

BOUNDARY SURVEY

LEGAL DESCRIPTION:

LOT 1
COMMENCE AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 20 EAST, CITRUS COUNTY, FLORIDA;
THENCE S.00°08'53" W. ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 A DISTANCE OF 580.32 FEET TO A POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41, SAID POINT BEING 50.00 FEET EASTERLY OF WHEN MEASURED PERPENDICULARLY TO THE CENTERLINE OF SAID HIGHWAY; THENCE S. 21°48'34" E. ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 60.64 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MOSSY OAK DRIVE, HAVING A 60.00 FOOT WIDE RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 41, PAGES 67 AND 68 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE CONTINUE S. 21°48'34" E. ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 344.09 FEET; THENCE N. 68°11'26" E. A DISTANCE OF 223.91 FEET TO A POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF RAILS TO TRAILS FORMERLY KNOWN AS THE ATLANTIC COAST LINE RAILROAD; THENCE N. 31°03'47" W. A DISTANCE OF 337.25 FEET; THENCE N. 34°35'53" W. ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 32.22 FEET TO A POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AFORESAID MOSSY OAK DRIVE; THENCE S. 61°06'31" W. ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 163.80 FEET TO THE POINT OF BEGINNING.

AND

LOT 2:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 20 EAST, CITRUS COUNTY, FLORIDA;

THENCE S. 00°08'53" W. ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21 A DISTANCE OF 580.32 FEET TO A POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41, SAID POINT BEING 50.00 FEET EASTERLY OF WHEN MEASURED PERPENDICULARLY TO THE CENTERLINE OF SAID HIGHWAY; THENCE S. 21°48'34" E. ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 60.64 FEET TO A POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MOSSY OAK DRIVE, HAVING A 60.00 FOOT WIDE RIGHT-OF-WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 41, PAGES 67 AND 68 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE CONTINUE S. 21°48'34" E. ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 344.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S. 21°48'34" E. ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 300.00 FEET; THENCE N. 68°11'26" E. A DISTANCE OF 272.79 FEET TO A POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF RAILS TO TRAILS FORMERLY KNOWN AS THE ATLANTIC COAST LINE RAILROAD; THENCE N. 31°03'47" W. A DISTANCE OF 303.96 FEET TO A POINT BEING N. 68°11'26" E. FROM THE POINT OF BEGINNING; THENCE S. 68°11'26" W. A DISTANCE OF 223.91 FEET TO THE POINT OF BEGINNING, LESS THE FOLLOWING:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 19, SOUTH, RANGE 20 EAST, CITRUS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 19 SOUTH, RANGE 20 EAST, CITRUS COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, S 89°51'38" E, 783.06 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SURVEY OF STATE ROAD 46 (U.S. 41) AT STATION 594+31.72 PER WORK PROGRAM ITEM SEGMENT NUMBER 2971841; THENCE ALONG SAID CENTERLINE OF SURVEY, N. 21°48'34" W. 1,509.75 FEET TO STATION 609+41.47; THENCE N. 68°27'28" E. 50.00 FEET TO A POINT OF INTERSECTION WITH THE EXISTING EASTERLY RIGHT OF WAY LINE OF STATE ROAD 46 (U.S. 41), AND THE POINT OF BEGINNING; THENCE ALONG SAID EXISTING EASTERLY RIGHT OF WAY LINE, N. 21°48'34" W. 645.75 FEET TO A POINT ON THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF MOSSY OAK DRIVE AS RECORDED IN OFFICIAL RECORDS BOOK 41, PAGE 67 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, N. 61°19'36" E. 16.12 FEET; THENCE S. 21°48'34" E. 647.75 FEET; THENCE S. 68°27'28" W. 16.00 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:
DEVELOPMENT CAPITAL INVESTMENTS LLC; INFANTINO AND BERMAN; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; BANK OZK

