

LEGAL DESCRIPTION:

THAT PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 19 SOUTH, RANGE 17 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19, WHERE SAID EAST LINE OF RIGHT-OF-WAY INTERSECTS A LINE 330 FEET SOUTH OF, AND PARALLEL TO THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4, FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN EAST 250 FEET TO A POINT HEREAFTER REFERRED TO AS POINT "A", BEGIN AGAIN AT THE POINT OF BEGINNING; THENCE SOUTH ALONG THE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 19 TO A POINT THAT IS SOUTH 530 FEET, MEASURED TO THE HIGHWAY FROM THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4; THENCE EAST, PARALLEL WITH THE NORTH BOUNDARY OF SAID SE 1/4 OF THE SW 1/4, TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTH TO POINT "A"; LESS AND EXCEPT THE SOUTH 100 FEET OF THE ABOVE DESCRIBED PROPERTY.

NOTES:

- Field bearings were derived from GPS/GNSS with the reference station RCTM-REF 0503 and Geoid18.
- This property is subject to all restrictions as shown on the record plat.
- This survey is of visible features only. Underground encroachments, septic tanks, sprinkler systems or utilities, if any, were not located, unless requested. Improvements and fences on or near property lines may be exaggerated to clarify location.
- There may be additional restrictions that are not recorded on this plat, may be found in the Public Records of Citrus County, Florida.
- The signing party or parties prohibit additions or deletions to survey maps or reports without the written consent of the signing party or parties.
- This survey map is valid only to those persons or entities named hereon. Metz Surveying, LLC will assume no responsibility for the unauthorized reproduction and/or redistribution of this survey map.
- This survey has been prepared without the benefit of a current title report or abstract and therefore does not necessarily indicate all encumbrances on the property.
- The accuracy for this type of survey was found to be acceptable and was achieved by comparison of multiple measurements and independent verification.
- Legal description furnished by client.

FLOOD STATEMENT:

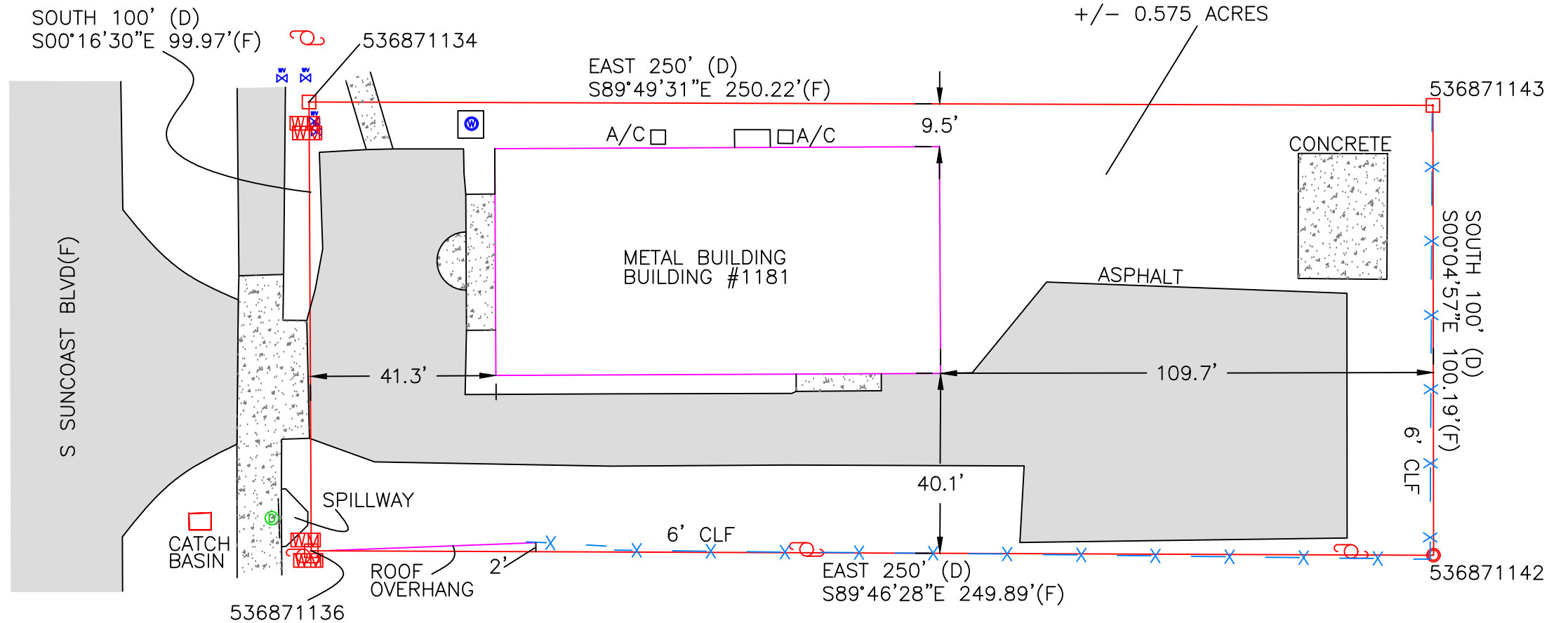
By graphic plotting only, the property shown hereon appears to lie in Flood Zone "AE" with a base flood elevation of 10 feet, located in map number 12017C0304E, according to the Flood Insurance Rate Map (FIRM) for Citrus County, effective date of 01/15/2021.

LEGEND:

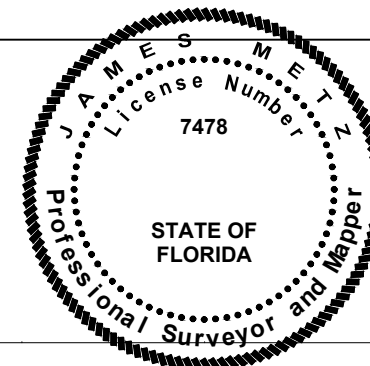
- FOUND 4"x4" CONCRETE MONUMENT WITH NAIL
- IRON ROD (NO IDENTIFICATION)
- WELL
- ELECTRIC BOX
- WATER METER
- WATER VALVE
- UTILITY POLE
- STORM DRAINAGE MANHOLE
- PLAT
- MEASURED IN THE FIELD
- CLF CHAIN LINK FENCE
- A/C AIR CONDITIONER
- SIRC SET 5/8" IRON ROD AND CAP "METZ SURVEYING LB 8574"
- PCP PERMANENT CONTROL POINT

Point #	Northing	Easting
536871134	1637046.69	470771.06
536871136	1636946.72	470771.54
536871142	1636945.73	471021.43
536871143	1637045.92	471021.28

ALTKEY: 1116007
 +/- 25,024.31 SQUARE FEET
 +/- 0.575 ACRES



CERTIFIED TO: ANTHONY MILLS	
JOB NUMBER: 12.03.24	
DATE OF SURVEY: 12/03/2024	
SCALE: 1" = 30'	
FIELD BOOK & PAGE: JM-PEAK1 - LAST	
REVISION: N/A	
	380 E. KNIGHTSBRIDGE PLACE LECANTO, FLORIDA 34461 TELEPHONE: (352) 200-1340



I hereby certify that the survey represented hereon meets all the applicable Standards of Practice as contained in Chapter 5J-17 Florida Administrative Code, pursuant Section 472.027, Florida Statutes. Not valid without a digital signature or original signature and seal of a Florida Licensed Surveyor and Mapper.

Signed and Sealed

James Metz, PSM
 Metz Surveying, LLC
 Professional Land Surveyor No. 7478
 Florida Licensed Business No. 8574

A BOUNDARY SURVEY

METZ SURVEYING, LLC