

LEGAL DESCRIPTION AND SKETCH

SURVEY NOTES

- BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF CLUB HOUSE ROAD BEING ASSUMED AT SOUTH 89°40'13" WEST.
- THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION FOR LEGAL DESCRIPTION ONLY.

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 29 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE NORTH 89°40'13" EAST, 19.56 FEET; THENCE NORTH 00°19'47" WEST, 40.00 FEET TO THE POINT OF BEGINNING SAID POINT ALSO BEING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF CLUB HOUSE ROAD AND THE EASTERLY MAINTAINED RIGHT-OF-WAY LINE OF BANANA LAKE ROAD AS RECORDED IN MAP BOOK 15, PAGES 55 THROUGH 63 IN THE THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE NORTH ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES; (1) NORTH 23°09'52" WEST, 11.95 FEET; (2) NORTH 02°48'15" WEST, 96.35 FEET; (3) NORTH 00°15' 04" EAST, 270.11 FEET; (4) NORTH 89°29'33" EAST, 4.46 FEET TO THE SOUTHWEST CORNER OF TRACT "B", CLUBHOUSE HERITAGE AS RECORDED IN PLAT BOOK 117, PAGE 10 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE NORTH 89°29'33" EAST, ALONG THE SOUTH BOUNDARY OF SAID TRACT "B", 20.69 FEET; THENCE SOUTH 00°32'36" EAST, 377.45 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF CLUB HOUSE ROAD; THENCE SOUTH 89°40'13" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, 20.50 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 10,148± SQUARE FEET.

JOHN SMITH
PARCEL ID#
244510-001300-068139

JANE DOE
PARCEL ID#244510-001200-042291

WESTERLY MAINTAINED R/W LINE
MAINTAINED R/W PER POLK
COUNTY MAP BOOK 15, PGS. 55-63
N 00°15'04" E 270.11' EASTERLY MAINTAINED R/W LINE
BANANA LAKE ROAD
N 02°48'15" W 96.35'

CLUBHOUSE HERITAGE, P.B. 117, PG. 10
TRACT "B" LOT 29

S.W. CORNER
L2
L3

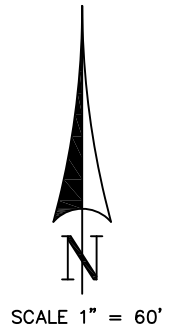
SOUTH BOUNDARY LINE
TRACT "B"
CLUBHOUSE HERITAGE

ADDITIONAL R/W PARCEL

JOE BLOW
PARCEL ID#244510-001200-024017

S 00°32'36" E 377.45'

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.95'	N 23°09'52" W
L2	4.46'	N 89°29'33" E
L3	20.69'	N 89°29'33" E
L4	20.50'	S 89°40'13" W



REVISED LEGAL 5/15/08-JMR

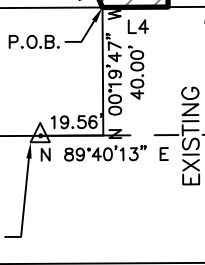
EXISTING NORTH R/W LINE

CLUB HOUSE ROAD
80' RIGHT-OF-WAY
37' ASPHALT PAVEMENT

(COUNTY ROAD 540)

LEGEND

- CL = CENTERLINE PER FDOT SECTION 1868-150.
- P.B. = PLAT BOOK ROAD #S-540 P.O.C.
- P.G. = PAGE(S) SW CORNER
- P.O.B. = POINT OF BEGINNING SW 1/4, SE 1/4
- P.O.C. = POINT OF COMMENCEMENT SECTION 10-29-24
- R/W = RIGHT OF WAY



EXISTING
80' RW
EXISTING SOUTH R/W LINE

JOB NO.:
08-5000

DATE:
5/20/08

SHEET
1 OF 1

PROJECT NAME: ADDITIONAL R/W CR. 540

PROJECT ADDRESS: BANANA LAKE RD LAKELAND, FL

J. M. ROBERTS REGISTERED LAND SURVEYOR #4453 DATE

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

RSI

RAPID SURVEYING, INC.

2910 WINTER LAKE ROAD
LAKELAND, FLORIDA 33803
PROFESSIONAL SURVEYORS & MAPPERS
LICENSED BUSINESS L.B. #7568
EMAIL: RSI@RAPIDSURVEYING.NET
PHONE (863)668-9124 FAX (863) 668-9091