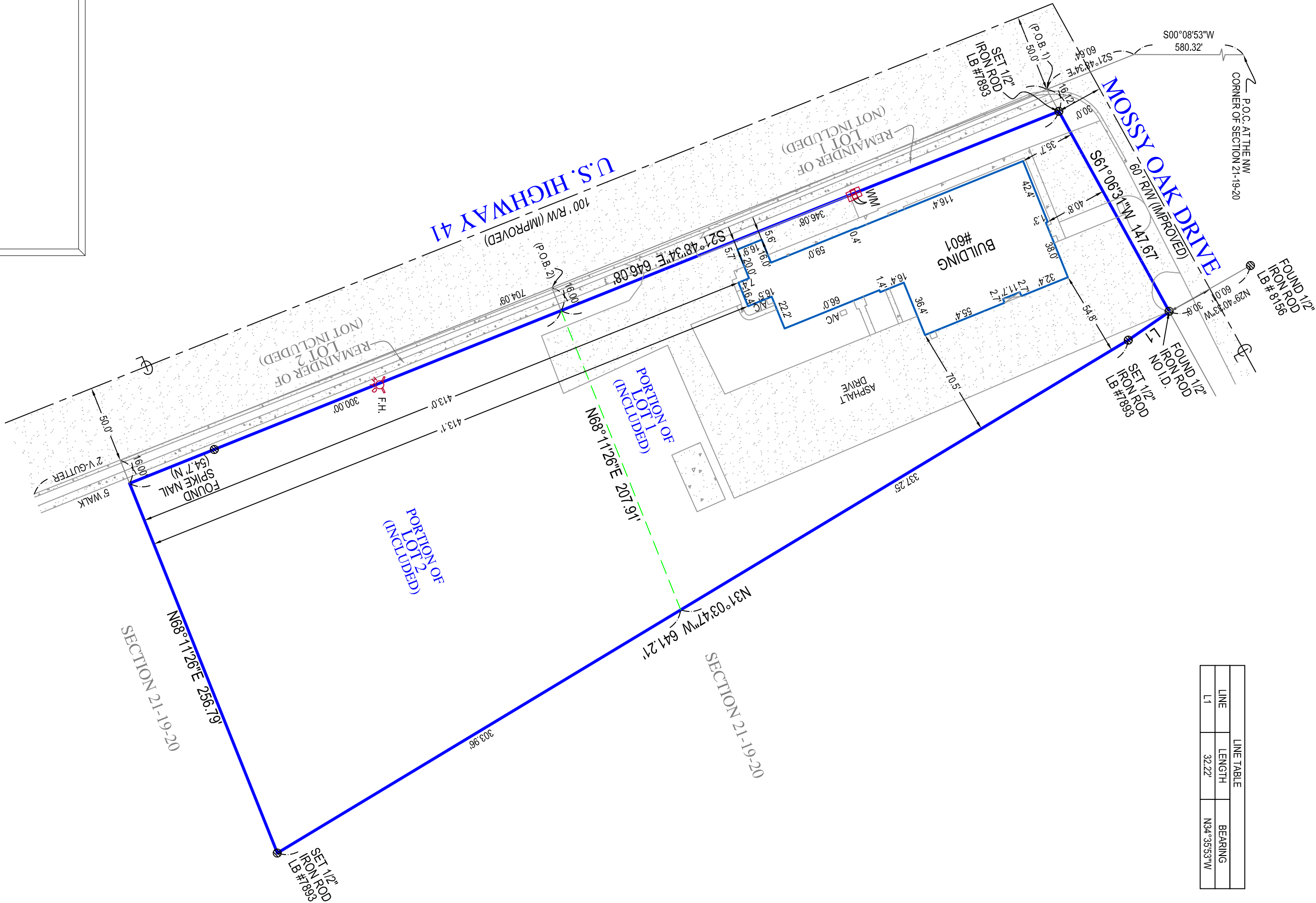
FLOOD ZONE: X
COMMUNITY NUMBER: 120348
PANEL: 12077C0354
SUFFIX: D
FIELD DATE: 7/2/2022
SURVEY NUMBER: 549855
CLIENT FILE NUMBER: 5106

PROPERTY ADDRESS:
601 US HIGHWAY 41
INVERNESS, FLORIDA 34452

I have reviewed OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY'S
COMMITMENT FOR TITLE INSURANCE
Commitment Number: 1249844 Issuing Agents : Infantino and Berman

Dated: April 06, 2022 @ 11:00p.m.
All policy and title search items have been abstracted and all that apply are shown hereon

ITEM#	O.R.B.	Pg.	CONVEYANCE	STATUS
5	1392	632	MATTERS CONTAINED IN INSTRUMENT	NO PLOTTABLE CONDITIONS



SYMBOL DESCRIPTIONS:

▢ = CATCH BASIN
— = MISC. FENCE
⊕ = CENTERLINE ROAD
⊕ = PROPERTY CORNER
⊕ = COVERED AREA
⊕ = UTILITY BOX
+X+X+ = EXISTING ELEVATION
⊕ = UTILITY POLE
⊕ = HYDRANT
⊕ = WATER METER
⊕ = MANHOLE
⊕ = WELL
— = METAL FENCE
— = WOOD FENCE

ABBREVIATION DESCRIPTION:

AC = AIR CONDITIONER
C = CENTERLINE
D = DELTA ANGLE
ID = IDENTIFICATION
LB = LICENSED BUSINESS
N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O.H.L. = OVERHEAD UTILITIES
P.C. = POINT OF CURVATURE
P.C.C. = POINT OF COMPOUND CURVE
P.K. = PARKER KYLON NAIL
P.R.C. = POINT OF REVERSE CURVE
P.S.M. = PROFESSIONAL SURVEYOR MAPPER
P.T. = POINT OF TANGENCY
R.W. = RIGHT OF WAY

SURVEY NOTES
ASPHALT DRIVE CROSSING INTO R/W
ON NORTHERLY SIDE AND WESTERLY
SIDE OF LOT.

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 A RAISED
EMBOSSED SEAL AND SIGNATURE.

(SIGNED)
KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415



LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS IF SHOWN ARE BASED UPON N.G.V.D. UNLESS OTHERWISE NOTED.
- 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 IMPROVEMENTS OVER SCALED POSITIONS.