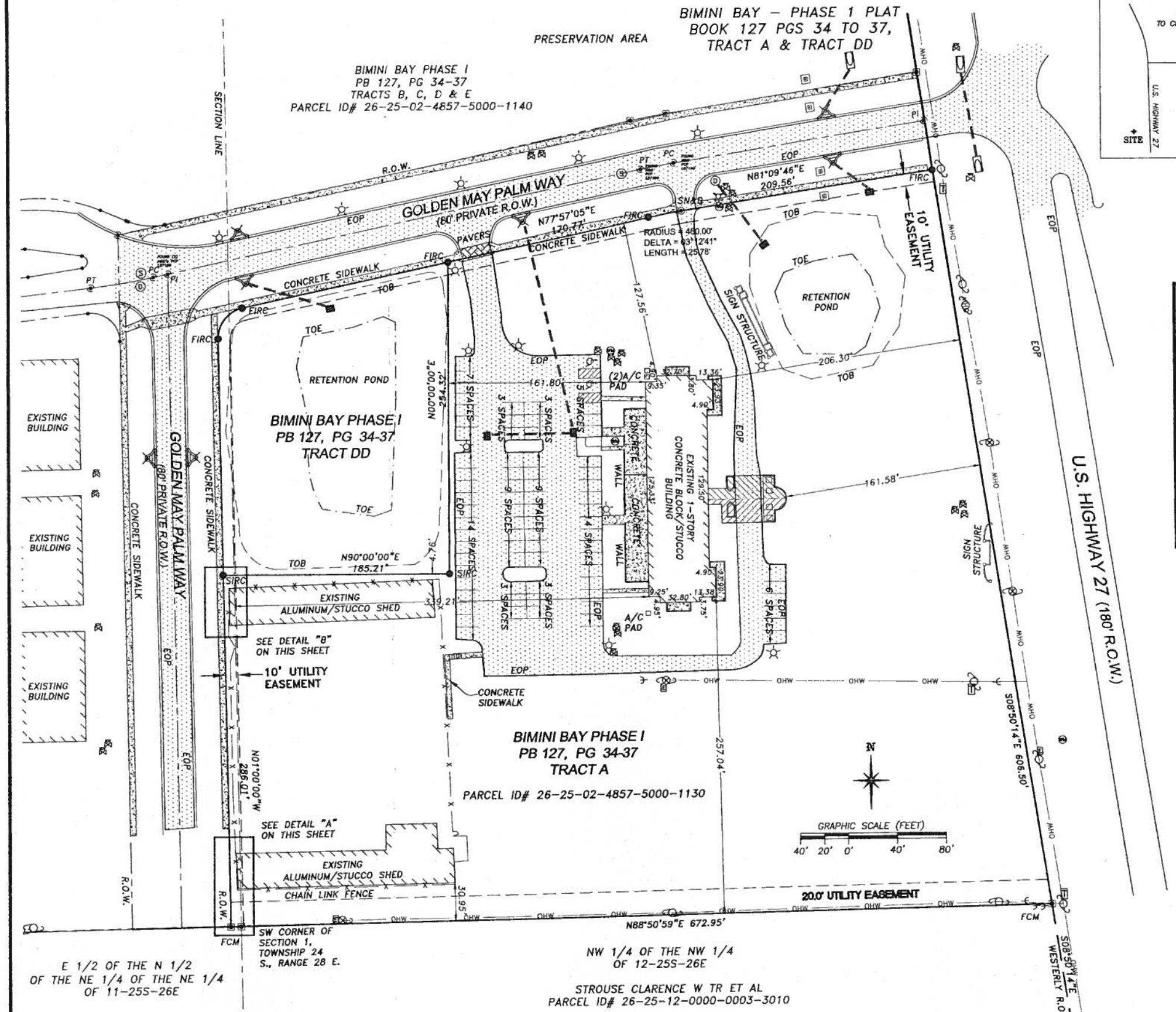
LEGAL DESCRIPTION:

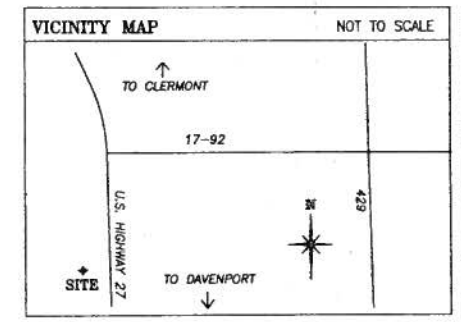
BIMINI BAY – PHASE 1 PLAT
BOOK 127 PGS 34 TO 37,
TRACT A & TRACT DD

PRESERVATION AREA

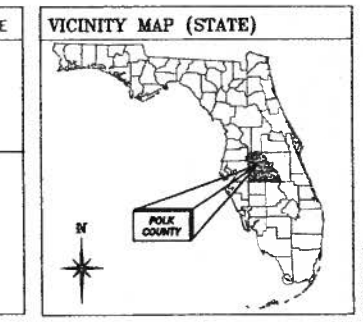
BIMINI BAY PHASE I
PB 127, PG 34-37
TRACTS B, C, D & E
PARCEL ID# 26-25-02-4857-5000-1140

