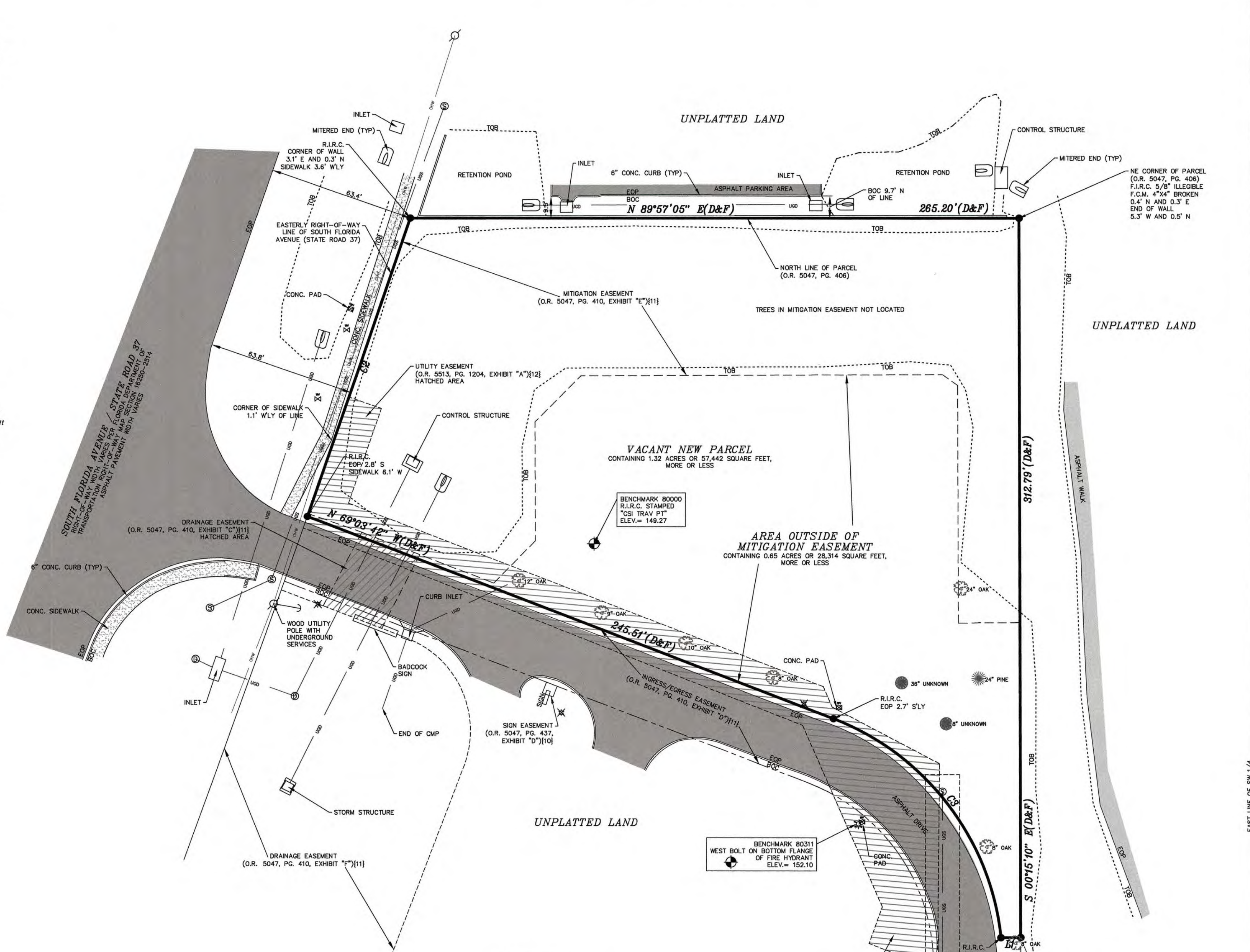


ALTA / NSPS LAND TITLE SURVEY

LEGEND:

A/C - Air Conditioning Unit	P.C.C. - Point of Commencement	o-ET - Electric Line Marking
BM - Bench Mark	PRM - Permanent Reference Marker	o-FD - Fiber Optics Marking
BOB - Bottom of Bank	PT - Point of Tangency	o-FM - Fiber Optics Cable Marking
BOC - Block of Curb	PVC - Polyvinyl Chloride Pipe	o-FV - Fiber Optics Cable Vault
C - Cable	R - Radius	o-FV - Fiber Optics Cable Vault
C-L - Cable TV Line	R.C.M.C. - Recovered 4"x4" Concrete Monument and Cap	o-FV - Fire Valve
C-M - Calculated Measurement	R.I.R.C. - Recovered 5/8" Iron Rod and Cap "Chastain-Skillman"	o-FV - Fire Hydrant
C-D - Chord Distance	R.N.B.O. - Recovered Nail and Disk and Cap "Chastain-Skillman"	o-FV - Flood Light
C-B - Chord Bearing	RCP - Reinforced Concrete Pipe	o-FV - Gas Line Marking
CL - Center Line	REC - Recovered	o-FV - Gas Line Marker
CM - Concrete Monument	RNG - Ring	o-FV - Gas Valve
CMP - Corrugated Metal Pipe	R/W - Right-of-Way	o-FV - Gas Junction Vault
CONC - Concrete	R/S - Railroad Spike	o-FV - Gas Meter
CPP - Corrugated Plastic Pipe	RT - Right	o-FV - Gas Manhole
D - Degree	S - Section	o-FV - Grease Trap
D.B. - Dead Book	S.I.R.C. - Set 5/8" Iron Rod and Cap "Chastain-Skillman"	o-FV - Handicap Parking Space
D.H. - Drill Hole	S.N.B.O. - Set Nail and Disk "Chastain-Skillman"	o-FV - Inlet
D.O.T. - Department of Transportation	SEC - Section	o-FV - Iron Pipe (IP)
(DU) - Destruction Unknown	(SP) - State Plane Coordinate System	o-FV - Iron Rod (IR)
E - Edge	T - Telephone	o-FV - Irrigation Valve
E.ELEC. - Electric	T/TELE - Telephone	o-FV - Light Pole
E-ELEV. - Elevation	T.M. - Temporary Bench Mark	o-FV - Mail Box
E-PAV. - Edge of Pavement	TOB - Top of Bank	o-FV - Manhole
F.C.M.C. - Found Concrete Monument and Cap	(TYP) - Typical	o-FV - Metal Light Pole
F.C.M. - Found Concrete Monument	U - Under	o-FV - Metal Utility Pole
F.I.P. - Found Iron Pipe	U-E - Underground Cable Line	o-FV - Monitor Well
F.I.P.C. - Found Iron Pipe and Cap	U-E - Underground Electric Line	o-FV - Nail and Flasher (N&F)
F.I.R. - Found Iron Rod	U-F - Underground Fiber Optic Line	o-FV - Nail and Disk (N&D)
F.I.R.C. - Found Iron Rod and Cap	U-S - Underground Sewer Line	o-FV - Railroad Spike (RRS)
F.N.B.O. - Found Nail and Disk	U-T - Underground Telephone Line	o-FV - Sewer Line Marking
F.R.S. - Found Railroad Spike	U-W - Underground Water Line	o-FV - Sewer Manhole
(F) - Field Measurement	U-D - Underground Drainage Line	o-FV - Sewer Valve
F.B. - Field Book	V - Vitreous Clay Pipe	o-FV - Telephone Junction Box
FND. - Found	W - Well	o-FV - Telephone Junction Vault
HDPE - High Density Polyethylene Pipe	WCP - Vitreous Clay Pipe	o-FV - Telephone Line Marker
INV - Invert	SYMBOL - Symbol	o-FV - Telephone Manhole
IP - Iron Pipe	o-T - Back Flow Preventer	o-FV - Telephone Line Marking
IP&C - Iron Pipe with cap	o-T - Bench Mark	o-FV - Telephone Manhole
IR&C - Iron Rod with cap	o-T - Cable Junction Box	o-FV - Telephone Signal Junction Box
L - Length of Arc	o-T - Cable Junction Vault	o-FV - Traffic Signal Junction Vault
LB - Licensed Business	o-T - Cable Line Marking	o-FV - Utility Pole
LS - Licensed Surveyor	o-T - Chain Ditch	o-FV - Unknown Junction Box
LT - Left	o-T - Concrete Light Pole	o-FV - Unknown Junction Vault
M - Map	o-T - Concrete Monument (CM)	o-FV - Unknown Line Marker
M.B. - Map Book	o-T - Concrete Utility Pole	o-FV - Unknown Line Marking
MES - Mitered End Section	o-T - Delta (Central Angle)	o-FV - Water Junction Vault
N&D - Nail and Disk	o-T - Drill Hole (DH)	o-FV - Water Line Marking
N&F - Nail and Flasher	o-T - Electric Meter	o-FV - Water Meter
O-W - Overhead Wire	o-T - Electric Junction Box	o-FV - Water Valve
O.R. - Official Records Book	o-T - Electric Junction Vault	o-FV - Well
P - Plot	o-T - Electric Manhole	o-FV - Well
P.M. - Point of Measurement	o-T - Electric Line Marker	o-FV - Title Commitment Exception Line Number
P.C. - Point of Curvature	o-T - Electric Line Marking	
P.C.P. - Permanent Control Point	o-T - Electric Line Marking	
P.G. - Page	o-T - Electric Line Marking	
P.L.S. - Professional Land Surveyor	o-T - Electric Line Marking	
P.S.M. - Professional Surveyor & Mapper	o-T - Electric Line Marking	
P.G.B. - Point of Beginning	o-T - Electric Line Marking	

