

www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882



PROPERTY ADDRESS:
VACANT, SUMTERVILLE, FLORIDA 33585

SURVEY NUMBER: 2501.2900

CERTIFIED TO:
ABSOLUTE OF SUMTERVILLE, LLC;

BUYER: ABSOLUTE OF SUMTERVILLE, LLC

LENDER:

TITLE COMPANY:

COMMITMENT DATE: NOT REVIEWED CLIENT FILE NO:

LEGAL DESCRIPTION:

ALL THAT PART OF NORTH 4200 FEET OF SW 1/4 OF NW 1/4 OF SECTION 24, TOWNSHIP 20 SOUTH, RANGE 22 EAST, LYING WEST OF HWY 301, LESS THE WEST 120 FEET, AND LESS THAT PORTION OF TRACT 31, BARWICKS ADDITION LYING WEST OF HWY 301, AND LESS: BEGIN AT THE NORTHWEST CORNER OF THE NORTH 1/4 OF NW 24, TOWNSHIP 20 SOUTH, RANGE 22 EAST, AND WESTERLY RIGHT OF WAY LINE OF SR 35JUS 301; FROM THENCE RUN SOUTH 27° 41' 30" W, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 200 FEET; THENCE RUN SOUTH 27° 41' 30" W, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID SR 35, A DISTANCE OF 200 FEET; THENCE RUN N27° 41' 30" E, PARALLEL WITH THE WESTERLY RIGHT OF WAY LINE OF SAID SR 35, A DISTANCE OF 200 FEET TO THE NORTH LINE OF SAID 40 ACRES; THENCE RUN NORTH 33° 37' E, ALONG THE NORTH LINE OF SAID 40 ACRES, A DISTANCE OF 200 FEET TO THE EAST LINE OF SAID 40 ACRES; THENCE RUN EAST 200 FEET TO POB/SEE OR BOOK 99, PAGE 319) PARCEL NO. J24-022.

JOB SPECIFIC SURVEYOR NOTES

DATE SIGNED: 01/31/25

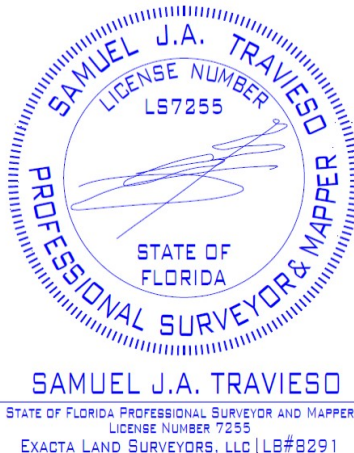
FIELD WORK DATE: 1/30/2025

REVISION DATE(S):

(REV 1 1/31/2025)

POINTS OF INTEREST

NONE VISIBLE



SURVEYORS CERTIFICATE

I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 5J-15.050 through 5J-15.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.



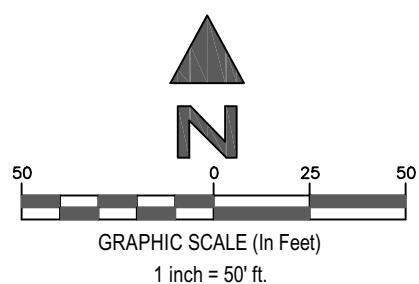
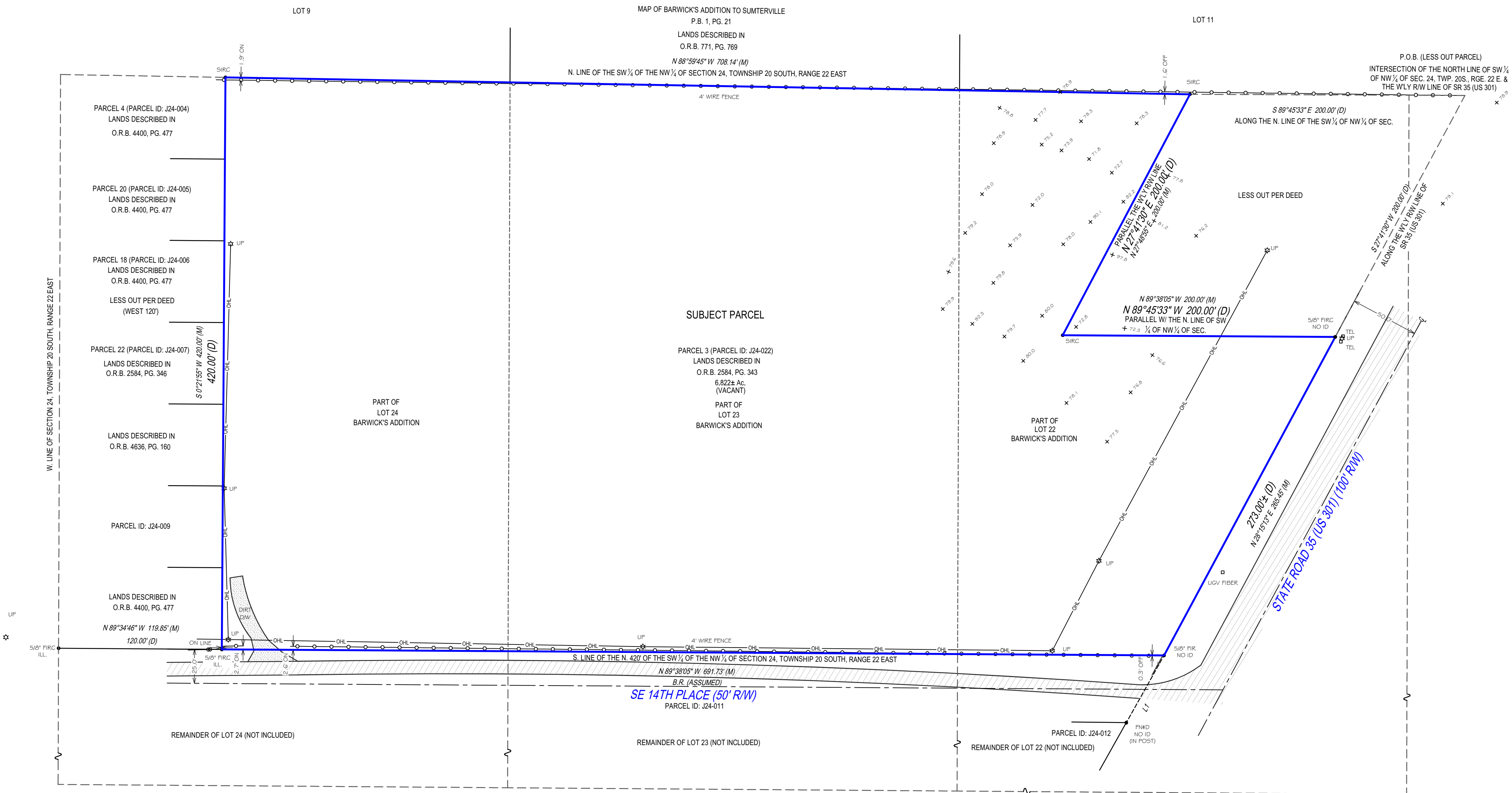
Exacta Land Surveyors, LLC
 LB# 8291
 35.1916 | f: 866.744.2882
 Street, Suite 1001, Oviedo, FL 32765



AFFILIATE MEMBERS

SURVEYOR'S NOTES:
FENCE OWNERSHIP NOT DETERMINED

LINE TABLE:
L1 58.00'± (D)
S 29°18'11" W 56.57' (M)



GENERAL SURVEYORS NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown herein. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted herein was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA Flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
9. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter SJ17.062 (3) of the Florida Administrative Code and Florida Statute 1772.001(2). The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
10. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
11. Points of Interest (POIs) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POIs may not represent all features on the property. They may be additional POIs which are not shown or called-out as POIs, or which are otherwise unknown to the surveyor.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility information.
13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logs or references to third party firms are for informational purposes only.
14. Pursuant to F.S. 558.003, an individual employee or agent may not be held individually liable for negligence.
15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:

LINETYPES		ABBREVIATIONS		MB - Map Book	
	Boundary Line	(C) - Calculated	ME - Maintenance Easement		
	Center Line	(D) - Deed	MES - Mitered End Section		
	Chain Link or Wire Fence	(F) - Field	MF - Metal Fence		
	Easement	(M) - Measured	MH - Manhole		
	Iron Fence	(P) - Plat	MHWL - Mean High Water Line		
	Edge of Water	(R) - Record	NR - Non-Radial		
	Overhead Lines	(S) - Survey	NTS - Not to Scale		
	Structure	A/C - Air Conditioning	NAVDB - North American Vertical Datum 1988		
	Survey Tie Line	A/E - Access Easement	NGVD29 - National Geodetic Vertical Datum 1929		
	Vinyl Fence	ANE - Anchor Easement	OG - On Ground		
	Wall or Party Wall	ASBL - Accessory Setback Line	ORB - Official Records Book		
	Wood Fence	B/B - Bay/Box Window	ORV - Official Record Volume		
SURFACE TYPES		BC - Block Corner	O/A - Overall		
	Asphalt	BFP - Backflow Preventer	O/S - Offset		
	Brick or Tile	BLDG - Building	OFF - Outside Subject Property		
	Concrete	BLK - Block	OH - Overhang		
	Covered Area	BM - Benchmark	OHL - Overhead Utility Lines		
	Water	BR - Bearing Reference	OHWL - Ordinary High Water Line		
	Wood	BRL - Building Restriction Line	ON - Inside Subject Property		
SYMBOLS		BSMT - Basement	OTF - Pool Equipment		
	Benchmark	C - Curve	PB - Plat Book		
	Center Line	C/L - Center Line	PC - Point of Curvature		
	Central Angle or Delta	C/P - Covered Porch	PCP - Point of Compound Curvature		
	Common Ownership	C/S - Concrete Slab	PCP - Permanent Control Point		
	Control Point	CATV - Cable TV Rider	PI - Point of Intersection		
	Catch Basin	CB - Concrete Block	PLS - Professional Land Surveyor		
	Elevation	CH - Chord Bearing	PLT - Planner		
	Fire Hydrant	CHIM - Chimney	POB - Point of Beginning		
	Find or Set Monument	CLF - Chain Link Fence	POC - Point of Commencement		
	Guywire or Anchor	CME - Canal Maintenance Easement	PRC - Point of Reverse Curvature		
	Manhole	CO - Clean Out	PRM - Permanent Reference Monument		
	Tree	CONC - Concrete	PSM - Professional Surveyor & Mapper		
	Utility or Light Pole	COR - Corner	PT - Point of Tangency		
	Well	CS/W - Concrete Sidewalk	PU - Public Utility Easement		
		CUE - Control Utility Easement	R - Radius or Radial		
		CVG - Concrete Valley Gutter	R/W - Right of Way		
		D/W - Driveway	RES - Residential		
		DE - Drainage Easement	RGE - Range		
		DF - Drain Field	ROE - Roof Overhang Easement		
		DH - Drill Hole	RP - Radius Point		
		DUE - Drainage & Utility Easement	S/W - Sidewalk		
		ELEV - Elevation	SBL - Setback Line		
		EM - Electric Meter	SCL - Survey Closure Line		
		ENCL - Enclosure	SCR - Screen		
		ENT - Entrance	SEC - Section		
		EOP - Edge of Pavement	SEP - Septic Tank		
		EOW - Edge of Water	SEW - Sewer		
		ESMT - Easement	SIRC - Set Iron Rod & Cap		
		EUB - Electric Utility Box	SMWE - Storm Water Management Easement		
		F/DH - Found Drill Hole	SN&D - Set Nail and Disc		
		FCM - Found Concrete Monument	SOFT - Square Feet		
		FF - Finished Floor	STL - Survey Tie Line		
		FIP - Found Iron Pipe	STY - Story		
		FIPC - Found Iron Pipe & Cap	SV - Sewer Valve		
		FIR - Found Iron Rod	SWE - Sidewalk Easement		
		FIRC - Found Iron Rod & Cap	TBM - Temporary Bench Mark		
		FN - Found Nail	TEL - Telephone Facilities		
		FN&D - Found Nail & Disc	TOP - Top of Bank		
		FRSPK - Found Rail Road Spike	TUE - Technological Utility Easement		
		GM - Gas Meter	TWP - Township		
		ID - Identification	TX - Transformer		
		IE/EE - Ingress/Egress Easement	TY - Typical		
		ILL - Illegible	UE - Utility Easement		
		INST - Instrument	UG - Underground		
		INT - Intersection	UP - Utility Pole		
		IRRE - Irrigation Easement	UR - Utility Right		
		L - Length	VF - Vinyl Fence		
		LAE - Limited Access Easement	W/C - Witness Corner		
		LB# - License No. (Business)	W/F - Water Filter		
		LBE - Limited Buffer Easement	W/F - Wood Fence		
		LE - Landscape Easement	WM - Water Meter/Valve Box		
		LME - Lake/Landscape Maintenance Easement	WV - Water Valve		
		LS# - License No. (Surveyor)			

FLOOD ZONE INFORMATION:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN SUMTER COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 120296, PANEL NUMBER 0231 DATED 6/5/2020.