

SKETCH AND DESCRIPTION

SECTIONS 2 & 11, TOWNSHIP 29 SOUTH, RANGE 25 EAST
POLK COUNTY, FLORIDA

DESCRIPTION (NEW PARCEL):

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 2 OF TOWNSHIP 29 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH 89°47'18" WEST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST QUARTER OF SECTION 11 A DISTANCE OF 40.00 FEET TO THE WEST RIGHT OF WAY LINE OF SPIRIT LAKE ROAD ACCORDING TO MAP BOOK 4, PAGE 741, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH 00°00'25" WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 1788.60 FEET TO THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 2806, PAGES 103-104, OF SAID PUBLIC RECORDS; THENCE, SOUTH 89°37'40" WEST ALONG SAID SOUTH LINE 826.37 FEET TO THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN SAID OFFICIAL RECORDS BOOK 2806; THENCE NORTH 00°00'25" WEST, ALONG SAID WEST LINE 530.01 FEET TO THE NORTH LINE OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 11146, PAGES 338-340 OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE **POINT OF BEGINNING**; THENCE, CONTINUE NORTH 00°00'25" WEST, ALONG SAID WEST LINE 592.12 FEET, TO THE SOUTH RIGHT OF WAY LINE OF THORNHILL ROAD, AS RECORDED IN MAINTAINED MAP BOOK 22, PAGES 29-54, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES, (1) SOUTH 67°44'28" EAST, 485.83 FEET; THENCE (2) SOUTH 67°36'36" EAST, 83.00 FEET, TO A LINE BEING 340.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH 00°00'25" EAST, ALONG SAID LINE 373.06 FEET, TO THE NORTH LINE OF A PARCEL OF LAND AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 11146; THENCE SOUTH 89°37'40" WEST, ALONG SAID NORTH LINE 526.35 FEET, TO THE **POINT OF BEGINNING**.

SAID PARCEL HAVING 5.832 ACRES MORE OR LESS.

Sheet	Project 21-24-W		THORNHILL ROAD WINTER HAVEN, FL 33830 EXISTING PARCEL # 252902-000000-042020 & 252911-000000-031020	Ryan Kuhn, PSM 508 Archale Drive Winter Haven, FL 33880 (863) 370-1368 RyanKuhnPSM@gmail.com Professional Surveyor and Mapper No. 7230	RYAN KUHN PROFESSIONAL SURVEYOR AND MAPPER # 7230 (THE SKETCH AND DESCRIPTION AND COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER)
1 of 2	Rev. #	Date			
Date 06/23/23					
Scale N/A					