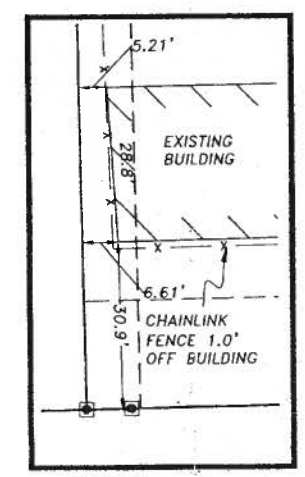


VICINITY MAP — NOT TO SCALE

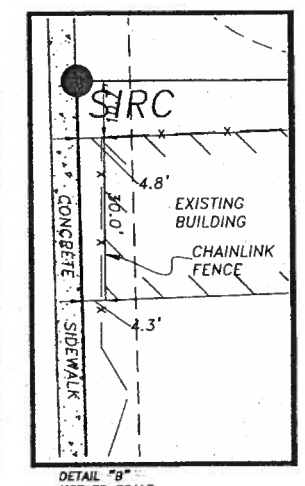


VICINITY MAP (STATE)





DETAIL "A"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE

GENERAL NOTES:

UTILITIES:
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND FROM SURFACE GROUND MARKINGS BY UTILITY COMPANIES WHICH WERE CONTACTED BY SUNSHINE STATE ONECALLING OF FLORIDA, INC. (1-800-432-4770) TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS. UTILITIES THAT ARE MAINTAINED BY THE PROPERTY OWNER WERE NOT LOCATED. ADDITIONAL SUB-SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED. LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BEFORE ANY CONSTRUCTION IS PERFORMED.

BASIS OF BEARINGS:
ASSUMED BEARING BASED ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 27 AS BEING S08°50'14"E.

FLOOD ZONE(S) FOR SUBJECT PARCEL(S):
"X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN)
SCALED FROM FEMA FLOOD INSURANCE RATE MAP COMMUNITY NUMBER: 120261
PANEL NUMBER: 0100 SUFFIX: F
EFFECTIVE DATE: DECEMBER 20, 2000

SUBJECT PROPERTY AREA CALCULATIONS:
AREA CALCULATION= ±352,074 SQ. FT (±8.02 ACRES)

LAND USE: COMMERCIAL/INDUSTRIAL
RETENTION AREA

LEGEND

A/C	AIR CONDITIONER
BM	BENCHMARK
BOC	BACK OF CURB
(C)	CALCULATED
℄	CENTER LINE
CBS	CONCRETE BLOCK STRUCTURE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
D&U	DRAINAGE AND UTILITY
ELEV.	ELEVATION
EOC	EDGE OF CONCRETE
EOW	EDGE OF PAVEMENT
EOW	EDGE OF WATER
EPCP	ELLIPTICAL REINFORCED CONCRETE PIPE
(F)	FIELD MEASUREMENT
FCM	FOUND CONCRETE MONUMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FFE	FINISHED FLOOR ELEVATION
FB	FOUND BOX BOX
FBC	FOUND 5/8" IRON ROD BOX LB7180
FND	FOUND NAIL & DISK
OFF.	OFFSET
ID	IDENTIFICATION
(L)	LEGAL INFORMATION
LB	LICENSED BUSINESS
LL	LOOSE LEAF
NAVD	NORTH AMERICAN VERTICAL DATUM
NCP	NO CORNER FOUND
NGVD	NATIONAL GEODETIC VERTICAL DATUM
NL	NON RADIAL LINE
O.R.	OFFICIAL RECORD
(P)	PLAT INFORMATION
PB	PLAT BOOK
PC	POINT OF CURVATURE
PG	PAGE
POB	POINT OF BEGINNING
P.R.M.	PROFESSIONAL SURVEYOR AND MAPPER
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
R.O.W.	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
RP	REPOSE POINT
SRC	SET 5/8" IRON ROD BOX LB7180
SNAG	SET NAIL & DISK
TOB	TOP OF BANK
TOE	TOE OF SLOPE
X 0.00	TYPICAL SPOT ELEVATION

BENCHMARK
CONCRETE
ELECTRICAL BOX
FIRE HYDRANT
GUY ANCHOR
LIGHT POLE
OVERHEAD WIRE
POB MOUNT TRANSFORMER
SANITARY CLEANOUT
SANITARY MANHOLE
TELCO PEDESTAL
CABLE TELEVISION BOX
UTILITY POLE
UTILITY POLE WITH TRANSFORMER
UTILITY POLE WITH TRANSFORMER AND LIGHT
WATER METER
WATER SERVICE
IRRIGATION CONTROL VALVE
WATER VALVE
BACKFLOW PREVENTER
STORM WATER INLET
WELL
UNDERGROUND GAS LINE
UNDERGROUND WATER LINE
UNDERGROUND PIPE
UNDERGROUND TELEPHONE LINE
UNDERGROUND FIBER OPTIC LINE
TYPICAL OAK TREE
TYPICAL PINE TREE
TYPICAL PALM TREE
IRON PIPE
SET 5/8" IRON ROD BOX LB7180 UNLESS OTHERWISE NOTED
4"X4" CONCRETE MONUMENT UNLESS OTHERWISE NOTED
IRRIGATION CONTROL VALVE BOX

To Island Club Resort, Anderen Bank, Attorney Title Insurance Fund, Inc, and Lawyers Service Group, P. A.

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 Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005. 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.

07-03-08
Field Date

Joseph W. Bibler, P.S.M.
Professional Surveyor and Mapper
State of Florida Reg. No. 5810

Benchmark Design Services Inc.
221 Roby Lake Lane
Winter Haven, Fl 33884
Tel: (863)316-8816
Fax: (863) 316-8816
LICENSE # LB 7180

SURVEY TYPE	BOUNDARY SURVEY
CERTIFIED TO	ANDEREN BANK ISLAND CLUB RESORT ATTORNEY'S TITLE INSURANCE FUND, INC. LAWYERS SERVICE GROUP, P.A.
CAD FILE / REVISION	Adm-bldg Boundary.dwg
REVISIONS	
7/3/08 (FIELD DATE)	08-01 (FIELD BOOK) multiple (PAGE(S))
FV (SURVEYED BY)	CS (DRAWN BY) BJD (CHECKED BY)
1 (SECTION)	28 S. (TOWNSHIP) 28 E. (RANGE)
SITE LOCATION	BIMINI BAY PHASE II U.S. Highway 27 Polk County Florida
SHEET TITLE	BOUNDARY-46/DD
SHEET NUMBER	1 of 1
	08.009-Bdy

BOUNDARY SURVEY
BIMINI BAY (Phase II)
Highway 27, Davenport, Florida

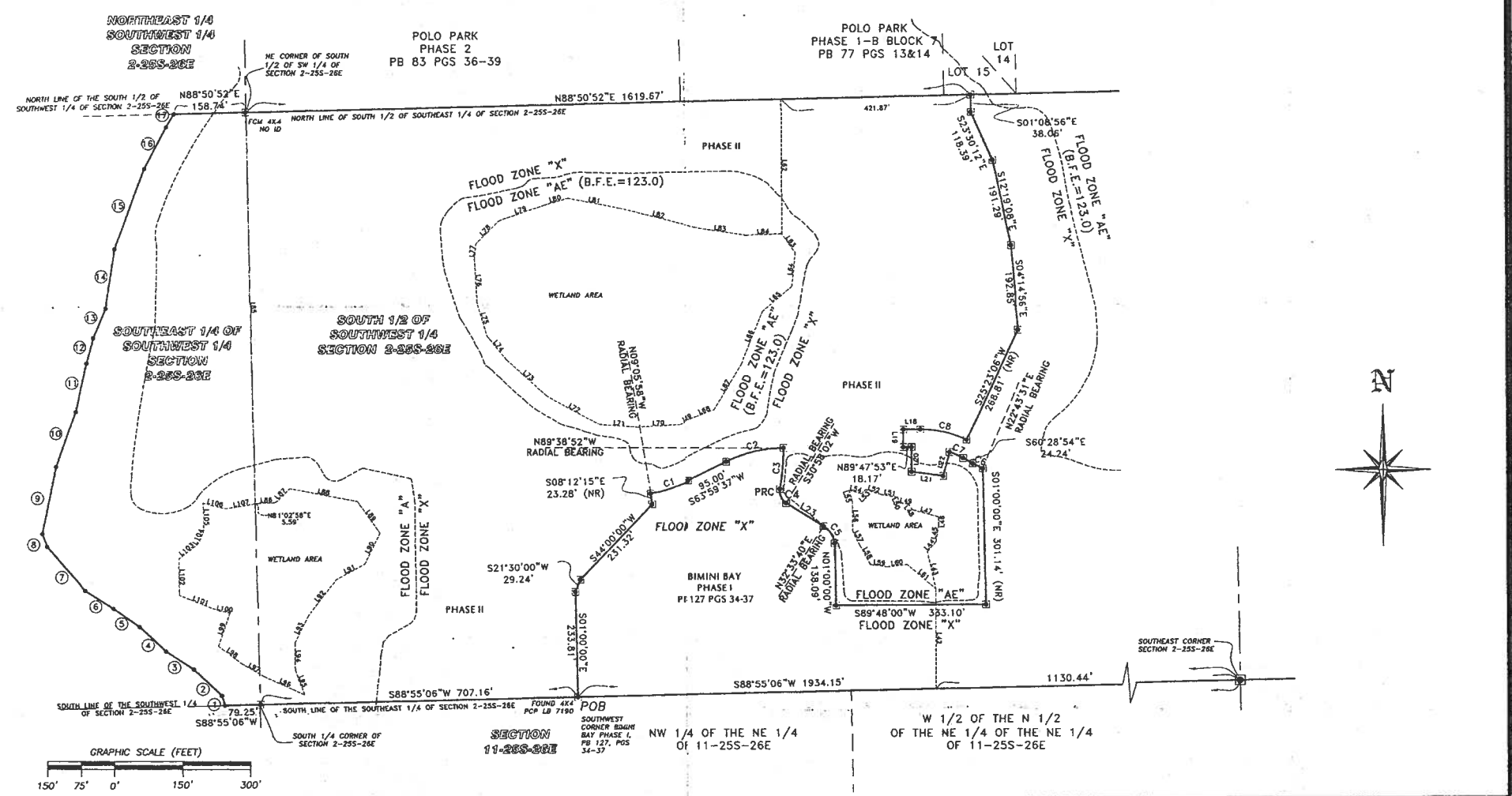
LEGAL DESCRIPTION:

BEGINNING AT THE SOUTHWEST CORNER OF BIMINI BAY PHASE I, AS RECORDED IN PLAT BOOK 127, PAGES 34-37, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA, THENCE RUN SOUTH 88°55'06" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 25 SOUTH, RANGE 26 EAST, 707.16 FEET TO THE SOUTH 1/4 CORNER OF SECTION 2, TOWNSHIP 25 SOUTH, RANGE 26 EAST, 79.25 FEET; THENCE RUN NORTH 17°34'00" WEST 22.81 FEET; THENCE RUN NORTH 46°26'40" WEST 84.90 FEET; THENCE RUN NORTH 56°03'54" WEST 72.37 FEET; THENCE RUN NORTH 46°50'32" WEST 79.47 FEET; THENCE RUN NORTH 54°48'15" WEST 71.00 FEET; THENCE RUN NORTH 57°24'28" WEST 75.03 FEET; THENCE RUN NORTH 41°05'24" WEST 129.89 FEET; THENCE RUN NORTH 21°03'23" WEST 30.32 FEET; THENCE RUN NORTH 12°07'01" EAST 150.99 FEET; THENCE RUN NORTH 19°42'17" EAST 131.33 FEET; THENCE RUN NORTH 13°10'50" EAST 109.32 FEET; THENCE RUN NORTH 16°08'54" EAST 57.73 FEET; THENCE RUN NORTH 22°26'22" EAST 71.85 FEET; THENCE RUN NORTH 8°37'50" EAST 136.45 FEET; THENCE RUN NORTH 20°40'38" EAST 187.10 FEET; THENCE RUN NORTH 27°37'37" EAST 105.91 FEET; THENCE RUN NORTH 30°52'33" EAST 34.32 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 25 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA; THENCE RUN NORTH 88°50'52" EAST 158.74 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 25 SOUTH, RANGE 26 EAST, POLK COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE SOUTH LINE OF POLO PARK PHASE 2 AS RECORDED IN PLAT BOOK 83, PAGES 36 THROUGH 39 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA; THENCE CONTINUE NORTH 88°50'52" EAST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 25 SOUTH, RANGE 26 EAST, 1619.67 FEET TO THE NORTHWEST CORNER OF THE AFORESAID BIMINI BAY PHASE I; THENCE RUN ALONG THE WESTERN BOUNDARY OF SAID BIMINI BAY PHASE I, THE FOLLOWING TWENTY-NINE (29) COURSES: SOUTH 01°08'56" EAST, 38.06 FEET; THENCE RUN SOUTH 23°30'12" EAST, 118.39 FEET; THENCE RUN SOUTH 12°19'08" EAST, 191.29 FEET; THENCE RUN SOUTH 04°14'56" EAST, 192.85 FEET; THENCE RUN ALONG A NON-RADIAL LINE SOUTH 25°23'06" WEST, 268.81 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 232.21 FEET, A CHORD BEARING OF NORTH 77°03'46" WEST, A CHORD DISTANCE OF 105.57 FEET AND A CENTRAL ANGLE OF 26°16'42"; THENCE RUN ALONG THE ARC OF SAID CURVE 106.50 FEET; THENCE RUN SOUTH 89°47'53" WEST, 37.48 FEET; THENCE RUN SOUTH 00°12'07" EAST 40.00 FEET; THENCE RUN NORTH 89°47'53" EAST 18.17 FEET; THENCE RUN SOUTH 00°00'00" WEST 55.02 FEET; THENCE RUN SOUTH 82°24'27" EAST 70.62 FEET; THENCE RUN NORTH 15°15'34" EAST 55.21 FEET ALONG A NON-RADIAL LINE TO A POINT ON A CURVE, SAID CURVE HAVING A RADIAL BEARING OF NORTH 19°37'10" EAST, A RADIUS OF 192.21 FEET, A CHORD BEARING OF SOUTH 65°25'52" EAST, A CHORD DISTANCE OF 33.17 FEET, AND A CENTRAL ANGLE OF 9°53'56"; THENCE RUN ALONG THE ARC OF SAID CURVE 33.21 FEET; THENCE RUN SOUTH 60°28'54" EAST 24.24 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 208.00 FEET, A CHORD BEARING OF SOUTH 63°52'41" EAST, A CHORD DISTANCE OF 24.65 FEET, AND A CENTRAL ANGLE OF 6°47'35"; THENCE RUN ALONG THE ARC OF SAID CURVE 24.66 FEET; THENCE RUN ALONG A NON-RADIAL LINE SOUTH 01°00'00" EAST,"301.14 FEET; THENCE RUN SOUTH 89°48'00" WEST 333.10 FEET; THENCE RUN NORTH 01°00'00" WEST 158.09 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 55.33 FEET, A CHORD BEARING OF NORTH 33°04'33" WEST, A CHORD DISTANCE OF 45.65 FEET, AND A CENTRAL ANGLE OF 48°43'33"; THENCE RUN ALONG THE ARC OF SAID CURVE 47.06 FEET; THENCE RUN ALONG A NON-TANGENT LINE NORTH 58°07'25" WEST 96.50 FEET TO A POINT OH A CURVE, SAID CURVE HAVING A RADIAL BEARING OF NORTH 30°58'02" EAST, A RADIUS OF 30.00 FEET, A CHORD BEARING OF NORTH 24°27'57" WEST, A CHORD DISTANCE OF 34.04 FEET, AND A CENTRAL ANGLE OF 69°08'01"; THENCE RUN ALONG THE ARC OF SAID CURVE 36.20 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 535.73 FEET, A CHORD BEARING OF NORTH 5°13'36" EAST, A CHORD DISTANCE OF 91.04 FEET, AND A CENTRAL ANGLE OF 9°44'55"; THENCE RUN ALONG THE ARC OF SAID CURVE 91.15 FEET TO A POINT OF INTERSECTION WITH A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 292.67 FEET, A CHORD BEARING OF SOUTH 76°53'45" WEST, A CHORD DISTANCE OF 130.70 FEET, AND A CENTRAL ANGLE OF 25°48'15"; THENCE RUN ALONG THE ARC OF SAID CURVE 131.81 FEET; THENCE RUN SOUTH 63°59'37" WEST, 95.00 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 320.00 FEET, A CHORD BEARING OF SOUTH 72°26'50" WEST, A CHORD DISTANCE OF 94.08 FEET, AND A CENTRAL ANGLE OF 16°54'25"; THENCE RUN ALONG THE ARC OF SAID CURVE 94.43 FEET; THENCE RUN ALONG A NON-RADIAL LINE SOUTH 8°12'15" EAST, 23.28 FEET; THENCE RUN SOUTH 44°00'00" WEST 231.32 FEET; THENCE RUN SOUTH 21°30'00" WEST, 29.24 FEET; THENCE RUN SOUTH 01°00'00" EAST 233.81 FEET TO THE POINT OF BEGINNING.

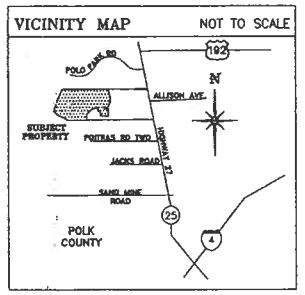
CONTAINING AN AREA OF 52.34 ± ACRES.

LINE TABLE		
LINE	LENGTH	BEARING
L1	22.81	N17°34'00"W
L2	84.90	N46°26'40"W
L3	72.37	N56°03'54"W
L4	79.47	N46°50'32"W
L5	71.00	N54°48'15"W
L6	75.03	N57°24'28"W
L7	129.89	N41°05'24"W
L8	30.32	N21°03'23"W
L9	150.99	N12°07'01"E
L10	131.33	N19°42'17"E
L11	109.32	N13°10'50"E
L12	57.73	N16°08'54"E
L13	71.85	N22°26'22"E
L14	136.45	N08°37'50"E
L15	187.10	N20°40'38"E
L16	105.91	N27°37'37"E
L17	34.32	N30°52'33"E
L18	37.48	S89°47'53"W
L19	40.00	S00°12'07"E
L20	55.02	S00°00'00"E
L21	70.62	S82°24'27"E
L22	55.21	N15°15'34"E
L23	96.50	N58°07'25"W
L42	222.28	N00°08'30"W
L43	84.65	S12°05'15"E
L44	28.78	S41°40'48"W
L45	36.71	S09°03'09"W
L48	18.47	S02°03'09"W
L47	60.58	S74°39'27"E
L46	15.50	S35°44'39"E
L49	19.46	S85°20'02"E
L50	14.48	S18°58'33"E
L51	38.41	S81°19'09"E
L52	34.69	S72°03'20"E
L53	12.81	N46°46'40"E
L54	29.12	S72°13'20"E
L55	25.76	N17°45'25"W
L56	64.87	N00°09'01"W
L57	34.29	N26°17'40"W
L58	50.17	N28°33'52"W
L59	38.53	N82°47'28"W
L60	44.35	S82°47'58"W
L61	82.68	N49°28'48"W
L62	298.63	S00°09'08"E
L63	31.17	N34°53'08"W
L64	76.42	N06°02'10"E
L65	86.78	N48°20'13"E
L66	125.08	N32°02'11"E
L67	116.54	N31°41'12"E
L68	41.97	N88°00'03"E
L69	47.58	N56°15'28"E
L70	54.44	N58°27'39"E
L71	85.37	S60°28'18"E
L72	132.66	S81°12'08"E
L73	121.10	S48°37'38"E
L74	65.78	S39°44'21"E
L75	81.06	S16°05'30"E
L76	98.68	S03°02'35"E
L77	34.56	S06°14'35"W
L78	71.15	S45°50'02"W
L79	107.00	S72°54'44"W
L80	55.02	S7°37'18"W
L81	114.96	N79°12'25"W
L82	179.25	N76°22'41"W
L83	114.19	N81°18'22"W
L84	80.94	S88°05'54"W
L85	871.93	S01°08'22"E
L86	39.95	N87°42'28"E
L87	42.98	N45°00'40"E
L88	153.72	S78°20'18"E
L89	86.51	S35°45'45"E
L90	76.47	S50°29'52"W
L91	72.45	S61°45'33"W
L92	102.28	S38°01'54"W
L93	67.26	S27°06'43"W
L94	59.75	S01°00'34"E
L95	59.45	S20°19'08"E
L96	100.86	N69°24'51"W
L97	54.31	N59°39'06"W
L98	65.62	N52°21'39"W
L99	76.84	N18°44'28"E
L100	25.75	N80°21'41"W
L101	92.48	N56°03'47"W
L102	81.49	N60°01'13"W
L103	51.85	N51°21'41"E
L104	30.95	N25°52'50"E
L105	92.41	N01°07'54"W
L106	52.82	S78°18'54"E
L107	71.38	N81°02'58"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	94.43	320.00	16°54'25"	94.08	S72°26'50"W
C2	131.81	292.67	25°48'15"	130.70	S76°53'45"W
C3	81.15	535.73	9°44'55"	81.04	N06°13'36"E
C4	36.20	30.00	69°08'01"	34.04	N24°27'57"W
C5	47.06	55.33	48°43'33"	45.65	N33°04'33"W
C6	24.66	208.00	6°47'35"	24.65	S63°52'41"E
C7	33.21	192.21	9°53'56"	33.17	S65°25'52"E
C8	106.50	232.21	26°16'42"	105.57	N77°03'46"W



