

LEGAL DESCRIPTION

PANEL 1
 LOTS 2, 3, 4 AND 5, BUSINESS PARK 44, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 48, 48A AND 48B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT LOTS 4A AND 4B, BUSINESS PARK 44 LOT 4 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 41 AND 41A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA.

ALSO LESS AND EXCEPT THAT PORTION OF LOTS 3 AND 4, BUSINESS PARK 44, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 48, 48A AND 48B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 4B, BUSINESS PARK 44 LOT 4 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 41 AND 41A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID LOT 4B AND ALONG THE NORTHERLY BOUNDARY LINE OF AFORESAID LOT 4 RUN N89°24'48"W, 21.40 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE RUN S20°33'38"W, PARALLEL WITH THE WEST LINE OF AFORESAID LOT 4B A DISTANCE OF 157.92 FEET; THENCE N69°26'22"W, 155.65 FEET; THENCE N20°33'38"E, 7.05 FEET; THENCE N64°27'49"W, 31.97 FEET; THENCE N49°53'37"W, 15.41 FEET; THENCE N69°26'22"W, 44.83 FEET; THENCE N20°33'38"E, 143.06 FEET TO THE NORTHERLY BOUNDARY LINE OF AFORESAID LOT 3; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 44; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND NORTHERLY BOUNDARY LINE OF LOT 3 AND AFORESAID NORTHERLY BOUNDARY LINE OF LOT 4 RUN S69°24'48"E, 246.86 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT THAT PORTION OF LOTS 3 AND 4, BUSINESS PARK 44, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 48, 48A AND 48B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

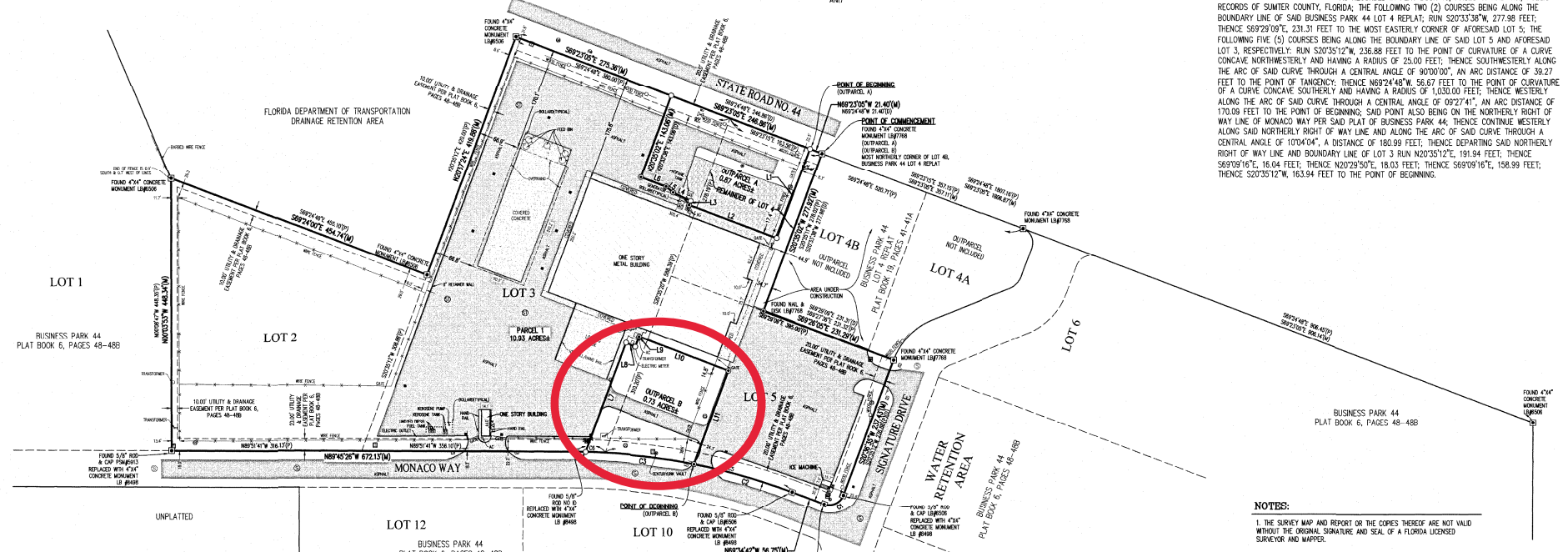
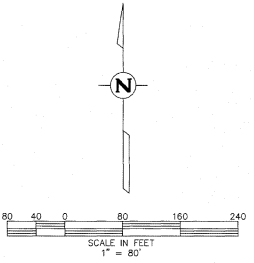
COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 4B, BUSINESS PARK 44 LOT 4 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 41 AND 41A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THE FOLLOWING TWO (2) COURSES BEING ALONG THE BOUNDARY LINE OF SAID BUSINESS PARK 44 LOT 4 REPLAT; RUN S20°33'38"W, 277.98 FEET; THENCE S69°29'09"E, 231.31 FEET TO THE MOST EASTERLY CORNER OF AFORESAID LOT 5; THE FOLLOWING FIVE (5) COURSES BEING ALONG THE BOUNDARY LINE OF SAID LOT 5 AND AFORESAID LOT 3, RESPECTIVELY: RUN S20°35'12"W, 236.88 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE N69°24'48"W, 56.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1,030.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°27'41", AN ARC DISTANCE OF 170.09 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF MONACO WAY PER SAID PLAT OF BUSINESS PARK 44; THENCE CONTINUE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°04'04", A DISTANCE OF 180.99 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AND BOUNDARY LINE OF LOT 3 RUN N20°35'12"E, 191.94 FEET; THENCE S69°09'16"E, 16.04 FEET; THENCE N20°29'50"E, 18.03 FEET; THENCE S69°09'16"E, 158.99 FEET; THENCE S20°35'12"W, 163.94 FEET TO THE POINT OF BEGINNING.

