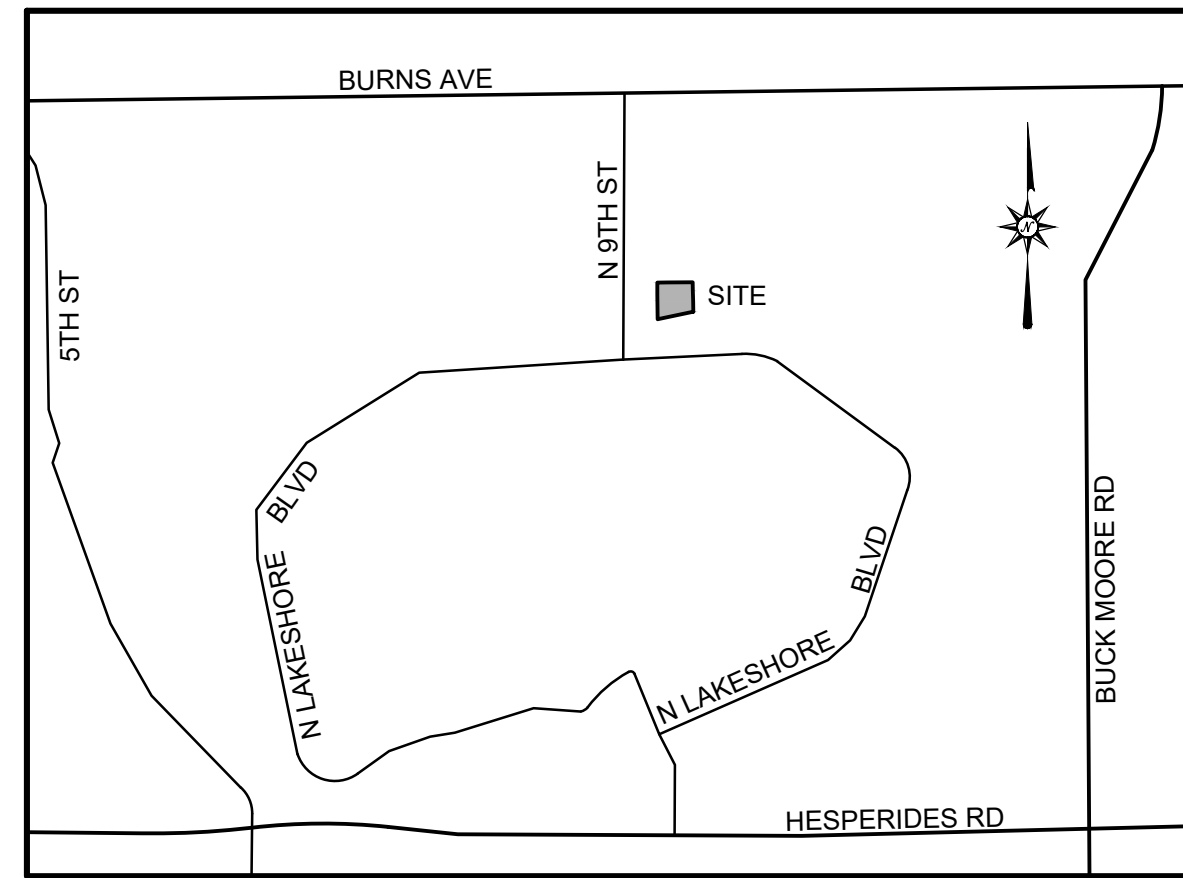
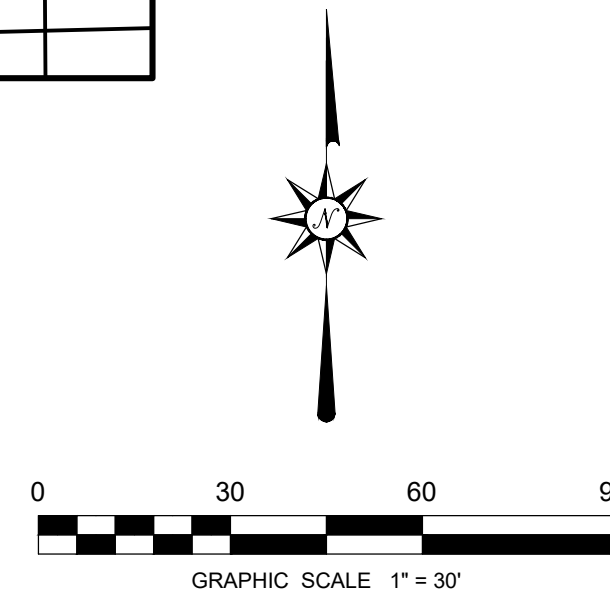


DALY PINES

REPLAT OF LOTS 1 AND 2, BLOCK 110, LAKE WALES SUBDIVISION, PLAT BOOK 4A, PAGE 25, POLK COUNTY, FLORIDA BEING IN SECTION 1, TOWNSHIP 30 SOUTH, RANGE 27 EAST, CITY OF LAKE WALES, POLK COUNTY, FLORIDA



VICINITY MAP
NOT TO SCALE



LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 1, TOWNSHIP 30 SOUTH, RANGE 27 EAST, CITY OF LAKE WALES, POLK COUNTY, FLORIDA, BEING A PORTION OF VACATED ORANGE AVENUE, VACATED MCKEY AVENUE, LOT 1 AND LOT 2, BLOCK 110, LAKE WALES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4A, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER LOT 1, BLOCK 110, OF SAID LAKE WALES SUBDIVISION; THENCE S00°59'11"E ALONG THE WEST RIGHT-OF-WAY LINE OF TENTH STREET (60.00' RIGHT-OF-WAY PER PLAT OF LAKEVIEW MANOR, PLAT BOOK 40, PAGE 4, PUBLIC RECORDS OF POLK COUNTY, FLORIDA), A DISTANCE OF 310.98 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE OF TENTH STREET, S77°53'56"W, A DISTANCE OF 238.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 3606.33 FEET, A DELTA OF 01°44'16", A CHORD BEARING OF S78°26'09"W, A CHORD DISTANCE OF 109.38 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 109.38 FEET; THENCE N00°31'29"W A DISTANCE OF 404.73 FEET; THENCE S86°17'06"E, A DISTANCE OF 338.94 FEET TO THE POINT OF BEGINNING.

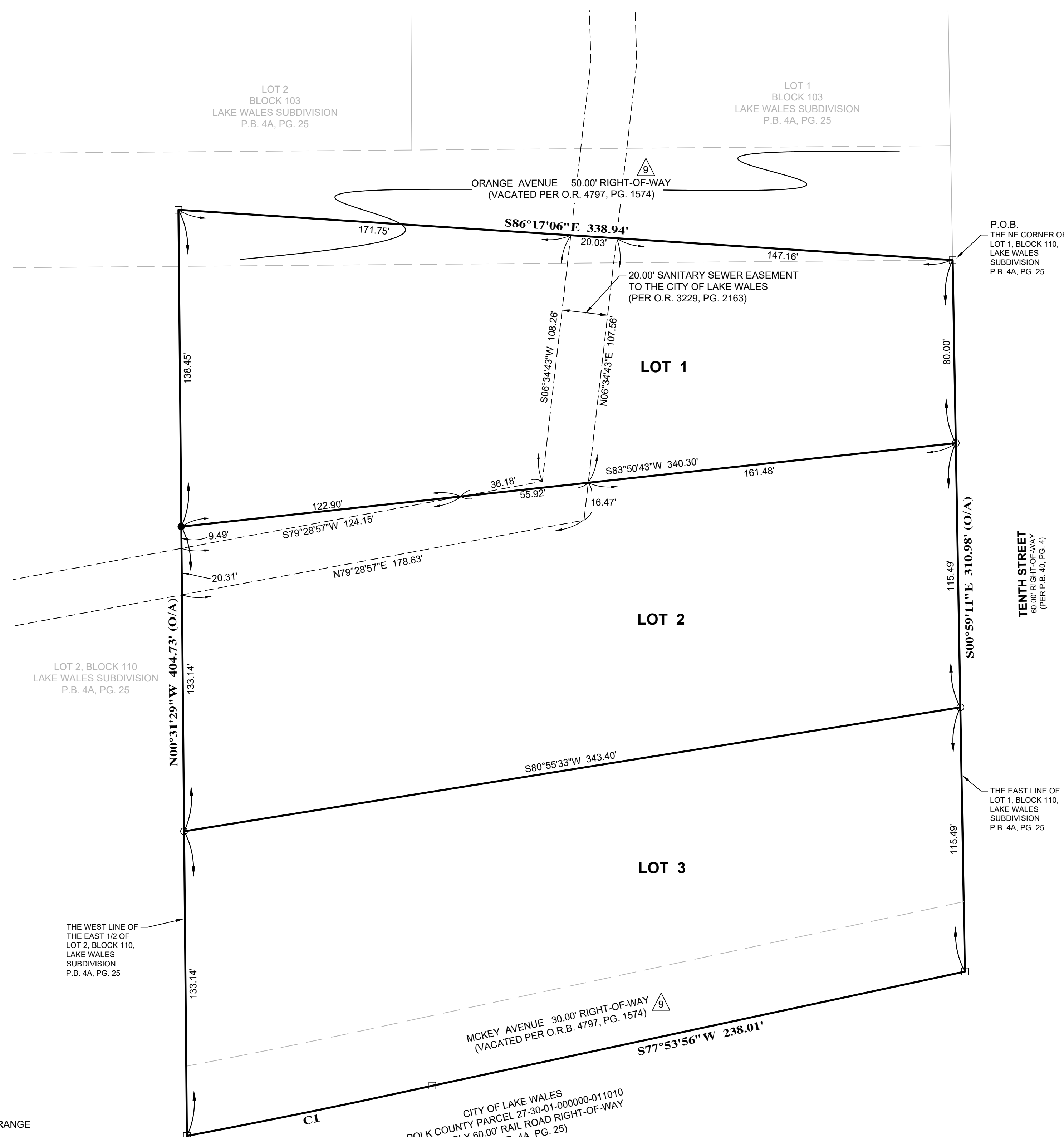
CONTAINING 2.792 ACRES (121596.76 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE EAST LINE OF LOT 1, BLOCK 110 OF LAKEVIEW MANOR PER P.B. 40, PG. 4, WHICH BEARS S00°59'11"E.
- THIS PLAT IS BASED ON A RECENT SURVEY MADE UNDER MY DIRECTION AND SUPERVISION IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES.
- TITLE INFORMATION WAS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY COMMITMENT NUMBER 22028384 TB 1, WITH AN EFFECTIVE DATE OF FEBRUARY 23, 2022. THE FOLLOWING SCHEDULE BII ITEMS ARE NOTED RELATIVE TO THE SURVEY:
 - ITEM #7: ALL MATTERS CONTAINED ON THE PLAT OF LAKE WALES, AS RECORDED IN PLAT BOOK 4, PAGE 25, AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM #8: AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2022, PAGE 1158, AS RE-RECORDED IN OFFICIAL RECORDS BOOK 2186, PAGE 70, AND OFFICIAL RECORDS BOOK 2816, PAGE 961. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM #9: RESOLUTION 2001-10-A, VACATING RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 4797, PAGE 1574. AFFECTS THE SUBJECT PROPERTY AND IS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM #10: RESOLUTION 2008-08 RECORDED IN OFFICIAL RECORDS BOOK 7687, PAGE 2019. AFFECTS SUBJECT PROPERTY, BLANKET IN NATURE AND IS NOT DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM #11: POSSIBLE EASEMENT OR WAY OF NECESSITY FOR THE BENEFIT OF THE FOLLOWING DESCRIBED LAND: THE NORTH 145.3 FEET OF LOT 1 AND VACATED NORTH AVENUE LYING NORTH OF THE SAME AND WEST 1/2 OF VACATED TENTH STREET LYING EAST OF THE SAME, BLOCK 103, LAKE WALES, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 25, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA. DOES NOT AFFECT THE SUBJECT PROPERTY.
- A 20.00' SANITARY SEWER EASEMENT TO THE CITY OF LAKE WALES AS RECORDED IN OFFICIAL RECORDS BOOK 3229, PAGE 2163 AFFECTS THE SUBJECT PROPERTY AS SHOWN.

LEGEND

□	SET 4"x4" CONCRETE MONUMENT "PRM LB 6846"	R	RANGE
△	SET NAIL & DISK "PRM LB 6846"	CCR	CERTIFIED CORNER RECORD
○	SET 5/8" IRON ROD & CAP "LB 6846"	CDD	COMMUNITY DEVELOPMENT DISTRICT
●	FOUND 5/8" IRON ROD AND CAP "PLS 3381"	R/W	RIGHT OF WAY
●	FOUND 5/8" IRON ROD AND CAP "PLS 3381"	CON.MON.	CONCRETE MONUMENT
P.O.B.	POINT OF BEGINNING	PRM	PERMANENT REFERENCE MONUMENT
P.O.C.	POINT OF COMMENCEMENT	PSM	PROFESSIONAL SURVEYOR & MAPPER
P.B.	PLAT BOOK	LB	LICENSED BUSINESS
PG.	PAGE	O/A	OVERALL DIMENSION
T	TOWNSHIP	△	TITLE ITEM NUMBER



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	3606.33'	01°44'16"	109.38'	S78°26'09"W	109.38'

FLOOD HAZARD WARNING: THIS PROPERTY MAY BE SUBJECT TO FLOODING, EVEN MEETING FEDERAL, STATE, OR LOCAL STANDARDS DOES NOT ENSURE THAT ANY IMPROVEMENTS SUCH AS STRUCTURES, DRIVEWAYS, YARDS, SANITARY SEWAGE SYSTEMS, AND WATER SYSTEMS, WILL NOT BE FLOODED IN CERTAIN RAIN EVENTS.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DALY PINES

DEDICATION:

CITY OF LAKE WALES
STATE OF FLORIDA
COUNTY OF POLK

KNOW ALL MEN BY THESE PRESENTS THAT CHRISTOPHER C. DALY & CHRISTINE C. DALY, OWNER OF THE LANDS SHOWN HEREON, HAS CAUSED THIS PLAT OF "DALY PINES" TO BE MADE AND HEREBY DEDICATES SAID PLAT FOR THE PURPOSES STATED HEREIN.

BY: _____

PRINT NAME: _____

TITLE: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF POLK

BEFORE ME APPEARED _____ AS _____ OF CHRISTOPHER C. DALY & CHRISTINE C. DALY, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH AND WHO EXECUTED THE FORGOING DEDICATION THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

APPROVAL: CITY SURVEYOR CONSULTANT

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE SUBSTANTIALLY IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, RELATING TO THE MAKING OF MAPS AND PLATS

DATE: _____ CITY SURVEYOR CONSULTANT

PRINTED NAME _____ REGISTRATION NUMBER _____

APPROVAL: UTILITIES DEPARTMENT

CITY OF LAKE WALES
STATE OF FLORIDA
COUNTY OF POLK

CERTIFICATION THAT ALL OF THE IMPROVEMENTS WHICH WILL BE MAINTAINED BY THE CITY OF LAKE WALES AS A PRE-REQUISITE TO APPROVAL OF THIS PLAT FOR RECORDING HAVE BEEN COMPLETED IN A SATISFACTORY MANNER.

DATE: _____ DIRECTOR

APPROVAL: CITY COMMISSION

CITY OF LAKE WALES
STATE OF FLORIDA
COUNTY OF POLK

THIS PLAT IS HEREBY APPROVED THIS ____ DAY OF _____, 2022 BY THE CITY COMMISSION OF THE CITY OF LAKE WALES, FLORIDA

MAYOR

ATTEST: _____ CITY CLERK

SURVEYOR'S CERTIFICATE:

CITY OF LAKE WALES
STATE OF FLORIDA
COUNTY OF POLK

I HEREBY CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE HERON DESCRIBED LAND WHICH WAS RECENTLY SURVEYED AND PLATTED UNDER MY DIRECTION AND SUPERVISION, AND THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET IN ACCORDANCE WITH CHAPTER 177, FLORIDA STATUTES. SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

DATE: _____ MIKE BAERHOLD, PSM
FLORIDA REGISTRATION NUMBER NO. 5575
LEADING EDGE LAND SERVICES, INC.
8802 EXCHANGE DRIVE, ORLANDO, FL 32809
LICENSED BUSINESS NUMBER LB 6846

CLERK OF CIRCUIT COURT

STATE OF FLORIDA
COUNTY OF POLK

I, STACY M. BUTTERFIELD, CLERK OF THE CIRCUIT COURT, POLK COUNTY, FLORIDA, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORDING IN PLAT BOOK _____, PAGES _____, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA THIS ____ DAY OF _____, 2022.

STACY M. BUTTERFIELD
CLERK OF THE CIRCUIT COURT

LEADING EDGE LAND SERVICES
INCORPORATED
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedgepls.com