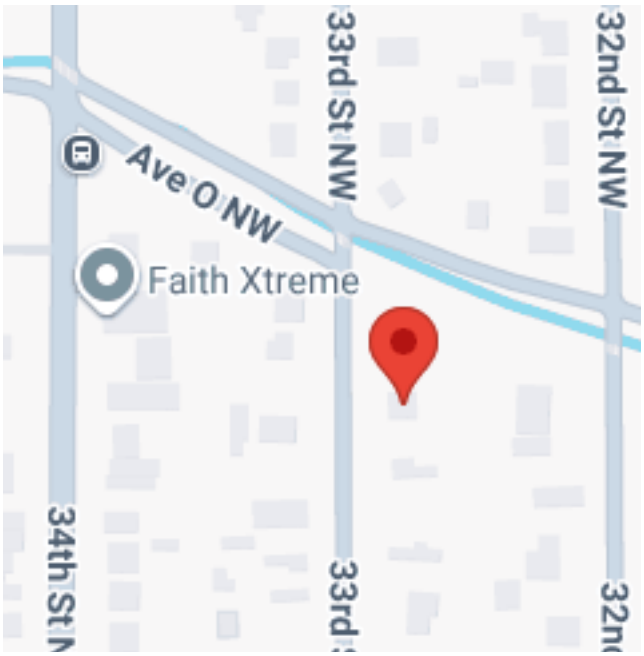
6250 NORTH MILITARY TRAIL, SUITE 102, WEST PALM BEACH, FL 33407- (800) 226-4807
WWW.TARGETSURVEYING.NET

LAND SURVEY PREPARED FOR COPE N JACK LLC
1496 33RD STREET NORTHWEST, WINTER HAVEN, FL 33881





REQUESTED BY:

NAJMY THOMPSON PL
1401 8TH AVE W
BRADENTON, FL 34205
PH. 9417482216

TARGET SURVEYING, LLC

6250 N. Military Trail, Suite 102
West Palm Beach, FL 33407
Phone 1: 561-640-4800
Phone 2: 1-800-226-4807
Fax 1: 561-640-0576
Fax 2: 1-800-741-0576

Invoice

To: NAJMY THOMPSON PL
Survey Number: 720088
Order Date: 11/5/2025
Deliver To Attn: LEESHA MONTAGUE
Deliver To: NAJMY THOMPSON PL
1401 8TH AVE W
BRADENTON, FL 34205

Property Address: 1496 33RD STREET NORTHWEST
WINTER HAVEN, FL 33881

Buyers: COPE N JACK LLC
Sellers:
Client File #: 24-6874

Item	Description	Amount
Survey	Survey	$385.00

Invoice Total	$385.00
Amount Invoiced To Date:	$385.00
Amount Paid To Date:	$0.00
Total Amount Due:	$385.00

To pay with a credit card please use this link https://securepayment.link/targetsurveying

LEGAL DESCRIPTION AND CERTIFICATION

THE SOUTH 75 FEET OF LOT 249 AND THE SOUTH 75 FEET OF LOT 250, INWOOD NO. 5, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGES 1 AND 1A, OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA.

Community Number: 120261 Panel: 0345 Suffix: G F.I.R.M. Date: Flood Zone: X Field Work: 11/9/2025

Certified To:
COPE N JACK LLC; NAJMY THOMPSON PL; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

Property Address:
1496 33RD STREET NORTHWEST
WINTER HAVEN, FL 33881

Survey Number: 720088

Client File Number: 24-6874

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL
(C)	CALCULATED	(L)	LENGTH
?	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE
D.H.	DRILL HOLE	N&D	NAIL & DISK
D/W	DRIVEWAY	N.R.	NOT RADIAL
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES
O.R.B.	OFFICIAL RECORDS BOOK		
(P)	PLAT		
P.B.	PLAT BOOK		
P.C.	POINT OF CURVATURE		
P.C.C.	POINT OF COMPOUND CURVE		
P.O.B.	POINT OF BEGINNING		
P.O.C.	POINT OF COMMENCEMENT		
P.R.C.	POINT OF REVERSE CURVE		
P.T.	POINT OF TANGENCY		
R/W	RIGHT-OF-WAY		
(R)	RADIAL / RADIUS		
S.I.R.	SET IRON ROD		
T.O.B.	TOP OF BANK		
U.E.	UTILITY EASEMENT		

SYMBOL DESCRIPTIONS:

= CATCH BASIN
= CENTERLINE ROAD
= COVERED AREA
+XX.XX = EXISTING ELEVATION
= HYDRANT
= MANHOLE
= METAL FENCE
= MISC. FENCE
= PROPERTY CORNER
U.B. = UTILITY BOX
U.P. = UTILITY POLE
WM = WATER METER
= WELL
= WOOD FENCE

DAVID W LEI CERTIFICATE NO. 6203 PROFESSIONAL SURVEYOR & MAPPER STATE OF FLORIDA
DAVID W LEI Digitally signed by DAVID W LEI Date: 2025.11.10 20:59:32 -05'00'

SURVEYORS CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL, OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)
DAVID W LEI
PROFESSIONAL SURVEYOR AND MAPPER #6203

PRINTING INSTRUCTIONS:
WHEN PRINTING BE SURE TO SELECT "ACTUAL SIZE" TO ENSURE PROPER SCALING. DO NOT USE "FIT"

TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
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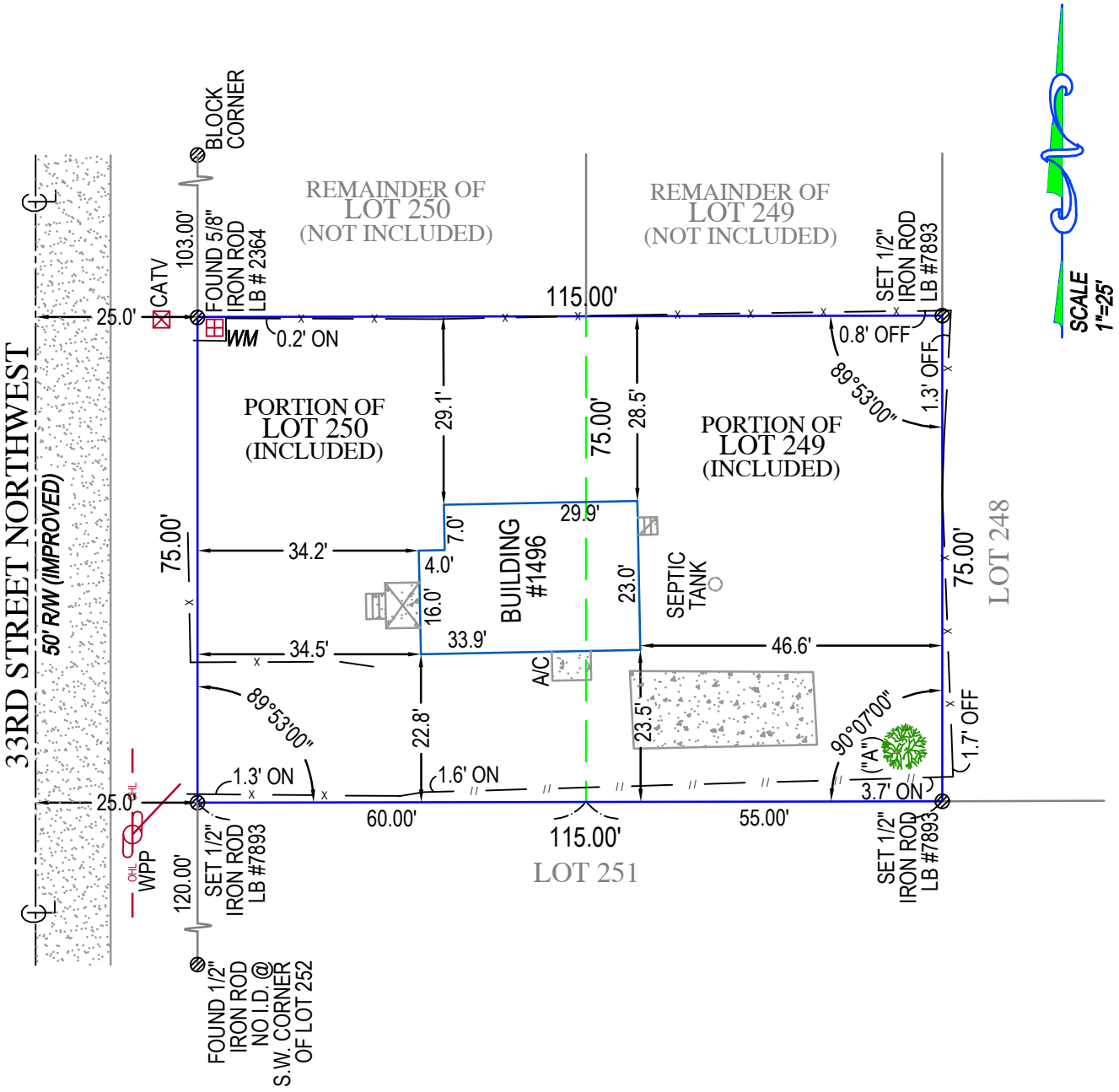
BOUNDARY SURVEY



SURVEY NOTES
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

WPP - WOOD POWER POLE

("A") = TREE (8.4'± S / 5.9'± W)

SURVEY NUMBER:
720088

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFRENCED TO N.A.V.D. 1988
9) THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
10) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

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