDED)

Lot 46, LAKE WALK-IN-THE-WATER HEIGHTS, according to the map or plat thereof as recorded in Plat Book 40, Page 24, Public Records of Polk County, Florida.

EASEMENT NOTE:
THERE IS A 10' DRAINAGE EASEMENT (DE) ON THE SOUTH SIDE OF LOT.

ADDITIONAL NOTES:
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. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location. Any distances and/or measurements are based purely on visible location and no measurements can be imputed as exact.

JOB #:	VLSR25-76578
CLIENT #:	18679-0001
FIELD DATE:	06-09-25 CREW: 2900
DRAFTER:	ER
APPROVED:	EWD
SCALE:	1" = 20'

er's Acknowledgment and Acceptance

er's Acknowledgment and Acceptance

STRAUGHN & TURNER, P.A.

CERTIFIED TO (AS FURNISHED):
FIRST AMERICAN TITLE INSURANCE COMPANY, ROCKET MORTGAGE, LLC
ROCKET MORTGAGE, LLC ISAOA/ATIMA
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

FLOOD ZONE:
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN, AND FLOOD ZONE "AE", AREAS DETERMINED TO BE WITHIN 100-YEAR FLOODPLAIN, AREAS WITH BASE FLOOD ELEVATIONS AND/OR FLOODWAYS ESTABLISHED, PER FLOOD INSURANCE RATE MAP NUMBER 12105C0145G, WITH A MAP REVISION DATE OF 9-26-14. FEMA MAP/FIRM WEBSITE. THIS SURVEYOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE FLOOD ZONE SHOWN HEREON. FOR LOCAL FEMA, AGENT SHOULD BE CONTACTED FOR VERIFICATION.

LIST OF POSSIBLE ENCROACHMENTS:
NONE FOUND AT THE TIME OF THIS SURVEY EXCEPT AS SHOWN.
OWNERSHIP OF FENCES AND WALLS NOT DETERMINED
BLOCK SHED AND COVERED AREAS CROSS EASEMENT

BASIS OF BEARINGS:
BASIS OF BEARINGS ON THE EAST RIGHT-OF-WAY OF CHAMBERS STREET WHICH HAS AN ASSUMED BEARING OF N 08°50'00" E.

GROUND IMPROVEMENTS:
ALL VISIBLE IMPROVEMENTS LOCATED

NOTES
1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS WERE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING FOR THE PROPERTY SHOWN HEREON.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON AND CERTIFICATION SHALL NOT BE TRANSFERRED OR ASSIGNED.

LB 7788

VISIONLAND
341 E Pennsylvania Ave, Winter Park, FL 32789 | (888) 399-9474

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

DATE	REVISION

DATE	REVISION

DATED: 06-15-25

Ernest W. Duncan, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION #6182
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER