"PLOT PLAN"

- THIS IS NOT A SURVEY -

WHIPPERWILL LANE, HAINES CITY, FL 33844
LYING IN SECTION 29, TOWNSHIP 27 SOUTH, RANGE 28 EAST
POLK COUNTY, FLORIDA

LEGAL DESCRIPTION (PER TITLE FILE #1781322-00355)

THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 28 EAST LYING EAST OF THE THREAD OF LAKE MARION CREEK, LESS AND EXCEPT:

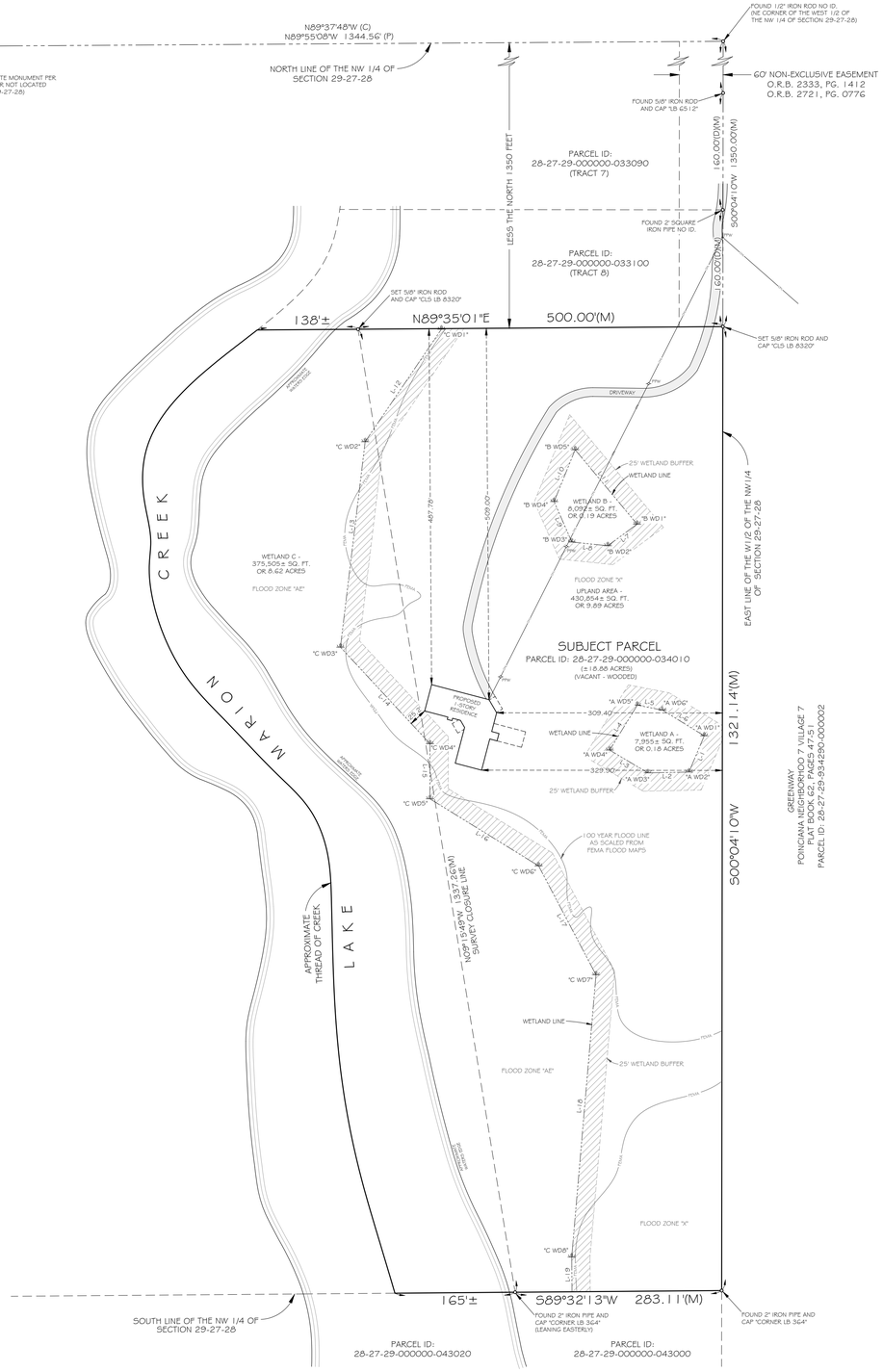
THE NORTH 1350.00 FEET THEREOF, ALL LYING AND BEING IN POLK COUNTY, FLORIDA.

