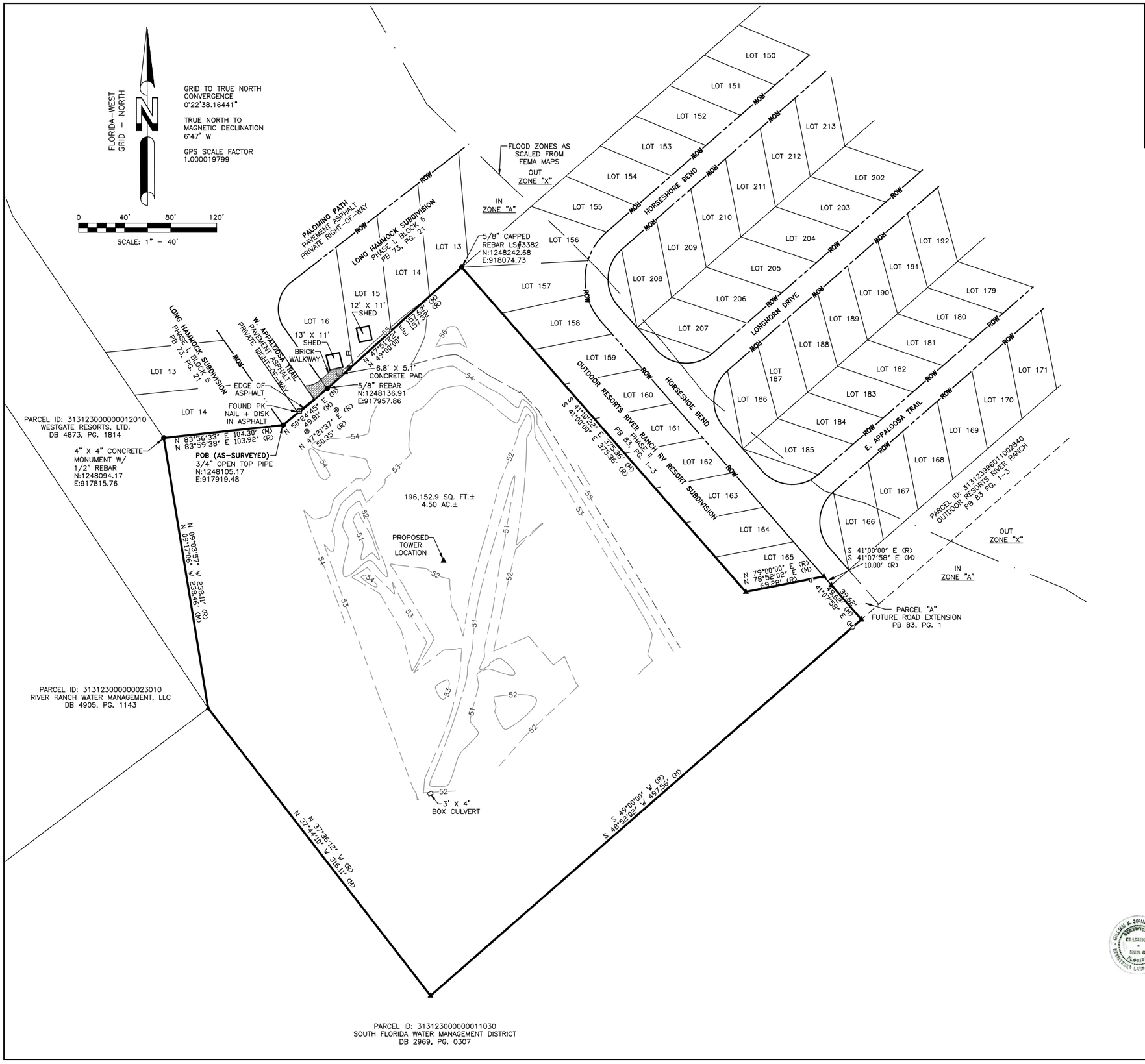
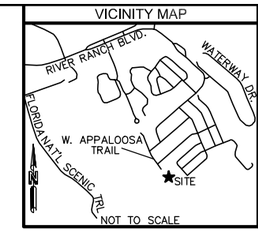


VICINITY MAP



LEGEND

- = TEMPORARY BENCHMARK
- = POWER BOX
- = TELEPHONE PEDESTAL
- = WATER VALVE
- = LIGHT POLE
- = POWER POLE
- = GUY ANCHOR
- = 5.5" POST
- = PK NAIL + DISK
- = 6" DRAIN
- = 5/8" CAPPED REBAR SET
- = FOUND PROPERTY MARKER
- = CALCULATED POINT
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POE = POINT OF ENDING
- (M) = MEASURED INFORMATION
- (R) = RECORDED INFORMATION (PB 83, PG 1–3)
- = RIGHT–OF–WAY
- = SETBACK
- = OVERHEAD POWER

