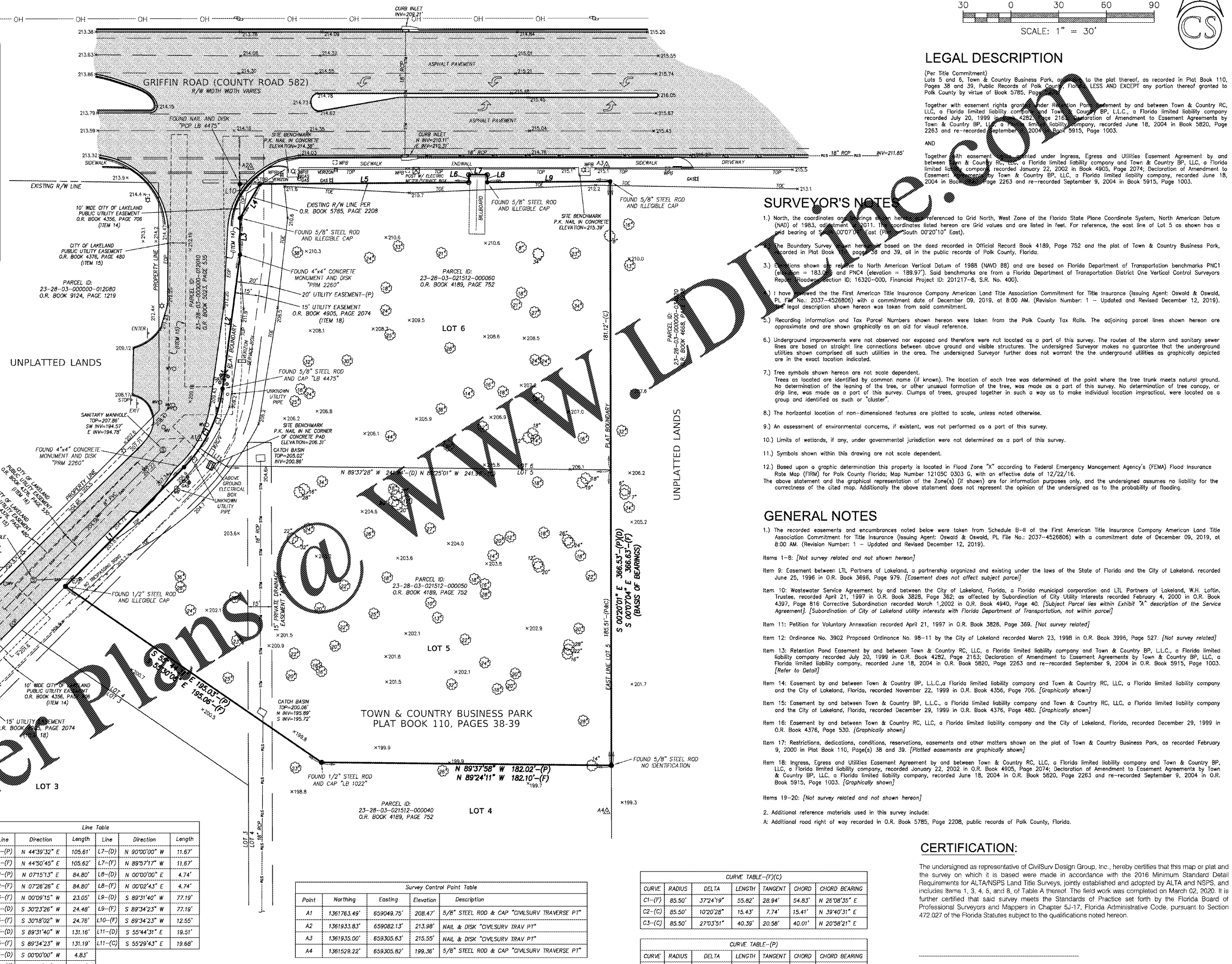
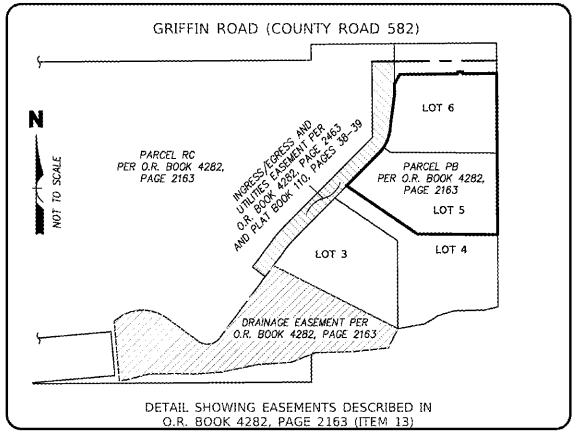
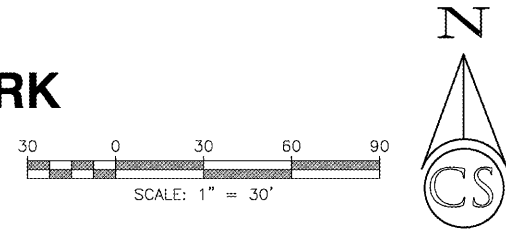


ALTA / NSPS LAND TITLE SURVEY BOUNDARY SURVEY OF LOTS 5 AND 6, TOWN & COUNTRY BUSINESS PARK



LEGAL DESCRIPTION
(Per Title Commitment)
Lots 5 and 6, Town & Country Business Park, as shown to the plat thereof, as recorded in Plat Book 110, Pages 38 and 39, Public Records of Polk County, Florida, LESS AND EXCEPT any portion thereof granted to Polk County by virtue of Book 5785, Page 2208.

Together with easement rights granted under Ingress, Egress and Utilities Easement Agreement by and between Town & Country RC, LLC, a Florida limited liability company and Town & Country BP, L.L.C., a Florida limited liability company recorded July 20, 1999 in O.R. Book 4282, Page 2163; Declaration of Amendment to Easement Agreements by Town & Country BP, L.L.C., a Florida limited liability company, recorded June 18, 2004 in Book 5820, Page 2263 and re-recorded September 9, 2004 in Book 5915, Page 1003.

AND

Together with easement rights granted under Ingress, Egress and Utilities Easement Agreement by and between Town & Country RC, LLC, a Florida limited liability company and Town & Country BP, L.L.C., a Florida limited liability company recorded January 22, 2002 in Book 4905, Page 2074; Declaration of Amendment to Easement Agreements by Town & Country BP, L.L.C., a Florida limited liability company, recorded June 18, 2004 in Book 5820, Page 2263 and re-recorded September 9, 2004 in Book 5915, Page 1003.

