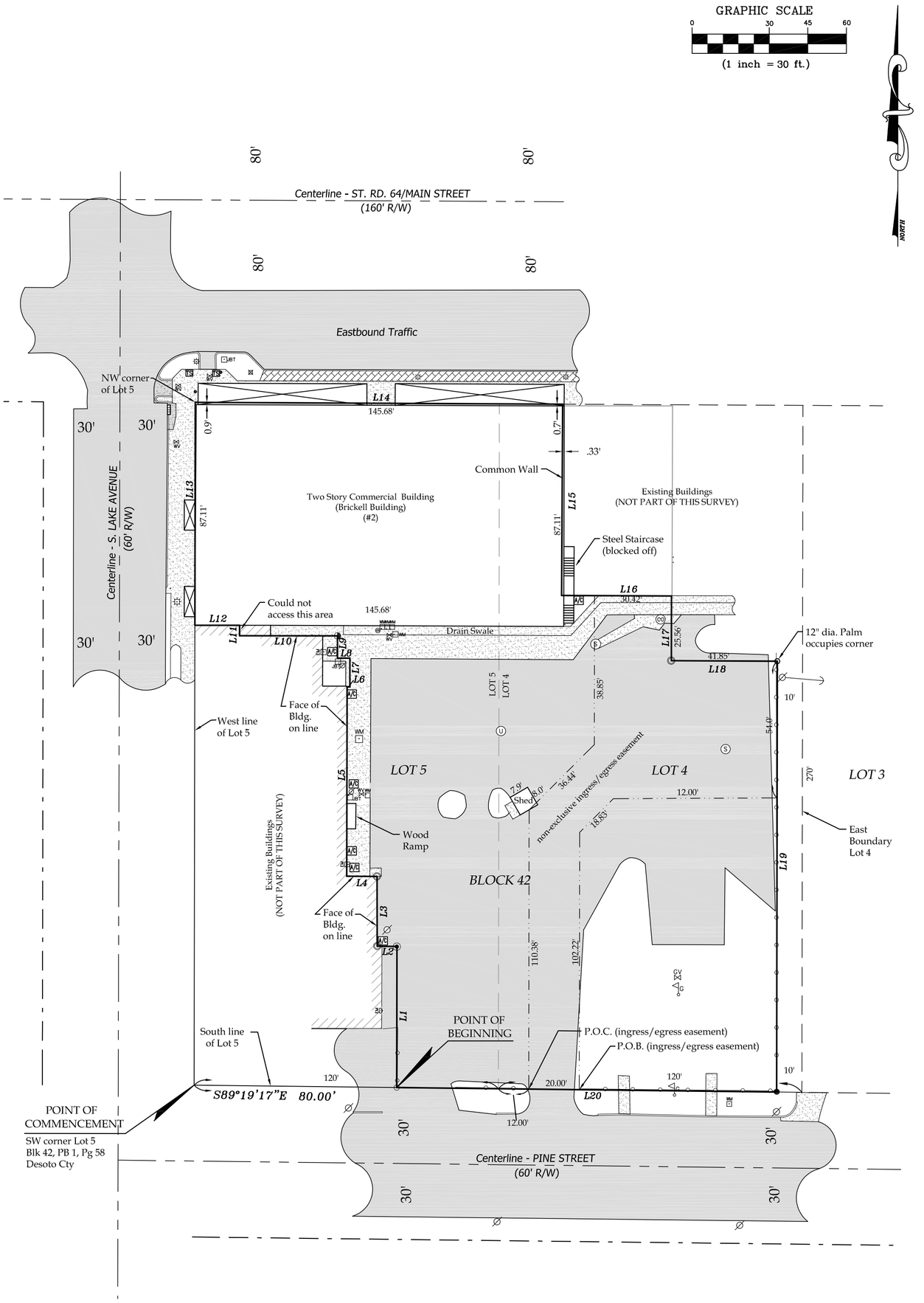
BOUNDARY SURVEY

LEGAL DESCRIPTION (ORB 1711, PG 419):
A portion of Lot 5 and a portion of the West 110.00 feet of Lot 4, Block 42, TOWN OF AVON PARK, in Section 22, Township 33 South, Range 28 East, as recorded in Plat Book 1, Page 58, of the Public Records of DeSoto County, Florida, of which Highlands County was formerly a part, more particularly described as follows:
Commence at the Southwest corner of said Lot 5; thence run South 89°19'17" East along the South line of said Lot 5 for 80.00 feet to the POINT OF BEGINNING; Thence North 00°05'41" East for 55.76 feet; thence North 89°45'03" West for 7.80 feet; thence North 00°05'41" West for 27.62 feet; thence North 89°41'28" West for 12.00 feet; thence North 00°05'41" East for 74.84 feet; thence South 89°35'12" East for 1.10 feet; thence North 00°05'41" East for 11.35 feet; thence North 89°54'19" West for 4.90 feet; thence North 00°05'41' East for 8.80 feet; thence North 89°54'19" West for 38.70 feet; thence North 00°05'41" East for 4.10 feet; thence North 89°54'19" West for 17.70 feet to the West line of said Lot 5; thence North 00°05'41" East, along said West line for 88.06 feet to the Northwest corner of said Lot 5; thence South 89°43'01" East along the North line of said Lot 5 and a portion of Lot 4 for 145.23 feet; thence South 00°16'59" West along a common line between a two story and one story building, for 75.57 feet; thence South 89°43'01" East for 43.42 feet; thence South 00°05'01" West for 25.56 feet; thence South 89°43'01" East for 41.85 feet to a point 10.00 feet West of the East line of said Lot 4; thence South 00°05'18" West and parallel to said East line of Lot 4, for 170.24 feet to the South line of said Lot 4; thence North 89°19'17" West along the South line of said Lots 4 and 5 for 150.26 feet to the POINT OF BEGINNING.
The above described parcel of land is subject to a non-exclusive easement for ingress and egress described as follows: Commence at the Southwest corner of Lot 4, common with the Southeast corner of Lot 5, of Block 42, TOWN OF AVON PARK IN Section 22, Township 33 South, Range 28 East, as recorded in Plat Book 1, Page 58, of the Public Records of Desoto County, Florida, of which Highlands County was formerly a part; thence run South 89°19'17" East along the South line of said Lot 4 for 12.00 feet the POINT OF BEGINNING; Thence North 00°05'18" East for 110.38 feet; thence North 45°00'00" East for 36.44 feet; thence North 00°05'01" East for 38.85; thence South 89°43'01" East for 30.42 feet; thence South 00°05'01" West for 25.56 feet; thence South 89°43'01" East for 41.85 feet; thence South 00°05'18" West for 54.00 feet; thence South 89°43'01" West for 64.70 feet; thence South 45°00'00" West for 18.83 feet; thence South 00°05'18" West for 102.22 feet to the South line of said Lot 4; thence North 89°19'17" West along said South line of Lot 4, for 20.00 feet to the POINT OF BEGINNING.



LEGEND:
- = Nail & Disc Found (LB #7827)
- = 5/8" Drill Hole Found
- = 5/8" Iron Rod & Cap Found (CSI)
- = 1" Iron Pipe Found (No Cap)
- = 1/2" Iron Pipe Found (No Cap)
- = Crosswalk Signal
- = Gas Valve
- = Water Valve
- = Traffic Signal Box
- = Concrete Light Pole
- = Metal Light Pole
- = Wood Utility Pole
- = Guy Anchor
- = Overhead Wire(s)
- = Sanitary Manhole
- = Manhole (Type Unknown)
- = Clean-Out
- = Catch Basin/Inlet
- = Air Conditioner
- = Electric Meter
- = Water Meter
- = Telephone Junction Box
- = Buried Gas Line Marker Flag
- = Asphalt Pavement
- = Concrete Areas
- = Covered Areas
- = Brick Pavers
- = 6' Chainlink Fence

PROPERTY ADDRESS:
2 E. MAIN STREET
AVON PARK, FLORIDA 33825

CERTIFIED TO, AND FOR THE EXCLUSIVE USE OF:
CITY OF AVON PARK

LINE CHART

L1	N00°05'41"E	55.76'	L11	N00°05'41"E	4.10'
L2	N89°45'03"W	7.80'	L12	N89°54'19"W	17.70'
L3	N00°05'41"W	27.62'	L13	N00°05'41"E	88.06'
L4	N89°41'28"W	12.00'	L14	S89°43'01"E	145.23'
L5	N00°05'41"E	74.84'	L15	S00°16'59"W	75.57'
L6	S89°54'19"E	1.10'	L16	S89°43'01"E	43.42'
L7	N00°05'41"E	11.35'	L17	S00°05'01"W	25.56'
L8	N89°54'19"W	4.90'	L18	S89°43'01"E	41.85'
L9	N00°05'40"E	8.80'	L19	S00°05'18"W	170.24'
L10	N89°54'19W	38.70'	L20	S89°19'17"E	150.26'

SURVEYOR'S NOTES:

1) This survey is based on the title commitment prepared by Old Republic National Title Insurance Company, Agent's file number RST#R14-091/14-47738 with an effective date of July 15, 2014, 2:30 PM and was relied upon to be true and complete.
2) The legal description shown hereon was provided by client.
3) The parcel shown hereon lies within the City Limits of Avon Park which does not participate in the National Flood Insurance Program.
4) Underground improvements, if any, were not located unless shown hereon.
5) Field bearings are based on the West line of Lot 5, Block 42, as being N00°05'41"E.
6) Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written concent of the signing party or parties.

I hereby certify that I am a Florida Registered Professional Land Surveyor and that the map or plat shown hereon is a graphic representation of the described lands recently surveyed under my direction and meets or exceeds the "Minimum Technical Standards" as set forth by the Board of Professional Surveyors and Mappers, Chapter 5J-17.050 through .052 of the Florida Administrative Code, Pursuant to Section 472.027 of the Florida Statutes.

Sherco, Inc.
SURVEYING SERVICES
16 North Lake Avenue
Avon Park, Florida 33825
Ofc: (863) 453-4113 Fax: (863) 453-4122

EMBOSSED SEAL

Robert Phillip Schuler, P.L.S.
Florida Registration # LS 2930
Certificate of Authorization # LB 7827

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

PROJECT NO.:	HI0TB01403
Field Survey Completed:	9/02/2014
Drawn:	JEK
Checked:	RPS
F.B.:	S-20, PG. 30
Revised:	

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