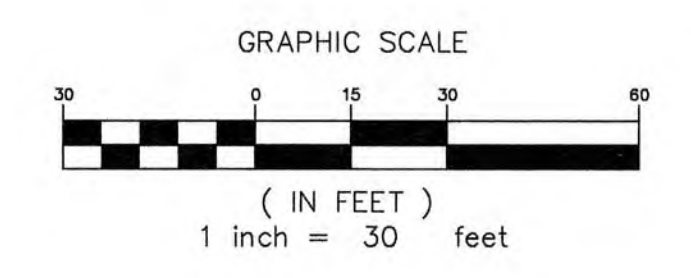


LINE TABLE

LINE #	DIRECTION	DISTANCE
L1(D&F)	S 89°44'50" W	8.60'

CURVE TABLE

CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1(D)	5689.58'	126.47'	126.47'	N 83°29'41" W	116°25'
C2(D&F)	11559.16'	137.19'	137.19'	N 18°57'33" E	0°40'48"
C3(D&F)	115.00'	126.31'	120.05'	N 37°35'49" W	62°55'46"



- SURVEYOR'S NOTES:**
- Bearing based on the northerly right-of-way line of County Road 540-A, being assumed North 82°51'29" West.
 - Elevations based on the F.D.O.T. Bench Mark BM 106 RESET, elevation 149.00 feet. North American Vertical Datum 1988 (NAVD88). The conversion from NAVD88 to NGVD29 is: +0.98 feet. The conversion is based on the F.D.O.T. Bench Mark system benchmarks that have both datums in the area.
 - The property shown herein lies in Zone "X" (area determined to be outside 500 year floodplain) as shown on the Flood Insurance Rate Map Number 12105C0480 G, per Community Panel Number 120261 0480 G, as prepared by the Federal Emergency Management Agency, effective date December 22, 2016.
The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map. In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.
 - On the date of survey there was no observable evidence of cemeteries or burial grounds, earth moving work, building construction, building additions, street or sidewalk construction or repairs within recent months; There was no observable evidence of the site being used as a solid waste dump, or sump or sanitary landfill, unless otherwise shown or noted hereon.
 - There is no observed evidence of recent street or sidewalk construction or repairs affecting the vacant new parcel.
 - Underground improvements, if any, have not been located.
 - Address: 6100 South Florida Avenue, Mulberry, Florida, 33860-0497.
 - See sheet 2 for Title Commitment Notes.

