

**LEGAL DESCRIPTION**

PARCEL 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 N69°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°26'21"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 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:

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.

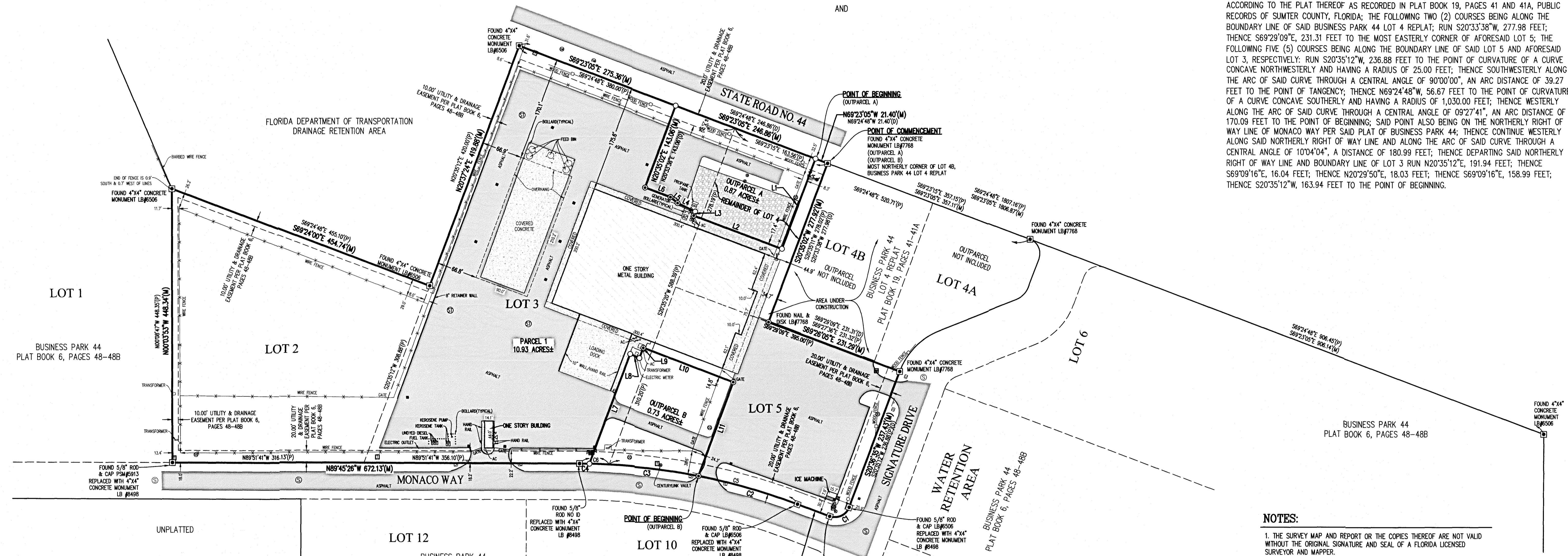
AND

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:

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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**

- ⊠ INDICATES SET 4"x4" CONCRETE MONUMENT LB #8498 OR FOUND (AS NOTED)
- ⊡ INDICATES SET NAIL & DISK LB#4709 UNLESS OTHERWISE NOTED
- ⊢ INDICATES SET 5/8" ROD & CAP LB#4709 UNLESS OTHERWISE NOTED
- ⊣ INDICATES MEASURED
- ⊤ INDICATES PLAT
- ⊥ INDICATES DESCRIPTION
- ⊦ INDICATES IDENTIFICATION
- ⊧ INDICATES CURVE NUMBER IN CURVE TABLE
- ⊨ INDICATES LINE NUMBER IN LINE TABLE
- ⊩ INDICATES BEARING
- ⊪ INDICATES PROFESSIONAL SURVEYOR AND MAPPER
- ⊫ INDICATES LICENSED BUSINESS
- ⊬ INDICATES AIR CONDITIONER
- ⊭ INDICATES FLAG POLE
- ⊮ INDICATES GAS VALVE
- ⊯ INDICATES YARD DRAIN
- ⊰ INDICATES GAS LINE MARKER
- ⊱ INDICATES MAIL BOX
- ⊲ INDICATES ELECTRIC METER
- ⊳ INDICATES STORM INLET
- ⊴ INDICATES BURIED CABLE MARKER
- ⊵ INDICATES STREET SIGN
- ⊶ INDICATES MITERED END SECTION
- ⊷ INDICATES STORM MANHOLE
- ⊸ INDICATES SANITARY STUB-OUT
- ⊹ INDICATES SANITARY CLEAN-OUT
- ⊺ INDICATES FIRE HYDRANT
- ⊻ INDICATES FDC CONNECTION
- ⊼ INDICATES BACKFLOW PREVENTER VALVE
- ⊽ INDICATES WATER VALVE
- ⊾ INDICATES WATER METER
- ⊿ INDICATES TELEPHONE RISER