SURVEYOR'S NOTE

- 1.) North, the coordinates and bearings shown hereon are referred to Grid North, West Zone of the Florida State Plane Coordinate System, North American Datum (NAD) of 1983, adjusted to 2011. The coordinates listed hereon are Grid values and are listed in feet. For reference, the east line of Lot 5 as shown has a grid bearing of S 00°07'00" East (Plat Book 110, Page 38) and a grid bearing of S 00°20'10" East.
- 2.) The Boundary Survey was performed based on the deed recorded in Official Record Book 4189, Page 752 and the plat of Town & Country Business Park, recorded in Plat Book 110, Pages 38 and 39, all in the public records of Polk County, Florida.
- 3.) Easements shown are relative to North American Vertical Datum of 1985 (NAVD 88) and are based on Florida Department of Transportation benchmarks PNC1 (elevation = 183.00) and PNC4 (elevation = 189.97). Said benchmarks are from a Florida Department of Transportation District One Vertical Control Surveyors Report, Roadway Section ID: 16320-000, Financial Project ID: 201217-6, S.R. No. 400.
- 4.) I have reviewed the First American Title Insurance Company American Land Title Association Commitment for Title Insurance (Issuing Agent: Oswald & Oswald, P.L.F. No. 2037-4526806) with a commitment date of December 09, 2019, at 8:00 AM. (Revision Number: 1 - Updated and Revised December 12, 2019). The legal description shown hereon was taken from said commitment.
- 5.) Recording Information and Tax Parcel Numbers shown hereon were taken from the Polk County Tax Rolls. The adjoining parcel lines shown hereon are approximate and are shown graphically as an aid for visual reference.
- 6.) Underground improvements were not observed nor exposed and therefore were not located as a part of this survey. The routes of the storm and sanitary sewer lines are based on straight line connections between above ground and visible structures. The undersigned Surveyor makes no guarantee that the underground utilities shown comprised all such utilities in the area. The undersigned Surveyor further does not warrant the the underground utilities as graphically depicted are in the exact location indicated.
- 7.) Tree symbols shown hereon are not scale dependent. Trees as located are identified by common name (if known). The location of each tree was determined at the point where the tree trunk meets natural ground. No determination of the leaning of the tree, or other unusual formation of the tree, was made as a part of this survey. No determination of tree canopy, or drip line, was made as a part of this survey. Clumps of trees, grouped together in such a way as to make individual location impractical, were located as a group and identified as such or "cluster".
- 8.) The horizontal location of non-dimensioned features are plotted to scale, unless noted otherwise.
- 9.) An assessment of environmental concerns, if existent, was not performed as a part of this survey.
- 10.) Limits of wetlands, if any, under governmental jurisdiction were not determined as a part of this survey.
- 11.) Symbols shown within this drawing are not scale dependent.
- 12.) Based upon a graphic determination this property is located in Flood Zone "X" according to Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Polk County Florida; Map Number 12105C 0303 G, with an effective date of 12/22/16. The above statement and the graphical representation of the Zone(s) (if shown) are for information purposes only, and the undersigned assumes no liability for the correctness of the cited map. Additionally the above statement does not represent the opinion of the undersigned as to the probability of flooding.

GENERAL NOTES

- 1.) The recorded easements and encumbrances noted below were taken from Schedule B-II of the First American Title Insurance Company American Land Title Association Commitment for Title Insurance (Issuing Agent: Oswald & Oswald, P.L.F. No. 2037-4526806) with a commitment date of December 09, 2019, at 8:00 AM. (Revision Number: 1 - Updated and Revised December 12, 2019).

Items 1-8: [Not survey related and not shown hereon]

Item 9: Easement between LTL Partners of Lakeland, a partnership organized and existing under the laws of the State of Florida and the City of Lakeland, recorded June 25, 1996 in O.R. Book 3686, Page 979. [Easement does not affect subject parcel]

Item 10: Wastewater Service Agreement by and between the City of Lakeland, Florida, a Florida municipal corporation and LTL Partners of Lakeland, W.H. Loftin, Trustee, [Subordination of April 21, 1997 in O.R. Book 3828, Page 362; as affected by Subordination of City Utility Interests recorded February 4, 2000 in O.R. Book 4397, Page 816; Corrective Subordination recorded March 1, 2002 in O.R. Book 4649, Page 40. [Subject Parcel lies within Exhibit "A" description of the Service Agreement]. [Subordination of City of Lakeland utility interests with Florida Department of Transportation, not within parcel]

Item 11: Petition for Voluntary Annexation recorded April 21, 1997 in O.R. Book 3828, Page 369. [Not survey related]

Item 12: Ordinance No. 3902 Proposed Ordinance No. 98-11 by the City of Lakeland recorded March 23, 1998 in O.R. Book 3996, Page 527. [Not survey related]

Item 13: Retention Pond Easement by and between Town & Country RC, LLC, a Florida limited liability company and Town & Country BP, L.L.C., a Florida limited liability company recorded July 20, 1999 in O.R. Book 4282, Page 2163; Declaration of Amendment to Easement Agreements by Town & Country BP, L.L.C., a Florida limited liability company, recorded June 18, 2004 in O.R. Book 5820, Page 2263 and re-recorded September 9, 2004 in O.R. Book 5915, Page 1003. [Refer to Detail]

Item 14: Easement by and between Town & Country BP, L.L.C., a Florida limited liability company and Town & Country RC, LLC, a Florida limited liability company and the City of Lakeland, Florida, recorded November 22, 1999 in O.R. Book 4356, Page 706. [Graphically shown]

Item 15: Easement by and between Town & Country BP, L.L.C., a Florida limited liability company and Town & Country RC, LLC, a Florida limited liability company and the City of Lakeland, Florida, recorded December 29, 1999 in O.R. Book 4376, Page 480. [Graphically shown]

Item 16: Easement by and between Town & Country RC, LLC, a Florida limited liability company and the City of Lakeland, Florida, recorded December 29, 1999 in O.R. Book 4376, Page 530. [Graphically shown]

Item 17: Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Town & Country Business Park, as recorded February 9, 2000 in Plat Book 110, Page(s) 38 and 39. [Plotted easements are graphically shown]

Item 18: Ingress, Egress and Utilities Easement Agreement by and between Town & Country RC, LLC, a Florida limited liability company and Town & Country BP, L.L.C., a Florida limited liability company, recorded January 22, 2002 in O.R. Book 4905, Page 2074; Declaration of Amendment to Easement Agreements by Town & Country BP, L.L.C., a Florida limited liability company, recorded June 18, 2004 in O.R. Book 5820, Page 2263 and re-recorded September 9, 2004 in O.R. Book 5915, Page 1003. [Graphically shown]

Items 19-20: [Not survey related and not shown hereon]

2. Additional reference materials used in this survey include:
A: Additional road right of way recorded in O.R. Book 5785, Page 2208, public records of Polk County, Florida.

- LEGEND**
- ▲ SURVEY CONTROL POINT AS NOTED
 - SET 5/8" STEEL ROD AND CAP STAMPED "CIVILSURV LB 7805"
 - FOUND MONUMENTATION AS NOTED
 - (-C) CALCULATED DIMENSION
 - (-D) RECORD DEED DIMENSION
 - (-F) FIELD SURVEYED DIMENSION
 - (-P) PER RECORD PLAT
 - B/G/V CONC CONCRETE
 - EDP EDGE OF PAVEMENT
 - ID IDENTIFICATION
 - INV INVERT
 - LB LICENSED BUSINESS
 - No. NUMBER
 - O.R. OFFICIAL RECORD
 - PCP PERMANENT CONTROL POINT
 - P.K. PARKER KALON NAIL OR EQUIVALENT
 - P.L.S. PROFESSIONAL LAND SURVEYOR
 - PRM PERMANENT REFERENCE MONUMENT
 - PVC POLY VINYL CHLORIDE PIPE
 - RCP REINFORCED CONCRETE PIPE
 - RGE RANGE
 - R/W RIGHT OF WAY
 - TDE TOE OF SLOPE OF DITCH OR SWALE
 - TOP TOP OF BANK OF DITCH OR SWALE
 - TWP TOWNSHIP
 - WPB WIRE PULL BOX
- LEGEND**
- ⊕ FIRE HYDRANT
 - ⊙ DELINEATOR POST AS NOTED
 - ⊙ LIGHT POLE OR STREET LIGHT
 - ⊙ UTILITY POLE
 - ⊙ SANITARY MANHOLE
 - ⊙ ROADWAY/STREET SIGN
 - ×208.3 TYPICAL GROUND ELEVATION
 - ⊙ OAK TREE WITH SIZE
 - ⊙ WATER VALVE
 - ⊙ GAS VALVE
 - ⊙ CLEAN OUT
 - ⊙ WIRE PULL BOX
 - BURIED STORM LINE
 - BURIED SANITARY LINE
 - OVERHEAD UTILITY LINE
 - PAINTED LANE LINE
 - RIGHT OF WAY LINE

LOTS 5 AND 6 CONTAIN 94,909± SQUARE FEET OR 2.18 ACRES, MORE OR LESS

Line Table

Line	Direction	Length	Line	Direction	Length
L1-(P)	N 44°39'32" E	105.61'	L7-(D)	N 80°00'00" W	11.67'
L1-(F)	N 44°50'45" E	105.62'	L7-(F)	N 89°57'17" W	11.67'
L2-(P)	N 07°15'13" E	84.80'	L8-(D)	N 00°00'00" E	4.74'
L2-(F)	N 07°26'26" E	84.80'	L8-(F)	N 00°02'43" E	4.74'
L3-(F)	N 00°09'15" W	23.05'	L9-(D)	S 89°31'40" W	77.19'
L4-(D)	S 30°23'26" W	24.46'	L9-(F)	S 89°34'23" W	77.19'
L4-(F)	S 30°18'02" W	24.78'	L10-(F)	S 89°34'23" W	12.55'
L5-(D)	S 89°31'40" W	131.16'	L11-(D)	S 55°44'31" E	19.51'
L5-(F)	S 89°34'23" W	131.19'	L11-(C)	S 55°29'43" E	19.68'
L6-(D)	S 00°00'00" W	4.83'			
L6-(F)	S 00°02'43" W	4.83'			

Survey Control Point Table

Point	Northing	Easting	Elevation	Description
A1	1361763.49'	659049.75'	208.47'	5/8" STEEL ROD & CAP "CIVILSURV TRAVERSE PT"
A2	1361933.83'	659082.13'	213.98'	NAIL & DISK "CIVILSURV TRAV PT"
A3	1361935.00'	659305.63'	215.55'	NAIL & DISK "CIVILSURV TRAV PT"
A4	1361529.22'	659305.82'	199.36'	5/8" STEEL ROD & CAP "CIVILSURV TRAVERSE PT"

CURVE TABLE-(F)(C)

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEARING
C1-(F)	85.50'	37°24'19"	55.82'	28.94'	54.83'	N 26°08'35" E
C2-(C)	85.50'	10°20'28"	15.43'	7.74'	15.41'	N 39°40'31" E
C3-(C)	85.50'	27°03'51"	40.39'	20.58'	40.01'	N 20°58'21" E

CURVE TABLE-(P)

CURVE	RADIUS	DELTA	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	85.50'	37°24'19"	55.82'	28.94'	54.83'	N 25°7'19" E
C2	85.50'	10°24'03"	15.52'	7.78'	15.50'	N 39°27'31" E
C3	85.50'	27°00'16"	40.30'	20.53'	40.30'	N 20°45'21" E

CERTIFICATION:
The undersigned as representative of CivilSurv Design Group, Inc., hereby certifies that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 5, and 8, of Table A thereof. The field work was completed on March 02, 2020. It is further certified that said survey meets the Standards of Practice set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 6J-17, Florida Administrative Code, pursuant to Section 472.027 of the Florida Statutes subject to the qualifications noted hereon.

GARY L. ALLEN, P.L.S.
FLORIDA REGISTRATION No. 4756
CIVILSURV DESIGN GROUP, INC.
FLORIDA REGISTRATION No. LB 7805

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS SURVEY, AS DEPICTED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE SURVEY.

ALTA / NSPS LAND TITLE SURVEY
BOUNDARY SURVEY OF
LOTS 5 AND 6, TOWN & COUNTRY BUSINESS PARK
PREPARED FOR: BOWMAN CONSULTING GROUP

CIVILSURV
 CIVILSURV DESIGN GROUP, INC.
 2805 State Road 141, Suite 1, Lakeland, FL 33801, Tel: 888-946-8771

REVISIONS
 03/03/20 - ORIGINAL RELEASE
 08/11/20 - ADD TITLE COMMITMENT

DATE: 03/03/20
 DRAWN BY: D.M.W.
 CHECKED BY: G.L.A.
 SCALE: 1" = 30'
 FIELD BOOK(S): 1065
 PROJECT NO.: 331-001-001
 DRAWING NO.: 331020/02/01/01/001
 THIS MAP MAY HAVE BEEN ALTERED IN SIZE BY REPRODUCTION AND USE OF THIS MAP IS AT YOUR OWN RISK. THE USER OF THIS MAP SHALL OBTAINING SCALED DATA.

SHEET NO.
 1
 OF
 1