DESCRIPTION: (PROVIDED - TITLE COMMITMENT NUMBER 6389708)
A parcel of land being a portion of the southwest 1/4 of Section 13, Township 29 South, Range 23 East, Polk County, Florida, being described as follows:
Commence at the southeast corner of said Southwest 1/4; thence North 00°19'11" West, along the east line of said southwest 1/4, a distance of 20.28 feet to a point on the northerly right-of-way line of County Road 540-A said point being on a non-tangent curve to the right having a radius of 5689.58 feet, a central angle of 01°16'25", a chord bearing of North 83°29'41" West, and a chord distance of 126.47 feet; thence along the arc of said curve and said northerly right-of-way line, 126.47 feet; thence North 82°51'29" West, along said northerly right-of-way line, 480.09 feet to the east line of parcel described in Official Records Book 5047, Page 406, Public Records of Polk County, Florida; thence North 00°15'10" West, along said east line, 685.62 feet to the Point of Beginning; thence South 89°44'50" West, 8.60 feet to a point on a non-tangent curve to the left having a radius of 115.00 feet, a central angle of 62°55'46", a chord bearing of North 37°35'49" West, and a chord distance of 120.05 feet; thence along the arc of said curve, 126.31 feet; thence North 69°03'42" West, 241.51 feet to a point on the easterly right-of-way line of South Florida Avenue (State Road 37), said point being on a non-tangent curve to the left having a radius of 11559.16 feet, a central angle of 00°40'48", a chord bearing of North 18°57'53" East, and a chord distance of 137.19 feet; thence along the arc of said curve and said easterly right-of-way line, 137.19 feet to the north line of said parcel described in Official Records Book 5047, Page 406; thence North 89°57'05" East, along said north line, 265.20 feet to the northeast corner of said parcel; thence South 00°15'10" East, along said east line, 312.79 feet to the Point of Beginning. Said parcel containing 1.32 acres, more or less.

CERTIFICATION:
To Meyer Law Group, LLC; Fidelity National Title Insurance Company; Fernandez Lengyel Management Services, Inc.; and Gunster, Yoakley & Stewart, P.A.; FLMS Foods, LLC; and Homeguard Title & Trust, LLC:

This is to certify that this map or plot 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, 2, 3, 4, 5, 6(b), 8, 11, 14, 16, 17, 18, 19, and 20 of Table A thereof. The fieldwork was completed on August 21, 2017.

VICINITY MAP
SCALE: 1" = 500'



NUMBER	DATE	DESCRIPTION
R-2	12/22/2018	REVISED DESCRIPTION TO SHOW 'FEET'
R-1	10/24/2018	ADDED CERTIFIED TO ENTITIES

CHASTAIN-SKILLMAN
4705 OLD HWY 37
P.O. BOX 5710
LAKELAND, FL 33803-5710
(863) 646-1402

© 2017 CHASTAIN SKILLMAN C.A. NO. 282

FLMS FOODS, INC.
ALTA / NSPS LAND TITLE SURVEY OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 29 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

