US Army Corps of Engineers

APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): January 26, 2018

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: Jacksonville District, SAJ-2017-00783-Coca Cola Co./Project Marshall

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: FL County/parish/borough: Polk City: Auburndale
Center coordinates of site (lat/long in degree decimal format): Lat. 28.050301° **N**, Long. 81.789000° **W**.
Universal Transverse Mercator:
Name of nearest waterbody:
Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows:
Name of watershed or Hydrologic Unit Code (HUC): 0310010101-Lake Hancock

☒ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.
☐ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc…) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☒ Office (Desk) Determination. Date: January 19, 2018
☐ Field Determination. Date(s):

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There **Are no** "*navigable waters of the U.S.*" within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [*Required*]

☐ Waters subject to the ebb and flow of the tide.
☐ Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce.
Explain: .

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There **Are no** "*waters of the U.S.*" within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. [*Required*]

1. **Waters of the U.S.**
   a. **Indicate presence of waters of U.S. in review area (check all that apply):** [1]
   - ☐ TNWs, including territorial seas
   - ☐ Wetlands adjacent to TNWs
   - ☐ Relatively permanent waters[2] (RPWs) that flow directly or indirectly into TNWs
   - ☐ Non-RPWs that flow directly or indirectly into TNWs
   - ☐ Wetlands directly abutting RPWs that flow directly or indirectly into TNWs
   - ☐ Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs
   - ☐ Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs
   - ☐ Impoundments of jurisdictional waters
   - ☐ Isolated (interstate or intrastate) waters, including isolated wetlands

   b. **Identify (estimate) size of waters of the U.S. in the review area:**
   Non-wetland waters: linear feet: width (ft) and/or acres.
   Wetlands: acres.

   c. **Limits (boundaries) of jurisdiction** based on: **Pick List**
   Elevation of established OHWM (if known): .

2. **Non-regulated waters/wetlands (check if applicable):**[3]
   ☒ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional.
   Explain: **1.) The site contains 0.74 acre of potential wetlands in the northwest corner of the review area. This area was evaluated and determined to contain hydrophytic vegetation (mostly FAC species; high occurrence of nuisance and non-native species) and hydrology indicators, but lack hydric soil indicators. The review area historically consisted of upland soils (mapped as Tavares fine sand and Pomello fine sand) and was used for pasture and agriculture. Development of the adjacent uplands and subsequent changes to surface water management systems led to the area in**

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[1] Boxes checked below shall be supported by completing the appropriate sections in Section III below.
[2] For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).
[3] Supporting documentation is presented in Section III.F.

question being severely disturbed as well as becoming a discharge point for stormwater in the 2000s/2010s. The area in question does not meet the Corps' wetland criteria and is not jurisdictional. 2.) The review area contains 1.27 acres of upland-excavated ditches. These ditches do not exhibit a bed, bank and ordinary high water mark and are not considered tributaries. The ditches do not contain relatively permanent flowing or standing water and do not connect wetlands to a downstream TNW. These features are non-jurisdictional based on the preamble to 33 CFR Part 328 in the November 13, 1986, Federal Register (51 FR 41217, Section 328.3) and agency guidance post Rapanos v. United States. 3.) The review area contains a stormwater pond permitted under Section 402 of the CWA for stormwater treatment. This feature is non-jurisdictional pursuant to 40 CFR 230.3(s)(7).

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs

The agencies will assert jurisdiction over TNWs and wetlands adjacent to TNWs. If the aquatic resource is a TNW, complete Section III.A.1 and Section III.D.1. only; if the aquatic resource is a wetland adjacent to a TNW, complete Sections III.A.1 and 2 and Section III.D.1.; otherwise, see Section III.B below.

1. TNW
Identify TNW: .

Summarize rationale supporting determination: .

2. Wetland adjacent to TNW
Summarize rationale supporting conclusion that wetland is "adjacent": .

B. CHARACTERISTICS OF TRIBUTARY (THAT IS NOT A TNW) AND ITS ADJACENT WETLANDS (IF ANY):

This section summarizes information regarding characteristics of the tributary and its adjacent wetlands, if any, and it helps determine whether or not the standards for jurisdiction established under *Rapanos* have been met.

The agencies will assert jurisdiction over non-navigable tributaries of TNWs where the tributaries are "relatively permanent waters" (RPWs), i.e. tributaries that typically flow year-round or have continuous flow at least seasonally (e.g., typically 3 months). A wetland that directly abuts an RPW is also jurisdictional. If the aquatic resource is not a TNW, but has year-round (perennial) flow, skip to Section III.D.2. If the aquatic resource is a wetland directly abutting a tributary with perennial flow, skip to Section III.D.4.

A wetland that is adjacent to but that does not directly abut an RPW requires a significant nexus evaluation. Corps districts and EPA regions will include in the record any available information that documents the existence of a significant nexus between a relatively permanent tributary that is not perennial (and its adjacent wetlands if any) and a traditional navigable water, even though a significant nexus finding is not required as a matter of law.

If the waterbody[4] is not an RPW, or a wetland directly abutting an RPW, a JD will require additional data to determine if the waterbody has a significant nexus with a TNW. If the tributary has adjacent wetlands, the significant nexus evaluation must consider the tributary in combination with all of its adjacent wetlands. This significant nexus evaluation that combines, for analytical purposes, the tributary and all of its adjacent wetlands is used whether the review area identified in the JD request is the tributary, or its adjacent wetlands, or both. If the JD covers a tributary with adjacent wetlands, complete Section III.B.1 for the tributary, Section III.B.2 for any onsite wetlands, and Section III.B.3 for all wetlands adjacent to that tributary, both onsite and offsite. The determination whether a significant nexus exists is determined in Section III.C below.

1. Characteristics of non-TNWs that flow directly or indirectly into TNW

(i) General Area Conditions:
Watershed size: **Pick List**
Drainage area: **Pick List**
Average annual rainfall: inches
Average annual snowfall: inches

(ii) Physical Characteristics:
(a) Relationship with TNW:
☐ Tributary flows directly into TNW.
☐ Tributary flows through **Pick List** tributaries before entering TNW.

Project waters are **Pick List** river miles from TNW.
Project waters are **Pick List** river miles from RPW.
Project waters are **Pick List** aerial (straight) miles from TNW.
Project waters are **Pick List** aerial (straight) miles from RPW.
Project waters cross or serve as state boundaries. Explain: .

Identify flow route to TNW[5]: .
Tributary stream order, if known: .

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[4] Note that the Instructional Guidebook contains additional information regarding swales, ditches, washes, and erosional features generally and in the arid West.

[5] Flow route can be described by identifying, e.g., tributary a, which flows through the review area, to flow into tributary b, which then flows into TNW.

(b) General Tributary Characteristics (check all that apply):

Tributary is: ☐ Natural
☐ Artificial (man-made). Explain: .
☐ Manipulated (man-altered). Explain: .

Tributary properties with respect to top of bank (estimate):
Average width: feet
Average depth: feet
Average side slopes: **Pick List.**

Primary tributary substrate composition (check all that apply):

☐ Silts	☐ Sands	☐ Concrete
☐ Cobbles	☐ Gravel	☐ Muck
☐ Bedrock	☐ Vegetation. Type/% cover:	
☐ Other. Explain: .		

Tributary condition/stability [e.g., highly eroding, sloughing banks]. Explain: .
Presence of run/riffle/pool complexes. Explain: .
Tributary geometry: **Pick List**
Tributary gradient (approximate average slope): %

(c) Flow:
Tributary provides for: **Pick List**
Estimate average number of flow events in review area/year: **Pick List**
Describe flow regime: .
Other information on duration and volume: .

Surface flow is: **Pick List.** Characteristics: .

Subsurface flow: **Pick List**. Explain findings: .
☐ Dye (or other) test performed: .

Tributary has (check all that apply):
☐ Bed and banks
☐ OHWM[6] (check all indicators that apply):

☐ clear, natural line impressed on the bank	☐ the presence of litter and debris
☐ changes in the character of soil	☐ destruction of terrestrial vegetation
☐ shelving	☐ the presence of wrack line
☐ vegetation matted down, bent, or absent	☐ sediment sorting
☐ leaf litter disturbed or washed away	☐ scour
☐ sediment deposition	☐ multiple observed or predicted flow events
☐ water staining	☐ abrupt change in plant community
☐ other (list):	

☐ Discontinuous OHWM.[7] Explain: .

If factors other than the OHWM were used to determine lateral extent of CWA jurisdiction (check all that apply):

☐ High Tide Line indicated by:	☐ Mean High Water Mark indicated by:
☐ oil or scum line along shore objects	☐ survey to available datum;
☐ fine shell or debris deposits (foreshore)	☐ physical markings;
☐ physical markings/characteristics	☐ vegetation lines/changes in vegetation types.
☐ tidal gauges	
☐ other (list):	

(iii) Chemical Characteristics:
Characterize tributary (e.g., water color is clear, discolored, oily film; water quality; general watershed characteristics, etc.).
Explain: .
Identify specific pollutants, if known: .

[6]A natural or man-made discontinuity in the OHWM does not necessarily sever jurisdiction (e.g., where the stream temporarily flows underground, or where the OHWM has been removed by development or agricultural practices). Where there is a break in the OHWM that is unrelated to the waterbody's flow regime (e.g., flow over a rock outcrop or through a culvert), the agencies will look for indicators of flow above and below the break.
[7]Ibid.

(iv) Biological Characteristics. Channel supports (check all that apply):

- ☐ Riparian corridor. Characteristics (type, average width): .
- ☐ Wetland fringe. Characteristics: .
- ☐ Habitat for:
  - ☐ Federally Listed species. Explain findings: .
  - ☐ Fish/spawn areas. Explain findings: .
  - ☐ Other environmentally-sensitive species. Explain findings: .
  - ☐ Aquatic/wildlife diversity. Explain findings: .

2. Characteristics of wetlands adjacent to non-TNW that flow directly or indirectly into TNW

(i) Physical Characteristics:

(a) General Wetland Characteristics:

Properties:

Wetland size: acres

Wetland type. Explain: .

