

LEGAL DESCRIPTION:

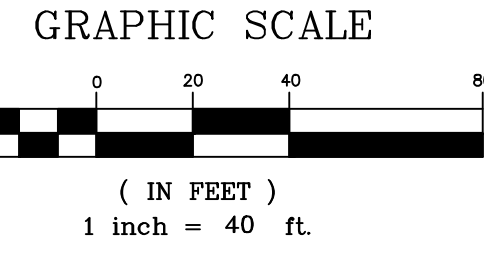
ALL THAT PART OF LOTS 12 AND 13, OF ADAM WILLIAMS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 55, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, LYING SOUTH OF U.S. HIGHWAY 92 AND WEST OF U.S. HIGHWAY 17 RIGHTS-OF-WAY AND ALL THAT PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 26 EAST, LYING SOUTH OF U.S. HIGHWAY 92 AND WEST OF U.S. HIGHWAY 17 RIGHTS-OF-WAY. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

LOT 15
LINE TABLE FOR WETLAND PARCEL TWO

LINE	DIRECTION	DISTANCE
L15	S35°22'22"W	26.31
L16	S58°44'55"E	21.88
L17	S78°30'21"E	32.55
L18	N7°25'53"E	22.07
L19	N77°41'17"E	40.78
L20	N63°12'52"E	34.91
L21	N1°28'53"E	39.21
L22	N29°43'42"E	15.67
L23	N41°33'44"E	25.01
L24	N00°20'4"E	11.60
L25	N86°54'03"W	10.00
L26	S53°22'44"W	10.32
L27	S61°21'27"W	41.49
L28	S40°31'08"W	32.96
L29	S45°59'33"W	36.30
L30	S78°04'14"W	37.21
L31	S42°44'39"W	5.09

LINE TABLE FOR WETLAND PARCEL ONE

LINE	DIRECTION	DISTANCE
L1	N52°11'55"W	20.00
L2	N05°18'29"E	23.34
L3	N2°19'01"E	24.00
L4	N35°21'44"E	12.00
L5	S41°27'43"E	27.08
L6	S67°06'14"E	32.44
L7	S21°49'16"E	26.64
L8	S16°19'21"E	33.74
L9	S52°58'20"E	35.61
L10	S70°51'49"E	22.82
L11	S72°26'45"E	33.98
L12	N79°48'20"E	18.17
L13	S61°56'57"E	16.53
L14	S74°54'23"E	26.38



LEGEND:

- ○ ○ ○ ○ INDICATES A LINE OF METAL FENCE POSTS.
- □ □ □ □ INDICATES A WOOD POST AND RAIL FENCE.
- × × × × × INDICATES A 6' HIGH CHAIN LINK FENCE.
- — — — — INDICATES OVERHEAD UTILITY LINES.
- ☆ INDICATES A METAL LIGHT POLE WITH CONCRETE BASE.
- ⊕ INDICATES A WOOD UTILITY POLE.
- ⊕ INDICATES AN AIR CONDITIONING COMPRESSOR.
- ⊕ INDICATES A FIRE HYDRANT AND VALVE.
- ⊕ INDICATES A SANITARY SEWER MANHOLE.
- ⊕ INDICATES A RECOVERED 5/8" REBAR WITH P.S.M. #4548 CAP.
- F.D.O.T. INDICATES FLORIDA DEPARTMENT OF TRANSPORTATION.
- WF#14 INDICATES FOUND WETLAND FLAG NO. 14 AT THE END OF THE LEADER LOCATION.

SURVEYOR'S NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 26 EAST HAVING A BEARING OF N00°20'04"E.

THIS SURVEY WAS ORIGINALLY PREPARED BY THE BENEFIT OF AND IN RELIANCE UPON FIRST AMERICAN TITLE INSURANCE COMMITMENT FILE NUMBER 18282-0008 WHICH HAS AN EFFECTIVE DATE OF 6-09-04 AND WAS ISSUED BY SHULTS & BOWEN, L.L.P. ON NOVEMBER 5, 2004. THIS SURVEYOR WAS PROVIDED WITH A FACSIMILE COPY OF ATTORNEYS' TITLE INSURANCE FUND, INC. COMMITMENT TO INSURE TITLE NUMBER CF-1178960 WHICH HAS AN EFFECTIVE DATE OF OCTOBER 18, 2004 AND WAS ISSUED BY FERRISCOY, SHIPPER, SHRYVER, KEYSER, BARN & TRABASSI, P.A. ON FEBRUARY 28, 2013. THIS SURVEYOR WAS PROVIDED WITH TITLE COMMITMENT NUMBER 05-2012-3984X2 ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF JANUARY 23, 2013. NONE OF THE THREE COMMITMENTS LISTED ANY EASEMENTS AFFECTING THE PROPERTY DESCRIBED HEREON. THIS SURVEYOR HAS NOT DONE ANY TITLE RESEARCH OR ABSTRACTING.

NON-VISIBLE AND/OR UNDERGROUND IMPROVEMENTS WERE NOT LOCATED, EXCEPT AS OTHERWISE SHOWN.

THERE MAY BE EASEMENTS AND/OR RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN HEREON THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.

THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

THE SETBACK DISTANCES SHOWN HEREON WERE PROVIDED BY TELEPHONE BY KATIA OF THE CITY OF WINTER HAVEN PLANNING AND ZONING DEPARTMENT ON JULY 15, 2004. NO WRITTEN DOCUMENTATION FOR THE SETBACKS WAS PROVIDED TO THIS SURVEYOR.

ORIGINAL BOUNDARY SURVEY DATE: JULY 23, 2004. AT THE REQUEST OF THE CLIENT, ON JULY 21, 2008 THE ADDITIONAL FIELD WORK NECESSARY TO LOCATE THE WETLAND JURISDICTIONAL LINE (AS FLAGGED IN THE FIELD BY OTHERS) WAS COMPLETED AND THIS BOUNDARY SURVEY WAS REVISED TO SHOW THE JURISDICTIONAL LINE LOCATION. AT THE REQUEST OF THE CLIENT THIS SURVEYOR CONDUCTED A SITE INSPECTION ON 2-27-2013 AND THIS SURVEY WAS REVISED/UPDATED TO REFLECT THE ADDITION OF THE MODULAR OFFICE BUILDING, HANDICAP RAMP, OVERHEAD UTILITIES TO THE MODULAR BUILDING AND A NEW SIGN AT THE NORTHEAST CORNER OF THE SITE.

THE LANDS DESCRIBED HEREON CONTAIN 410,796 SQUARE FEET OR 9.431 ACRES, MORE OR LESS. THE UPLANDS AS SHOWN HEREON CONTAIN 280,951.04 SQUARE FEET OR 6.450 ACRES, MORE OR LESS. THE WETLANDS AS SHOWN HEREON CONTAIN 129,844.96 SQUARE FEET OR 2.981 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATION

I HEREBY REPORT AND CERTIFY TO: MARKETING ADVANTAGE CONCEPTS, INC. SUNRISE BANK, N.A., ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR FULLUM & FULLUM, P.A. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY THAT I HAVE MADE AN ACCURATE SURVEY OF THE PROPERTY DESCRIBED IN THIS SURVEY, AND IN REGARD TO SAID SURVEY, I HEREBY REPORT AND CERTIFY TO THE FOREGOING PERSONS THAT: 1. THE SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF THE ACTUAL SURVEY OF THE PROPERTY AS OF FEBRUARY 27, 2013 MADE BY ME OR UNDER MY DIRECTION. 2. THE LOCATION AND DIMENSIONS OF ALL BUILDINGS, VISIBLE ABOVE GROUND STRUCTURES AND OTHER IMPROVEMENTS, RIGHTS OF WAY AND EASEMENTS ON OVER AND ACROSS THE PROPERTY ARE SHOWN ON THE SURVEY, TOGETHER WITH THE RECORDING INFORMATION WITH RESPECT TO ALL RECORDED RIGHTS-OF-WAY AND EASEMENTS. 3. THERE ARE NO ENCROACHMENTS EITHER ONTO THE PROPERTY FROM ADJACENT LANDS OR ONTO ADJACENT LANDS FROM THE PROPERTY, EXCEPT FOR THE ASPHALT PAVEMENT, OVERHEAD LIGHT METAL POSTS AND METAL SIGN LOCATED ALONG THE EAST LINE OF THE SUBJECT PROPERTY. 4. INGRESS AND EGRESS TO THE PROPERTY IS PROVIDED BY STATE ROAD 600 AND STATE ROAD 555 UPON WHICH THE PROPERTY FRONTS, BOTH STATE ROAD 600 AND STATE ROAD 555 ARE PAVED AND DEDICATED PUBLIC ROADWAYS MAINTAINED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION. 5. THE PROPERTY DOES NOT APPEAR TO SERVE ADJOINING PROPERTY FOR INGRESS OR EGRESS OR ANY OTHER PURPOSES. 6. THE IMPROVEMENTS CONSTRUCTED ON THE PROPERTY DO NOT APPEAR TO INTERFERE WITH ANY EXISTING EASEMENTS, AND THE EXISTING EASEMENTS DO NOT APPEAR TO INTERFERE WITH SUCH IMPROVEMENTS, HOWEVER YOUR ATTENTION IS DRAWN TO THE FACT THAT THE TITLE INFORMATION PROVIDED TO THIS SURVEYOR DID NOT CONTAIN AND/OR LIST ANY EASEMENTS OR RIGHTS OF WAY DOCUMENTATION OR INFORMATION. 7. THE PROPERTY DESCRIBED HEREON LIES IN BOTH ZONE AE AND ZONE X AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 1210503055 F, DATED 12-20-2000. ZONE AE IS DEFINED ON SAID MAP AS "SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD". ZONE X IS DEFINED ON SAID MAP AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN". 8. THE PROPERTY IS CURRENTLY ZONED C-1, HIGHWAY COMMERCIAL, WHICH HAS SETBACK REQUIREMENTS OF 25 FEET FROM STATE ROAD 600 AND STATE ROAD 555, 5 FEET FROM THE SIDE PROPERTY LINES AND 10 FEET FROM THE REAR PROPERTY LINE. 9. ALL CURRENT APPLICABLE SETBACK REQUIREMENTS ARE SHOWN ON THE SURVEY AND ALL BUILDINGS LOCATED ON THE PROPERTY COMPLY WITH ALL SUCH SETBACK REQUIREMENTS. 10. THE SURVEY RESEMBLES HEREON MEETS AND/OR EXCEEDS THE MINOR TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, UNDER CHAPTER 5J-17 OF THE RULES OF THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07 FLORIDA STATUTES. 11. THIS CERTIFICATION IS BEING GIVEN SOLELY TO THE ENTITIES NOTED ABOVE AND SAID ENTITIES MAY RELY UPON THE CONTENTS AND ACCURACY OF THIS CERTIFICATION AND THE SURVEY.

DATE: _____
DONALD A. HORNE, P.S.M. FLORIDA LICENSE NO. LS-4548
NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

AccuMap
SURVEYING, LLC
2919 MONTFICHT LANE WINTER PARK, FL 32792-4317
Telephone 407-657-2568 Fax 407-657-7933

MARKETING ADVANTAGE CONCEPTS, INC.

4099 LAKE ALFRED DR. WINTER HAVEN, FL. 352-267-4500

MAP OF BOUNDARY SURVEY WINTER HAVEN TOYOTA

IN SECTION 5, TOWNSHIP 28 SOUTH, RANGE 26 EAST

Surveyor's Certification
THIS IS TO CERTIFY THAT WE HAVE PERFORMED A FIELD SURVEY OF THE PROPERTY DESCRIBED IN THIS SURVEY AND THAT THIS DRAWING IS A REPRESENTATION OF THAT SURVEY AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS SET FORTH IN CHAPTER 5J-17, F.A.C. THIS SURVEY PREPARED FOR THE FILE AND BE RELEASED UPON BY ANY OTHER ENTITY AND/OR INDIVIDUAL, UNLESS WEER SEE CERTIFICATION AT LEFT
Donald A. Horne, Florida License #4548
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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Revisions	DATE	BY	REASON
1	02/27/13	DAH	ISSUED FOR RECORD
2	02/27/13	DAH	ISSUED FOR RECORD
3	02/27/13	DAH	ISSUED FOR RECORD
4	02/27/13	DAH	ISSUED FOR RECORD
5	02/27/13	DAH	ISSUED FOR RECORD
6	02/27/13	DAH	ISSUED FOR RECORD
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48	02/27/13	DAH	ISSUED FOR RECORD
49	02/27/13	DAH	ISSUED FOR RECORD
50	02/27/13	DAH	ISSUED FOR RECORD

SCALE 1" = 40'

JOB # S52826 SHEET 1 OF 1