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April 21, 2022

City Commission of the
City of Lake Wales
201 W. Central Avenue
Lake Wales, FL 33853

RE: Title Opinion – Proposed Plat for Daly Pines

Dear Commissioners:

Pursuant to Chapter 177.041, Florida Statutes, the undersigned, an attorney at law licensed in the State of Florida, submits the following title opinion regarding the status of title to the land in Polk County, Florida, described on **Exhibit “A”** attached hereto and made a part hereof (the “Property”). The title opinion expressed in this letter is specifically limited to the matters set forth herein, and is based solely upon that certain Old Republic National Title Insurance Company Title Commitment, having file number 22028384 with an effective date of April 18, 2022 (the “Effective Date”).

RECORD TITLE:

As of the Effective Date, fee simple title of record to the Property is owned and vested in Christopher C. Daly and Christine C. Daly, by the deed recorded in O.R. Book 6734, Page 1517, Public Records of Polk County, Florida.

MORTGAGE:

As of the Effective Date, the Property is not subject to any mortgages.

TAXES:

Taxes for the year 2021 and all taxes for prior years due on the Property are paid in full.

The sole purpose of this title opinion letter is to satisfy the requirements of Chapter 177.041, Florida Statutes, by showing the ownership of record title of the Property, and all mortgages encumbering the Property. Other than specifically set forth in this letter, I offer no opinion as to any other matters relating to the title of the Property.

This title opinion letter does not constitute a title insurance policy, and the liability of this title opinion letter is limited to the cost of the title information referenced herein. This title opinion letter may be relied upon solely by the person or entity to which it is addressed on the first page hereof.

Sincerely,

PETERSON & MYERS, P.A.



David G. Fisher



EXHIBIT “A”

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.