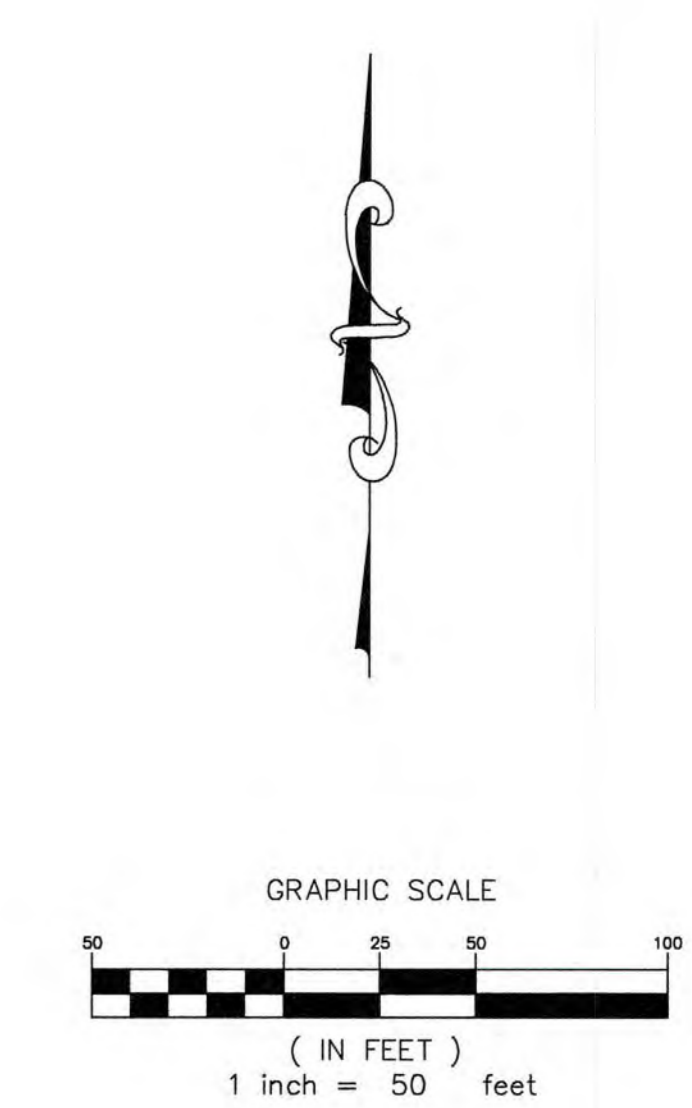
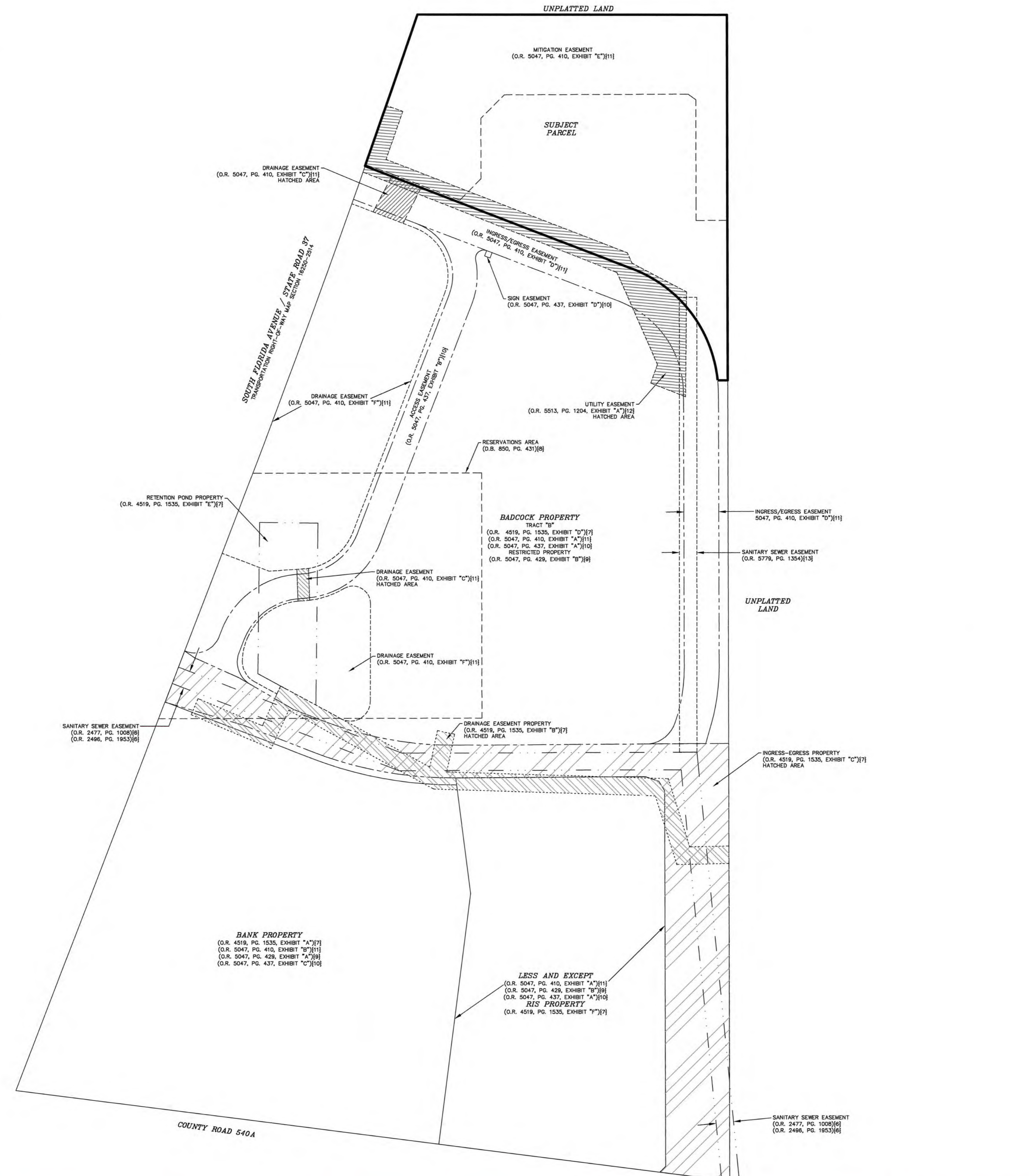
JOHN RICHARD NOLAND, JR., P.S.M.
FLORIDA REGISTRATION #8923
CHASTAIN-SKILLMAN, INC. CERTIFICATE NUMBER LB 262
4705 OLD HIGHWAY 37 LAKELAND, FLORIDA 33813
RNOLAND@CHASTAINSKILLMAN.COM
(863) 646-1402

THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FIELD BY: EASTER	PROJECT NUMBER: 9976.01
DATE OF SURVEY: 08/21/2016	
FIELD BOOK: 797	SHEET NUMBER: V-01
PAGE: 80-83	SHEET 1 OF 3

EASEMENT SKETCH

LEGEND:		SYMBOL	
A/C	— Air Conditioning Unit	P.O.C.	— Point of Commencement
B	— Bench Mark	PRM	— Permanent Reference Marker
BOB	— Bottom of Bank	PT	— Point of Tangency
BOC	— Back of Curb	PVC	— Polyvinyl Chloride Pipe
C	— Cable	R	— Radius
C-1	— Cable TV Line	R.C.M.C.	— Recovered 4"x4" Concrete Monument and Cap
C-2	— Calculated Measurement	R.I.R.C.	— Recovered 5/8" Iron Rod and Cap "Chastain-Skillman"
CD	— Chord Distance	R.N.&D.	— Recovered Nail and Disk "Chastain-Skillman"
CL	— Chord Bearing	RCP	— Reinforced Concrete Pipe
CM	— Center Line	REC	— Recovered
CLM	— Concrete Monument	R/W	— Right-of-Way
CMF	— Corrugated Metal Pipe	R/S	— Railroad Spike
CONC	— Concrete	RT	— Right
CPP	— Corrugated Plastic Pipe	S	— Section
D	— Deed/Decribed Measurement	S.I.R.C.	— Set 5/8" Iron Rod and Cap "Chastain-Skillman"
D.B.	— Deed Book	S.N.&D.	— Set Nail and Disk "Chastain-Skillman"
DH	— Drill Hole	SEC	— Section
D.O.T.	— Department of Transportation	(SP)	— State Plane Coordinate System
(DU)	— Destination Unknown	T/TELE	— Telephone
E	— Electric	T	— Telephone Pole
E/LELEC	— Electric Line	T.B.M.	— Temporary Bench Mark
EL/ELEV	— Elevation	TOP	— Top of Bank
EDP	— Edge of Pavement	(TYP)	— Township
F	— Found	U	— Under
F.C.M.C.	— Found Concrete Monument and Cap	U-C	— Underground Cable Line
F.C.M.	— Found Concrete Monument	U-E	— Underground Electric Line
F.I.P.	— Found Iron Pipe	U-F	— Underground Fiber Optic Line
F.I.R.	— Found Iron Rod and Cap	U-S	— Underground Sewer Line
F.I.R.C.	— Found Iron Rod and Cap	U-T	— Underground Telephone Line
F.N.&D.	— Found Nail and Disk	U-W	— Underground Water Line
F.R.S.	— Found Railroad Spike	U-D	— Underground Drainage Line
(F)	— Field Measurement	V	— Vitreous Clay Pipe
F.B.	— Field Book	W	— Well
FND	— Found	X	— Title Commitment Exception Line Number
HDPE	— High Density Polyethylene Pipe		
INV	— Invert		
IP	— Iron Pipe		
IP&C	— Iron Pipe with cap		
IR&C	— Iron Rod with cap		
L	— Length of Arc		
LB	— Licensed Business		
LS	— Licensed Surveyor		
LT	— Left		
M	— Map		
M.B.	— Map Book		
MES	— Mitered End Section		
N	— Nail		
N&D	— Nail and Disk		
N&F	— Nail and Flasher		
O	— Offset		
O-W	— Overhead Wire		
O.R.	— Official Records Book		
P	— Plot		
(P)	— Plot Measurement		
P.B.	— Plat Book		
PC	— Point of Curvature		
PCP	— Permanent Control Point		
PG	— Page		
P.L.S.	— Professional Land Surveyor		
PSM	— Professional Surveyor & Mapper		
P.O.B.	— Point of Beginning		



- TITLE COMMITMENT NOTES:**
- Easement in favor of Polk County recorded in Official Records Book 2477, Page 1008, and recorded in Official Records Book 2496, Page 1953, both in the Public Records of Polk County, Florida. (shown hereon)
 - Terms, conditions, provisions and easements contained in that certain Easement Agreement recorded on August 24, 2000, in Official Records Book 4519, Page 1535, as amended by First Amendment to Easement Agreement recorded in Official Records Book 4789, Page 1291, both in the Public Records of Polk County, Florida. (shown hereon)
 - Reservations in favor of the State of Florida as set forth in Deed from Trustees of the Internal Improvement Fund of the State of Florida recorded in Deed Book 850, Page 431, Public Records of Polk County, Florida. (limits of reservation shown hereon, does not affect subject parcel)
 - Restrictive Covenant Agreement between W.S. BADCOCK CORPORATION, a Florida corporation, as Restricted Party, and CITRUS AND CHEMICAL BANK, a banking corporation organized and existing under the laws of the State of Florida, as Benefited Party, dated June 26, 2002 and recorded on July 1, 2002 in Official Records Book 5047, Page 0429, Public Records of Polk County, Florida. (parcels shown hereon, affects subject parcel)
 - Easement Agreement for Private Driveway and Sign between CITRUS AND CHEMICAL BANK, a Florida banking corporation, and W.S. BADCOCK CORPORATION, a Florida corporation, dated June 26, 2002 and recorded on July 1, 2002 in Official Records Book 5047, Page 0437, Public Records of Polk County, Florida. (shown hereon)
 - Easement Agreement among CITRUS AND CHEMICAL BANK, a Florida banking corporation, W.S. BADCOCK CORPORATION, a Florida corporation, and CITRUS AND CHEMICAL PROPERTIES, INC., a Florida corporation, dated June 26, 2002 and recorded on July 1, 2002 in Official Records Book 5047, Page 0410, Public Records of Polk County, Florida. (shown hereon, affects subject parcel)
 - Easement between, W.S. BADCOCK CORPORATION, a Florida corporation, and CITY OF LAKELAND, dated August 27, 2003 and recorded on September 16, 2003 in Official Records Book 5513, Page 1204, Public Records of Polk County, Florida. (shown hereon, affects subject parcel)
 - Utility Easement between, W.S. BADCOCK CORPORATION, a Florida corporation, and POLK COUNTY, dated March 9, 2004 and recorded on May 17, 2004 in Official Records Book 5779, Page 1354, Public Records of Polk County, Florida. (shown hereon, affects subject parcel)

C:\Users\chastain\Documents\Projects\2016\2016-12-12-RECORDS\2016-12-12-RECORDS.dwg EASEMENT SKETCH Dec 12, 2016 10:31am by: ashish

NUMBER	DATE	DESCRIPTION
R-2	12/12/2018	REVISED DESCRIPTION TO SHOW FEET
R-1	10/24/2018	ADDED CERTIFIED TO ENTITIES

CHASTAIN-SKILLMAN
4705 OLD HWY 37
P.O. BOX 5710
LAKELAND, FL 33803-5710
(883) 646-1402



FLMS FOODS, INC.
EASEMENT SKETCH OF A PORTION OF THE
SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 29
SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

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DATE OF SURVEY: 08/21/2016
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PROJECT NUMBER: 9976.01
SHEET NUMBER: V-02
SHEET 2 OF 3