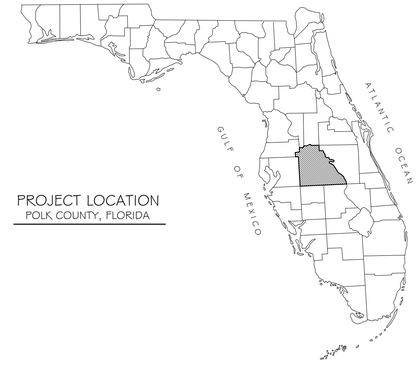
SCHEDULE B-II EXCEPTIONS (PER TITLE FILE #1781322-00355)

ITEMS 1-12: NOT ADDRESSED (STANDARD EXCEPTIONS / NOT SURVEY RELATED)

NOTES:

1. THE INTENDED USE OF THIS SKETCH IS TO OBTAIN A BUILDING PERMIT. ANY USE OTHER THAN THE ONE EXPRESSED IS DONE SOLEY AT THE RISK OF THE USER AND/ OR HIS AGENTS.
2. LOT DIMENSIONS AND/OR ELEVATIONS SHOWN HEREON ARE FROM RECORD INFORMATION OF FILE DATUM AND ARE SUBJECT TO AN ACCURATE FIELD SURVEY.
3. ZONING AND BUILDING SETBACK INFORMATION SHOWN HEREON WERE OBTAINED VERBALLY AND SHALL BE VERIFIED BY THE APPROPRIATE GOVERNMENTAL AGENCY.
4. BUILDING DIMENSIONS, LOT GRADING, FINISH FLOOR ELEVATIONS, LOCATION AND SIZE OF DRIVEWAYS, SIDEWALKS, PATIOS, ECT. SHOWN HEREON ARE SUBORDINATE TO THE ACTUAL BUILDING/SITE PLANS AND SHALL BE VERIFIED BEFORE COMMENCEMENT OF LOT CLEARING AND/OR CONSTRUCTION.





PROJECT LOCATION
POLK COUNTY, FLORIDA

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENTS AS DERIVED FROM THE TRIMBLE VRS NOW NETWORK. AS A REFERENCE FOR THIS SURVEY, THE EAST LINE OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 27 SOUTH, RANGE 28 EAST, HAS A BEARING OF S00°04'10"W (M).
2. LEGAL DESCRIPTION AS PROVIDED BY THE CLIENT.
3. BOUNDARIES SHOWN HEREON WERE DETERMINED USING SUBJECT PARCEL AND ADJACENT LEGAL DESCRIPTIONS, EXISTING FIELD MONUMENTATION AND OCCUPATION. DESCRIPTIONS WERE FOUND IN THE PUBLIC RECORDS OF POLK COUNTY.
4. THIS SURVEY HAS BEEN PREPARED WITH THE BENEFIT OF "COMMITMENT FOR TITLE INSURANCE" BY TITLE RESOURCES GUARANTY COMPANY, EFFECTIVE DATE JANUARY 3, 2022, FILE NUMBER 1781322-00355.
5. SUBJECT PARCEL AREA = 18.88 ACRES. (AREA CALCULATED)
   ZONING CODE: ARR (AGRICULTURE/RESIDENTIAL RURAL)
   PER POLK COUNTY GIS VIEWER MAP.

   NO ZONING LETTER WAS PROVIDED TO THIS FIRM TO VERIFY ZONING OR SETBACK INFORMATION DEPICTED HEREON
6. SUBJECT PARCEL ADDRESS: WHIPPERWILL LANE, HAINES CITY, FL 33844.
7. UNDERGROUND FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED AS PART OF THIS SURVEY.
8. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
9. WETLANDS SHOWN HEREON WERE DETERMINED AND FLAGGED BY EXCELSIOR ENVIRONMENTAL CONSULTANTS, LLC. ON JANUARY 21, 2022. THE WETLAND FLAGS WERE FIELD SURVEYED ON JANUARY 31, 2022.
10. ABUTTING PROPERTIES HAVE NOT BEEN RESEARCHED FOR GAPS, OVERLAPS AND/OR HIATUS.
11. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 12105C0385H, EFFECTIVE DATE OF DECEMBER 22, 2016, THE PROPERTY DESCRIBED HEREON LIES PARTIALLY WITHIN FLOOD ZONE "X" AND PARTIALLY WITHIN FLOOD ZONE "AE" (AREA WITH 1% ANNUAL CHANCE FLOOD, OR THE 100 YEAR FLOOD) WITH A BASE FLOOD ELEVATION OF 68.8' (NAVD 88). FLOOD ZONE DETERMINATION WAS PERFORMED BY GRAPHICALLY PLOTTING FLOOD RATE INSURANCE MAPS PREPARED BY FEMA. THERE HAS BEEN NO FIELD SURVEYING PERFORMED BY THIS FIRM TO DETERMINE THIS FLOOD ZONE. THIS IS THE PROFESSIONAL OPINION OF CANVAS LAND SURVEYING, LLC. THE LENDER (IF ANY) MAKES THE FINAL DETERMINATION AS TO THE REQUIREMENT OF FLOOD INSURANCE OR NOT. WE ASSUME NO RESPONSIBILITY FOR ACTUAL FLOODING CONDITIONS.
12. SURVEY FIELD WORK COMPLETED ON 01/31/2022.
    PLOT PLAN COMPLETED ON 10/28/2022.
13. THIS SURVEY AND THE COPIES THEREOF ARE NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL.