Wetland quality. Explain: .

Project wetlands cross or serve as state boundaries. Explain: .

(b) General Flow Relationship with Non-TNW:

Flow is: **Pick List**. Explain: .

Surface flow is**: Pick List**

Characteristics: .

Subsurface flow: **Pick List**. Explain findings: .

- ☐ Dye (or other) test performed: .

(c) Wetland Adjacency Determination with Non-TNW:

- ☐ Directly abutting
- ☐ Not directly abutting
  - ☐ Discrete wetland hydrologic connection. Explain: .
  - ☐ Ecological connection. Explain: .
  - ☐ Separated by berm/barrier. Explain: .

(d) Proximity (Relationship) to TNW

Project wetlands are **Pick List** river miles from TNW.

Project waters are **Pick List** aerial (straight) miles from TNW.

Flow is from: **Pick List.**

Estimate approximate location of wetland as within the **Pick List** floodplain.

(ii) Chemical Characteristics:

Characterize wetland system (e.g., water color is clear, brown, oil film on surface; water quality; general watershed characteristics; etc.). Explain: .

Identify specific pollutants, if known: .

(iii) Biological Characteristics. Wetland supports (check all that apply):

- ☐ Riparian buffer. Characteristics (type, average width): .
- ☐ Vegetation type/percent cover. Explain: .
- ☐ Habitat for:
  - ☐ Federally Listed species. Explain findings: .
  - ☐ Fish/spawn areas. Explain findings: .
  - ☐ Other environmentally-sensitive species. Explain findings: .
  - ☐ Aquatic/wildlife diversity. Explain findings: .

3. Characteristics of all wetlands adjacent to the tributary (if any)

All wetland(s) being considered in the cumulative analysis: **Pick List**

Approximately ( ) acres in total are being considered in the cumulative analysis.

For each wetland, specify the following:

Directly abuts? (Y/N)	Size (in acres)	Directly abuts? (Y/N)	Size (in acres)

Summarize overall biological, chemical and physical functions being performed: .

C. SIGNIFICANT NEXUS DETERMINATION

A significant nexus analysis will assess the flow characteristics and functions of the tributary itself and the functions performed by any wetlands adjacent to the tributary to determine if they significantly affect the chemical, physical, and biological integrity of a TNW. For each of the following situations, a significant nexus exists if the tributary, in combination with all of its adjacent wetlands, has more than a speculative or insubstantial effect on the chemical, physical and/or biological integrity of a TNW. Considerations when evaluating significant nexus include, but are not limited to the volume, duration, and frequency of the flow of water in the tributary and its proximity to a TNW, and the functions performed by the tributary and all its adjacent wetlands. It is not appropriate to determine significant nexus based solely on any specific threshold of distance (e.g. between a tributary and its adjacent wetland or between a tributary and the TNW). Similarly, the fact an adjacent wetland lies within or outside of a floodplain is not solely determinative of significant nexus.

Draw connections between the features documented and the effects on the TNW, as identified in the *Rapanos* Guidance and discussed in the Instructional Guidebook. Factors to consider include, for example:

- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to carry pollutants or flood waters to TNWs, or to reduce the amount of pollutants or flood waters reaching a TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), provide habitat and lifecycle support functions for fish and other species, such as feeding, nesting, spawning, or rearing young for species that are present in the TNW?
- Does the tributary, in combination with its adjacent wetlands (if any), have the capacity to transfer nutrients and organic carbon that support downstream foodwebs?
- Does the tributary, in combination with its adjacent wetlands (if any), have other relationships to the physical, chemical, or biological integrity of the TNW?

Note: the above list of considerations is not inclusive and other functions observed or known to occur should be documented below:

1. **Significant nexus findings for non-RPW that has no adjacent wetlands and flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary itself, then go to Section III.D: .

2. **Significant nexus findings for non-RPW and its adjacent wetlands, where the non-RPW flows directly or indirectly into TNWs.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D: .

3. **Significant nexus findings for wetlands adjacent to an RPW but that do not directly abut the RPW.** Explain findings of presence or absence of significant nexus below, based on the tributary in combination with all of its adjacent wetlands, then go to Section III.D: .

D. DETERMINATIONS OF JURISDICTIONAL FINDINGS. THE SUBJECT WATERS/WETLANDS ARE (CHECK ALL THAT APPLY):

1. **TNWs and Adjacent Wetlands.** Check all that apply and provide size estimates in review area:
   - ☐ TNWs: linear feet width (ft), Or, acres.
   - ☐ Wetlands adjacent to TNWs: acres.

2. **RPWs that flow directly or indirectly into TNWs.**
   - ☐ Tributaries of TNWs where tributaries typically flow year-round are jurisdictional. Provide data and rationale indicating that tributary is perennial: .
   - ☐ Tributaries of TNW where tributaries have continuous flow "seasonally" (e.g., typically three months each year) are jurisdictional. Data supporting this conclusion is provided at Section III.B. Provide rationale indicating that tributary flows seasonally: .

Provide estimates for jurisdictional waters in the review area (check all that apply):
- ☐ Tributary waters: linear feet width (ft).
- ☐ Other non-wetland waters: acres.
  Identify type(s) of waters: .

3. **Non-RPWs[8] that flow directly or indirectly into TNWs.**
   - ☐ Waterbody that is not a TNW or an RPW, but flows directly or indirectly into a TNW, and it has a significant nexus with a TNW is jurisdictional. Data supporting this conclusion is provided at Section III.C.

   Provide estimates for jurisdictional waters within the review area (check all that apply):
   - ☐ Tributary waters: linear feet width (ft).
   - ☐ Other non-wetland waters: acres.
     Identify type(s) of waters: .

4. **Wetlands directly abutting an RPW that flow directly or indirectly into TNWs.**
   - ☐ Wetlands directly abut RPW and thus are jurisdictional as adjacent wetlands.
     - ☐ Wetlands directly abutting an RPW where tributaries typically flow year-round. Provide data and rationale indicating that tributary is perennial in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW: .
     - ☐ Wetlands directly abutting an RPW where tributaries typically flow "seasonally." Provide data indicating that tributary is seasonal in Section III.B and rationale in Section III.D.2, above. Provide rationale indicating that wetland is directly abutting an RPW: .

   Provide acreage estimates for jurisdictional wetlands in the review area: acres.

5. **Wetlands adjacent to but not directly abutting an RPW that flow directly or indirectly into TNWs.**
   - ☐ Wetlands that do not directly abut an RPW, but when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisidictional. Data supporting this conclusion is provided at Section III.C.

   Provide acreage estimates for jurisdictional wetlands in the review area: acres.

6. **Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs.**
   - ☐ Wetlands adjacent to such waters, and have when considered in combination with the tributary to which they are adjacent and with similarly situated adjacent wetlands, have a significant nexus with a TNW are jurisdictional. Data supporting this conclusion is provided at Section III.C.

   Provide estimates for jurisdictional wetlands in the review area: acres.

7. **Impoundments of jurisdictional waters.[9]**
   As a general rule, the impoundment of a jurisdictional tributary remains jurisdictional.
   - ☐ Demonstrate that impoundment was created from "waters of the U.S.," or
   - ☐ Demonstrate that water meets the criteria for one of the categories presented above (1-6), or
   - ☐ Demonstrate that water is isolated with a nexus to commerce (see E below).

E. ISOLATED [INTERSTATE OR INTRA-STATE] WATERS, INCLUDING ISOLATED WETLANDS, THE USE, DEGRADATION OR DESTRUCTION OF WHICH COULD AFFECT INTERSTATE COMMERCE, INCLUDING ANY SUCH WATERS (CHECK ALL THAT APPLY):[10]
- ☐ which are or could be used by interstate or foreign travelers for recreational or other purposes.
- ☐ from which fish or shellfish are or could be taken and sold in interstate or foreign commerce.
- ☐ which are or could be used for industrial purposes by industries in interstate commerce.
- ☐ Interstate isolated waters. Explain: .
- ☐ Other factors. Explain: .

Identify water body and summarize rationale supporting determination: .

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[8] See Footnote # 3.

[9] To complete the analysis refer to the key in Section III.D.6 of the Instructional Guidebook.

[10] **Prior to asserting or declining CWA jurisdiction based solely on this category, Corps Districts will elevate the action to Corps and EPA HQ for review consistent with the process described in the Corps/EPA *Memorandum Regarding CWA Act Jurisdiction Following Rapanos.***

Provide estimates for jurisdictional waters in the review area (check all that apply):
☐ Tributary waters: linear feet width (ft).
☐ Other non-wetland waters: acres.
Identify type(s) of waters: .
☐ Wetlands: acres.

F. NON-JURISDICTIONAL WATERS, INCLUDING WETLANDS (CHECK ALL THAT APPLY):
☒ If potential wetlands were assessed within the review area, these areas did not meet the criteria in the 1987 Corps of Engineers Wetland Delineation Manual and/or appropriate Regional Supplements.
☐ Review area included isolated waters with no substantial nexus to interstate (or foreign) commerce.
☐ Prior to the Jan 2001 Supreme Court decision in "*SWANCC*," the review area would have been regulated based solely on the "Migratory Bird Rule" (MBR).
☐ Waters do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction. Explain: .
☒ Other: (explain, if not covered above): **The review area contains 1.27 acres of upland-excavated ditches. These ditches do not exhibit a bed, bank and ordinary high water mark and are not considered tributaries. The ditches do not contain relatively permanent flowing or standing water and do not connect wetlands to a downstream TNW. These features are non-jurisdictional based on the preamble to 33 CFR Part 328 in the November 13, 1986, Federal Register (51 FR 41217, Section 328.3) and agency guidance post Rapanos v. United States. The review area also contains a stormwater pond permitted under Section 402 of the CWA for stormwater treatment. This feature is non-jurisdictional pursuant to 40 CFR 230.3(s)(7).**

Provide acreage estimates for non-jurisdictional waters in the review area, where the sole potential basis of jurisdiction is the MBR factors (i.e., presence of migratory birds, presence of endangered species, use of water for irrigated agriculture), using best professional judgment (check all that apply):
☐ Non-wetland waters (i.e., rivers, streams): linear feet width (ft).
☐ Lakes/ponds: acres.
☐ Other non-wetland waters: acres. List type of aquatic resource: .
☐ Wetlands: acres.

Provide acreage estimates for non-jurisdictional waters in the review area that do not meet the "Significant Nexus" standard, where such a finding is required for jurisdiction (check all that apply):
☐ Non-wetland waters (i.e., rivers, streams): linear feet, width (ft).
☐ Lakes/ponds: acres.
☐ Other non-wetland waters: acres. List type of aquatic resource: .
☐ Wetlands: acres.

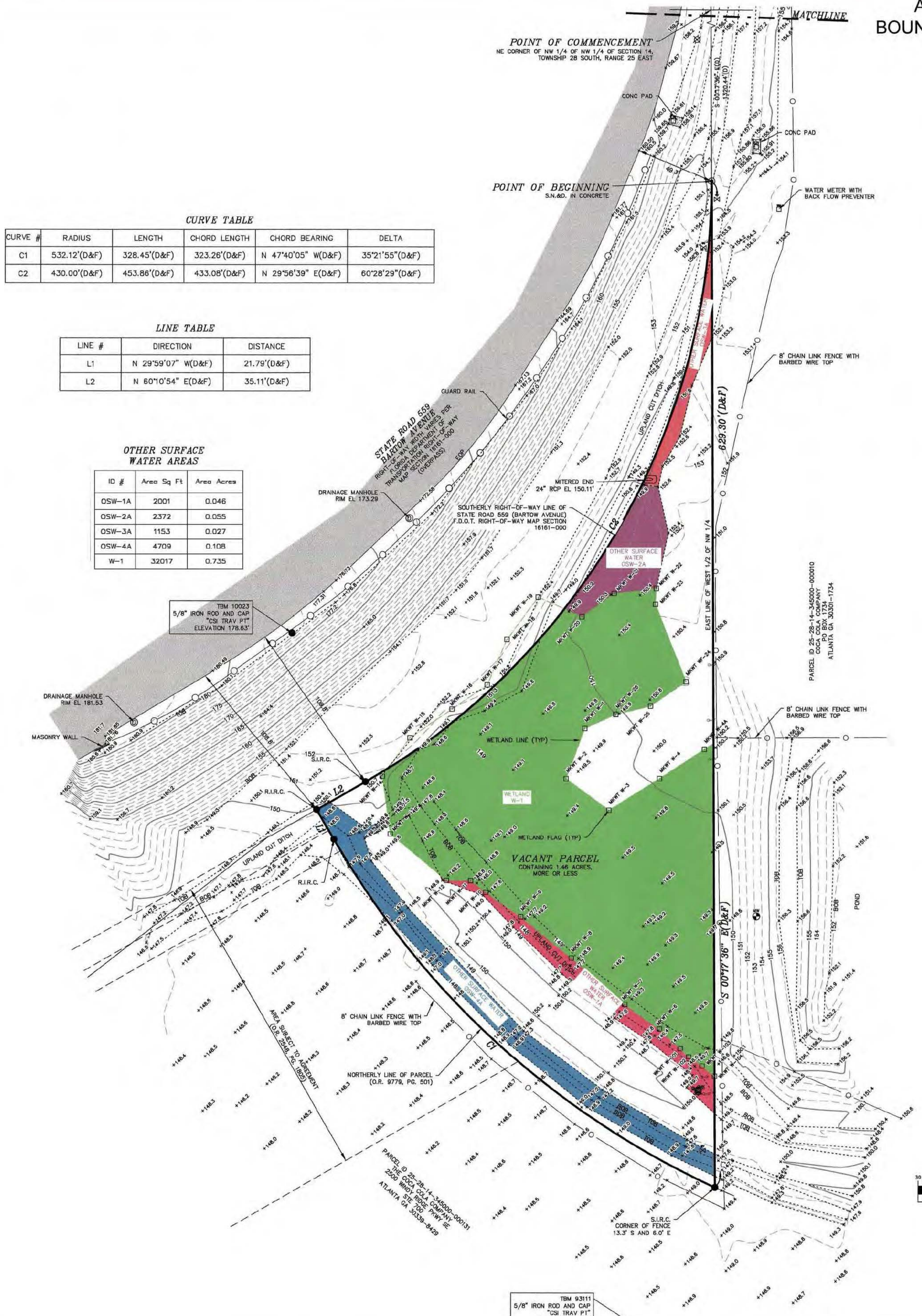
SECTION IV: DATA SOURCES.

A. SUPPORTING DATA. Data reviewed for JD (check all that apply - checked items shall be included in case file and, where checked and requested, appropriately reference sources below):
☒ Maps, plans, plots or plat submitted by or on behalf of the applicant/consultant: .
☒ Data sheets prepared/submitted by or on behalf of the applicant/consultant.
☒ Office concurs with data sheets/delineation report.
☐ Office does not concur with data sheets/delineation report.
☐ Data sheets prepared by the Corps: .
☐ Corps navigable waters' study: .
☒ U.S. Geological Survey Hydrologic Atlas: .
☒ USGS NHD data.
☐ USGS 8 and 12 digit HUC maps.
☐ U.S. Geological Survey map(s). Cite scale & quad name: .
☒ USDA Natural Resources Conservation Service Soil Survey. Citation: .
☒ National wetlands inventory map(s). Cite name: .
☐ State/Local wetland inventory map(s): .
☐ FEMA/FIRM maps: .
☐ 100-year Floodplain Elevation is: (National Geodectic Vertical Datum of 1929)
☒ Photographs: ☒ Aerial (Name & Date): 1968 aerial obtained from http://ufdc.ufl.edu/aerials/map.
or ☒ Other (Name & Date): Photos submitted by the applicant; Google Earth images (date range 1994-2018).
☐ Previous determination(s). File no. and date of response letter: .
☐ Applicable/supporting case law: .
☐ Applicable/supporting scientific literature: .
☒ Other information (please specify): Southwest Florida Water Management District field report and environmental worksheet obtained from public access site:

http://www18.swfwmd.state.fl.us/Erp/Erp/Search/ERPSearch.aspx?r=n&function=return&UniquePageID=48e0c905-58a3-480d-acd6-165ebdbd647b.

B. ADDITIONAL COMMENTS TO SUPPORT JD: .

ALTA/NSPS LAND TITLE SURVEY
BOUNDARY AND TOPOGRAPHIC SURVEY



CURVE TABLE

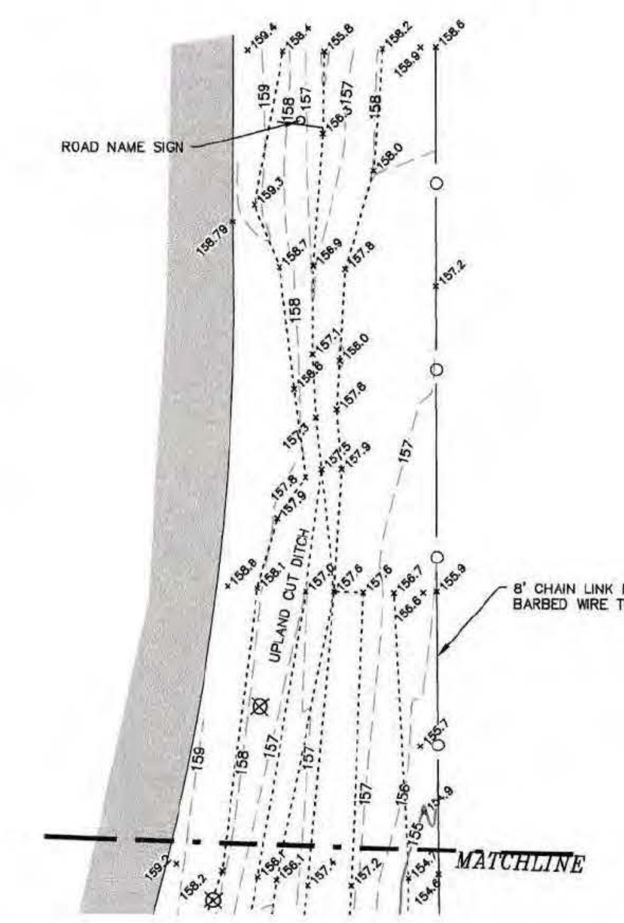
CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1	532.12'(D&F)	328.45'(D&F)	323.26'(D&F)	N 47°40'05" W(D&F)	35°21'55"(D&F)
C2	430.00'(D&F)	453.86'(D&F)	433.08'(D&F)	N 29°56'39" E(D&F)	60°28'29"(D&F)

LINE TABLE

LINE #	DIRECTION	DISTANCE
L1	N 29°59'07" W(D&F)	21.79'(D&F)
L2	N 60°10'54" E(D&F)	35.11'(D&F)

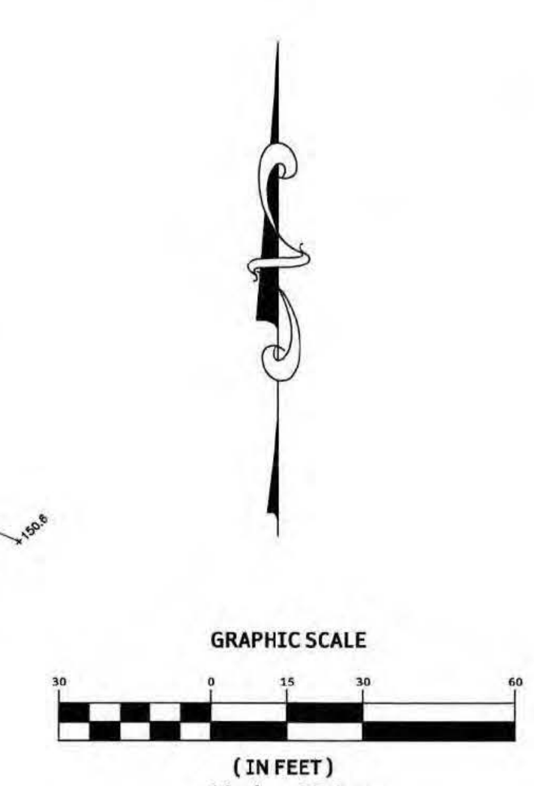
OTHER SURFACE WATER AREAS

ID #	Area Sq Ft	Area Acres
OSW-1A	2001	0.046
OSW-2A	2372	0.055
OSW-3A	1153	0.027
OSW-4A	4709	0.108
W-1	32017	0.735

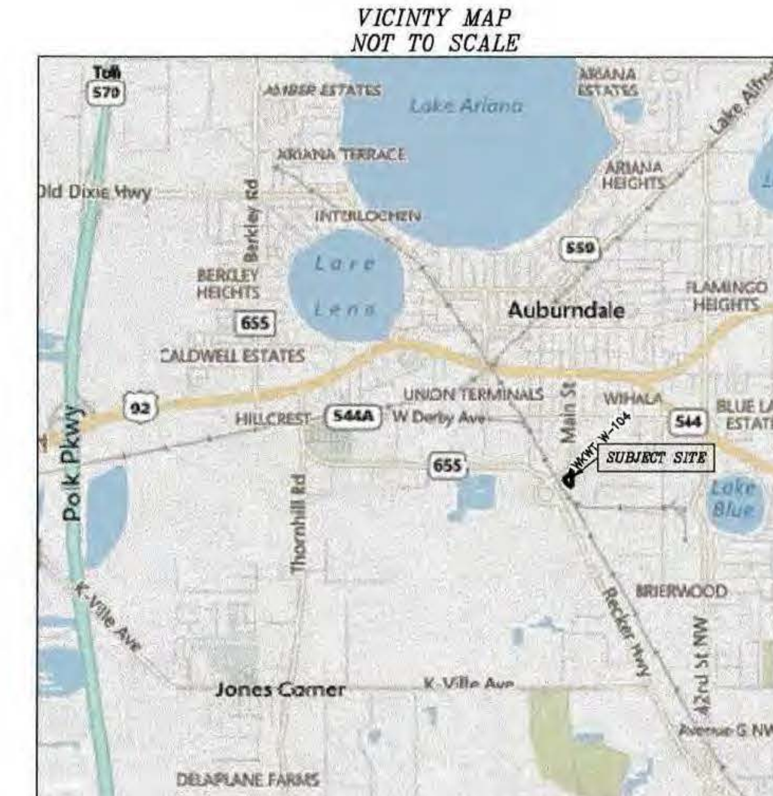


WETLAND FLAG TABLE

Description	Northing	Easting
MKWT W-1	1351141.59	724293.00
MKWT W-2	1351110.29	724281.35
MKWT W-3	1351090.46	724308.16
MKWT W-4	1351110.31	724339.94
MKWT W-4A	1351128.68	724367.93
MKWT W-5	1350939.02	724376.50
MKWT W-6	1350953.39	724340.19
MKWT W-7	1350968.75	724318.49
MKWT W-8	1350997.90	724284.84
MKWT W-9	1351023.44	724253.17
MKWT W-10	1351038.84	724231.13
MKWT W-11	1351046.12	724221.64
MKWT W-12	1351046.24	724206.51
MKWT W-13	1351075.50	724171.23
MKWT W-14	1351111.66	724166.33
MKWT W-15	1351135.65	724183.42
MKWT W-16	1351153.34	724209.82
MKWT W-17	1351168.50	724231.84
MKWT W-18	1351196.66	724244.17
MKWT W-19	1351222.85	724263.65
MKWT W-20	1351210.89	724291.08
MKWT W-21	1351225.27	724311.25
MKWT W-22	1351228.43	724337.67
MKWT W-23	1351218.53	724337.21
MKWT WF-24	1351170.56	724356.31
MKWT W-25	1351155.27	724334.21
MKWT W-26	1351150.11	724312.40
WKWT W-101	1350941.07	724353.12
WKWT W-102	1350935.85	724358.40
WKWT W-103	1350930.00	724366.85
WKWT W-104	1350923.64	724374.67
WKWT W-105	1350955.32	724348.31
WKWT W-106	1350951.74	724357.31
WKWT W5107	1350954.62	724366.73
WKWT W-108	1350952.22	724374.51



VICINTY MAP
NOT TO SCALE



LEGEND:

A		**R**	
A/C	Air Conditioning Unit	R	Radius
B		R.C.M.C.	Recovered 4"x4" Concrete Monument and Cap "Chastain-Skillman"
BM	Bench Mark	R.I.R.C.	Recovered 5/8" Iron Rod and Cap "Chastain-Skillman"
BOB	Bottom of Bank	R.N.&D.	Recovered Nail and Disk "Chastain-Skillman"
BOC	Back of Curb	RCP	Reinforced Concrete Pipe
C		REC.	Recovered
-C-	Cable TV Line	RNG.	Range
(C)	Calculated Measurement	R/W	Right-of-Way
C	Chord Distance	RRS	Railroad Spike
CB	Chord Bearing	RT	Right
CL	Center line	**S**	
CM	Concrete Monument	S.I.R.C.	Set 5/8" Iron Rod and Cap "Chastain-Skillman"
CMP	Corrugated Metal Pipe	S.N.&D.	Set Nail and Disk "Chastain-Skillman"
CONC.	Concrete	SEC.	Section
CPP	Corrugated Plastic Pipe	(SP)	State Plane Coordinate System
D		**T**	
(D)	Deed/Described Measurement	T./TELE.	Telephone
D	Degree of Curvature	-T-	Telephone line
D.B.	Deed Book	T.B.M.	Temporary Bench Mark
DH	Drill Hole	TOB	Top of Bank
D.O.T.	Department of Transportation	(TYP)	Typical
(DU)	Destination Unknown	TWP.	Township
E		**U**	
E./ELEC.	Electric	-UGC-	Underground Cable Line
-E-	Electrical Line	-UGE-	Underground Electric Line
EL./ELEV.	Elevation	-UGF-	Underground Fiber Optic Line
EOP	Edge of Pavement	-UGS-	Underground Sewer Line
F		-UGT-	Underground Telephone Line
F.C.M.C.	Found Concrete Monument and Cap	-UGW-	Underground Water Line
F.C.M.	Found Concrete Monument	U.G.S.	Underground Service
F.I.P.	Found Iron Pipe	**V**	
F.I.P.C.	Found Iron Pipe and Cap	VCP	Vitreous Clay Pipe
F.I.R.	Found Iron Rod		
F.I.R.C.	Found Iron Rod and Cap		
F.N.&D.	Found Nail and Disk		
F.R.S.	Found Railroad Spike		
(F)	Field Measurement		
F.B.	Field Book		
FND.	Found		
H			
HDPE	High Density Polyethylene Pipe		
I			
INV	Invert		
IP	Iron Pipe		
IP&C	Iron Pipe with cap		
IR&C	Iron Rod with cap		
L			
L	Length of Arc		
LB	Licensed Business		
LS	Licensed Surveyor		
LT	Left		
M			
M.B.	Map Book		
MES	Mitered End Section		
N			
N&D	Nail and Disk		
N&F	Nail and Flasher		
O			
-OHW-	Overhead Wire		
O.R.	Official Records Book		
P			
(P)	Plat Measurement		
P.B.	Plat Book		
PC	Point of Curvature		
PCP	Permanent Control Point		
PG.	Page		
PLS	Professional Land Surveyor		
PSM	Professional Surveyor & Mapper		
P.O.B.	Point of Beginning		
P.O.C.	Point of Commencement		
PRM	Permanent Reference Marker		
PT	Point of Tangency		
PVC	Polyvinyl Chloride Pipe		

SYMBOL

Symbol	Description
(shaded box)	Asphalt
	Back Flow Preventer
	Bench Mark
CJB	Cable Junction Box
CJV	Cable Junction Vault
CMK	Cable Line Marker
CF	Cable Line Marking
	Clean Out
	Concrete Light Pole
	Concrete Monument (CM)
	Concrete Utility Pole
	Concrete
	Delta (Central Angle)
	Drainage Manhole
	Drill Hole (DH)
EM	Electric Meter
EJB	Electric Junction Box
EJV	Electric Junction Vault
	Electric Manhole
EMK	Electric Line Marker
EF	Electric Line Marking
FO	Fiber Optics Marking
FMK	Fiber Optics Cable Marker
FJB	Fiber Optics Cable Marker
FJV	Fiber Optics Cable Vault
FV	Fire Valve
	Fire Hydrant
	Flood Light
GF	Gas Line Marking
GMK	Gas Line Marker
GV	Gas Valve
GJV	Gas Junction Vault
GM	Gas Meter
	Gas Manhole
	Grease Trap
	Guy Anchor
	Handicap Parking Space
	Inlet
	Iron Pipe (IP)
	Iron Rod (IR)
IV	Irrigation Valve
	Light Pole
MB	Mail Box
	Manhole
	Metal Light Pole
	Metal Utility Pole
	Monitor Well
	Nail and Flasher (N&F)
	Nail and Disk (N&D)
	Railroad Spike (RRS)
SF	Sewer Line Marking
	Sewer Manhole
SV	Sewer Valve
TJB	Telephone Junction Box
TJV	Telephone Junction Vault
TMK	Telephone Line Marker
TF	Telephone Line Marking
	Telephone Manhole
TRJB	Traffic Signal Junction Box
TRJV	Traffic Signal Junction Vault
	Utility Pole
UJB	Unknown Junction Box
UJV	Unknown Junction Vault
UMK	Unknown Line Marker
UF	Unknown Line Marking
WJV	Water Junction Vault
WMK	Water Line Marker
WF	Water Line Marking
	Water Manhole
WM	Water Meter
WV	Water Valve
	Well
{XX}	Title Commitment Exception Line Number

SURVEYOR'S NOTES:

1) Bearings based on the State of Florida State Plane Coordinate System, North American Datum 1983, adjustment 2011, West Zone, the east line of the West 1/2 of the Northwest 1/4 of Section 14, Township 28 South, Range 25 East, Polk County, Florida, being South 00°17'36" East.

2) This survey was performed without the benefit of an abstract or title opinion; therefore it is subject to easements, restrictions, rights-of-way, and encumbrances of record and of use, and other matters of title that may be found by a complete abstract or title opinion.

3) The property shown herein lies in Zone "X" (area determined to be outside 500 year floodplain) as shown on the Flood Insurance Rate Map Number 12105C0345 G, per Community Panel Number 120262 0345 G, as prepared by the Federal Emergency Management Agency, effective date December 22, 2016.

The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map. In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.

4) Underground improvements, if any, have not been located.

5) Elevations based on provided bench marks that are reported to be based on Polk County Benchmark 85141302, elevation 159.37 feet. National Geodetic Vertical Datum 1929 (NGVD29).

6) On the date of survey there was no observable evidence of earth moving work, building construction, building additions, street or sidewalk construction or repairs within recent months; There was no observable evidence of the site being used as a solid waste dump, or sump or sanitary landfill, unless otherwise shown or noted hereon.

7) The wetland flags, depicted on this survey, were flagged or marked by Ms. Julie Burford, of Chastain-Skillman, Inc.

8) No building exist on site on date of survey.

9) Subject address: Main Street South, Auburndale, Florida 33823.

10) Adjacent owners, as shown hereon, provided by Polk County Property Appraiser records.

11) No zoning information provided.

12) No marked parkings spaces on site.

13) Coordinates based on the State of Florida State Plane Coordinate System, North American datum of 1983, adjustment of 2011, Florida, West Zone.

DESCRIPTION: (NEW PARCEL)

A parcel of land being a portion of the West 1/2 of the Northwest 1/4 of Section 14, Township 28 South, Range 25 East, Polk County, Florida, being described as follows:

Commence at the northeast corner of the Northwest 1/4 of the Northwest 1/4 of said Section 14; thence South 00°17'36" East, along the east line of said West 1/2, a distance of 1320.44 feet to the Point of Beginning; thence continue South 00°17'36" East, along said east line, 629.30 feet to a point on the northerly line of a parcel described in Official Records Book 9779, Page 501, Public Records of Polk County, Florida said point being on a non-tangent curve to the right, having a radius of 532.12 feet, a central angle of 35°21'55", a chord bearing of North 47°40'05" West, and a chord distance of 323.26 feet; thence along the arc of said curve and said northerly line, 328.45 feet; thence North 29°59'07" West, along said northerly line, 21.79 feet to the southerly right-of-way line of State Road 559 (Bartow Avenue) as shown on the Florida Department of Transportation Right-of-Way Map Section 16161-000; thence North 60°10'54" East, along said southerly right-of-way line, 35.11 feet to the Point of Curvature of a curve to the left having a radius of 430.00 feet, a central angle of 60°28'29", a chord bearing of North 29°56'39" East, and a chord distance of 433.08 feet; thence along the arc of said curve and said southerly right-of-way line, 453.86 feet to the Point of Beginning. Said parcel containing 1.46 acres, more or less.

CERTIFICATION:

To The Coca-Cola Company; and Coca-Cola Refreshments USA, Inc.;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11, 13, 16, 17 and 18 Table A thereof. The field work was completed on December 21, 2016.

NUMBER	DATE	DESCRIPTION
3	6/9/2017	REVISED WETLAND 1 AND WETLAND AND OSW TABLE
2	6/6/2017	ADDED WETLAND 1, OSW-1A, OSW-2A, OSW-3A AND OSW-4A
1	5/8/2017	ADDED WETLAND FLAG 101 THRU 108

CHASTAIN-SKILLMAN
4705 OLD HWY 37
P.O. BOX 5710
LAKELAND, FL 33803-5710
(863) 646-1402

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CHASTAIN SKILLMAN

R.C. STEVENS CONSTRUCTION COMPANY

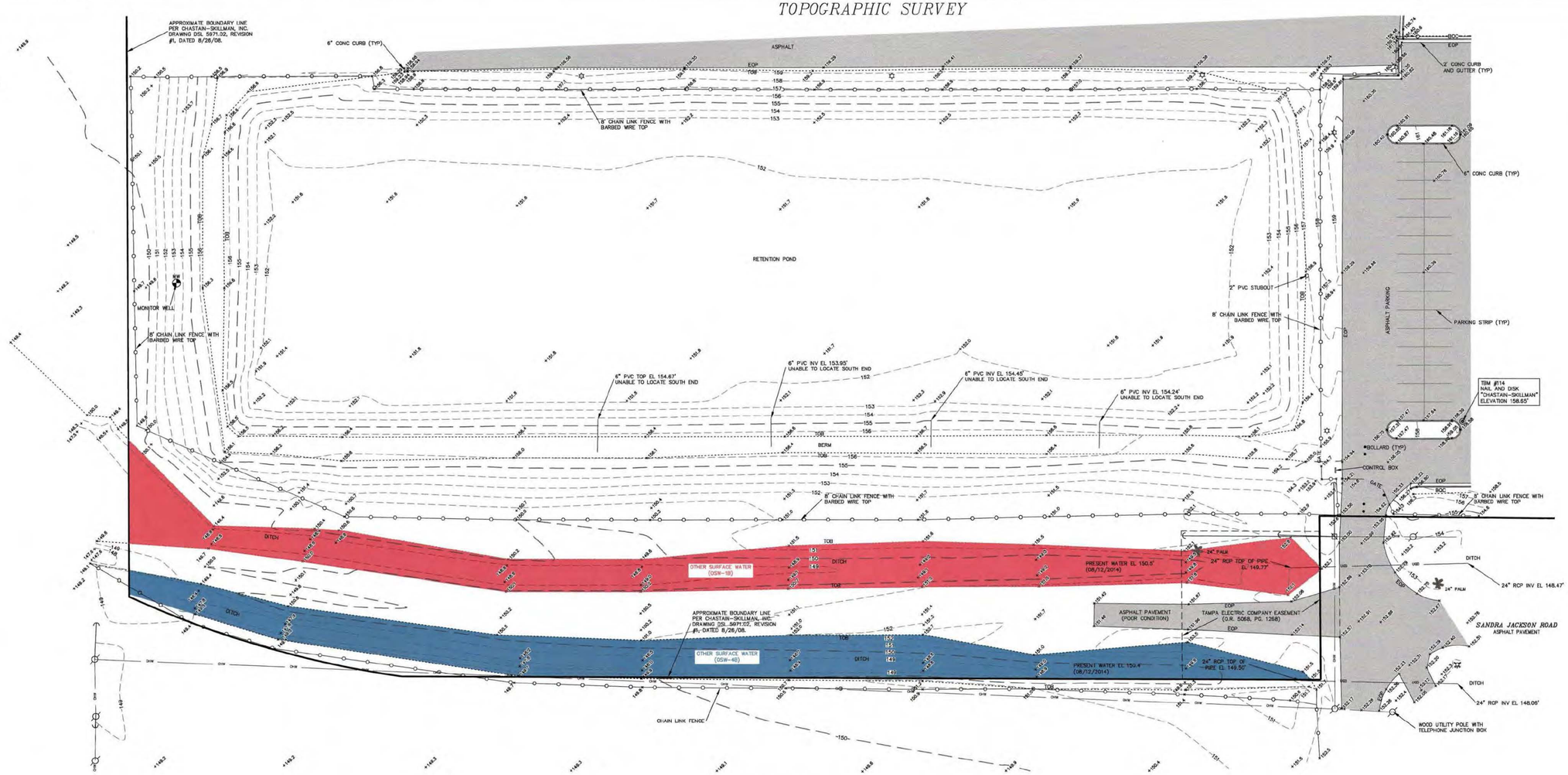
ALTA SURVEY OF A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA.

JOHN RICHARD NOLAND, JR., P.S.M.
FLORIDA REGISTRATION #5923
CHASTAIN-SKILLMAN, INC. CERTIFICATE NUMBER LB 262
4705 OLD HIGHWAY 37 LAKELAND, FLORIDA 33813
RNOLAND@CHASTAINSKILLMAN.COM
(863) 646-1402

THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FIELD BY: CHILDS	PROJECT NUMBER: 8451.13-ALTA
DATE OF SURVEY: 12/21/2016	
FIELD BOOK: 784, 791	SHEET NUMBER: V-01
PAGE: 79, 28-29	

TOPOGRAPHIC SURVEY



OTHER SURFACE WATER AREAS

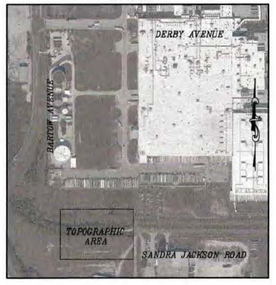
Parcel #	Area Sq Ft	Area Acres
OSW-1B	13667	0.314
OSW-4B	12021	0.276

LEGEND:

A	
A/C	– Air Conditioning Unit
B	
BM	– Bench Mark
BOB	– Bottom of Bank
BOC	– Back of Curb
C	
–C–	– Cable TV Line
(C)	– Calculated Measurement
C	– Chord Distance
CB	– Chord Bearing
CL	– Center line
CM	– Concrete Monument
CMP	– Corrugated Metal Pipe
CONC.	– Concrete
CPP	– Corrugated Plastic Pipe
D	
(D)	– Deed/Described Measurement
D	– Degree of Curvature
D.B.	– Deed Book
DH	– Drill Hole
D.O.T.	– Department of Transportation
E	
E/ELEC.	– Electric
–E–	– Electrical Line
EL./ELEV.	– Elevation
EOP	– Edge of Pavement
F	
F.C.M.C.	– Found Concrete Monument and Cap
F.C.M.	– Found Concrete Monument
F.I.P.	– Found Iron Pipe
F.I.P.C.	– Found Iron Pipe and Cap
F.I.R.	– Found Iron Rod
F.I.R.C.	– Found Iron Rod and Cap
F.N.&D.	– Found Nail and Disk
F.R.S.	– Found Railroad Spike
(F)	– Field Measurement
F.B.	– Field Book
FND.	– Found
H	
HDPE	– High Density Polyethylene Pipe
I	
INV	– Invert
IP	– Iron Pipe
IP&C	– Iron Pipe with cap
IR&C	– Iron Rod with cap
L	
L	– Length of Arc
LB	– Licensed Business
LS	– Licensed Surveyor
M	
M.B.	– Map Book
MES	– Mitered End Section
N	
N&D	– Nail and Disk
N&F	– Nail and Flasher
O	
–OHW–	– Overhead Wire
O.R.	– Official Records Book
P	
(P)	– Plat Measurement
P.B.	– Plat Book
PC	– Point of Curvature
PCP	– Permanent Control Point
PG.	– Page
PLS	– Professional Land Surveyor
PSM	– Professional Surveyor & Mapper
P.O.B.	– Point of Beginning
P.O.C.	– Point of Commencement
PRM	– Permanent Reference Marker
PT	– Point of Tangency
PVC	– Polyethylene Chloride Pipe
R	
R	– Radius
R.C.M.C.	– Recovered 4"x4" Concrete Monument and Cap "Chastain-Skillman"
R.I.R.C.	– Recovered 5/8" Iron Rod and Cap "Chastain-Skillman"
R.N.&D.	– Recovered Nail and Disk "Chastain-Skillman"
RCP	– Reinforced Concrete Pipe
REC.	– Recovered
RNG.	– Range
R/W	– Right-of-Way
RRS	– Railroad Spike
S	
S.I.R.C.	– Set 5/8" Iron Rod and Cap "Chastain-Skillman"
S.N.&D.	– Set Nail and Disk "Chastain-Skillman"
SEC.	– Section
(SP)	– State Plane Coordinate System
T	
T./TELE.	– Telephone
–T–	– Telephone line
T.B.M.	– Temporary Bench Mark
TOB	– Top of Bank
(TYP)	– Typical
TWP.	– Township
U	
–UGC–	– Underground Cable Line
–UGE–	– Underground Electric Line
–UGF–	– Underground Fiber Optic Line
–UGS–	– Underground Sewer Line
–UGT–	– Underground Telephone Line
–UGW–	– Underground Water Line
U.G.S.	– Underground Service
V	
VCP	– Vitreous Clay Pipe
SYMBOL	
	– Asphalt
	– Back Flow Preventer
	– Bench Mark
	– Cable Junction Box
	– Cable Junction Vault
	– Cable Line Marker
	– Cable Line Marking
	– Concrete Light Pole
	– Concrete Monument (CM)
	– Concrete Utility Pole
	– Concrete
	– Delta (Central Angle)
	– Drainage Manhole
	– Drill Hole (DH)
	– Electric Meter
	– Electric Junction Box
	– Electric Junction Vault

SYMBOL	
	– Electric Manhole
	– Electric Line Marker
	– Electric Line Marking
	– Fiber Optics Cable Marker
	– Fiber Optics Cable Marker
	– Fiber Optics Cable Vault
	– Fire Valve
	– Fire Hydrant
	– Flood Light
	– Gas Line Marker
	– Gas Valve
	– Gas Junction Vault
	– Gas Meter
	– Gas Manhole
	– Grease Trap
	– Guy Anchor
	– Handicap Parking Space
	– Inlet
	– Iron Pipe (IP)
	– Iron Rod (IR)
	– Irrigation Valve
	– Light Pole
	– Mail Box
	– Manhole
	– Metal Light Pole
	– Metal Utility Pole
	– Monitor Well
	– Nail and Flasher (N&F)
	– Nail and Disk (N&D)
	– Railroad Spike (RRS)
	– Sewer Line Marking
	– Sewer Manhole
	– Sewer Valve
	– Telephone Junction Box
	– Telephone Junction Vault
	– Telephone Line Marker
	– Telephone Line Marking
	– Telephone Manhole
	– Traffic Signal Junction Box
	– Traffic Signal Junction Vault
	– Utility Pole
	– Unknown Junction Vault
	– Water Junction Vault
	– Water Line Marker
	– Water Line Marking
	– Water Manhole
	– Water Meter
	– Water Valve
	– Well

LOCATION MAP
NOT TO SCALE



GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 feet

SURVEYOR'S NOTES:

1) Topographic Survey of a portion of the Coca-Cola Plant in a portion of Section 14, Township 28 South, Range 25 East, Polk County, Florida.

2) This is not a boundary survey.

3 Underground improvements, if any, have not been located.

4) Elevations based on provided bench marks that are reported to be based on Polk County Benchmark 85141302, elevation 159.37 feet. National Geodetic Vertical Datum 19296 (NGVD29).

5) Aerial shown for reference only. Date of aerial unknown.

CERTIFICATION:

I hereby certify that this drawing correctly reflects the results of a recent survey made under my direction and this survey was made in accordance with minimum technical standards adopted by the State of Florida Department of Agriculture and Consumer Services, Board of Professional Surveyors and Mappers, Chapter 5J-17.05 of the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

John Richard Noland, Jr. P.S.M.
Florida Registration #5923
CHASTAIN-SKILLMAN, INC.
Certificate Number LB 262
4705 Old Highway 37
Lakeland, Florida 33813
rnoland@chastainskillman.com
(863) 646-1402

The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

engineers | surveyors | environmental
chastain SKILLMAN
Survey Office: 4705 Old Highway 37 P.O. Box 5783 Lakeland, Florida 33807-5783 (863) 646-1402
Corporate Headquarters: 4705 Old Hwy 37, P.O. Box 5783, Lakeland, FL 33807-5783 (863) 646-1402
C.A. No. 262

REVISION NO.	REVISED DATE	
2	6/9/17	REVISED OSW TABLE
1	6/6/17	ADDED OSW-1B AND OSW-4B

FIELD BY	J.A.
DRAWN BY	GREIVES
SURVEYOR	NOLAND
ACAD FILE	845109

R.C. STEVENS CONSTRUCTION COMPANY

TOPOGRAPHIC SURVEY OF A PORTION OF THE COCA-COLA PLANT IN A PORTION OF SECTION 14, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA.

FIELD BOOK:

PAGE:

SCALE: **1"= 30'**

DATE OF SURVEY: **08/13/2014**

DRAWING NO. **DSL 8451.09**

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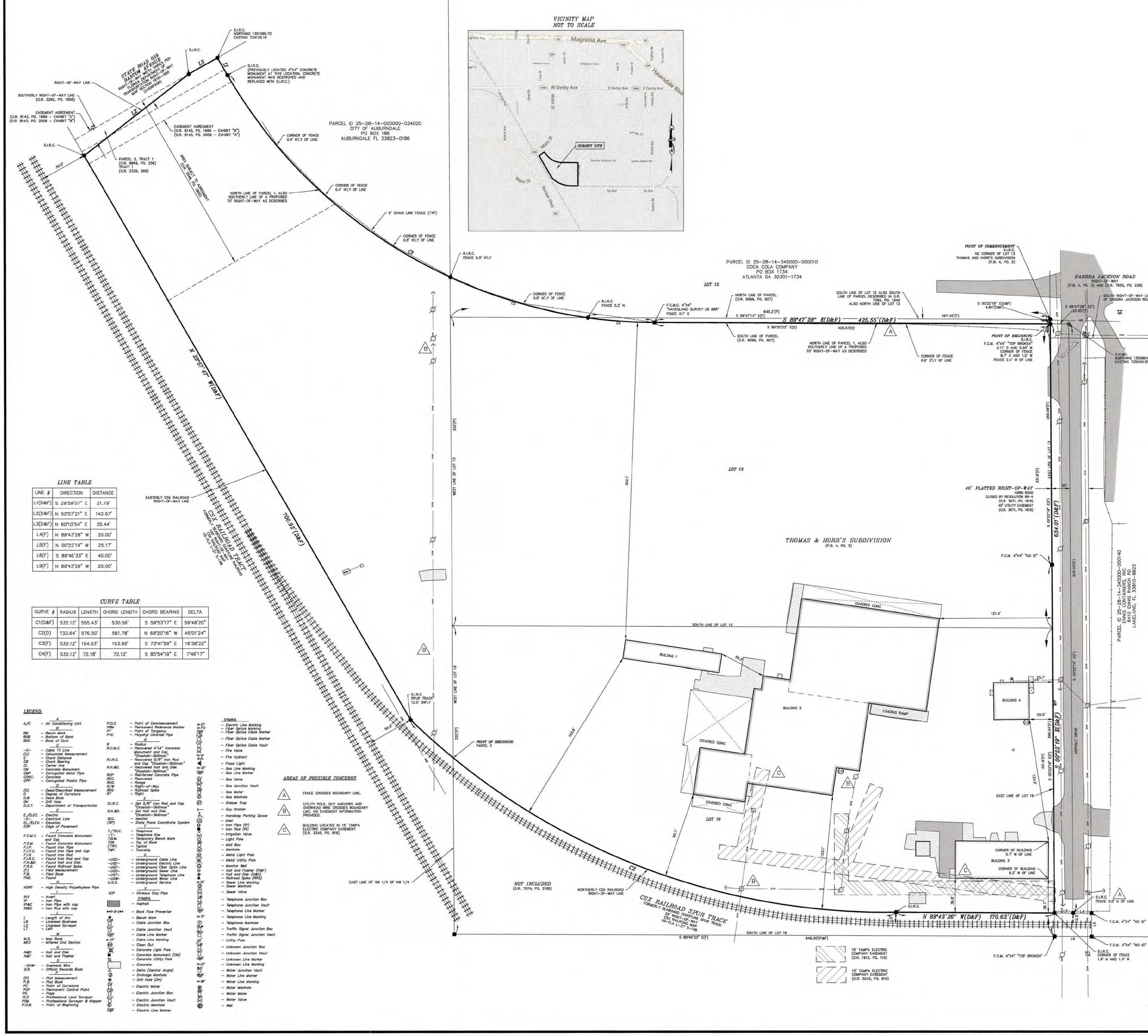
ALTA/ACSM LAND TITLE SURVEY
BOUNDARY AND TOPOGRAPHIC SURVEY



LINE TABLE

LINE #	DIRECTION	DISTANCE
L1(D&F)	S 29°59'07" E	21.79'
L2(D&F)	N 52°07'21" E	142.57'
L3(D&F)	N 60°10'54" E	35.44'
L4(F)	N 89°43'26" W	20.00'
L5(F)	N 00°22'19" W	25.17'
L6(F)	S 89°46'33" E	40.00'
L9(F)	N 89°43'26" W	20.00'

CURVE TABLE

CURVE #	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING	DELTA
C1(D&F)	532.12'	555.43'	530.56'	S 59°53'17" E	59°48'20"
C2(D)	733.64'	576.50'	561.78'	N 68°20'16" W	45°01'24"
C3(F)	532.12'	154.53'	153.99'	S 73°41'59" E	16°38'22"
C4(F)	532.12'	72.18'	72.12'	S 85°54'19" E	7°46'17"

GRAPHIC SCALE
(IN FEET)
1 inch = 40 feet

TITLE COMMITMENT NOTES:

The easements and other title matters shown hereon were provided by Title Commitment File Reference 5011612–NCS–723870–ATL, issued by First American Title Insurance Company, effective November 3, 2015 at 8:00 AM and Amended November 17, 2015, and was relied upon to be complete and correct.

9. INTENTIONALLY DELETED

10. The terms, provisions and conditions contained in that certain Easement Agreement recorded in Book 8143, Page 1999, as affected by Recognition Agreement recorded in Book 8143, Page 2009 – re-recorded in Book 8158, Page 1127. (shown hereon)

11. Easement in favor of Tampa Electric Company, a Florida corporation recorded in Book 1912, Page 115. (shown hereon)

12. Easement recorded in Book 3245, Page 816. (shown hereon)

13. Easement reserve in Resolution 96–4 recorded in Book 3671, Page 1616. (shown hereon)

14. Subject to: The terms, provisions and conditions contained in that certain Right–of–Way Occupancy Agreement between CSX Transportation, Inc., et al and MCI Telecommunications Corporation recorded in Book 2661, Page 1623, as affected by Book 2741, Page 1845; Book 3232, Page 1387; INTENTIONALLY DELETED and Book 9089, Page 2142.

SURVEYOR'S NOTES:

1) Bearings based on the State of Florida State Plane Coordinate System, North American Datum 1983, adjustment 2007, West Zone, the easterly CSX Railroad Right–of–Way line, being North 29°57'47" West.

2) The property shown herein lies in Zone "X" (area determined to be outside 500 year floodplain) as shown on the Flood Insurance Rate Map Number 12105C0345 F, per Community Panel Number 120262 0345 F, as prepared by the Federal Emergency Management Agency, effective date December 20, 2000.

The above statement is for information only and this surveyor assumes no liability for the correctness of the cited map. In addition, the above statement does not represent this surveyor's opinion of the probability of flooding.

3) Underground improvements, if any, have not been located.

4) The storm utilities shown on this drawing are based on information collected at each structure. The surveyor does not certify to the completeness and integrity of the utilities.

5) Elevations based on provided bench marks that are reported to be based on Polk County Benchmark 85141302, elevation 159.37 feet. National Geodetic Vertical Datum 1929 (NGVD29).

6) On the date of survey there was no observable evidence of earth moving work, building construction, building additions, street or sidewalk construction or repairs within recent months; There was no observable evidence of the site being used as a solid waste dump, or sump or sanitary landfill, unless otherwise shown or noted hereon.

7) The wetland flags, depicted on this survey, were delineated by Mr. Art Wade, of Chastain–Skillman, Inc.

8) Subject address and adjacent owners, as shown hereon, provided by Polk County Property Appraiser records.

9) Subject site address: 726 Horn Road, Auburndale, Florida 33823.

10) Subject site contains 520727 square feet or 11.95 acres, more or less.

11) Building on site contains:
- Building 1: 2104 square feet, more or less.
- Building 2: 30357 square feet, more or less.
- Building 3: 4036 square feet, more or less.
- Building 4: 1520 square feet, more or less.

12) No marked parkings spaces on site.

13) Coordinates based on the State of Florida State Plane Coordinate System, North American datum of 1983, adjustment of 2011, Florida, West Zone.

14) Parcels 1, 2 and 3 as shown in Title Commitment Number 5011612–NCS–723870–ATL, dated March 23, 2015 describes the same parcel of land as shown in Title Commitment Number 5011612–NCS–723870–ATL, Amended November 17, 2015, and does not include any portion of the 40 feet wide right–of–way (Horn Road) closed by resolution 96–4.

DESCRIPTION:

(PROVIDED – TITLE COMMITMENT NUMBER 5011612–NCS–723870–ATL)

The land referred to herein below is situated in the County of Polk, State of Florida, and is described as follows:

A parcel of land being a portion of the Lot 13 and Lot 16, as recorded in THOMAS & HORR'S SUBDIVISION, as recorded in Plat Book 4, Page 5, Public Records of Polk County Florida, and a portion of the Southwest 1/4 of the Northwest 1/4 of Section 14, Township 28 South, Range 25 East, Polk County, Florida, being described as follows:

Commence at the northeast corner of said Lot 13; thence South 00°22'19" East, along the east line of said Lot 13, a distance of 4.84 feet to the Point of Beginning; thence continue South 00°22'19" East, along said east line of Lot 13 and the east line of said Lot 16, a distance of 634.01 feet to the northerly right–of–way line of CSX Railroad as shown on CSX Railroad Right–of–Way Map V5–FLA–L–27–S–14B; thence North 89°43'26" West, along said northerly right–of–way line, 170.62 feet to a point on a non–tangent curve to the right having a radius of 733.64 feet; a central angle of 45°01'24", a chord bearing of North 68°20'16" West, and a chord distance of 561.78 feet; thence along the arc of said curve and said northerly right–of–way line, 576.50 feet; thence North 29°57'47" West, along said northerly right–of–way line, 700.92 feet to the southerly right–of–way line of State Road 559 (Bartow Avenue) as shown on the Florida Department of Transportation Right–of–Way Map Section 16161–000; thence North 52°07'21" East, along said southerly right–of–way line, 142.57 feet; thence North 60°10'54" East, 35.44 feet; thence South 29°59'07" East, 21.79 feet to the Point of Curvature of a curve to the left having a radius of 532.12 feet, a central angle of 59°48'20", a chord bearing of South 59°53'17" East, and a chord distance of 530.56 feet; thence along the arc of said curve, 555.43 feet; thence South 89°47'28" East, 425.55 feet to the Point of Beginning.

CERTIFICATION:

To The Coca–Cola Company; Coca–Cola Refreshments USA, Inc.; and First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 11(a), 11(b), 13, 14, 16, 17, 18, 19, 20(a), 21, and 22 of Table A thereof. The field work was completed on April 9, 2015.

John Richard Noland, Jr., P.S.M.
Florida Registration #5923
CHASTAIN–SKILLMAN, INC.
Certificate Number LB 262
4705 Old Highway 37
Lakeland, Florida 33813
rnoland@chastainskillman.com
(863) 646–1402

The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

SHEET 1 OF 2

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C.A. No. 262

REVISION NO.	REVISED DATE	
3	6/6/17	ADDED OSW-4C AND OSW 5
2	11/25/15	ADDED NEW TITLE COMMITMENT
1	06/04/15	REVISED HIATUS LEGAL

FIELD BY	J.A.- R.N.
DRAWN BY	GREIVES
SURVEYOR	NOLAND
ACAD FILE	679105

COCA-COLA REFRESHMENTS USA, INC.

ALTA/ACSM LAND TITLE SURVEY OF A PORTION OF LOTS 12, 13 AND 16, THOMAS AND HORR'S SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE 5 PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA.

FIELD BOOK: 779A
PAGE: 55-58
SCALE: 1"= 40'
DATE OF SURVEY: 04/09/2015
DRAWING NO. ESL 6791.05

© 2015 CHASTAIN SKILLMAN INC.

ALTA/ACSM LAND TITLE SURVEY
BOUNDARY AND TOPOGRAPHIC SURVEY

UTILITY LIST:

UTILITY INFORMATION PROVIDED BY SUNSHINE ONE CALL DESIGN TICKET NUMBER 097509299, DATED 4/7/2015.

CITY OF AUBURNDALE
PO BOX 186
AUBURNDALE, FL 33823
JOHN DICKSON
863-965-5500

BRIGHT HOUSE NETWORKS
1004 US HWY 92 W
AUBURNDALE, FL 33823
TOM SANSING
863-288-2340 EXT 84264

CURTALE CITRUS JUICES USA INC
602 MCKEAN STREET
AUBURNDALE, FL 33823
ARRON CORKUM
863-965-5209

CENTRAL FLORIDA GAS
1705 7TH ST SW
WINTER HAVEN, FL 33880
TIM O'CONNOR
863-292-2933

VERIZON FLORIDA INC
7701 E. TELECOM PKWY
TEMPLE TERRACE, FL 33637
DAVID WYNNS
813-978-2164

MCI
7701 E TELECOM PARKWAY
TEMPLE TERRACE, FL 33637
BRYAN LANTZ
813-740-1231

TAMPA ELECTRIC COMPANY
PO BOX 111
TAMPA, FL 33601
JASON COOPER
813-275-3037

WETLAND TABLE

Description	Northing	Easting
WKWF 1	1351030.13	724162.76
WKWF 2	1351049.75	724142.24
WKWF 3	1351060.52	724128.49
WKWF 4	1351061.83	724115.21
WKWF 5	1351047.07	724100.07
WKWF 6	1351026.97	724065.94
WKWF 7	1351019.68	724043.11
WKWF 8	1351003.34	724021.86
WKWF 9	1350985.08	724003.65
WKWF 10	1350976.93	723997.58
WKWF 11	1350970.85	723997.35
WKWF 12	1350918.71	724021.38
WKWF 13	1350893.22	724039.26
WKWF 14	1350855.95	724057.34
WKWF 15	1350803.66	724091.11
WKWF 16	1350753.64	724121.33
WKWF 17	1350723.19	724141.17
WKWF 18	1350701.20	724155.73
WKWF 19	1350681.39	724169.24
WKWF 20	1350646.31	724187.21
WKWF 21	1350613.88	724206.13
WKWF 22	1350578.06	724225.05
WKWF 23	1350538.66	724247.46
WKWF 24	1350460.83	724302.71
WKWF 25	1350448.37	724308.00
WKWF 26	1350417.86	724309.14

PREVIOUSLY PERMITTED STORMWATER POND

WKWF 27	1350552.20	724275.84
WKWF 28	1350554.88	724290.49
WKWF 29	1350552.80	724308.89
WKWF 30	1350547.56	724339.10
WKWF 31	1350502.61	724363.23
WKWF 32	1350480.73	724371.98
WKWF 33	1350445.42	724386.73
WKWF 34	1350421.94	724395.68
WKWF 35	1350394.83	724403.98
WKWF 36	1350372.20	724413.80
WKWF 37	1350358.26	724400.00
WKWF 38	1350360.17	724372.44
WKWF 39	1350369.98	724360.77
WKWF 40	1350398.11	724340.70
WKWF 41	1350417.50	724329.95
WKWF 42	1350452.05	724315.24
WKWF 43	1350463.95	724307.80
WKWF 44	1350480.12	724302.17
WKWF 45	1350519.12	724277.20

OTHER SURFACE WATER AREAS

Parcel #	Area Sq Ft	Area Acres
OSW-4C	80	0.001
OSW-5	7625	0.175

ZONING INFORMATION:

ZONING, SETBACKS INFORMATION AND PARKING REQUIREMENTS PROVIDED BY MKA ZONING, ZONING & SITE ASSESSMENT REPORT, MKA PROJECT NUMBER 1006-15-3804Z, DATED MAY 1, 2015.

CURRENT ZONING OF PROPERTY: HEAVY INDUSTRIAL (HI).

BUILDING SETBACKS:

FRONT: 25 FEET

SIDE: 15 FEET, PROVIDED HOWEVER THAT THIS REQUIREMENT MAY REDUCE TO 10 FEET IF STRUCTURE IS BUILT WITH A MINIMUM OF ONE HOUR FIRE WALLS OR CONTAINS AN INTERNAL FIRE SPRINKLER SYSTEM OR IF THE YARD ABUTS A RAILROAD RIGHT-OF-WAY, ALLEY OR AN EASEMENT.

REAR: 20 FEET, PROVIDED HOWEVER THAT THIS REQUIREMENT MAY REDUCE TO 10 FEET IF STRUCTURE IS BUILT WITH A MINIMUM OF ONE HOUR FIRE WALLS OR CONTAINS AN INTERNAL FIRE SPRINKLER SYSTEM OR IF THE YARD ABUTS A RAILROAD RIGHT-OF-WAY, ALLEY OR AN EASEMENT.

MAXIMUM BUILDING HEIGHT: 100 FEET

BUILDING DESITY: 70% FOR ALL UPLAND SOILS. ALL OTHER SOILS SHALL REMAIN UNIMPROVED.

PARKING REQUIREMENTS

PARKING SPACE FORMULA:

PARKING SPACE SHALL BE DETERMINED BY THE ADMISISTRATIVE OFFICIAL IN AN AMOUNT APPORPRIATE TO THE CIRCUMSTANCES OF THE CASE, BUT IN NO CASE SHALL OFF-STREET PARKING SPACE REQUIRED BE LESS THAN ONE SPACE FOR EACH EMPLOYEE ON PEAK SHIFTS.

HANDICAP PARKING REQUIREMENTS:

HANDICAP SPACES ARE CALCUATED BASED UPON ADA REQUIREMENTS OR LOCAL REQUIREMENTS, WHICHEVER IS GREATER. REQUIRED SPACES ARE UNKNONWN.

SHEET 2 OF 2

engineers | surveyors | environmental
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REVISION NO.	REVISED DATE	
3	6/9/17	REVISED OSW TABLE
2	11/25/15	ADDED NEW TITLE COMMITMENT
1	06/04/15	REVISED HIATUS LEGAL

FIELD BY	J.A.- R.N.
DRAWN BY	GREIVES
SURVEYOR	NOLAND
ACAD FILE	679105

COCA-COLA REFRESHMENTS USA, INC.

ALTA/ACSM LAND TITLE SURVEY OF A PORTION OF LOTS 12, 13 AND 16, THOMAS AND HORR'S SUBDIVISION, AS RECORDED IN PLAT BOOK 4, PAGE, 5 PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 28 SOUTH, RANGE 25 EAST, POLK COUNTY, FLORIDA.

FIELD BOOK: **779A**

PAGE **55-58**

SCALE: **1"= 40'**

DATE OF SURVEY: **04/09/2015**

DRAWING NO. **ESL 6791.05**

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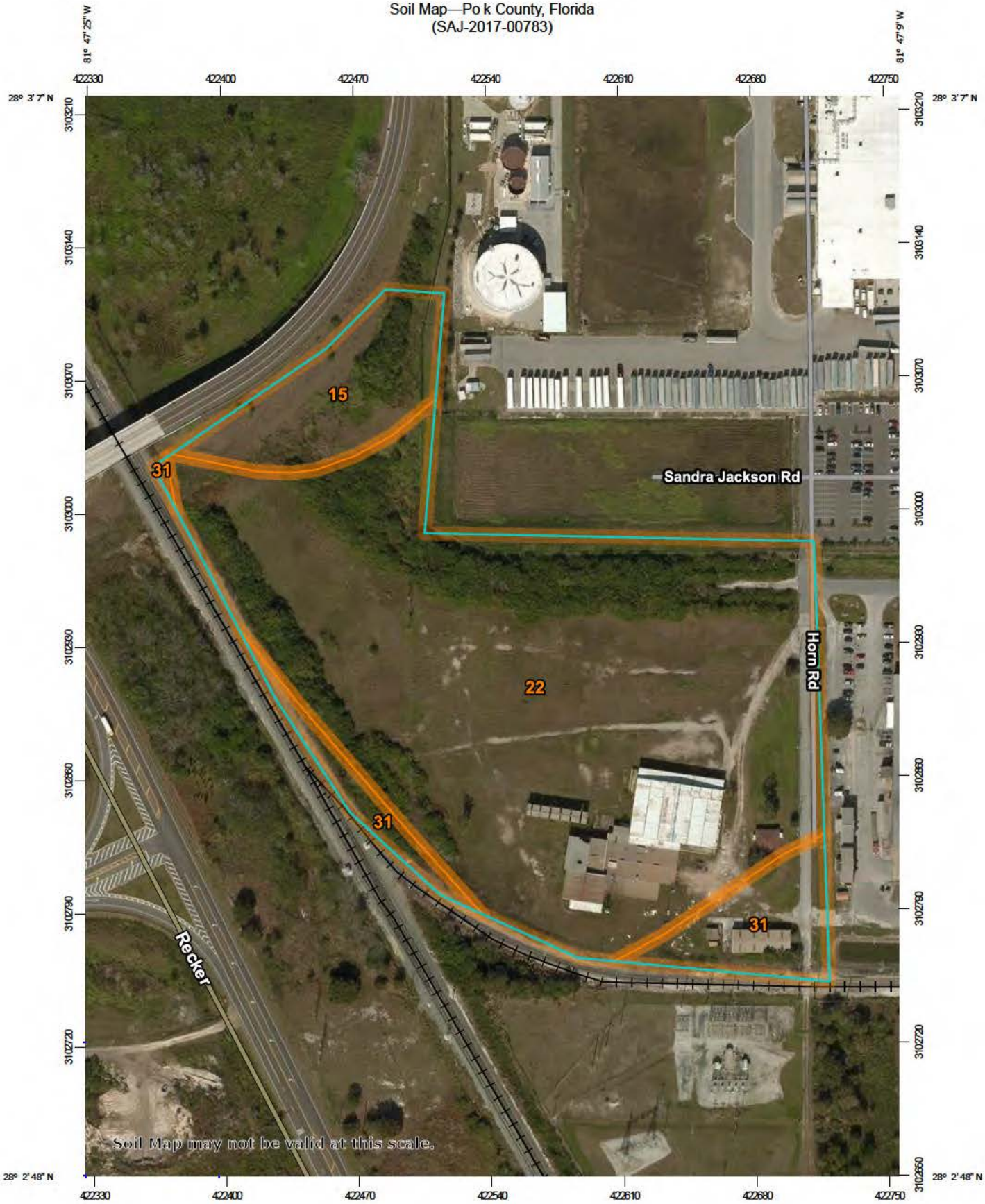
P:\679105\CAD\Survey\679105-HHG-2015-04-20-ALTA.dwg SHEET 2 Jun 09, 2017 2:38pm by: hgreives

SAJ-2017-00783
Review area
W Derby Ave
E Derby Ave
544A
544
Pine Rd
Henry Rd
New Hope St
Lincoln Ct
Hobbs Rd
Vicki Ln
McKean St
Ariana Ave
Pine St
Main St
Sandra Jackson Rd
Horn Rd
655
Recker Hwy
1st Ave
42nd St
42nd St NW
Google earth
© 2018 Google
1000 ft
N

Soil Map—Po k County, Florida
(SAJ-2017-00783)



Map Scale: 1:2,770 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Po k County, Florida
Survey Area Data: Version 15, Oct 6, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 3, 2015—Feb 14, 2015

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
15	Tavares fine sand, 0 to 5 percent slopes	1.7	9.8%
22	Pomello fine sand	14.3	81.1%
31	Adamsville fine sand, 0 to 2 percent slopes	1.6	9.1%
Totals for Area of Interest		**17.7**	**100.0%**