**DESCRIPTION LINE TABLE**

LINE	LENGTH	BEARING
L1	157.92	S20°33'38"W
L2	155.65	N69°26'21"W
L3	7.05	N20°33'38"E
L4	31.97	N64°27'49"W
L5	15.41	N49°53'37"W
L6	44.83	N69°26'22"W
L7	191.94	N20°35'12"E
L8	16.04	S69°09'16"E
L9	18.03	N20°29'50"E
L10	158.99	S69°09'16"E
L11	163.94	S20°35'12"W

**FIELD MEASURES LINE TABLE**

LINE	LENGTH	BEARING
L1	157.92	S20°35'02"W
L2	155.65	N69°24'39"W
L3	7.05	N20°35'02"E
L4	31.97	N64°28'07"W
L5	15.41	N49°51'54"W
L6	44.83	N69°24'39"W
L7	191.94	N20°33'14"E
L8	16.04	S69°11'14"E
L9	18.03	N20°27'52"E
L10	158.99	S69°11'14"E
L11	163.99	S20°32'58"W

**PLAT CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	39.27	25.00	90°00'00"	S65°35'12"W	35.36
C5	318.38	1030.00	17°42'38"	N78°16'07"W	317.11
C6	48.21	1030.00	2°44'15"	N89°25'33"W	49.21

**FIELD MEASURES CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	39.19	25.00	89°48'46"	S65°36'16"W	35.30
C2	170.09	1030.00	9°27'41"	N74°09'38"W	169.89
C3	180.99	1030.00	10°04'04"	N83°55'30"W	180.75
C4	16.49	1030.00	0°55'03"	N89°25'03"W	16.49

**DESCRIPTION CURVE TABLE**

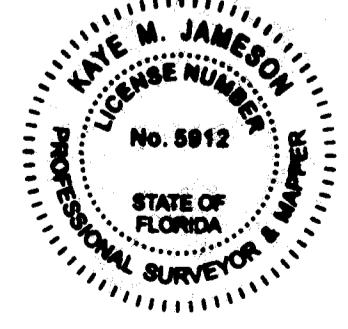
CURVE	LENGTH	RADIUS	DELTA	CHORD BNG.	CHORD
C1	39.27	25.00	90°00'00"	S65°35'12"W	35.36
C2	170.09	1030.00	9°27'41"	N74°08'39"W	169.89
C3	180.99	1030.00	10°04'04"	N83°54'31"W	180.75

- 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 PARTIES NAMED HEREON.
  3. DESCRIPTION FURNISHED FOR THIS SURVEY.
  4. BEARINGS ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 44, AS BEING S69°23'05"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:**  
 SPRH WILDWOOD HOLDINGS, LLC

11/9/22  
 DATE

KAYE M. JAMESON  
 PROFESSIONAL SURVEYOR & MAPPER  
 FLORIDA REGISTRATION NO. 5912



**CFB**  
 CLYMER  
 FARMER  
 BARRELY

DATE: 10/10/2022

REVISIONS: CHANGED PLAT BOOK, REVISED PRIMS & ADDED EASEMENTS

CLIENT: SPRH WILDWOOD HOLDINGS, LLC  
 JOB NO.: S22150.0000  
 DATE OF SURVEY: 6/1/2022  
 DRAWING DATE: 6/23/2022  
 FIELD BOOK: 122-32-8-10  
 CHECKED BY: KAJ  
 DRAWN BY: GAW  
 ACAD FILE: SPARR\_BDY\_PLT.dwg

SPARR BUILDING & FARM SUPPLY  
 SECTIONS 8 & 17,  
 TOWNSHIP 19 SOUTH, RANGE 23 EAST  
 SUMTER COUNTY, FLORIDA

BOUNDARY SURVEY  
 FOR  
 SPRH WILDWOOD HOLDINGS, LLC

**SHEET 1 OF 1**