JOB NO. J484	TITLE FILE #1781322-00355

CERTIFIED TO:

DAVID WEIR & THERESA LYNN ANDERSON-WEIR;
SUNBELT TITLE AGENCY;
TITLE RESOURCES GUARANTY COMPANY.

SURVEYOR'S CERTIFICATE:

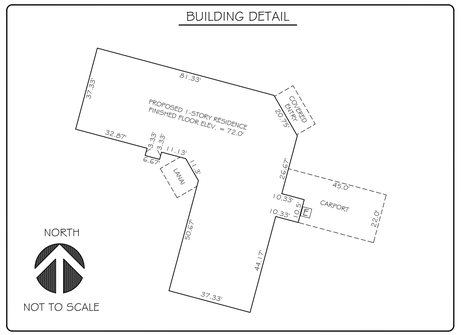
I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS OF PRACTICE AS SET FOURTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, OF THE FLORIDA ADMINISTRATIVE CODE, SECTION 472.027, FLORIDA STATUTES

LUKE P. FULFORD LICENSE NUMBER LS 6954 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Luke P Fulford
2022.10.31 07:51:26
-04'00'

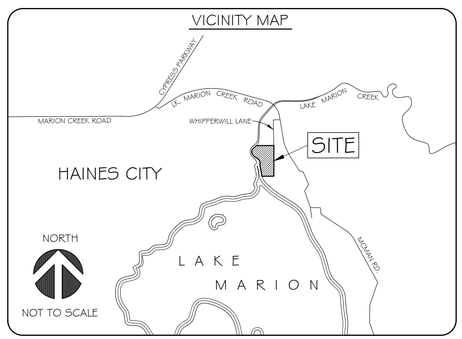
LUKE P. FULFORD, P.S.M., NO. 6954
CANVAS LAND SURVEYING, LB 8320

BUILDING DETAIL



LINE TABLE (WETLAND LINE)		
LINE	LENGTH	BEARING
L-1	53.93'	S22°54'53"W
L-2	56.18'	S88°51'58"W
L-3	61.07'	N59°16'07"W
L-4	72.31'	N31°37'21"E
L-5	35.18'	S78°57'02"E
L-6	67.20'	S58°23'05"E
L-7	49.89'	S53°39'42"W
L-8	49.52'	N84°04'49"W
L-9	60.47'	N23°39'33"W
L-10	76.73'	N22°04'16"E
L-11	132.72'	S39°45'04"E
L-12	186.30'	N34°06'32"W
L-13	283.61'	S06°51'21"W
L-14	180.46'	S42°50'16"E
L-15	75.43'	S00°05'58"W
L-16	175.07'	S58°19'23"E
L-17	168.79'	S27°46'41"E
L-18	388.24'	S04°54'56"W
L-19	47.57' (TO P/L)	S00°27'59"E

VICINITY MAP



LEGEND AND ABBREVIATIONS:

±	MORE OR LESS		BOUNDARY LINE
(D)	DEED	OHL	OVERHEAD UTILITY
(M)	FIELD MEASUREMENT		LINE BREAK
O.R.B.	OFFICIAL RECORDS BOOK	E	ELECTRIC METER
PPW	WOOD POWER POLE		

CANVAS LAND SURVEYING
16030 OAK VALLEY DRIVE
LITHIA, FLORIDA 33547
813.689.5330
LICENSE NUMBER LB 8320
CERTIFICATE OF AUTHORIZATION NO. LB 8320

REVISIONS				CHK.
FB/PG	DATE	DRAWN		
	02/04/22	L.P.F	INITIAL RELEASE	
	10/28/22	L.P.F	PLOT PLAN	

CLIENT: DAVID WEIR
JOB NO. J484
DRAWING DATE: 10/28/2022 DRAWN BY: LPF
DATE OF SURVEY: 01/31/2022
ACAD FILE: WHIPPERWILL.DWG

LYING IN SECTION 29, TOWNSHIP 27 SOUTH, RANGE 28 EAST, POLK COUNTY, FLORIDA

"PLOT PLAN"
FOR:
DAVID WEIR &
THERESA LYNN ANDERSON-WEIR

SHEET 1 OF 1