

LEGAL DESCRIPTION:

A TWENTY-FOUR FOOT (24') WIDE EASEMENT IN OAK CREST SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 9, TOWN OF LADY LAKE, SECTION 21, TOWNSHIP 18 SOUTH, RANGE 24 EAST, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE RUN NORTH 02°1'36" EAST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21, A DISTANCE OF 29.97 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GRIFFIN VIEW DRIVE (A 60 FOOT WIDE RIGHT-OF-WAY); THENCE DEPARTING SAID EAST LINE, RUN ALONG SAID NORTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN NORTH 89°44'01" WEST, A DISTANCE OF 0.52 FEET TO THE POINT OF BEGINNING; 2) THENCE CONTINUE NORTH 89°44'01" WEST, A DISTANCE OF 24.00 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 00°00'00" EAST, A DISTANCE OF 316.67 FEET; THENCE RUN NORTH 22°47'15" WEST, A DISTANCE OF 10.48 FEET; THENCE RUN NORTH 63°54'34" WEST, A DISTANCE OF 15.04 FEET; THENCE RUN SOUTH 71°05'26" WEST, A DISTANCE OF 212.02 FEET; THENCE RUN NORTH 63°54'34" WEST, A DISTANCE OF 104.58 FEET; THENCE RUN NORTH 18°54'34" WEST, A DISTANCE OF 53.71 FEET TO A POINT ON THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4960, PAGE 1633, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN SOUTH 89°44'35" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 25.41 FEET TO A POINT ON THE NORTHEASTERLY LINE OF A SEWER EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 6079, PAGE 1640, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH LINE, RUN ALONG THE NORTHEASTERLY, NORTHERLY, AND EAST LINE OF SAID SEWER EASEMENT THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 18°54'34" EAST, A DISTANCE OF 35.43 FEET; 2) THENCE RUN SOUTH 63°54'34" EAST, A DISTANCE OF 84.70 FEET; 3) THENCE RUN NORTH 71°05'26" EAST, A DISTANCE OF 212.02 FEET; 4) THENCE RUN SOUTH 63°54'34" EAST, A DISTANCE OF 33.98 FEET; 5) THENCE RUN SOUTH 22°47'15" EAST, A DISTANCE OF 24.31 FEET; 6) THENCE RUN SOUTH 00°00'00" EAST, A DISTANCE OF 321.62 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 17,095 SQUARE FEET, (±0.392 ACRES), MORE OR LESS.

THE AFORESAID EASEMENT DESCRIPTION BEING ONE AND THE SAME AS THE INITIAL ACCESS AREA DESCRIBED IN OFFICIAL RECORDS BOOK 6157, PAGE 1458, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

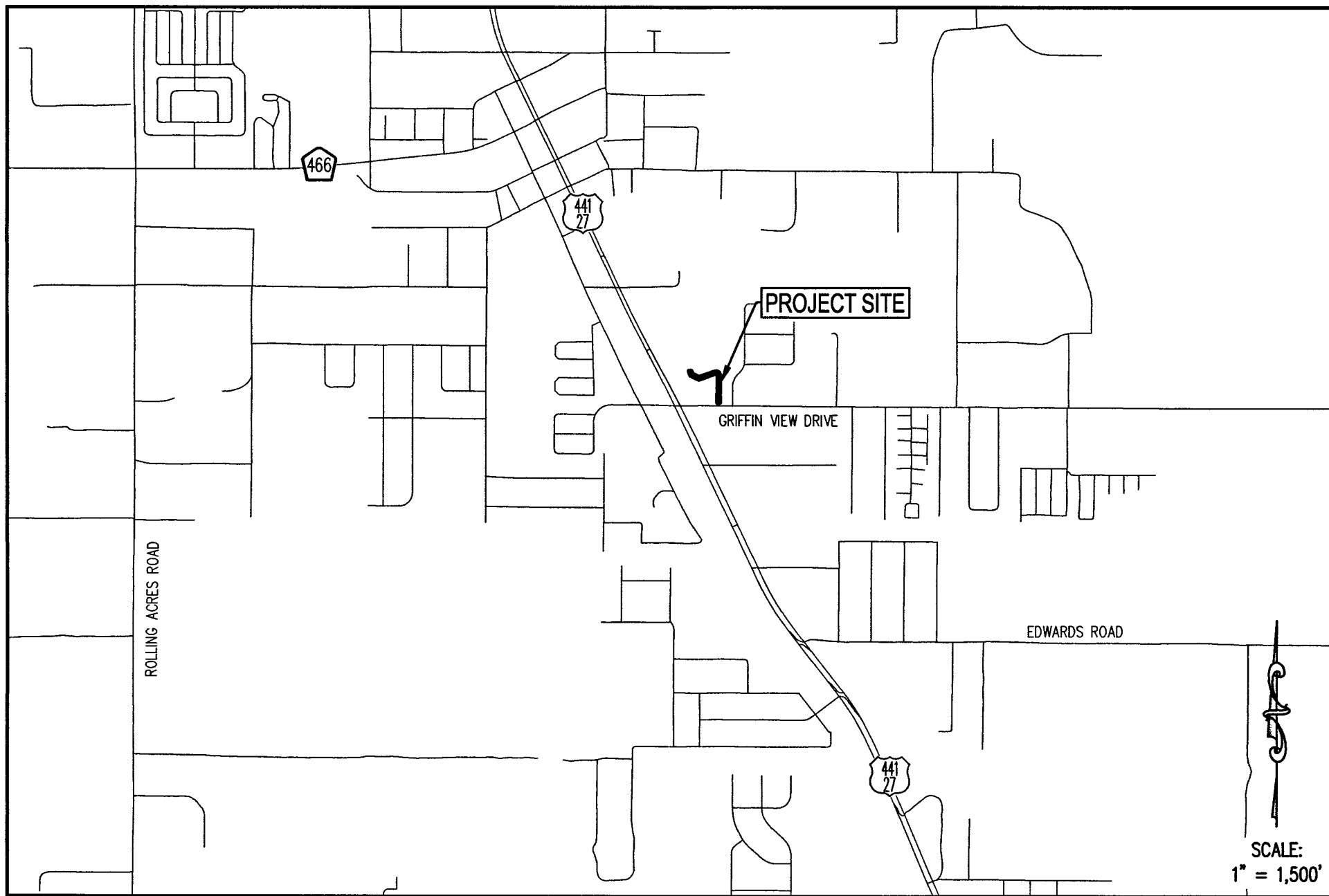
BOUNDARY SURVEY

-FOR-

TONII BRUSH

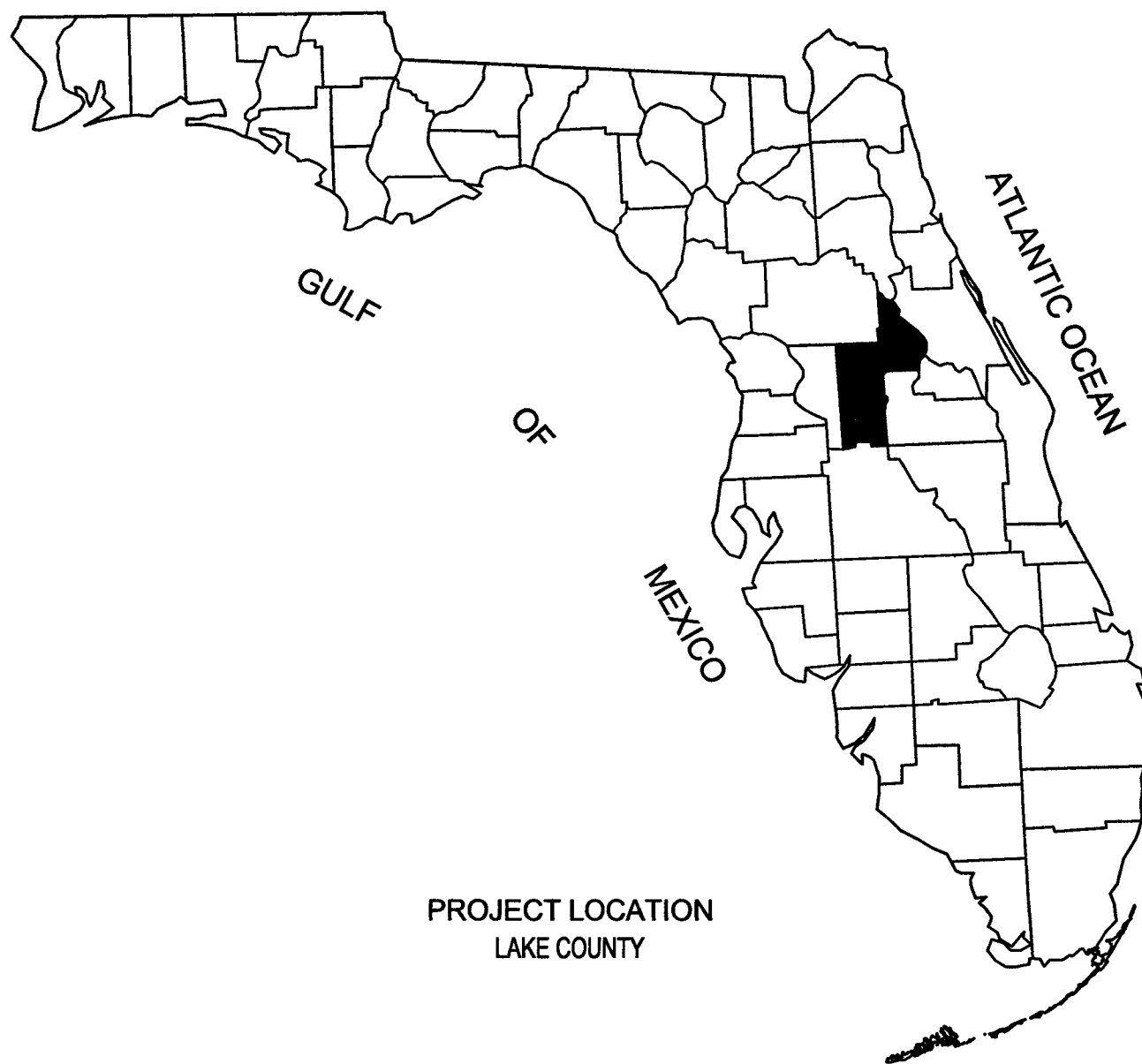
RANGE & GUN II, LLC ACCESS EASEMENT
SECTION 21, TOWNSHIP 18 SOUTH, RANGE 24 EAST
LAKE COUNTY, FLORIDA

VICINITY MAP



LEGEND

±	MORE OR LESS
EL	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
ID	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
PID#	TAX PARCEL IDENTIFICATION NUMBER
PG	PAGE
PB	PLAT BOOK
NLY, ELY, SLY, & WLY	GENERAL CARDINAL DIRECTION (NORTHERLY, ETC)
●	FOUND CONCRETE MONUMENT (AS NOTED)
○	FOUND IRON ROD (AS NOTED)
○	SET 5/8" IRON ROD AND CAP (LB 8498) (UNLESS NOTED)
⊙	CHANGE IN DIRECTION (NO MONUMENT FOUND OR SET)
—	CHAIN LINK FENCE
—	TOP OF BANK
—	TOE OF SLOPE
—	LINE BREAK



SURVEY NOTES:

- THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050 (11) FLORIDA ADMINISTRATIVE CODE. IMPROVEMENTS LOCATED WITHIN AND IMMEDIATELY ADJACENT TO THE SUBJECT LANDS DEPICTED HEREON WERE LOCATED AS PART OF THIS SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SURVEY, THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 24 EAST HAS A BEARING OF SOUTH 89°44'36" EAST.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12069C0170E, TOWN OF LADY LAKE, FLORIDA, MAP REVISION DATE OF DECEMBER 18, 2012, THE PROPERTY DESCRIBED HEREON LIES PARTIALLY WITHIN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD), AND PARTIALLY WITHIN ZONE "AE" (AREAS OF 1% ANNUAL CHANCE FLOOD, OR THE 100-YEAR FLOOD) WITH A BASE FLOOD ELEVATION OF 69.0 FEET (REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988). FLOOD ZONES HAVE BEEN SCALED AND DEPICTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. ENCUMBRANCES SUCH AS EASEMENTS MAY EXIST THAT ARE NOT SHOWN HEREON.
- WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
- UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED.
- THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
- RECORDING REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS RECORDED IN THE OFFICIAL RECORDS OF LAKE COUNTY, FLORIDA.
- DISTANCES AND ACREAGES SHOWN HEREON ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF. MEASUREMENTS DEPICTED HEREON ARE FIELD DERIVED UNLESS OTHERWISE NOTED.
- INTENTIONALLY OMITTED.
- TREES WERE NOT LOCATED AS PART OF THIS SURVEY.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- IN ORDER TO AVOID CONFUSION BETWEEN THE BOUNDARY OF THE PARENT PARCEL AND THE LANDS KNOWN AS LAKE COUNTY ALTERNATE KEY #1121400, NO MONUMENT WAS SET AT THE SOUTHEAST CORNER OF THE ACCESS EASEMENT.
- SUBJECT LANDS SURVEYED: 17,095 SQUARE FEET (±0.392 ACRES).

CERTIFIED TO:

- TONII M. BRUSH, AS SUCCESSOR TRUSTEE OF THE LAND TRUST DATED JUNE 1, 1972
- GOODING & BATSEL, PLLC
- HOLLAND & KNIGHT LLP
- M. MEREDITH KIRSTE
- BASICS: RANGE & GUN II, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- GILLIGAN, ANDERSON & PHELAN, P.A.

[Signature]

JEREMY D. HALLICK, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6715

INDEX	
SHEET	DESCRIPTION
1	COVER SHEET
2	BOUNDARY SURVEY



DATE	06/17/2023
REVISIONS	UPDATED LEGAL DESCRIPTION

CLIENT	TONII BRUSH
JOB NO.	50023.0192
DRAWING DATE	06.08.2023
DRAWN BY	JDB
CHECKED BY	ARB
FIELD BOOK	V03-34, PAGE 12-14

RANGE & GUN II, LLC ACCESS EASEMENT
SECTION 21
TOWNSHIP 18 SOUTH, RANGE 24 EAST
LAKE COUNTY, FLORIDA

BOUNDARY SURVEY
FOR
TONII BRUSH

SHEET 01 OF 02



LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N00°21'36"E	29.97'
L2	N89°44'01"W	0.52'
L3	N89°44'01"W	24.00'
L4	N22°47'15"W	10.48'
L5	N63°54'34"W	15.04'
L6	S89°44'35"E	25.41'
L7	S18°54'34"E	35.43'
L8	S63°54'34"E	33.98'
L9	S22°47'15"E	24.31'

CFB **CLYMER FARNER BARLEY**
SURVEYING
1100 N. 15TH AVE., SUITE 100, MINNEAPOLIS, MN 55403
(612) 338-1100

[illegible]

CLIENT:	TOWILL BRUSH
JOB NO.:	S01023.0192
DRAWING DATE:	06.08.2023
DRAWN BY:	JDH
DATE OF SURVEY:	06.08.2023
CHECKED BY:	JHB

RANGE & GUN II, LLC ACCESS EASEMENT
SECTION 21,
TOWNSHIP 18 SOUTH, RANGE 24 EAST
LAKE COUNTY, FLORIDA

**BOUNDARY SURVEY
FOR
TONJI BRUSH**

SHEET 02 OF 02