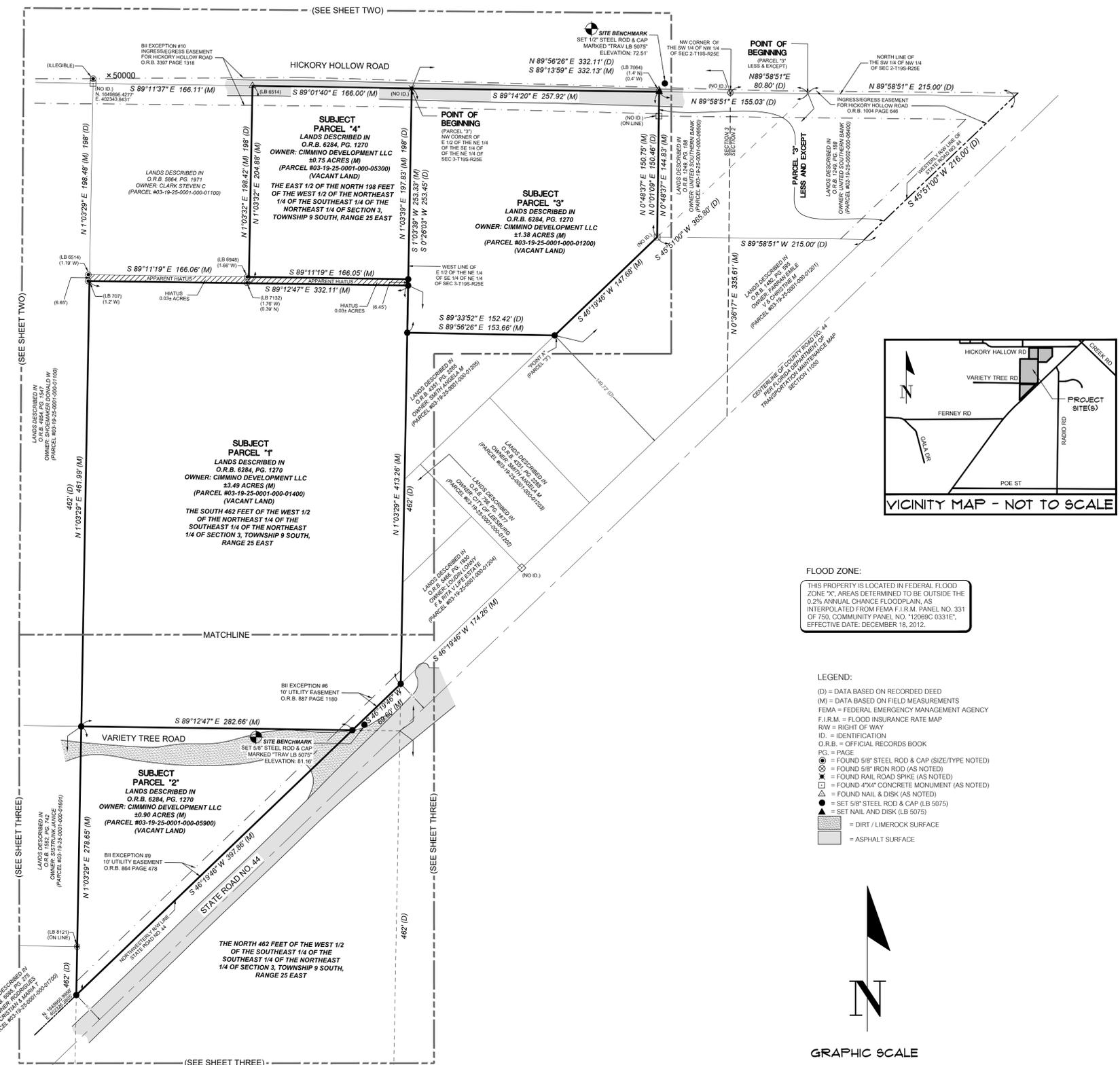


BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA



LEGAL DESCRIPTION: (AS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT #1415437A3, DATED JANUARY 16, 2024)

PARCEL 1:
THE SOUTH 462 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

PARCEL 2:
NORTH 462 FEET OF SOUTHWEST 1/4 OF SOUTHWEST 1/4 OF NORTHEAST 1/4 LYING NORTH-WESTERLY OF THE NORTH-WESTERLY RW LINE OF HIGHWAY 44, SECTION 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

PARCEL 3:
BEGINNING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 0°26'32" WEST ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OR THE NORTHEAST 1/4, 253.45 FEET, THENCE SOUTH 89°33'52" EAST, 152.42 FEET TO A POINT THAT IS 149.72 FEET WHEN MEASURED AT RIGHT ANGLES THERETO TO THE NORTH-WESTERLY RIGHT OF WAY OF HIGHWAY NO. 44, SAID POINT HEREBY DESIGNATED AS POINT "A"; RETURN TO THE POINT OF BEGINNING AND RUN NORTH 89°58'51" EAST, 332.11 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 25 EAST, THENCE NORTH 89°58'51" EAST ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 25 EAST, THENCE NORTH 89°58'51" WEST, 215.00 FEET; THENCE NORTH 0°10'09" WEST, 150.46 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 89°58'51" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, 155.03 FEET TO THE POINT OF BEGINNING. LESS RIGHT OF WAY OF EXISTING ROAD.

LESS AND EXCEPT:
A PARCEL OF LAND IN SECTIONS 2, AND 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
FROM THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 25 EAST, (SAME BEING THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST), RUN THENCE NORTH 89°58'51" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST, A DISTANCE OF 80.80 FEET AND THE POINT OF BEGINNING OF THIS DESCRIPTION FROM SAID POINT OF BEGINNING CONTINUE NORTH 89°58'51" EAST ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 25 EAST, TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD NO. 44; THENCE SOUTH 45°41'00" WEST ALONG SAID WESTERLY RIGHT OF WAY, 216.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, RUN SOUTH 89°58'51" WEST, 215.00 FEET; THENCE NORTH 0°10'09" WEST, 150.46 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE NORTH 89°58'51" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, 155.03 FEET TO THE POINT OF BEGINNING. LESS RIGHT-OF-WAY FOR COUNTY ROAD.

PARCEL 4:
THE EAST 1/2 OF THE NORTH 198 FEET OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 9 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

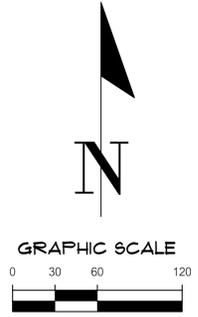
- SURVEYOR'S NOTES:**
- COORDINATES, MEASURED BEARINGS AND DISTANCES ARE BASED ON STATE PLANE COORDINATE, FLORIDA EAST ZONE. THE BASIS OF BEARING IS THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, HAVING A BEARING OF S. 01°03'39" W.
 - VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 - NAVD88. ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION "B-426", WITH A PUBLISHED ELEVATION OF 85.02 FEET (NAVD88).
 - OBSERVED EVIDENCE OF UTILITIES HAS BEEN SHOWN PURSUANT TO SECTION 5 PARAGRAPH E (IV) OF THE ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
 - THIS SURVEY WAS PRODUCED WITH THE BENEFIT OF FURNISHED TITLE WORK AS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT #1415437A3, DATED JANUARY 16, 2024. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND OR OWNERSHIP WERE FURNISHED TO THE SURVEYOR EXCEPT AS SHOWN, AND NO SEARCH OF THE PUBLIC RECORDS HAS BEEN DONE BY THE SURVEYOR.
 - THE SURVEYOR HAS NO KNOWLEDGE OF UNDERGROUND FOUNDATIONS WHICH MAY ENCROACH.
 - FENCING, SYMBOLS AND MONUMENTATION SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
 - IN THE OPINION OF THIS SURVEYOR, THE PERIMETER LINES AS SHOWN HEREON REPRESENT THE LOCATION OF THE BOUNDARY LINES OF THE SUBJECT PARCEL IN RELATION TO THE DESCRIPTION OF RECORD AND THOSE EXISTING LAND CORNERS FOUND TO BE ACCEPTABLE BY THIS SURVEYOR.
 - INFORMATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY, (F.E.M.A.) FLOOD INSURANCE RATE MAP(S), SHOWN ON THIS MAP WAS CURRENT AS OF THE REFERENCED DATE. MAP REVISIONS AND AMENDMENTS ARE PERIODICALLY MADE BY LETTER AND MAY NOT BE REFLECTED ON THE MOST CURRENT MAP.
 - ADDITIONAL POINTS MAY BE FOUND BY TURNING ON THE SV-NODE* LAYERS IN THE SUPPLIED DIGITAL FILE.
 - TOPOGRAPHIC INFORMATION SHOWN HEREON BASED ON GROUND SURVEY. CONTOURS SHOWN HEREON REFLECT 1-FOOT INTERVALS.
 - THERE EXISTS A HIATUS ALONG THE NORTH LINE OF PARCEL 2 AND THE SOUTH LINE OF PARCEL 4. THE HIATUS DOES NOT CONFLICT WITH THE DESCRIPTIONS FOR EITHER PARCEL, AS DESCRIBED IN OFFICIAL RECORDS BOOK 6284, PAGE 1270.
 - THIS SURVEY IS A TOTAL OF THREE (3) SHEETS. EACH SHEET IS INCOMPLETE WITHOUT THE OTHERS. SEE SHEET ONE (1) FOR OVERALL BOUNDARY INFORMATION. SEE SHEETS TWO (2) AND THREE (3) FOR DETAILED IMPROVEMENTS AND TOPOGRAPHIC INFORMATION.

BII EXCEPTIONS: (AS PROVIDED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT #1415437A3, DATED JANUARY 16, 2024)

- EXCEPTION #6:** EASEMENT CONTAINED IN INSTRUMENT RECORDED AUGUST 19, 1986, UNDER O.R. BOOK 887, PAGE 1180, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, (AS TO PARCEL 1) - (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)
- EXCEPTION #7:** 1. ORDINANCE #2006-71 RECORDED IN O.R. BOOK 3268, PAGE 96, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, (AS TO PARCEL 1) - (AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT)
- EXCEPTION #8:** RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED OCTOBER 24, 1941, UNDER DEED BOOK 195, PAGE 147, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S. (AS TO PARCEL 2) - (DOES NOT AFFECT SUBJECT PROPERTY, NOTHING TO PLOT)
- EXCEPTION #9:** EASEMENT CONTAINED IN INSTRUMENT RECORDED JANUARY 17, 1986, UNDER O.R. BOOK 864, PAGE 478, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, (AS TO PARCEL 2) - (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)
- EXCEPTION #10:** EASEMENT CONTAINED IN FINAL JUDGMENT ESTABLISHING EASEMENT RECORDED MARCH 27, 2007, UNDER O.R. BOOK 3397, PAGE 1314, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, (AS TO PARCEL 3) - (AFFECTS SUBJECT PROPERTY, PLOTTED HEREON)
- EXCEPTION #11:** RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA, AS SET FORTH IN THE DEED FROM THE TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA RECORDED AUGUST 2, 1949, UNDER DEED BOOK 288, PAGE 438, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; HOWEVER, THE RIGHT OF ENTRY AND EXPLORATION ASSOCIATED WITH THE OIL AND MINERAL RESERVATION HAS BEEN RELEASED PURSUANT TO SEC. 270.11, F.S. (AS TO PARCEL 4) - (DOES NOT AFFECT SUBJECT PROPERTY, NOTHING TO PLOT)

FLOOD ZONE:
THIS PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS INTERPOLATED FROM FEMA F.I.R.M. PANEL NO. 331 OF 750, COMMUNITY PANEL NO. 123960-0331C, EFFECTIVE DATE: DECEMBER 18, 2012.

- LEGEND:**
- (D) = DATA BASED ON RECORDED DEED
 - (M) = DATA BASED ON FIELD MEASUREMENTS
 - FEMA = FEDERAL EMERGENCY MANAGEMENT AGENCY
 - F.I.R.M. = FLOOD INSURANCE RATE MAP
 - RW = RIGHT OF WAY
 - ID. = IDENTIFICATION
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - ⊙ = FOUND 5/8" STEEL ROD & CAP (SIZE/TYPED NOTED)
 - ⊗ = FOUND 5/8" IRON ROD (AS NOTED)
 - ⊗ = FOUND RAIL ROAD SPIKE (AS NOTED)
 - ⊗ = FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
 - ⊗ = FOUND NAIL & DISK (AS NOTED)
 - = SET 5/8" STEEL ROD & CAP (LB 5075)
 - ▲ = SET NAIL AND DISK (LB 5075)
 - ▨ = DIRT / LIMEROCK SURFACE
 - ▨ = ASPHALT SURFACE



11801 Research Drive
Alachua, Florida 32015
(352) 351-1976
www.chw-inc.com
est. 1988 FLORIDA
CA-5075

CHW

Professional Consultants
1" = 60'
VERIFY ALL DATA ON
BASIS OF FIELD SURVEY
OR ORIGINAL DRAWING
OR PHOTO SURVEY
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

CLINTON N. RICKNER
Professional Surveyor & Mapper Fla. License No. 7428

CMIMMO DEVELOPMENT, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY
VORLON, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY
MCLIN & BURNSED, P.A.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
WORKSHEET

TECH: clnr
PLT: Pdr
DATE: Apr 22, 2024 3:56pm
FILENAME: N:\2023\23-0619\Department\01_Survey\DWG\23-0619_BOUNDARY_TOPO_TREE_STATE_PLANE.dwg

SHEET NO.:
1 OF 3

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF
SECTION 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST,
LAKE COUNTY, FLORIDA

SURVEYOR'S NOTES:

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LO = LIVE OAK TREE
LAO = LAUREL OAK TREE
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⊡ = WOODEN POWER POLE
⊡ = METAL STREET SIGN
⊡ = GUY ANCHOR
⊡ = BENCHMARK
80. = CONTOUR LINE
X 80.5 = SPOT ELEVATION (PERVIOUS)
X 80.45 = SPOT ELEVATION (IMPERVIOUS)

— = 4" WIRE FENCE (UNLESS NOTED)
— = OVER-HEAD ELECTRIC WIRE
— = DIRT / LIMESTONE SURFACE
— = ASPHALT SURFACE

GRAPHIC SCALE

0 15 30 60

FLOOD ZONE:

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Tech: dhr Plot Date: Apr 22, 2024 4:03pm Filename: N:\2023\23-0619\Department\01_Survey\Draw\23-0619_BOUNDARY TOPO TREE STATE PLANE.dwg

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est. 1988 FLORIDA
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CHW

Professional Consultants

SCALE: 1" = 30'

REVISIONS: DATE BY DESCRIPTION

0 4/22/24 JIM ORIGINAL DRAWING

1 4/22/24 JIM THIS SHEET ADJUST SCALES ACCORDINGLY

DATE: 02-29-2024

REVISION DATE: 4/22/24 - ADDED TITLE

CHECKED BY: JIM

PROJECT NUMBER: 23-0619

FIELD BOOK & PAGE: WORKSHEET

DATE: 02-29-2024

REVISION DATE: 4/22/24 - ADDED TITLE

CHECKED BY: JIM

PROJECT NUMBER: 23-0619

FIELD BOOK & PAGE: WORKSHEET

CLINTON N. RICKNER

(SEE SHEET ONE OF THREE)

Professional Surveyor & Mapper License No. 7429

This map prepared by:

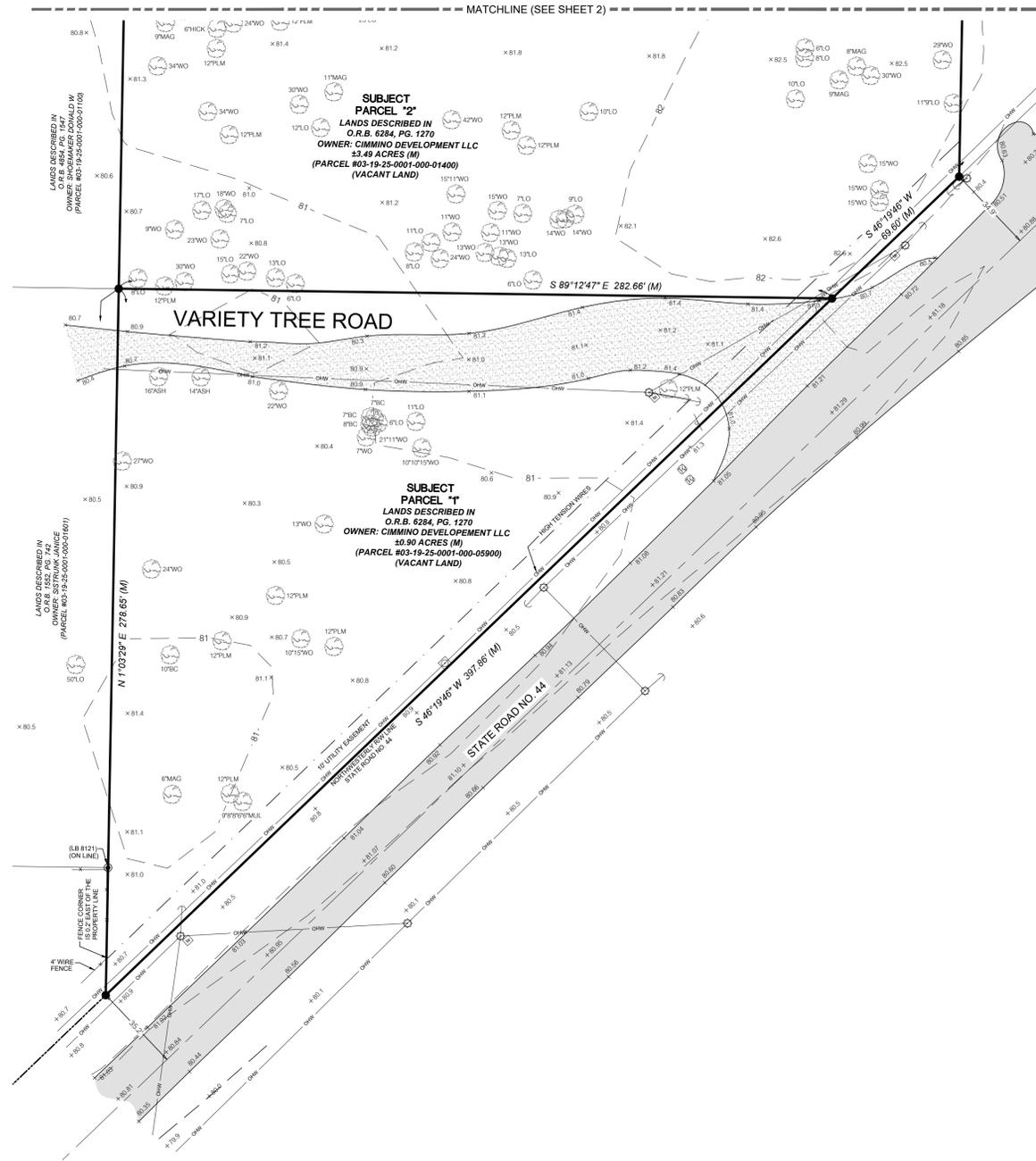
Certificate of Authorization No. LB-5075

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER

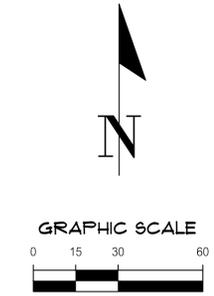
SHEET NO. 2 OF 3

BOUNDARY & TOPOGRAPHIC SURVEY

LOCATED IN THE NORTHEAST QUARTER (NE 1/4) OF
SECTION 3, TOWNSHIP 19 SOUTH, RANGE 25 EAST,
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FLOOD ZONE:
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SCALE: 1" = 30'
REPLY TO ALL
BASIS OF THIS SURVEY
ON ORIGINAL DRAWING
0. MAY USE THIS SURVEY
THIS SHEET, ADJUST
SCALES ACCORDINGLY.

(SEE SHEET ONE OF THREE)

TECHNICAL	SURVEY DATE
MAO	02-29-2024
CREW CHIEF	REVISION DATE
JM	4/3/24 - ADDED TITLE
CHECKED BY:	PROJECT NUMBER
CNR	23-0619
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