

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO.: 11187182, DATED 6/01/2023 AT: 5:00 PM.

LEGAL DESCRIPTION

PARCEL 1
LOTS 531, 532 AND 533, OF HUNDRED LAKES CORPORATION SUBDIVISION, INWOOD NO. 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 2, 2A AND 2B, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, AND THAT PORTION OF THE WEST 10 FEET OF THE SW 1/4 OF SECTION 13, TOWNSHIP 28 SOUTH, RANGE 25 EAST, LYING WEST OF AND ADJOINING LOTS 531, 532 AND 533 OF THE HUNDRED LAKES CORPORATION'S SUBDIVISION, INWOOD NO. 6, AS RECORDED IN PLAT BOOK 14, PAGES 2, 2A AND 2B, PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

PARCEL 2
LOTS 534, 535 AND 536, OF INWOOD NO. 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 2, 2A AND 2B, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

ZONING DATA

ZONING ITEM	REQUIRED	PARKING REQUIREMENTS
ZONING DESIGNATION	SEE NOTES	ACCORDING TO TABLE 7.10, THE FOLLOWING PARKING SPACES ARE REQUIRED FOR THE SUBJECT PROPERTY USES:
MINIMUM LOT AREA (SQ.FT.)	SEE NOTES	
MAX BUILDING COVERAGE	SEE NOTES	
MAX BUILDING HEIGHT	35 FEET	
BUILDING SETBACKS		
FRONT	SEE NOTES	SELF-STORAGE WAREHOUSES: • ONE (1) SPACE PER 300 SQUARE FEET OF MANAGERS OFFICE
SIDE	15 FEET	
REAR	SEE NOTES	
NOTES:		
ZONING DESIGNATION:	(LCC) LINEAR COMMERCIAL CORRIDOR	
MINIMUM LOT AREA (SQ.FT.):	LOT SIZE REQUIREMENTS ARE NOT SET FORTH IN THE ORDINANCE FOR PROPERTIES LOCATED WITHIN THE (LCC) LINEAR COMMERCIAL CORRIDOR ZONING DISTRICT.	
MAX BUILDING COVERAGE:	NONE SPECIFIED	
BUILDING SETBACKS FRONT:	30 FEET REQUIRED FROM ROAD RIGHT-OF-WAY 55 FEET REQUIRED FROM CENTER LINE	
BUILDING SETBACKS REAR:	30 FEET REQUIRED FROM ROAD RIGHT-OF-WAY 55 FEET REQUIRED FROM CENTER LINE	
PREPARED BY:	AEI ZONING ANALYSIS REPORT REPORT DATE: JUNE 30, 2023 AEI PROJECT NO. 480239	
CONTACT:	COURTNEY MONHEIT PHONE: (925) 746-6000 EMAIL: CMONHEIT@AEICONCONSULTANTS.COM	

NOTES CORRESPONDING TO SCHEDULE B

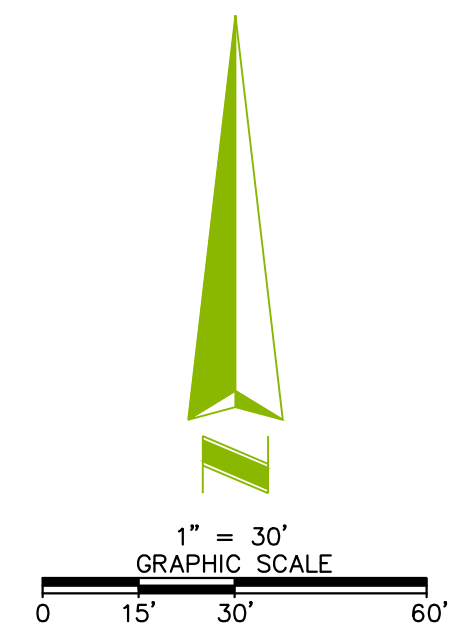
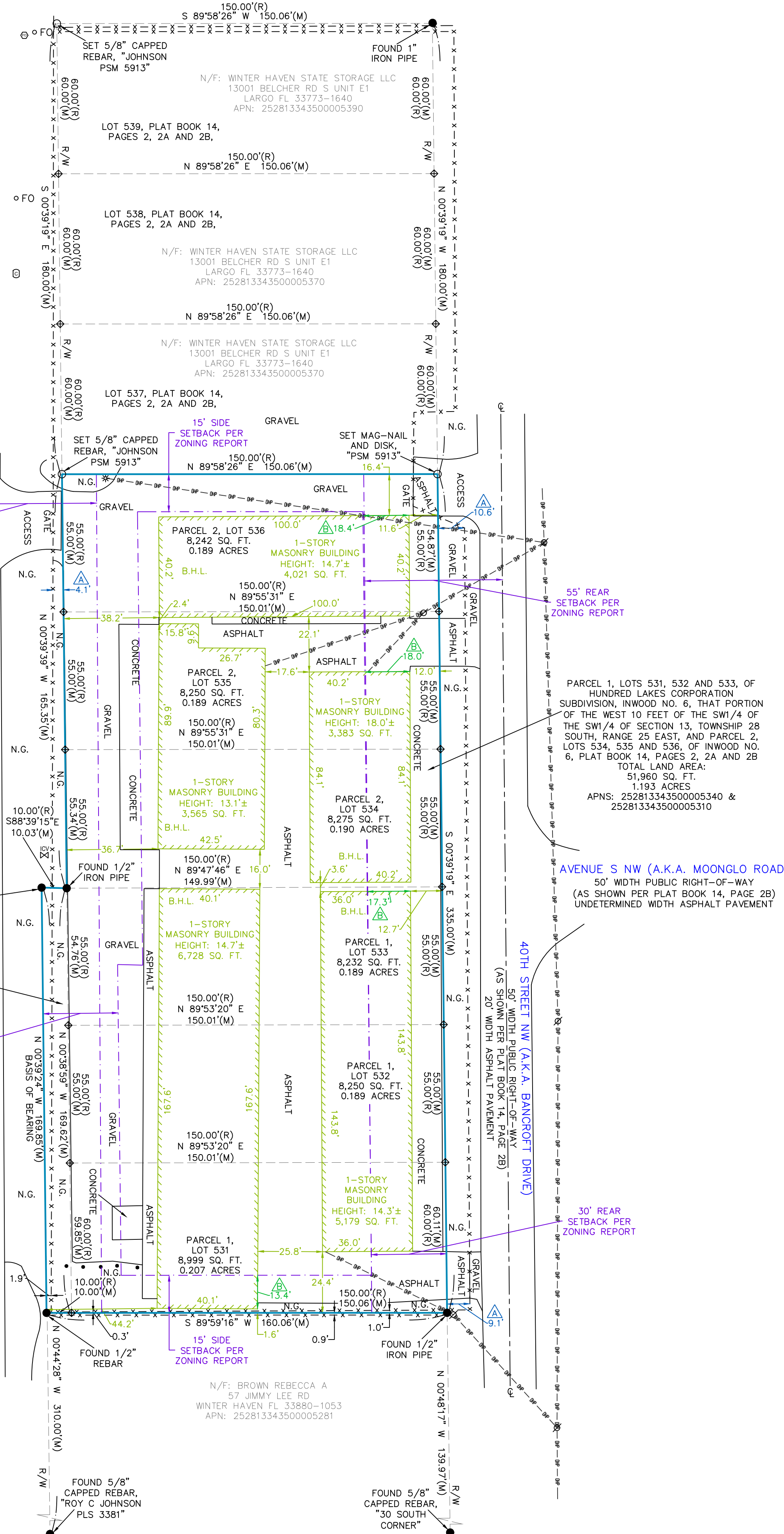
- RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF INWOOD UNIT NO. 6, RECORDED IN PLAT BOOK 14, PAGES 2, 2A AND 2B, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, (AFFECTS, CONTAINS NO PLOTTABLE EASEMENT ITEMS)
- SUBJECT LAND LIES WITHIN THE BOUNDARIES OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND IS SUBJECT TO THE RULES, REGULATIONS AND FUTURE ASSESSMENTS, IF ANY, AS EVIDENCED BY SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT REALIGNING THE BOUNDARIES OF THE PEACE RIVER BASIN RESOLUTION NO. 723, RECORDED IN OFFICIAL RECORDS BOOK 1833, PAGE 1383. (AFFECTS, BLANKET IN NATURE)