SITE ADDRESS:
W. APPALOOSA TRAIL
LAKE WALES, FL 33898

TOTAL ACREAGE:
4.50 ACRES±

SURVEYOR'S NOTES

1. This is a Boundary Survey, made on the ground under the supervision of a Florida Registered Land Surveyor. Date of field survey is June 21, 2023.
2. The following surveying instruments were used at time of field visit: Nikon NPL–352, Total Station, Reflectorless and Hiper + Legacy E RTK, GD 1HZ.
3. Bearings are based on Florida West State Plane Coordinates NAD 83 by GPS observation.
4. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
5. Benchmark used is a concrete monument and brass disc. NAVD 88 Datum with an established elevation of 54.73 feet, (16.68 meters), PID DF7046. Onsite benchmark is as shown hereon. Elevations shown are in feet and refer to NAVD 88.
6. This survey was conducted for the purpose of a Boundary Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar entity.
7. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
8. This Survey was conducted without the benefit of an Abstract Title search.
9. Survey shown hereon conforms to the Minimum Requirements as set forth by the State Board for a Class "A" Survey.
10. Field data upon which this map or plat is based has a closure precision of not less than one–foot in 15,000 feet (1':15,000') and an angular error that does not exceed 10 seconds times the square root of the number of angles turned. Field traverse was not adjusted.

FLOOD NOTE

By graphic plotting only, the subject property appears to lie in Zone "A" of the Flood Insurance Rate Map Community Panel No. 12105C0825G which bears an effective date of September 28, 2012 and IS in a special flood hazard area.
Zone 'A': Special Flood Hazard Areas (SFHAs) subject to inundation by the 1% Annual Chance Flood. No Base Flood Elevation determined.

BOUNDARY SURVEY

STATE OF FLORIDA
COUNTY OF POLK

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Florida to the best of my knowledge, information, and belief.

(DEED BOOK 2940, PAGE 760)(PB 83, PG. 1–3)

All that real property and easements legally described in OUTDOOR RESORTS RIVER RANCH RV RESORT, PHASE II, as recorded in Plat Book 83, Page 1 through 3 inclusive, of the Public Records of Polk County, Florida, less and except the following:

Lots numbered 120 through 283 inclusive, and Lots 267A and 268A, the legal descriptions for which are set forth in the First Amendment to Declaration recorded in O.R. Book 2782, Page 1096, Public Records of Polk County, Florida.

SUBJECT PARCEL (AS–SURVEYED)

All that certain tract of land lying and being situated in Outdoor Resorts River Ranch RV Resort Subdivision, Phase II, RV Lots, as described in Deed Book 2940, Page 760 and as shown on plat recorded in Plat Book 83, Page 1–3 of the Public Records of Polk County, Florida, lying and being in Section 23, Township–31–South, Range–31–East, Polk County, Florida, being more particularly described as follows:

Beginning at a found 3/4" open top pipe at the ending of West Appaloosa Trail, having Florida West State Plane Coordinates of N: 1248105.17 and E: 917919.48 and marking the southwesterly Right–of–Way line of said road; thence run along the ending of West Appaloosa Trail, N 50°24'45" E for a distance of 49.81 feet to a 5/8" rebar found, having Florida West State Plane Coordinates of N: 1248136.91 and E: 917957.86, and marking the northeasterly Right–of–Way line of West Appaloosa Trail; thence leaving said northeasterly Right–of–Way line, N 47°51'22" E for a distance of 157.62 feet to a 5/8" capped rebar found (Roy Johnson, LS#3382) and marking the northwest corner of Lot 157 of Outdoor Resorts River Ranch RV Resort Subdivision, Phase II, as recorded in Plat Book 83, Pages 1–3 of the Public Records of Polk County, Florida, thence along the west line of said Lot 157, S 41°10'22" E for a distance of 375.36 feet to a point; thence N 78°52'02" E 69.28 feet to a point; thence S 41°07'58" E for a distance of 49.62 feet to a point; thence S 48°52'02" W for a distance of 497.56 feet to a point; thence N 37°44'10" W for a distance of 316.11 feet to a 4" X 4" concrete monument with a 1/2" rebar found and marking the southwest corner of Lot 14 of Long Hammock Subdivision, Phase I, Block 5, as recorded in Deed Book 4873, Page 1814 of the Public Records of Polk County, Florida; thence along the south line of said Lot 14, N 83°56'33" E for a distance of 104.30 feet to the Point of Beginning. Said tract of land containing 196,152.9 square feet or 4.50 acres, more or less.

WILLIAM H. SOMMERVILLE III CERTIFICATE NO. 6006141 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

William H. Sommerville, III 08/21/2023
Florida License No. 0006141

NO.	REVISION	DATE	BY

RIVER RANCH
US–FL–1275
SECTION 23, T-31-S, R-31-E

PROJECT NO. 20-6528.1

DRAWN BY: AMB
CHECKED BY: CS
FIELD CREW: McK
APPROVED BY: MKD
DATE: 06/27/23
SCALE: AS SHOWN
SHEET 1 OF 1

BOUNDARY SURVEY

FOR: EBI Consulting
21B STREET
BURLINGTON, MA 01803

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