OUTPARCEL A
 THAT PORTION OF LOTS 3 AND 4, BUSINESS PARK 44, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 48, 48A AND 48B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST NORTHERLY CORNER OF LOT 4B, BUSINESS PARK 44 LOT 4 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 19, PAGES 41 AND 41A, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE DEPARTING SAID LOT 4B AND ALONG THE NORTHERLY BOUNDARY LINE OF AFORESAID LOT 4 RUN N89°24'48"W, 21.40 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY BOUNDARY LINE RUN S20°33'38"W, PARALLEL WITH THE WEST LINE OF AFORESAID LOT 4B A DISTANCE OF 157.92 FEET; THENCE N69°26'22"W, 155.65 FEET; THENCE N20°33'38"E, 7.05 FEET; THENCE N64°27'49"W, 31.97 FEET; THENCE N49°53'37"W, 15.41 FEET; THENCE N69°26'22"W, 44.83 FEET; THENCE N20°33'38"E, 143.06 FEET TO THE NORTHERLY BOUNDARY LINE OF AFORESAID LOT 3; SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 44; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND NORTHERLY BOUNDARY LINE OF LOT 3 AND AFORESAID NORTHERLY BOUNDARY LINE OF LOT 4 RUN S69°24'48"E, 246.86 FEET TO THE POINT OF BEGINNING.

OUTPARCEL B
 THAT PORTION OF LOTS 3 AND 5, BUSINESS PARK 44, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 48, 48A AND 48B, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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LEGEND

INDICATED BY "C" CONCRETE MONUMENT (AS SHOWN ON FOUND "C" NOTES)
 INDICATED BY "M" METAL MONUMENT (UNLESS OTHERWISE NOTED)
 INDICATED BY "S" SURVEYOR'S MARK
 INDICATED BY "R" REBAR MONUMENT
 INDICATED BY "D" DISK MONUMENT
 INDICATED BY "W" WOOD MONUMENT
 INDICATED BY "O" OIL DRUM MONUMENT
 INDICATED BY "I" IRON PIPE MONUMENT
 INDICATED BY "L" LUMBER MONUMENT
 INDICATED BY "P" PILE MONUMENT
 INDICATED BY "R" REBAR MONUMENT
 INDICATED BY "S" SURVEYOR'S MARK
 INDICATED BY "D" DISK MONUMENT
 INDICATED BY "W" WOOD MONUMENT
 INDICATED BY "O" OIL DRUM MONUMENT
 INDICATED BY "I" IRON PIPE MONUMENT
 INDICATED BY "L" LUMBER MONUMENT
 INDICATED BY "P" PILE MONUMENT

DESCRIPTION LINE TABLE		FIELD MEASURES LINE TABLE	
LINE	BEARING	LINE	BEARING
L1	157.92	L1	157.92
L2	155.65	L2	155.65
L3	7.05	L3	7.05
L4	31.97	L4	31.97
L5	15.41	L5	15.41
L6	44.83	L6	44.83
L7	143.06	L7	143.06
L8	191.94	L8	191.94
L9	16.04	L9	16.04
L10	18.03	L10	18.03
L11	158.99	L11	158.99
L12	163.94	L12	163.94

PLAT CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEG	CHORD END
C1	39.27	25.00	90°00'00"	58°35'12"W	35.36
C2	318.38	1030.00	17°42'38"	N07°09'16"W	311.11
C3	49.27	1030.00	2°44'12"	N89°29'16"W	43.21

FIELD MEASURES CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEG	CHORD END
C1	39.27	25.00	90°00'00"	S09°24'48"W	35.36
C2	170.09	1030.00	9°27'41"	N04°09'38"W	168.69
C3	180.99	1030.00	10°04'04"	N49°53'37"W	180.75
C4	16.40	1030.00	2°15'02"	N89°29'16"W	16.40

DESCRIPTION CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEG	CHORD END
C1	39.27	25.00	90°00'00"	S09°24'48"W	35.36
C2	170.09	1030.00	9°27'41"	N04°09'38"W	168.69
C3	180.99	1030.00	10°04'04"	N49°53'37"W	180.75

- NOTES:**
1. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. CERTIFICATION IS LIMITED TO PARTS NAMED HEREON.
 3. REVISIONS FURNISHED FOR THIS SURVEY.
 4. REBAR'S ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 44, AS BEING S89°29'09"E, AN ASSUMED MERIDIAN.
 5. VISIBLE EASEMENTS OR ENCROACHMENTS ARE SHOWN OR NOTED HEREON.
 6. UNDERGROUND: IMPROVEMENTS, UTILITIES OR ENCROACHMENTS NOT LOCATED.
 7. THIS SURVEY WAS PREPARED IN COMPLIANCE WITH FLORIDA STANDARDS OF PRACTICE RULE 5J-17. F.A.C.

CERTIFIED TO:
 SPHR WILDMOOD HOLDINGS, LLC

11/2/22
 DATE

KAWE M. JAMESON, PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 5912



BOUNDARY SURVEY FOR SPHR WILDMOOD HOLDINGS, LLC
 SHEET 1 OF 1
 DATE: 11/02/22
 DRAWN BY: GJM
 CHECKED BY: KMJ
 SCALE: AS SHOWN
 PROJECT NO.: 2022-014