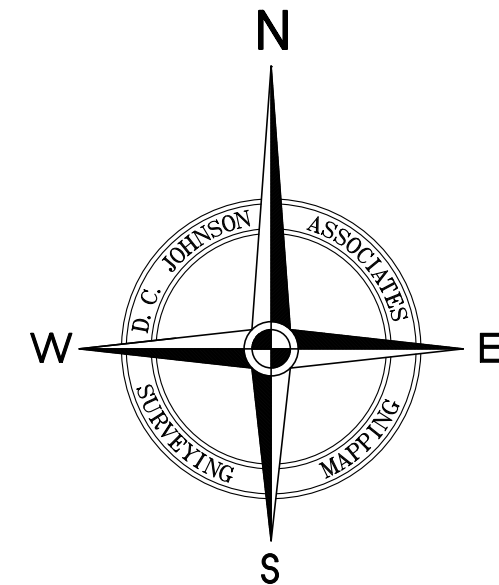


ALTA/NSPS LAND TITLE SURVEY
OF A PORTION OF
SECTION 28, TOWNSHIP 22 SOUTH, RANGE 19 EAST
HERNANDO COUNTY, FLORIDA



SURVEYOR'S NOTES:

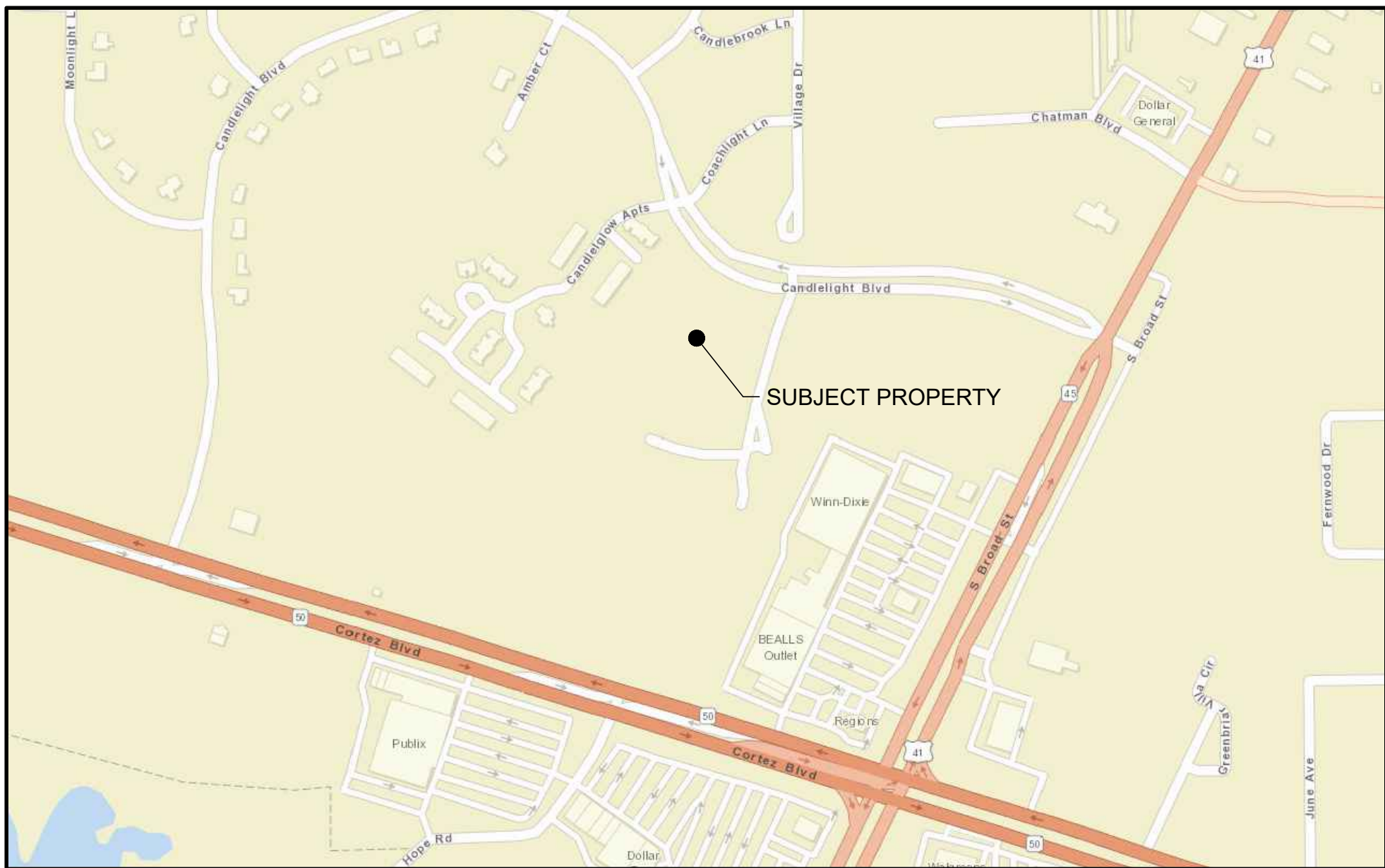
1. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to. This survey meets the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.
2. Surveyor has reviewed Commitment for Title Insurance, Commitment Number 12614242, as issued by Old Republic National Title Insurance Company, commitment date of April 6, 2022 at 11:00 p.m. All pertinent matters except leases, liens, mortgages, taxes, and/or other similar financial matters, identified as encumbrances in Schedule B-II of said Commitment for Title Insurance, have been shown or noted hereon. The undersigned has relied solely upon said Title Insurance Commitment for all matters pertaining to easements, rights-of-way, setback lines, agreements, reservations, or other similar matters.
3. No instruments of record reflecting easements, right-of-ways and/or ownership were furnished to the undersigned except as shown.
4. No underground installations, improvements or encroachments, have been located except those shown hereon.
5. Bearings shown hereon are based on the Florida State Plane Coordinate System, FL-West Projection, with the Westerly line of Candlelight Apartments Phase II having a grid bearing of S.04°40'54"W.
6. Bearings and distances shown hereon are field measured, unless otherwise indicated.
7. The text for ties to improvements indicates the direction they are in relation to the boundary.
8. Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.) or Florida Department of Environmental Protection (F.D.E.P.).



ALTA TABLE A NOTES:

- [Item 1] See map of survey for found or set monuments.
- [Item 2] The physical address of the subject property is not available at this time.
- [Item 3] 9. Subject property appears to lie in Flood Zone "Alt" and "X" according to FEMA Flood Insurance Rate Map Panel No. 12053C0191D & 12053C0192D, dated 2/2/2012.
- [Item 4] Subject property contains 5.990 acres, more or less.
- [Item 5] Elevations shown herein are based upon North American Vertical Datum of 1988 (NAVD88), National Geodetic Survey benchmark "A 658", located at the intersection of Cortez Boulevard and Broad Street, published elevation = 88.25" (NAVD88).
- [Item 6] Surveyor has not been provided a Zoning Report at time of survey.
- [Item 7] See map of survey for building dimensions and area.
- [Item 8] See map of survey for depiction of substantial features observed.
- [Item 14] Subject property lies approximately 1100' from the intersection of Candlelight Boulevard and U.S. Highway 41 in Brooksville, Florida.
- [Item 16] No evidence of recent earth moving work, building construction, or building additions were observed.
- [Item 18] See Schedule B-II table for index of easements and servitudes disclosed in Title Documents. See map of survey for depiction thereof.
- [Item 19] Proof of professional liability insurance shall be provided to certified parties upon request.

SCHEDULE B-II	
No B-II exceptions	



DESCRIPTION: (per Commitment for Title Insurance, Commitment Number 1261420, as issued by Old Republic National Title Insurance Company, commitment date of April 6, 2022 at 11:00 p.m.)

Commencing at the Northwest corner of Lot 9 of TREBBY, UNIT NO. ONE, as recorded in Plat Book 16, Page 68, Public Records of Hernando County, Florida; thence run South 26°04'49" West along the West boundary of said Lot 9 for a distance of 264.48 feet; thence continue South 26°04'49" West for a distance of 583.25 feet to the Southeast corner of CANDELIGHT APARTMENTS, PHASE I; thence run North 73°03'41" West a distance of 285.00 feet, along the Southerly line of CANDELIGHT APARTMENTS PHASES I and II to the Southwest corner of said CANDELIGHT APARTMENTS, PHASE II; thence continue North 73°03'41" West 219.93 feet to the Southwest corner of CANDELIGHT APARTMENTS PHASE II-A and the POINT OF BEGINNING of this description; thence continue North 73°03'41" West, a distance of 434.07 feet; thence run North 73°52'27" East, a distance of 890.83 feet to a point of intersection with the Southerly right away of Candlelight Boulevard as it appears on the plat of CANDELIGHT UNIT 2, as recorded in Plat Book 17, Page 64, Public Records of Hernando County, Florida, said point of intersection also being a point on a curve concave Northeasterly and having as its elements a central angle of 25°27'55", a radius of 450.00 feet with a tangent bearing of South 31°25'50" East; thence run along the arc of the of afore described curve for a distance of 200.00 feet, said arc of curve also being along the Southerly right away of said Candlelight Boulevard; thence run South 04°31'52" West along the Westerly line of CANDELIGHT APARTMENTS PHASE II for a distance of 446.60 feet; thence North 73°03'41" West, 219.93 feet to a point being the Northwest corner of CANDELIGHT APARTMENTS PHASE II-A; then South 04°31'32" West, a distance of 307.18 feet to the POINT OF BEGINNING.

CERTIFICATION:

To Mount Vernon Capital Partners, LLC; Old Republic National Title Insurance Company; Morrell, P.A.:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(b), 7(a), 7(b)(1), 8, 14, 16 and 18 of Table A thereof. The fieldwork was completed on 6/6/2022.

Date of Plat or Map: 6/6/2022

DRAFT

DRAWN: TAG	DATE: 6/8/2022
CHECKED: ARG	DATE: 6/12/2022

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

BOUNDARY & TOPOGRAPHIC SURVEY

Mount Vernon Capital Partners

Candlelight Boulevard

PROJECT NO: 2022-132A01.BG000001

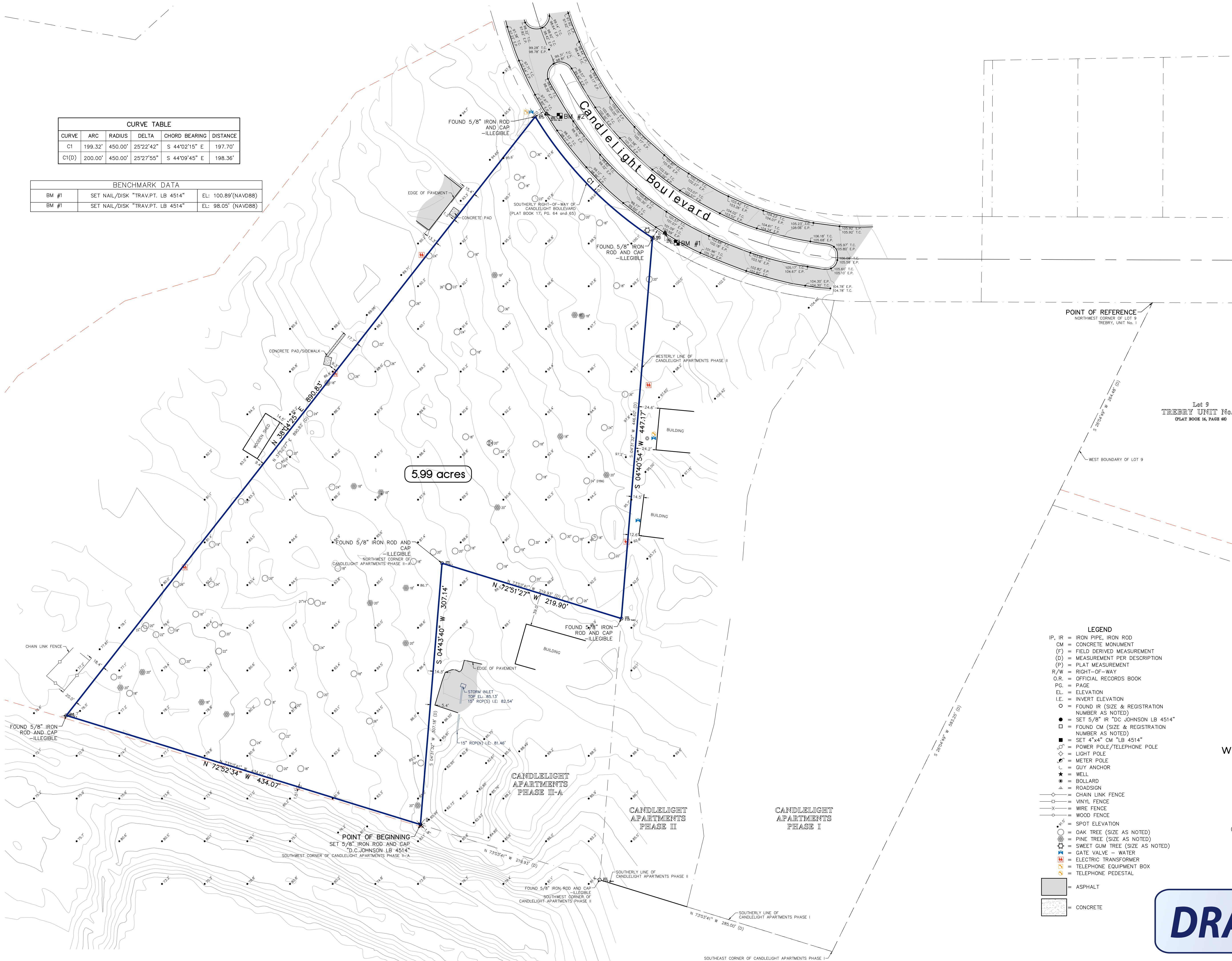
SEC: 28	TWP: 22 S	RNG: 19 E	COUNTY: Hernando County
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SCALE: As Shown

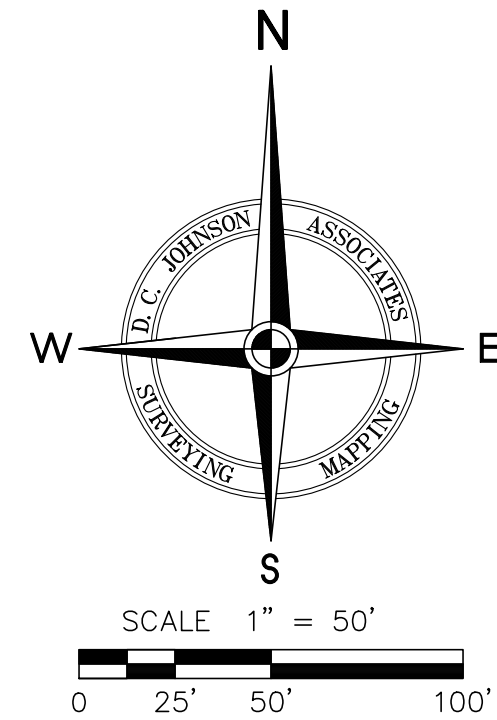
SHEET NO: 1 of 2

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	199.32'	450.00'	25°22'42"	S 44°02'15" E	197.70'
C1(D)	200.00'	450.00'	25°27'55"	S 44°09'45" E	198.36'

BENCHMARK DATA		
BM #1	SET NAIL/DISK "TRAV.PT. LB 4514"	EL: 100.89'(NAVD88)
BM #1	SET NAIL/DISK "TRAV.PT. LB 4514"	EL: 98.05' (NAVD88)



- LEGEND**
- IP, IR = IRON PIPE, IRON ROD
 - CM = CONCRETE MONUMENT
 - (F) = FIELD DERIVED MEASUREMENT
 - (D) = MEASUREMENT PER DESCRIPTION
 - (P) = PLAT MEASUREMENT
 - R/W = RIGHT-OF-WAY
 - O.R. = OFFICIAL RECORDS BOOK
 - PG. = PAGE
 - EL. = ELEVATION
 - I.E. = INVERT ELEVATION
 - = FOUND IR (SIZE & REGISTRATION NUMBER AS NOTED)
 - = SET 5/8" IR "D.C. JOHNSON LB 4514"
 - = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
 - = SET 4"x4" CM "LB 4514"
 - ⚡ = POWER POLE/TELEPHONE POLE
 - ⚡ = LIGHT POLE
 - ⚡ = METER POLE
 - ⚡ = GUY ANCHOR
 - ★ = WELL
 - ⚡ = BOLLARD
 - ⚡ = ROADSIGN
 - ⚡ = CHAIN LINK FENCE
 - ⚡ = VINYL FENCE
 - ⚡ = WIRE FENCE
 - ⚡ = WOOD FENCE
 - ⚡ = SPOT ELEVATION
 - ⚡ = OAK TREE (SIZE AS NOTED)
 - ⚡ = PINE TREE (SIZE AS NOTED)
 - ⚡ = SWEET GUM TREE (SIZE AS NOTED)
 - ⚡ = GATE VALVE - WATER
 - ⚡ = ELECTRIC TRANSFORMER
 - ⚡ = TELEPHONE EQUIPMENT BOX
 - ⚡ = TELEPHONE PEDESTAL
 - ASPHALT
 - CONCRETE



DRAFT

BOUNDARY & TOPOGRAPHIC SURVEY

SEE SHEET 1 FOR SURVEYOR'S NOTES
AND DESCRIPTION



Boundary & Topographic Survey

Mount Vernon Capital Partners

Candlelight Boulevard

PROJECT NO: 2022-132A01BG00001

SEC: 28 TWP: 22S RNG: 19E COUNTY: Hernando

SCALE: 1" = 50'

SHEET NO: 2 of 2

DATE

REVISION

BY

DATE OF FIELD SURVEY: 6/6/22