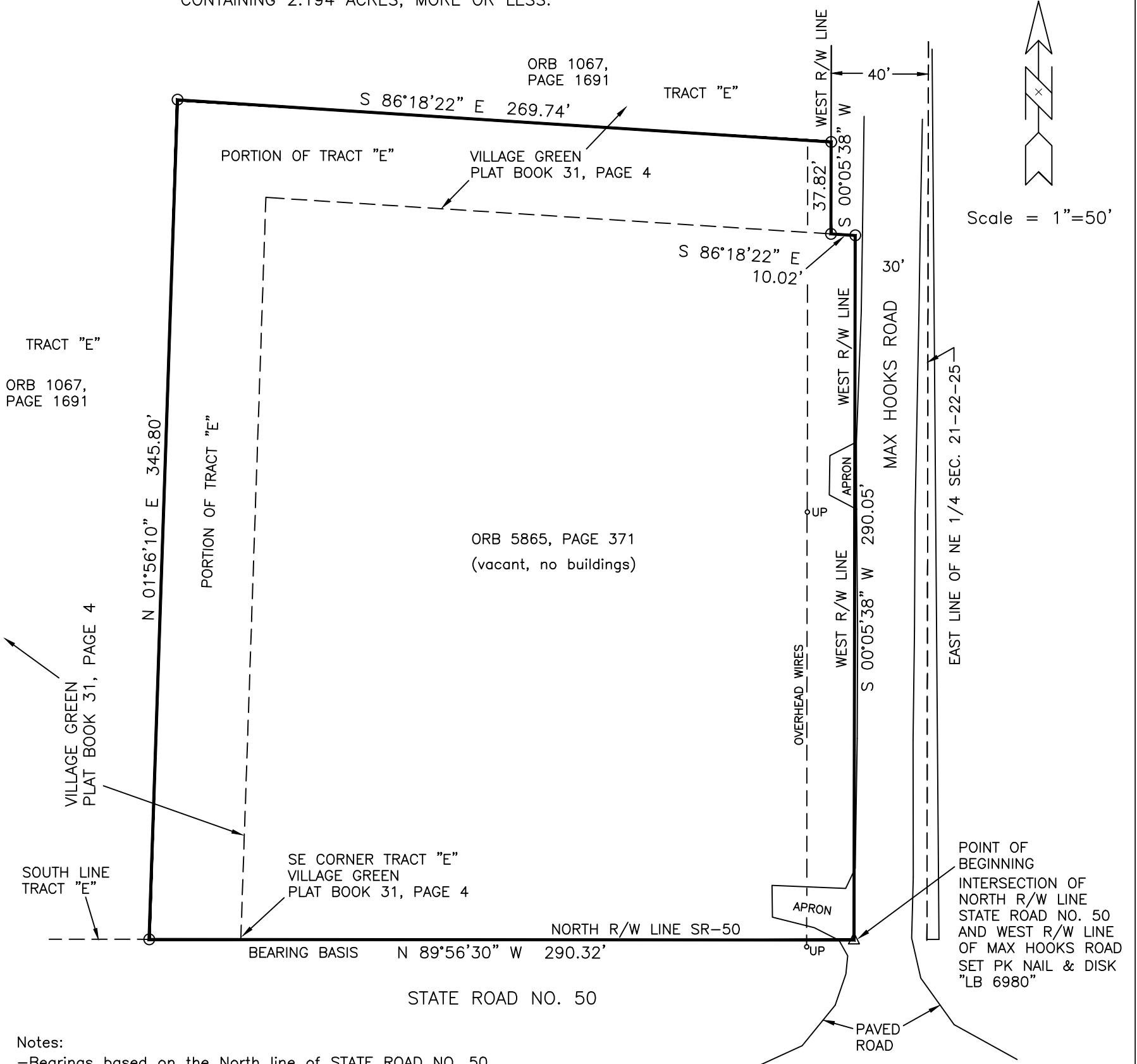


Boundary Survey

DESCRIPTION:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 50 AND THE WEST RIGHT OF WAY LINE OF MAX HOOKS ROAD LYING IN SECTION 21, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, THENCE RUN N 89°56'30" W ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 50, ALSO BEING THE SOUTH LINE OF TRACT "E" VILLAGE GREEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, PAGE 4, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA FOR A DISTANCE OF 290.32 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE AND THE SOUTH LINE OF SAID TRACT "E" RUN N 01°56'10" E FOR A DISTANCE OF 345.80 FEET; THENCE RUN S 86°18'22" E FOR A DISTANCE OF 269.74 FEET TO THE WEST RIGHT OF WAY LINE OF MAX HOOKS ROAD; THENCE RUN S 00°05'38" W ALONG SAID WEST RIGHT OF WAY LINE FOR A DISTANCE OF 37.82 FEET; THENCE RUN S 86°18'22" E ALONG SAID WEST RIGHT OF WAY LINE OF MAX HOOKS ROAD FOR A DISTANCE OF 10.02 FEET; THENCE RUN S 00°05'38" W ALONG SAID WEST RIGHT OF WAY LINE OF MAX HOOKS ROAD LINE FOR A DISTANCE OF 290.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.194 ACRES, MORE OR LESS.



Notes:

- Bearings based on the North line of STATE ROAD NO. 50 as being N 89°56'30" W, FL State Plane East.
- Legal description written by Rhoden Land Surveying, Inc.
- No title commitment or abstract has been provided for the subject property. There may be recorded or unrecorded documents which could affect this parcel.
- No adjacent or underground improvements, other than those shown, located this date.
- Subject property contains 2.194 acres, more or less, and is subject to any rights of way or easements of record.

City of Groveland (120135)

I hereby declare that based on my examination of the Flood Insurance Rate Map number 12069C 0570 E dated Dec. 18, 2012, and that to the best of my knowledge, belief and my professional opinion that the subject property lies within flood zone X.

LEGEND:

- Denotes set #5 iron rod & cap marked "LB 6980"
- ORB = OFFICIAL RECORDS BOOK
- R/W = RIGHT OF WAY
- SR = STATE ROAD
- UP = UTILITY POLE

Prepared for: 22026.005
Otero United, LLC

Rhoden Land Surveying, Inc.

LB #6980
420 E. Minnehaha Ave.
Clermont, FL 34711
352-394-6255