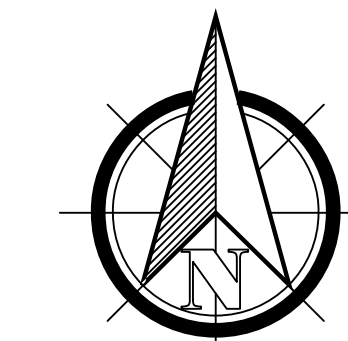


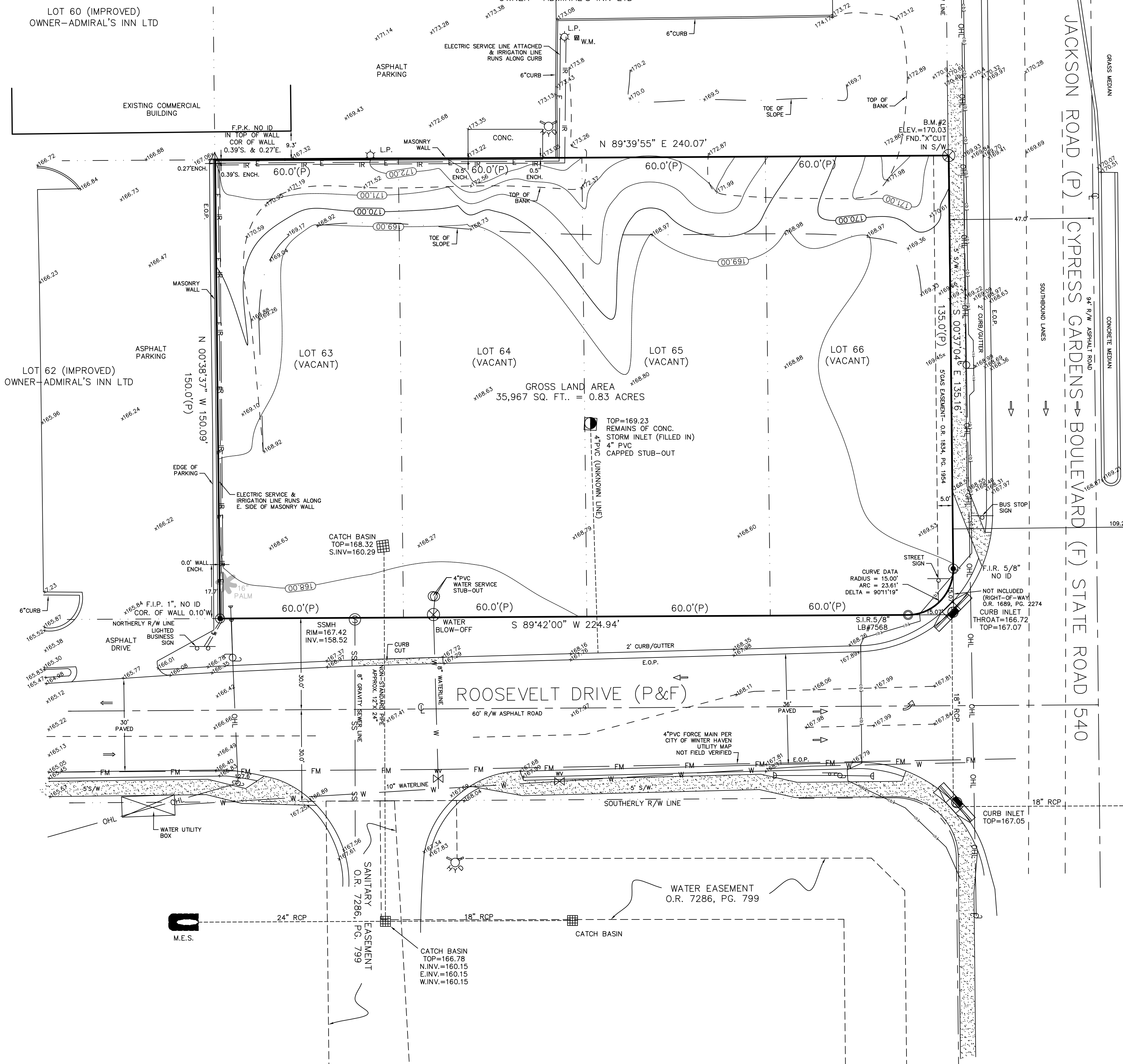
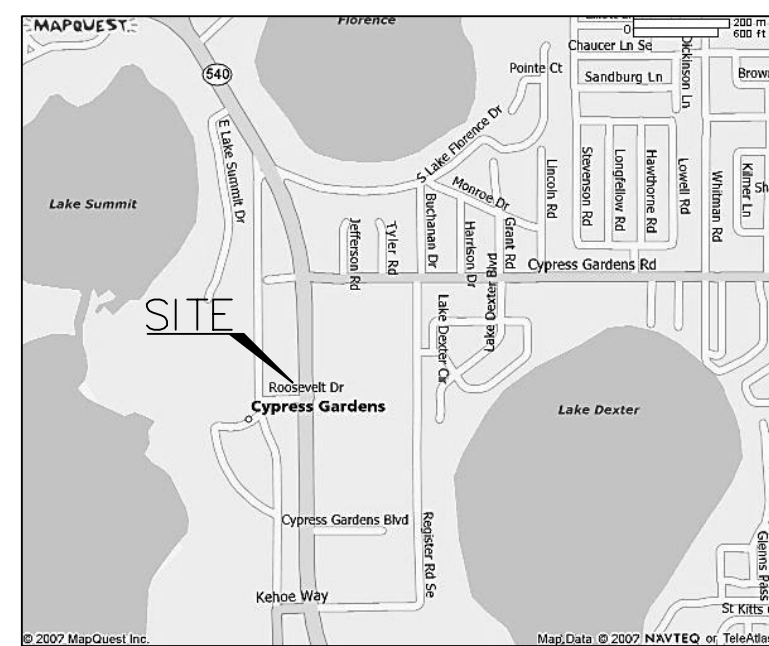
BOUNDARY & TOPOGRAPHIC SURVEY ALTA SURVEY