VICINITY MAP — NOT TO SCALE



LEGAND

C/L	CENTERLINE	POC	POINT OF COMMENCEMENT
CM	CONCRETE MONUMENT	PCP	PERMANENT CONTROL POINT
CONC	CONCRETE	PRM	PERMANENT REFERENCE MARKER
FCM	FOUND CONCRETE MONUMENT	R.O.W.	RIGHT-OF-WAY
FIP	FOUND IRON PIPE	SIRC	SET 5/8" CAPPED IRON ROD
FIR	FOUND IRON ROD	SN&D	SET NAIL & DISK
NR	NON-RADIAL	○	IRON PIPE
O.R.	OFFICIAL RECORD	●	IRON ROD/REBAR
PG.	PAGE	◉	CONCRETE MONUMENT
P.B.	PLAT BOOK	±	PLUS OR MINUS
(P)	PLAT DIMENSION	⊙	NAIL & DISC
POB	POINT OF BEGINNING		

GENERAL NOTES:

UTILITIES:
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS. UTILITIES THAT ARE MAINTAINED BY THE PROPERTY OWNER WERE NOT LOCATED. ADDITIONAL SUB-SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED. LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BEFORE ANY CONSTRUCTION IS PERFORMED.

ABSTRACT OF TITLE:
THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, RESTRICTIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY.

● SET IRON ROD AND CAP LB7190 UNLESS OTHERWISE NOTED

SURVEYOR NOTES:

BASIS OF BEARINGS:
THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 2-25S-26E AS BEING SOUTH 88°55'06" WEST.

FLOOD ZONE(S) FOR SUBJECT PARCEL:
THE SUBJECT PROPERTY LIES WITHIN ZONES "A" AND "AE" WHICH HAS A BASE FLOOD ELEVATION DETERMINED OF 123.0, AND ZONE "X", WHICH IS OUTSIDE THE 100 YEAR FLOOD LINE, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY LETTER OF MAP REVISION (LOMR) CASE NUMBER 04-04-217P, DATED JUNE 7, 2004.
THE WETLANDS SHOWN WERE LOCATED ON A PREVIOUS SURVEY DATED 10-17-00, BY PROFESSIONAL LAND SURVEYING SERVICES, INC. AND HAVE BEEN REPRODUCED ON TO THIS DRAWING.
THIS SURVEYOR FOUND NO EVIDENCE TO SUPPORT OR NEGATE THESE WETLAND AREAS.

◉ FOUND CONCRETE MONUMENT PRM LB7190 UNLESS OTHERWISE NOTED

THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA REGISTERED SURVEYOR AND MAPPER

03-30-05
Field Date

Joseph W. Bibler, P.S.M.
Professional Surveyor and Mapper
State of Florida Reg. No. 5810

12-19-05
Date Signed

BENCHMARK DESIGN SERVICES INC.
1252 So. John Young Parkway
Kissimmee, FL 34741
TEL: (407) 932-4323
FAX: (407) 932-3555
LICENSE # LB 7190

SURVEY TYPE: **BOUNDARY SURVEY**

CERTIFIED TO:
Florida Choice Bank
Island Club Resort Development, Inc.
Killgore, Pearlman, Stamp, Ornstein & Squires, P.A.
Attorneys' Title Insurance Fund, Inc.
Commonwealth Land Title Insurance Company
Assured Title, Inc.

CAD FILE: / REVISION:
Boundary Phase II(12-19-05).dwg

REVISIONS:

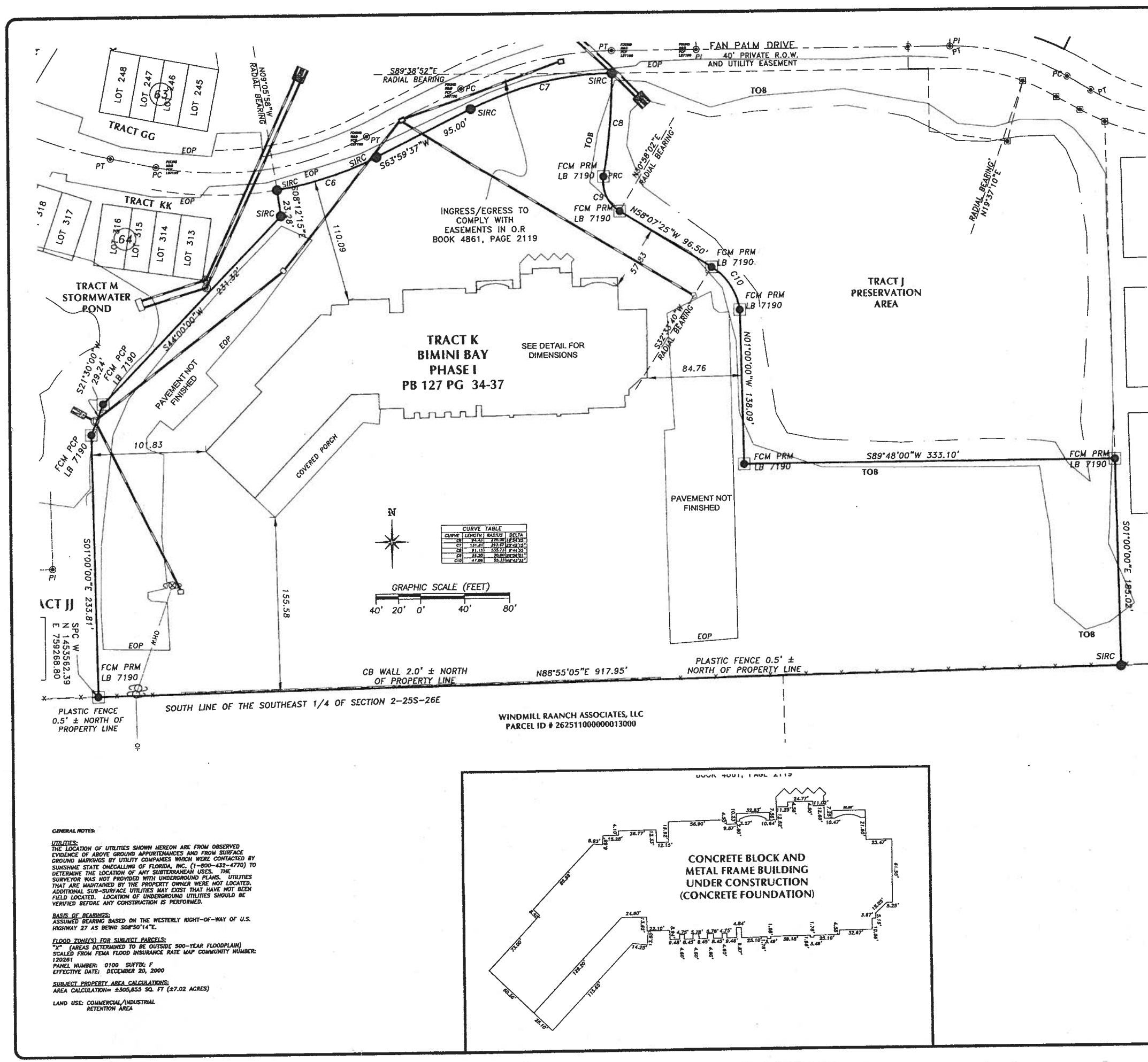
1	12-19-05	Re-Certify

03/30/05	05/05	06
FIELD DATE	FIELD BOOK	PAGE(S)
DK	RMM	BIB
SURVEYED BY	DRAWN BY	CHECKED BY
2	25 S.	26 E.
SECTIONS	TOWNSHIP	RANGE

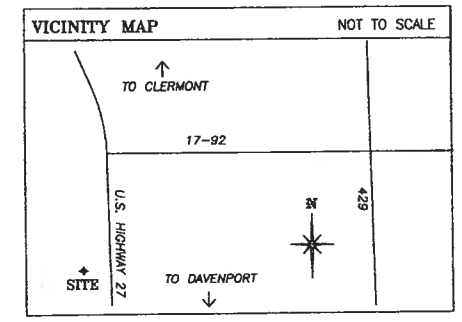
SITE LOCATION
Bimini Bay (Phase 2)
Highway 27
Davenport
Polk County
Florida

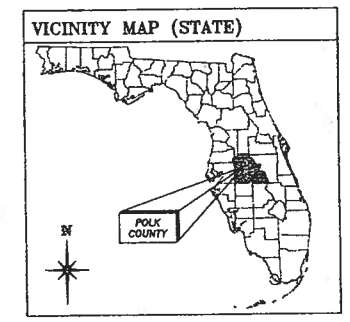
SHEET TITLE
BOUNDARY SURVEY

SHEET NUMBER 1 OF 1
03.029.2- S1



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C6	96.20'	220.00'	25°03'22"
C7	131.81'	252.67'	52°42'13"
C8	91.15'	535.53'	9°45'30"
C9	38.30'	20.00'	109°42'11"
C10	47.26'	55.53'	48°44'32"





Benchmark Design Services Inc.
221 Ruby Lake Lane
Winter Haven, Fl 33884
Tel: (863)318-0810
Fax: (863) 318-0815
LICENSE # LB 7190

LEGEND

A/C AIR CONDITIONER
BM BENCHMARK
BOC BACK OF CURB
(C) CALCULATED
℄ CENTER LINE
CBS CONCRETE BLOCK STRUCTURE
CMP CONCRETE MONUMENT
CMP CORRUGATED METAL PIPE
CONC CONCRETE
D&U DRAINAGE AND UTILITY
ELEV. ELEVATION
EOC EDGE OF CONCRETE
EOP EDGE OF PAVEMENT
EOW EDGE OF WATER
ERCP ELIPTICAL REINFORCED CONCRETE PIPE
(F) FIELD MEASUREMENT
FCM FOUND CONCRETE MONUMENT
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
FFE FINISHED FLOOR ELEVATION
FIR FOUND IRON ROD
FND FOUND 5/8" IRON ROD BOSS LB7190
FNGB FOUND NAIL & DISK
INV. INVERT
I.D. IDENTIFICATION
(L) LEGAL INFORMATION
LB LICENSED BUSINESS
LL LOGGER LINE
NAVD NORTH AMERICAN VERTICAL DATUM
NCP NON CONFORMED POINT
NGVD NATIONAL GEODETIC VERTICAL DATUM
NRL NON RADIAL LINE
O.R. OFFICIAL RECORDS
P.B. PLAT INFORMATION
PG PLAT BOOK
PC POINT OF CURVATURE
PG PAGE
PRC POINT OF REVERSE CURVATURE
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
PT POINT OF TANGENCY
PVC POLYVINYL CHLORIDE
R.O.W. RIGHT-OF-WAY
RCP REINFORCED CONCRETE PIPE
RF RADIUS POINT
SIRC SET 5/8" IRON ROD BOSS LB7190
SNAIL SET NAIL & DISK
TOB TOP OF BANK
TOE TOE OF SLOPE
X 0.00 TYPICAL SPOT ELEVATION

BENCHMARK
CONCRETE
ELECTRICAL BOX
FIRE HYDRANT
GUY ANCHOR
LIGHT POLE
OVERHEAD WIRE
PAD MOUNT TRANSFORMER
SANITARY CLEANOUT
SANITARY MANHOLE
TELCO PEDESTAL
CABLE TELEVISION BOX
UTILITY POLE
UTILITY POLE WITH TRANSFORMER
UTILITY POLE WITH TRANSFORMER AND GUNIT
WATER METER
WATER SERVICE
IRRIGATION CONTROL VALVE
WATER VALVE
BACKFLOW PREVENTER
STORM WATER INLET
WELL
UNDERGROUND GAS LINE
UNDERGROUND SEWER LINE
UNDERGROUND PIPE
UNDERGROUND TELEPHONE LINE
UNDERGROUND FIBER OPTIC LINE
TYPICAL OAK TREE
TYPICAL PINE TREE
TYPICAL PALM TREE
IRON PIPE
SET 5/8" IRON ROD BOSS LB7190
SANITARY STORMWATER MANHOLE
4"X4" CONCRETE MONUMENT
SANITARY CONTROL VALVE BOX

LEGAL DESCRIPTION:
TRACT K, BIMINI BAY – PHASE 1
PLAT BOOK 127 PGS 34 TO 37

GENERAL NOTES:

UTILITIES:
THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND FROM SURFACE GROUND MARKINGS BY UTILITY COMPANIES WHICH WERE CONTACTED BY SUNSHINE STATE ONECALLING OF FLORIDA, INC. (1-800-432-4770) TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS. UTILITIES THAT ARE MAINTAINED BY THE PROPERTY OWNER WERE NOT LOCATED. ADDITIONAL SUB-SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED. LOCATION OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BEFORE ANY CONSTRUCTION IS PERFORMED.

BASIS OF BEARINGS:
ASSUMED BEARING BASED ON THE WESTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 27 AS BEING S08°50'14"E.

FLOOD ZONE(S) FOR SUBJECT PARCELS:
"X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN)
SCALED FROM FEMA FLOOD INSURANCE RATE MAP COMMUNITY NUMBER: 120261
PANEL NUMBER: 0100 SUFFIX: F
EFFECTIVE DATE: DECEMBER 20, 2000

SUBJECT PROPERTY AREA CALCULATIONS:
AREA CALCULATION= ±305,855 SQ. FT (±7.02 ACRES)

LAND USE: COMMERCIAL/INDUSTRIAL
RETENTION AREA

To Island Club Resort, Anderen Bank, Attorney's Title insurance fund, and Lawyers Service Group, P.A.

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 Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005. 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.

07-07-08
Field Date

Joseph W. Bibler, P.S.M.
Professional Surveyor and Mapper
State of Florida Reg. No. 5810

SURVEY TYPE: BOUNDARY SURVEY

CERTIFIED TO: ANDEREN BANK, ISLAND CLUB RESORT, ATTORNEY'S TITLE INSURANCE FUND, INC., LAWYERS SERVICE GROUP, P.A.

CAD FILE / REVISION: Clubhouse2008.dwg

REVISIONS

07/07/08	08-01	multiple
FIELD DATE	FIELD BOOK	PAGES
PV	CS	BJB
SURVEYED BY	DRAWN BY	CHECKED BY
2	24 S.	28 E.
SECTIONS	TOWNSHIP	RANGE

SITE LOCATION: BIMINI BAY PHASE II, U.S. Highway 27, Polk County, Florida

SHEET TITLE: TRACT K BOUNDARY

SHEET NUMBER: 1 of 1

08.009.K-Bdy