

DESCRIPTION:

A PORTION OF THE FOLLOWING DESCRIBED LAND LYING WEST OF THE CENTERLINE OF AN EASEMENT 100.00 FEET IN WIDTH (FOR THE NORTH LATERAL 6, AS DESCRIBED HEREIN) AS RECORDED IN OFFICIAL RECORDS BOOK 349, PAGE 171, AND OFFICIAL RECORDS BOOK 400, PAGE 545, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA:

FROM THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 33 SOUTH, RANGE 37 EAST, RUN ALONG THE CENTERLINE OF STATE ROAD 60, NORTH 89°17'30" WEST, A DISTANCE OF 2620.67 FEET; THENCE RUN SOUTH 00°45'00" WEST, A DISTANCE OF 200 FEET TO THE NORTHWEST CORNER OF TRACT 1, ST. JOHNS DRAINAGE DISTRICT, UNIT 7, AS RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF INDIAN RIVER COUNTY, FLORIDA, PLAT BOOK 7, PAGE 41; THENCE RUN SOUTH 00°45'00" WEST, A DISTANCE OF 2502.10 FEET TO THE NORTHEAST CORNER OF THOSE CERTAIN LANDS CONVEYED TO BECKER, AS RECORDED IN OFFICIAL RECORDS BOOK 257, PAGES 309, 310, AND 311, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE RUN NORTH 89°23'15" WEST, A DISTANCE OF 8194.17 FEET TO THE POINT OF BEGINNING OF BOTH PARCELS I AND II, SAID POINT OF BEGINNING BEING THE NORTHEAST CORNER OF THAT CERTAIN PROPERTY CONVEYED TO ROGERS, ET AL., AS RECORDED IN OFFICIAL RECORDS BOOK 349, PAGE 176, AND THE SOUTHWEST CORNER OF THOSE LANDS CONVEYED TO YATES AS RECORDED IN OFFICIAL RECORDS BOOK 268, PAGE 146, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PARCEL I

FROM SAID POINT OF BEGINNING RUN SOUTH 00°39'20" WEST, A DISTANCE OF 5680.20 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PROPERTY CONVEYED TO McCLELLAND AS RECORDED IN OFFICIAL RECORDS BOOK 230, PAGE 70; THENCE RUN NORTH 89°28'00" WEST, A DISTANCE OF 5413.70 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PROPERTY CONVEYED TO McCLELLAND AS RECORDED IN OFFICIAL RECORDS BOOK 230, PAGE 70; THENCE RUN NORTH 00°30'00" EAST, A DISTANCE OF 5700.03 FEET; THENCE RUN SOUTH 89°15'25" EAST, A DISTANCE OF 5415.88 FEET TO THE POINT OF BEGINNING, LESS THE EAST 80.00 FEET THEREOF.

SUBJECT TO, HOWEVER, EASEMENTS TO THE ST. JOHNS DRAINAGE DISTRICT FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, UTILITIES ABOVE AND BELOW GROUND, DRAINAGE AND/OR OTHER USES OVER THE NORTH 30.00 FEET, THE SOUTH 30.00 FEET AND THE WEST 40.00 FEET THEREOF.

ALSO, SUBJECT TO AN EASEMENT 100.00 FEET IN WIDTH FOR THE NORTH LATERAL 6, THE CENTERLINE BEING 2728.15 FEET EAST OF THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED PROPERTY, AND THE CENTERLINE OF THE SOUTH BOUNDARY BEING 2746.75 FEET EAST OF THE SOUTHWEST CORNER OF THE ABOVE-DESCRIBED PROPERTY, AS IN OFFICIAL RECORDS BOOK 349, PAGE 171, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

PARCEL II

FROM SAID POINT OF BEGINNING RUN NORTH 89°15'25" WEST, A DISTANCE OF 5415.88 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PROPERTY CONVEYED TO ROGERS, ET AL., AS RECORDED IN OFFICIAL RECORDS BOOK 349, PAGE 176, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA; THENCE RUN NORTH 00°36'13" EAST, A DISTANCE OF 2513.18 FEET; THENCE SOUTH 89°20'34" EAST, A DISTANCE OF 5421.27 FEET; THENCE RUN SOUTH 00°39'32" WEST, A DISTANCE OF 2520.43 FEET TO THE POINT OF BEGINNING, LESS THE EAST 40 FEET THEREOF.