SECTION 2, TOWNSHIP 29 SOUTH, RANGE 26 EAST
POLK COUNTY, FLORIDA



0 10 20 40
SCALE: 1" = 20'

VICINITY MAP
N.T.S.



DESCRIPTION

LOTS 63 THROUGH 66, INCLUSIVE, ELOISE WOODS, NORTH LAKE ELOISE UNIT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGES 47 AND 47A, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA LESS AND EXCEPT ROAD RIGHT-OF-WAY. PARCEL CONTAINS 35,967 SQUARE FEET MORE OR LESS.

TITLE COMMITMENT NOTES

THE EASEMENTS AND OTHER TITLE MATTERS SHOWN HEREON, WERE PROVIDED BY THE TITLE COMMITMENT NUMBER 1976748, ISSUED BY LAWYERS TITLE INSURANCE CORPORATION, EFFECTIVE JULY 25, 2007 AT 8:00 A.M., AND WAS RELIED UPON TO BE COMPLETE AND CORRECT.

SCHEDULE B SECTION 2 EXCEPTIONS:

- 7) PARCEL SUBJECT TO RESTRICTION, CONDITION, RESERVATIONS, EASEMENTS AND OTHER MATTERS AS SHOWN ON THE PLAT OF ELOISE WOODS, NORTH LAKE ELOISE UNIT RECORDED IN PLAT BOOK 22, PAGES 47 AND 47A.
- 8) PARCEL SUBJECT TO EASEMENT IN FAVOR OF CENTRAL FLORIDA GAS CORP. RECORDED IN OFFICIAL RECORDS BOOK 1834, PAGE 1954, (SHOWN HEREON). PARCEL IS NOT SUBJECT TO UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 7096, PAGE 1030 AND OFFICIAL RECORDS BOOK 7096, PAGE 1048.
- 9) PARCEL SUBJECT TO TERMS AND CONDITIONS OF DEED GIVEN TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED IN OFFICIAL RECORDS BOOK 1689, PAGE 2274. (SHOWN HEREON)
- 10) PARCEL SUBJECT TO RIGHTS OF INGRESS AND EGRESS FOR THE PURPOSE OF INSTALLING AND MAINTAINING WATER MAINS AND ELECTRIC LIGHT SERVICES SET FORTH IN WARRANTY DEED RECORDED IN DEED BOOK 320, PAGE 596, AND WARRANTY DEED RECORDED IN DEED BOOK 330, PAGE 371. (BLANKET COVERAGE OVER PARCEL)
- 11) PARCEL SUBJECT TO RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENT, AS CONTAINED IN THAT CERTAIN DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 6409, PAGE 206, TOGETHER WITH FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 6771, PAGE 786 AND MODIFIED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 7286, PAGE 799. (SHOWN HEREON)

ZONING & SETBACKS

- 1) SITE CURRENTLY ZONED AS: TCC - TOURISM/COMMERCIAL
- 2) SETBACKS ARE:
SIDE=15'
ROOSEVELT DR.=30'
STATE ROAD 540=50'
NO REAR SETBACK

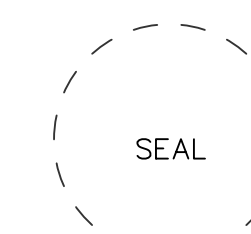
SURVEY NOTES

- 1) PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X" PER F.I.R.M. NO. 12105C 0530 F DATED 12/20/00 THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION, LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION
- 2) UNLESS OTHERWISE NOTED; BEARINGS AND DISTANCES SHOWN HEREON REFER TO FIELD MEASUREMENT.
- 3) BEARINGS ARE BASED ON THE WEST RIGHT-OF-WAY LINE OF CYPRESS GARDENS BOULEVARD BEING ASSUMED AT S 00°37'04" E.
- 4) ELEVATIONS ARE BASED F.D.O.T. BENCHMARK #144 BEING A STANDARD 4"x4" CONCRETE MONUMENT WITH DISK ELEVATION 170.374, NGVD 29 DATUM. SECTION 16300-000 PROJECT 197694.
- 5) THERE IS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 6) THERE IS NO OBSERVABLE EVIDENCE OF SITE BEING USED AS A CEMETERY OR BURIAL GROUND.
- 7) THERE IS AN ENCROACHMENT OF CONCRETE ON THE NORTH BOUNDARY OF 0.5' AS SHOWN. THERE IS AN ENCROACHMENT OF A MASONRY WALL AND AN ELECTRICAL SERVICE AND IRRIGATION LINE RUNNING ALONG THE MASONRY WALL ON THE NORTH AND WEST BOUNDARY LINES AS SHOWN.
- 8) EXHIBIT "B" PAGE 40 OF 68 OF MODIFIED AND RESTATED DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN OFFICIAL RECORDS BOOK 7286, PAGES 799-866, POLK COUNTY, FLORIDA, SHOWS PARCEL NUMBERS 1 AND 2 REVERSED.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM AND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, AND INCLUDES ITEMS (1) THROUGH (19) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: _____

J.M. ROBERTS REGISTRATION NO. 4453



LEGEND

- ANCHOR =
- ASPH. = ASPHALT
- B.M. = BENCHMARK
- CATV = CABLE BURIED
- (C) = CALCULATED
- C.L.F. = CHAIN LINK FENCE
- CONC. = CONCRETE
- COR. = CORNER
- CL = CENTERLINE
- C = CABLE TV
- (D) = DEED
- D.E. = DRAINAGE EASEMENT
- E = ELECTRIC SERVICE
- E.O.P. = EDGE OF PAVEMENT
- ENCH. = ENCROACHMENT
- (F) = FIELD
- FND. = FOUND
- F.H. = FIRE HYDRANT
- F.C.M. = FOUND CONCRETE MONUMENT
- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON ROD
- FM = FORCE MAIN
- F.P.K. = FOUND PARKER-KALON NAIL
- IR = IRRIGATION
- (L) = LIGHT POLE
- (M) = MEASURED
- M.E.S. = MITERED END SECTION
- OHL = OVERHEAD LINES
- O.R. = OFFICIAL RECORD
- PG. = PAGE
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.B. = PLAT BOOK
- (P) = PLATTED DATA
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.P. = POWER POLE
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT OF WAY
- S.I.R. = SET IRON ROD LB 7568
- SSMH = SANITARY SEWER MANHOLE
- S/W = SIDEWALK
- TR = TELEPHONE RISER
- U.E. = UTILITY EASEMENT
- W = WATER LINE
- W.M. = WATER METER
- W.V. = WATER VALVE
- W.F. = WOOD FENCE
- V.F. = VINYL FENCE

CREW CHIEF M.F. FIELD DATE 10/01/07 FIELD BOOK 6 PAGE (S) 120

NOT VALID WITHOUT THE ORIGINAL SEAL OF A SURVEYOR AND MAPPER

DISCOUNT TIRE
ROOSEVELT DRIVE
WINTER HAVEN, FLORIDA

REVISIONS	DATE
1	10/31/07
2	12/16/07

SHEET 1 OF 1
JOB NO. 07-1173
DATE 10/05/07

RSI RAPID SURVEYING, INC.
2910 WINTER LAKE ROAD
LAKELAND, FLORIDA, 33803
OFFICE (863)666-9124
FAX (863)666-9091
E-MAIL: RSI@rsisurveying.net

STATE OF FLORIDA AUTHORIZATION FOR SURVEYING AND MAPPING LICENSED BUSINESS #7568
J.M. ROBERTS, REGISTERED SURVEYOR NO. 4453, STATE OF FLORIDA

SURVEY FOR: