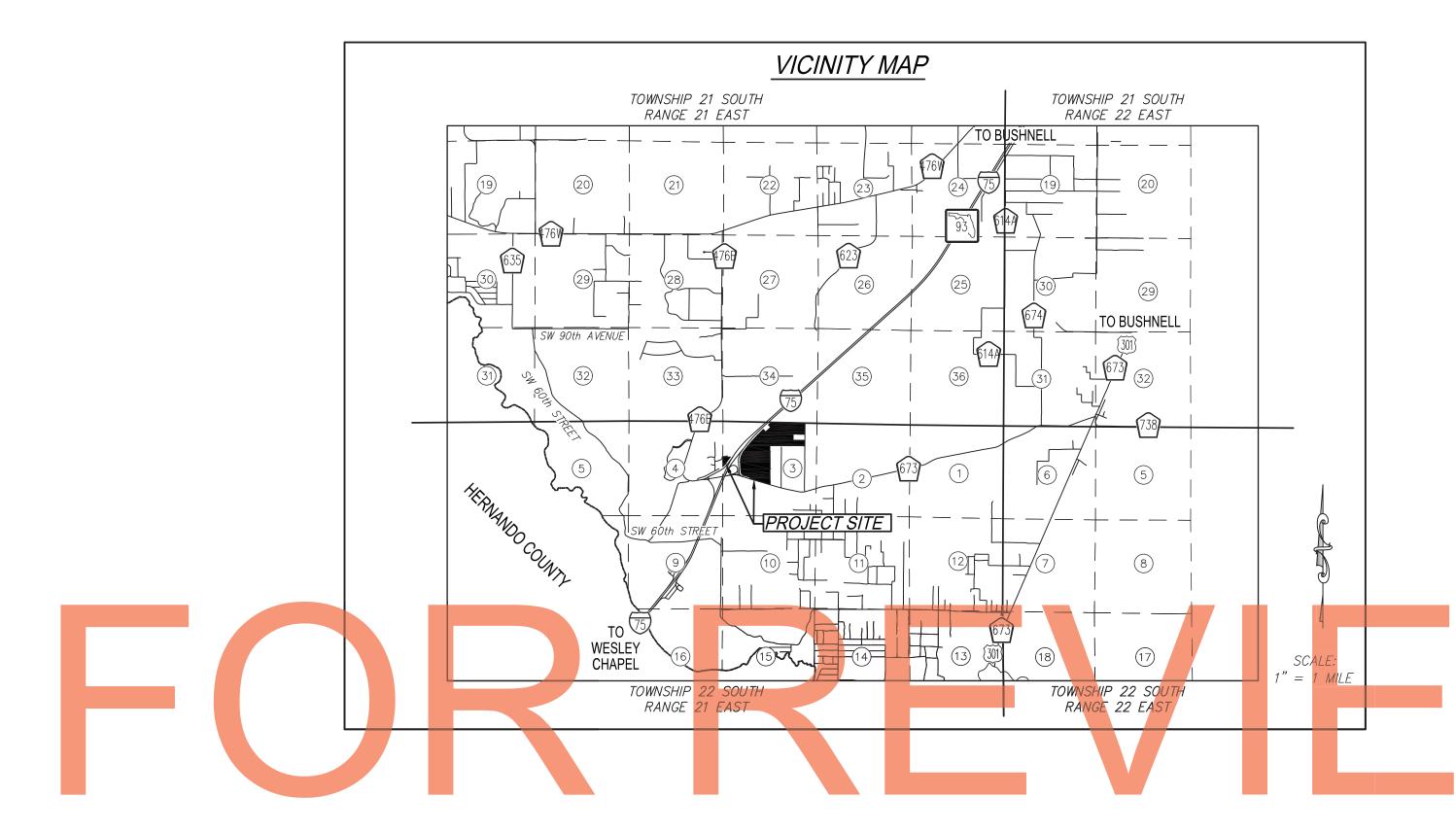
VCARE CONSULTANTS, LLC

LOCATED IN SECTION 3, TOWNSHIP 22 SOUTH, RANGE 21 EAST SUMTER COUNTY, FLORIDA



SURVEY NOTES:

LEGEND

MORE OR LESS

LB LICENSED BUSINESS

EL. ELEVATION

NO. NUMBER

I.D. IDENTIFICATION

PG. PAGE PB PLAT BOOK

R RADIUS

LENGTH

CH CHORD LENGTH
CB CHORD BEARING

PC POINT OF CURVATURE

PT POINT OF TANGENCY

(P) PLAT MEASUREMENT

CAST IRON PIPE

DIP DUCTILE IRON PIPE PVC POLYVINYL CHLORIDE

Ç CENTERLINE R∕W RIGHT OF WAY

LS LAND SURVEYOR

₩ CATCH BASIN

►SEWER VALVE

WATER METER

₩ WATER VALVE

♦ FIRE HYDRANT

→ SIGN

BOLLARD

MAILBOX

■ WIRE PULLBOX

FLAG POLE

x 10.00

x 10.0

S SANITARY MANHOLE

⊗ SANITARY CLEANOUT

TELEPHONE MANHOLE

CMP CORRUGATED METAL PIPE

VITRIFIED CLAY PIPE

CCR CERTIFIED CORNER RECORD

FOUND NAIL (AS NOTED)

FOUND IRON PIPE (AS NOTED)FOUND IRON ROD (AS NOTED)

© SET NAIL & DISK (LB 4709)

BENCHMARK AS DESCRIBED

► IRRIGATION CONTROL VALVE

← UTILITY POLE GUY ANCHOR

— LINE BREAK

CHAIN LINK FENCE

----- UNDERGROUND SANITARY SEWER

----- UNDERGROUND STORM SEWER

——— BFOC — UNDERGROUND FIBER OPTIC

CONCRETE AREA

ASPHALT AREA

BRICK PAVER AREA

SPOT ELEVATION (GROUND)

SPOT ELEVATION (HARD SURFACE)

------ UNDERGROUND ELECTRIC

-----G UNDERGROUND GAS

----w-----w---- UNDERGROUND WATER

--- 6 --- EXISTING CONTOUR

- OVERHEAD UTILITY LINE

→ METAL UTILITY POLE

™ WOOD UTILITY POLE

FOUND IRON ROD & CAP (AS NOTED)

RLS REGISTERED LAND SURVEYOR

ALTA AMERICAN LAND TITLE ASSOCIATION

OFFICIAL RECORDS BOOK

CENTRAL ANGLE (DELTA)

CALCULATED MEASUREMENT

REINFORCED CONCRETE PIPE

NORTH AMERICAN VERTICAL DATUM

NATIONAL GEODETIC VERTICAL DATUM

□ FOUND CONCRETE MONUMENT (AS NOTED)

© SET 5/8" IRON ROD AND CAP (LB 4709)

FIELD MEASUREMENT

DEED MEASUREMENT

ACSM AMERICAN CONGRESS ON SURVEYING & MAPPING

NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

FLORIDA DEPARTMENT OF TRANSPORTATION

FEDERAL EMERGENCY MANAGEMENT AGENCY

1. BEARINGS AND COOORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, WEST ZONE NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT (EPOCH 2010.0000) AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK (FPRN). AS A REFERENCE FOR THIS SURVEY, THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 3 HAS A BEARING OF NORTH 00°41'10" EAST.

2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) MAP, NUMBER 12119C0277D, SUMTER COUNTY, FLORIDA, EFFECTIVE DATE OF SEPTEMBER 27, 2013, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONES "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE "A" (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD—NO BASE FLOOD ELEVATIONS DETERMINED). THE LOCATION OF FLOOD PRONE AREAS HAVE BEEN SCALED FROM SAID MAP AND ARE DEPICTED ON THIS SURVEY.

- 3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 7486858, DATED FEBRUARY 25, 2019 AT 8:00 AM.
- 4. NORTH—SOUTH AND EAST—WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- 5. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
- 6. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.
- 7. UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED..

8. SUBJECT PARCEL CONTAINS: ±145.78 ACRES TOTAL

(EAST OF INTERSTATE 75: ±142.81 ACRES, WEST OF INTERSTATE: ±2.97 ACRES)
ZONING:
VARIES: DEPICTED ON INDIVIDUAL PARCELS ON SHEET 2 PER SUMTER COUNTY GIS

VARIES: DEPICTED ON INDIVIDUAL PARCELS ON SHEET 2 PER SUMTER COUNTY GIS WEBSITE.
A ZONING LETTER OR REPORT HAS NOT BEEN SUPPLIED TO THIS FIRM TO VERIFY ZONING OR SETBACK INFORMATION. SETBACK INFORMATION IS NOT DEPICTED AT THIS TIME.

- 9. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.
- 10. NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.
- 11. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 12. THE CENTERLINE AND RIGHT—OF—WAY ALIGNMENTS FOR INTERSTATE NO. 75 AND COUNTY ROAD NO. 673 WERE DERIVED FROM FROM THE LOCATION OF CENTERLINE REFERENCE POINTS AT STATIONS 2360+15.44, 2417+99.91, AND 28+64.65 AS DEPICTED ON THE RIGHT—OF—WAY MAPS FOR INTERSTATE NO. 75 (STATE ROAD NO. 93), FEDERAL PROJECT IDENTIFICATION NUMBER 242626 2, SECTION 18130.

SCHEDULE B. SECTION II EXCEPTIONS:

(FROM TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NO. 7486858)

ITEMS 1-5, 12 AND 13: INTENTIONALLY OMITTED (STANDARD EXCEPTIONS)

6. EASEMENT TO SUMTER ELECTRIC COOPERATIVE, INC., RECORDED IN OFFICIAL RECORDS BOOK 107 PAGE 263 AND PAGE 271, AS AFFECTED BY PARTIAL RELEASE RECORDED IN OFFICIAL RECORDS BOOK 574 PAGE 432, AND AS FURTHER AFFECTED BY THAT CERTAIN QUIT—CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1219 PAGE 342 (AS TO PARCELS 1 AND 2). AFFECTS PROPERTY—THE LOCATION OF THE EASEMENTS ARE PLOTTED HEREON. PLEASE NOTE THAT THE NORTH 15 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1219, PAGE 342 WAS PREVIOUSLY RELEASED BY OFFICIAL RECORDS BOOK 574, PAGE 432. SINCE SUMTER ELECTRIC HAS PREVIOUSLY RELEASED THEIR INTERESTS IN THE NORTH 15 FEET, IT IS POSSIBLE THAT THE EASEMENT DEPICTED ACROSS THE NORTH FIFTEEN (15) FEET OF PARCEL 2 IS NOT VALID. FURTHER DOCUMENTATION IS NEEDED TO VALIDATE THE EASEMENT.

7. EASEMENT TO SUMTER ELECTRIC COOPERATIVE, INC., RECORDED IN OFFICIAL RECORDS BOOK 163 PAGE 123 AND OFFICIAL RECORDS BOOK 107 PAGE 269, AS AFFECTED BY THAT CERTAIN QUIT—CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1219 PAGE 342 (AS TO PARCEL 3). NOTE: EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 107, PAGE 269 AFFECTS ONLY THE EASEMENT PORTION OF THE LEGAL DESCRIPTION FOR PARCEL 3. AFFECTS PROPERTY—NOT PLOTTABLE. PLEASE NOTE THAT THE POWER POLES THAT ONCE RAN ACROSS PARCEL 3 HAVE BEEN REMOVED. THE POLES WERE LYING ON THE GROUND AT THE DATE OF FIELD SURVEY.

8. LEASE AND AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 112 PAGE 736. THIS EXCEPTION AFFECTS ONLY THE EASEMENT AREA OF THE LEGAL DESCRIPTION DESCRIBED IN PARCEL 3. AFFECTS PROPERTY—NOT PLOTTABLE.

9. EASEMENT TO SUMTER ELECTRIC COOPERATIVE, INC., RECORDED IN OFFICIAL RECORDS BOOK 78 PAGE 324 AND OFFICIAL RECORDS BOOK 81 PAGE 562, AS AFFECTED BY THAT CERTAIN QUIT—CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 1219 PAGE 342 (AS TO PARCEL 8). <u>AFFECTS PROPERTY—PLOTTED.</u>

10. EASEMENT TO SUMTER ELECTRIC COOPERATIVE, INC., RECORDED IN OFFICIAL RECORDS BOOK 2680 PAGE 309 (AS TO PARCEL 7). <u>AFFECTS PROPERTY—PLOTTED.</u>

11. EASEMENT TO SUMTER ELECTRIC COOPERATIVE, INC., RECORDED IN OFFICIAL RECORDS BOOK 2680 PAGE 311 (AS TO PARCEL 7). <u>AFFECTS PROPERTY—PLOTTED.</u>

LEGAL DESCRIPTION

PARCEL 1:

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 21 EAST, LESS THE EAST 25 FEET THEREOF TO BE WED FOR ROAD AND UTILITY RIGHT OF WAY, SUMTER COUNTY, FLORIDA.

PARCEL 2

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 21 EAST, SUMTER COUNTY, FLORIDA; LESS THE EAST 25 FEET FOR ROAD RIGHT OF WAY.

PARCEL 3:

ALL THAT PORTION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 21 EAST, LYING EASTERLY OF INTERSTATE 75, SUMTER COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 50 FEET OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4; AND THE EAST 50 FEET OF THE SOUTH 50 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; ALL LYING AND BEING IN SECTION 34, TOWNSHIP 21 SOUTH, RANGE 21 EAST, SUMTER COUNTY, FLORIDA.

PARCEL 4

THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE RIGHT OF WAY FOR INTERSTATE 75, LYING AND BEING IN SECTION 3, TOWNSHIP 22 SOUTH, RANGE 21 EAST, SUMTER COUNTY,

DARCEL F

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, SECTION 3, TOWNSHIP 22 SOUTH, RANGE 21 EAST, SUMTER COUNTY, FLORIDA. LESS AND EXCEPT THE RIGHT OF WAY OF INTERSTATE 75.

DARCEL

THAT PART OF THE NORTH 330 FEET OF THE SOUTHEAST 1 /4 OF THE NORTHWEST 1/4 LYING EAST OF INTERSTATE 75, SECTION 3, TOWNSHIP 22 SOUTH, RANGE 21 EAST, SUMTER COUNTY, FLORIDA.

ALSO AN EASEMENT FOR RIGHT OF INGRESS AND EGRESS OVER THE NORTH 30 FEET OF THE FOLLOWING DESCRIBED

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 21 EAST, RUN THENCE S 00°6'34"EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 368.0 FEET, THENCE S 89°32'10" EAST 623.21 FEET, THENCE N 00°11'53" EAST 367.97 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4 OF NORTHEAST 1/4, THENCE N 89°32'10" WEST ALONG SAID NORTH LINE 626.26 FEET TO POINT OF BEGINNING.

PARCEL

THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE NORTH 330 FEET THEREOF; AND THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 LYING NORTH OF STATE ROAD #478; AND THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING NORTH OF STATE ROAD #478 AND EAST OF INTERSTATE 75 RIGHT OF WAY AND INTERCHANGE; ALL IN SECTION 3, TOWNSHIP 22 SOUTH, RANGE 21 EAST, SUMTER COUNTY, FLORIDA.

THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS INTERSTATE 75 RIGHT OF WAY, SECTION 3, TOWNSHIP 22 SOUTH, RANGE 21 EAST, SUMTER COUNTY, FLORIDA.

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS INTERSTATE 75 INTERCHANGE, SECTION 3, TOWNSHIP 22 SOUTH, RANGE 21 EAST, SUMTER COUNTY, FLORIDA.

LESS AND EXCEPT

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, LESS THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4, OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 21 EAST, SUMTER COUNTY, FLORIDA, LYING WEST OF 1-75.

AND

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 21 EAST, SUMTER COUNTY, FLORIDA, LYING WEST OF 1-75.

AND FURTHER LESS AND EXCEPT

FROM A 5/8 INCH IRON BAR WITH A PLASTIC CAP STAMPED "FDOT JWG LB 1" AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 22 SOUTH, RANGE 21 EAST, SUMTER COUNTY, FLORIDA AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 93 (INTERSTATE 75), SECTION 18130, F.P. ID 246262 2 ON FILE AT THE FLORIDA DEPARTMENT OF TRANSPORTATION DISTRICT FIVE OFFICE, SURVEYING AND MAPPING SECTION, DELAND, FLORIDA, RUN NORTH 00 DEGREES 15 MINUTES 25 SECONDS WEST 2582.20 FEET ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 TO A POINT ON THE EXISTING EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF SAID STATE ROAD 93 (INTERSTATE 75); THENCE SOUTH 48 DEGREES 04 MINUTES 00 SECONDS WEST 128.25 FEET ALONG SAID EXISTING EASTERLY LIMITED ACCESS RIGHT OF WAY LINE FOR THE POINT OF BEGINNING; SAID POINT OF BEGINNING BEING 150.00 FEET RIGHT OF, WHEN MEASURED PERPENDICULAR TO THE CENTERLINE OF SURVEY OF SAID STATE ROAD 93 (INTERSTATE 75) AT STATION 2410+42.42; THENCE SOUTH 41 DEGREES 56 MINUTES 00 SECONDS EAST 190.00 FEET; THENCE SOUTH 48 DEGREES 04 MINUTES 00 SECONDS WEST 376.00 FEET; THENCE NORTH 41 DEGREES 56 MINUTES 00 SECONDS WEST 189.98 FEET TO A POINT ON THE AFORESAID SAID EXISTING EASTERLY LIMITED ACCESS RIGHT OF WAY LINE, SAID EXISTING EASTERLY LIMITED ACCESS RIGHT OF WAY LINE BEING A NON—TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 7521.44 FEET: THENCE FROM A TANGENT BEARING OF NORTH 47 DEGREES 56 MINUTES 46 SECONDS EAST, RUN NORTHEASTERLY 15.83 FEET ALONG THE ARC OF SAID CURVE AND SAID EXISTING EASTERLY LIMITED ACCESS RIGHT OF WAY LINE WITH A CHORD BEARING OF NORTH 48 DEGREES 00 MINUTES 23 SECONDS EAST, THROUGH A CENTRAL ANGLE OF 00 DEGREES 07 MINUTES 14 SECONDS TO THE END OF SAID CURVE; THENCE NORTH 48 DEGREES 04 MINUTES 00 SECONDS EAST 360.17 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

TO VCARE CONSULTANTS, LLC; GREENE HAMRICK QUINLAN & SCHERMER, P.A.; CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 7(b1), 8, 9, 16, 17, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 26, 2019.

DATE OF PLAT OR MAP: APRIL 2nd, 2019

I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

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

FEEDNEE AND ASSOCIATES, INC.

4450 NE 83RD ROAD - WLDWOOD, FL 34785

444

450 NE 83R

DATE

03/29/2019

LTANTS, LLC

DATE OF SURVEY 03//
CHECKED BY JDH
dwg

NO. S19048.0000
NO. S19048.0000
WING DATE 03/26/2019 DATE
WN BY JDH/R4N CHECKE
D FILE AMIN SURALTA.dwg

CLIENT W
JOB NO. SI
DRAWING DATE
DRAWN BY JE
ACAD FILE AM

146 ACRE PROPERTY

SECTION 3,

NSHIP 22 SOUTH, RANGE 21 EA.
SUMTER COUNTY, FLORIDA.

INDARY SURVEY FOR F CONSULTANTS, LLC

2

SHEET 1 OF