LEGEND

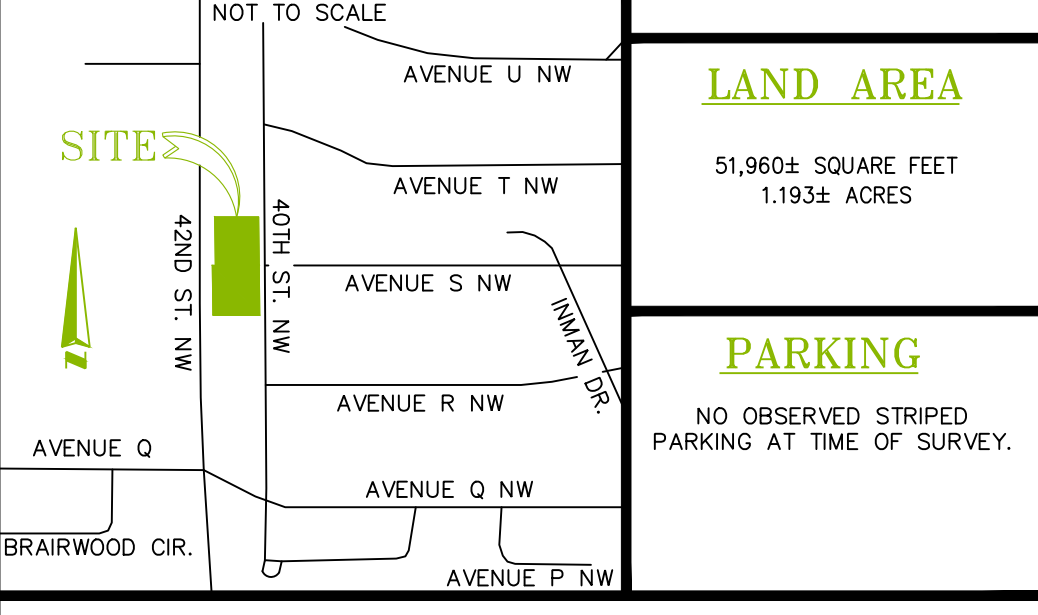
● FOUND MONUMENT AS NOTED	⊗ IRRIGATION CHECK VALVE
○ SET MONUMENT AS NOTED	⊙ TV PEDESTAL
⊕ COMPUTED POINT	⊗ FIBER OPTIC VAULT
(M) MEASURED/CALCULATED DIMENSION	⊗ UTILITY POLE
(R) RECORD DIMENSION	⊗ FIBER OPTIC POST
N/F NOW OR FORMERLY	
B.H.L. BUILDING HEIGHT LOCATION	— — — — — PROPERTY LINE
SQ.FT. SQUARE FEET	— — — — — OVERHEAD POWER LINE
* LIGHT POLE	— — — — — FENCE LINE
• BOLLARD	— — — — — RIGHT-OF-WAY LINE
N.G. NATURAL GROUND	— — — — — CENTERLINE ROAD
	— — — — — ADJOINER LINE
	— — — — — ZONING SETBACK LINE

SIGNIFICANT OBSERVATIONS

- FENCE AND ASPHALT PAVEMENT APPEARS TO EXTEND PAST SUBJECT PROPERTY LINE IN MULTIPLE PLACES AND BY AS MUCH AS 10.6'
- BUILDINGS APPEARS TO EXTEND PAST ZONING SETBACK LINE IN MULTIPLE PLACES AND BY AS MUCH AS 18.4'



VICINITY MAP



SHEET 1 OF 1

LAND AREA

51,960± SQUARE FEET
1.193± ACRES

PARKING

NO OBSERVED STRIPED PARKING AT TIME OF SURVEY.

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 12105C0345, WHICH BEARS AN EFFECTIVE DATE OF 12/22/2016 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH PER FLORIDA STATE PLANE COORDINATE SYSTEM, WESTERN ZONE, NAD83-2011, AS MEASURED ALONG THE WEST LINE OF THE SUBJECT PROPERTY WHICH BEARS N00°39'24"W PER GPS COORDINATE OBSERVATIONS
LATITUDE: 28°02'35.8333"
LONGITUDE: -81°46'33.9347"
CONVERGENCE ANGLE: 0°06'18.96"

GENERAL NOTES

- NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
- ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND SIGNIFICANT OBSERVATIONS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
- THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
- THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO 42ND STREET NW AND 40TH STREET NW, BOTH BEING DEDICATED PUBLIC STREETS OR HIGHWAYS.
- THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.
- IN REGARD TO TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS EXCEPT AS SHOWN HEREON.
- THE PARCELS CONTAINED IN THE LEGAL DESCRIPTION ARE CONTIGUOUS WITHOUT ANY GAPS, OR OVERLAPS.
- BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
- IN REGARD TO TABLE A ITEM 17, THERE WERE NO KNOWN PROPOSED CHANGES IN RIGHT OF WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS EXCEPT AS SHOWN HEREON.
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE NEAREST INTERSECTING STREET IS THE INTERSECTION OF 40TH STREET NW AND AVENUE S NW, WHICH ABUTS THE EAST LINE OF THE SUBJECT PROPERTY.
- THE DISTANCES SHOWN HEREON ARE UNITS OF GROUND MEASUREMENTS.

ALTA/NSPS LAND TITLE SURVEY

AEI JOB #480239
WINTER HAVEN, FL
1912 42ND STREET NW

POLK COUNTY WINTER HAVEN, FLORIDA 33881

SITE PICTURE



COORDINATED BY:
AEI
AEI CONSULTANTS
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WALNUT CREEK, CA, 94597
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DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
07/06/23	ZONING REPORT	TJB	23-4172
08/14/23	CLIENT COMMENTS	TJB	SCALE: 1" = 30'
			DRAWN BY: TJB
			APPROVED BY: MB

SURVEYOR'S CERTIFICATE

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 6B, 7A, 7B1, 7C, 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 06/28/2023. DATE OF PLAT OR MAP: 06/29/2023.

SURVEYED BY:
BLEW & ASSOCIATES, P.A.
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FLORIDA C.O.A. LBB173