SUBJECT TO, HOWEVER, EASEMENTS TO THE ST. JOHNS DRAINAGE DISTRICT FOR CANALS, SLUICWAYS, DIKES, ROADS, AND OTHER WORKS, OVER AND ACROSS THE WEST 40.00 FEET OF THE EAST 80.00 FEET, THE NORTH 30.00 FEET, THE WEST 40.00 FEET AND THE SOUTH 30.00 FEET THEREOF.

ALSO, SUBJECT TO AN EASEMENT 100.00 FEET IN WIDTH FOR THE NORTH LATERAL 6, THE CENTERLINE BEING 2719.27 FEET EAST OF THE NORTHWEST CORNER OF THE ABOVE-DESCRIBED PROPERTY, AND THE CENTERLINE OF THE SOUTH BOUNDARY BEING 2728.15 FEET EAST OF THE SOUTHWEST CORNER OF THE ABOVE-DESCRIBED PROPERTY AS IN OFFICIAL RECORDS BOOK 400, PAGE 545, PUBLIC RECORDS OF INDIAN RIVER COUNTY, FLORIDA.

SAID PARCEL CONTAINS 515.1 ACRES, MORE OR LESS.

SURVEY NOTES:

1. THIS SURVEY IS NOT VALID WITHOUT A SIGNATURE AND ORIGINAL EMBOSSED SEAL OF A FLORIDA PROFESSIONAL LAND SURVEYOR.
2. DESCRIPTION PROVIDED BY CLIENT AND/OR THEIR AGENT.
3. UNDERGROUND IMPROVEMENTS AND FOUNDATIONS WERE NOT LOCATED AS PART OF THIS SURVEY.
4. THE CENTERLINE OF STATE ROAD 60 BEARS NORTH 89°17'30" WEST, PER DEED AND AS MONUMENTED, ALL BEARINGS ARE RELATIVE THERETO.
5. PROPERTY LIES IN FLOOD ZONE A PER MAP 12061C0220 H AND 12061C0350 H, DATED 2-16-12.
6. THE LAST DATE OF FIELD WORK WAS OCTOBER 2, 2021.
7. THE EXPECTED USE OF THIS SURVEY IS RURAL.
8. DISTANCES ARE BASED ON US SURVEY FOOT.
9. THERE ARE MISCELLANEOUS SMALL DITCHES AND FURROWS THAT WERE NOT LOCATED FOR THIS SURVEY.
10. ZONING FOR ALL PARCELS IS A-2 (INDIAN RIVER COUNTY).
11. OVERALL PROPERTY CONTAINS 515.1 ACRES, MORE OR LESS.
12. PROPERTY IS VACANT (WITH AGRICULTURAL BUILDINGS AS SHOWN).
13. OWNERSHIP OF FENCES, DITCHES AND CANALS IS UNKNOWN.
14. REFERENCE IS MADE TO DITCH R/W MAP 88060-2503 AND CARTER ASSOCIATES BOUNDARY SURVEY 19836-C, DATED DECEMBER 2014.

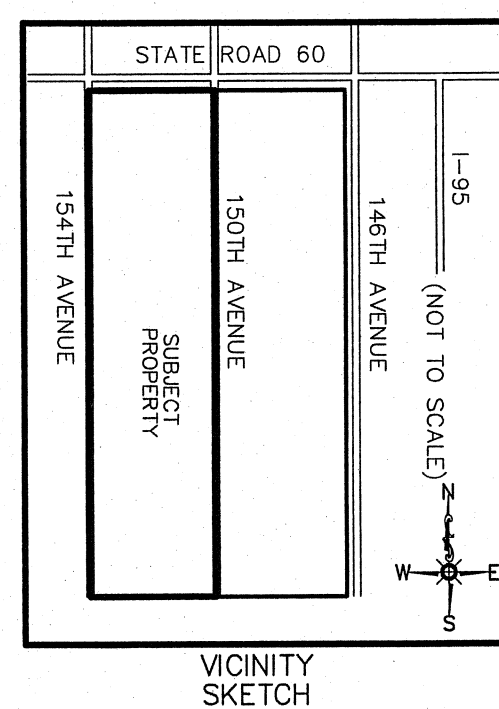
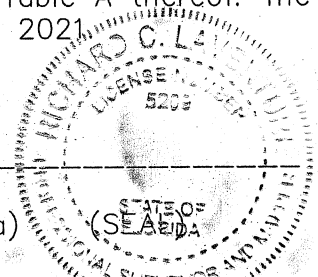
CERTIFIED TO:

To (i) EPIC ESTATES AT VERO BEACH, LLC, a Texas limited liability company, (ii) American AgCredit, FLCA, ISAOA, ATMA, (iii) First American Title Insurance Company as follows:

This is to certify that this map or plot and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items of Table A thereof. The field work was completed on October 2, 2021.

Dated: 10/14/21

Richard C. Loventur
Registration No. 5209 (Florida)



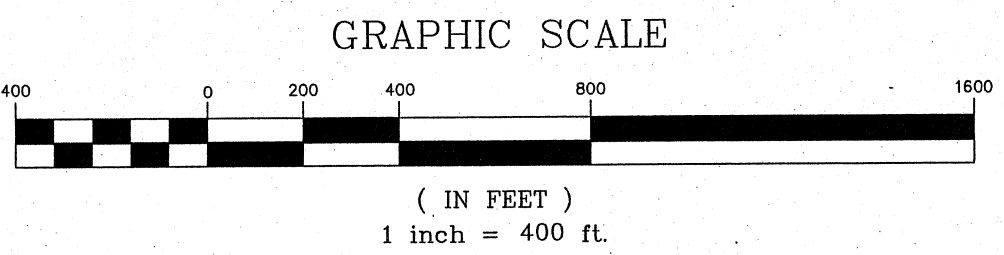
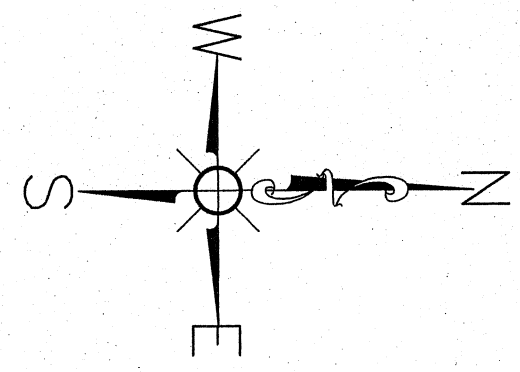
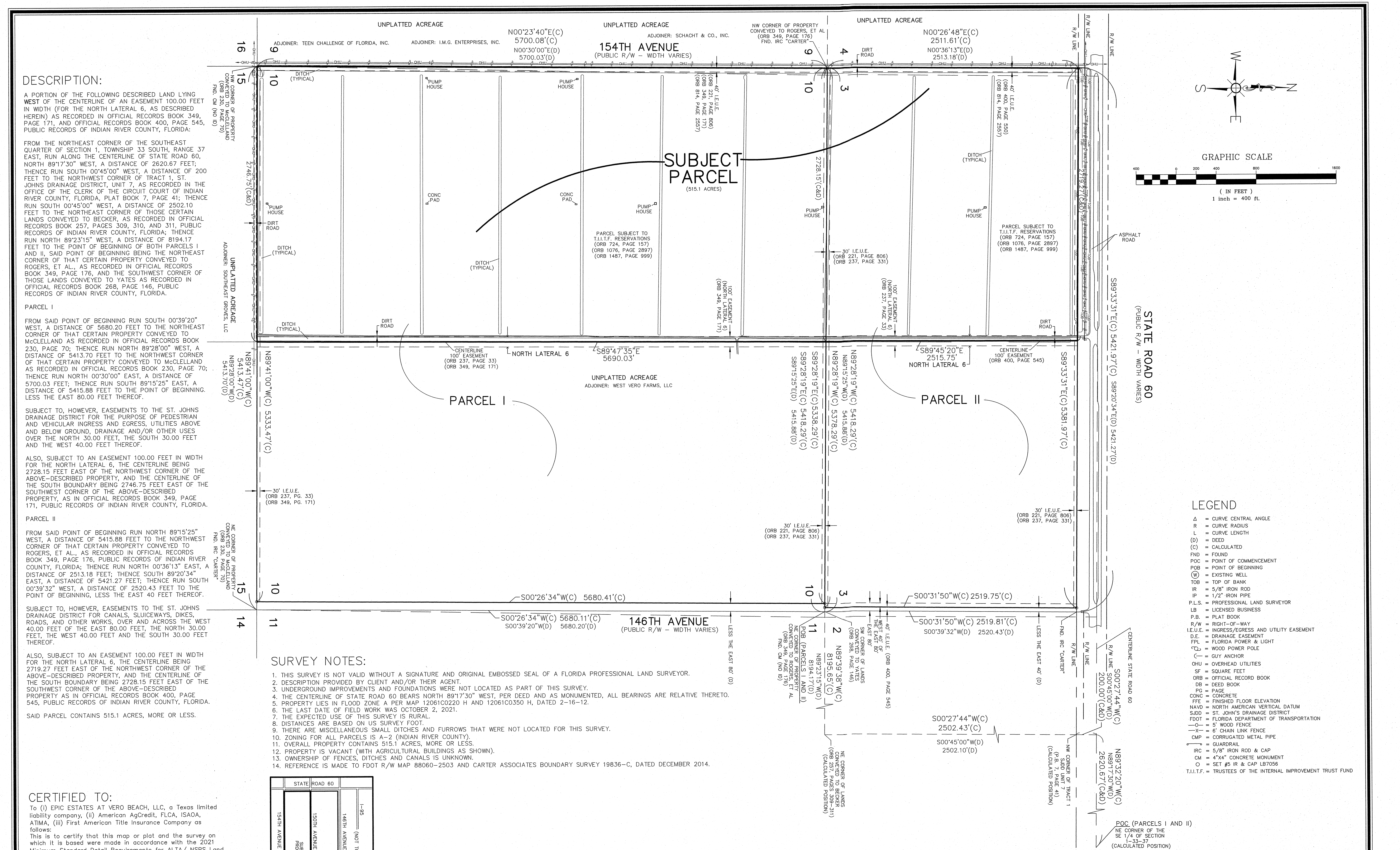
ALTA/NSPS LAND TITLE SURVEY
PREPARED FOR
EPIC ESTATES AT VERO BEACH, LLC

- REVISIONS -		BY	DATE

FIELD	BY	DATE

LAVENTURE & ASSOCIATES, INC.
PROFESSIONAL SURVEYING AND MAPPING
2552 PETERS ROAD SUITE D
FORT PIERCE, FLORIDA 34982
(772) 398-6430 PHONE (772) 398-6426 FAX
LB 7056

DATE: 10-14-21
HORIZ. SCALE: 1"=400'
VERT. SCALE: N/A
JOB NO. **21.3583-W**
SHEET **1 OF 1**



- LEGEND**
- Δ = CURVE CENTRAL ANGLE
 - R = CURVE RADIUS
 - L = CURVE LENGTH
 - (D) = DEED
 - (C) = CALCULATED
 - FND = FOUND
 - POC = POINT OF COMMENCEMENT
 - POB = POINT OF BEGINNING
 - (W) = EXISTING WELL
 - TOB = TOP OF BANK
 - IR = 5/8" IRON ROD
 - IP = 1/2" IRON PIPE
 - P.L.S. = PROFESSIONAL LAND SURVEYOR
 - LB = LICENSED BUSINESS
 - P.B. = PLAT BOOK
 - R/W = RIGHT-OF-WAY
 - I.E.U.E. = INGRESS/EGRESS AND UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - FPL = FLORIDA POWER & LIGHT
 - CP = CONCRETE
 - CP = CORRUGATED METAL PIPE
 - IR = 5/8" IRON ROD & CAP
 - CM = 4"x4" CONCRETE MONUMENT
 - = SET #5 IR & CAP LB7056
 - T.I.T.F. = TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND