BOUNDARY SURVEY

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, KNOWN AS PARCEL 1A, PARCEL 2A, PARCEL B (PARCEL NO. N02-049) AND PACREL C (PARCEL NO. N02-051), BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 2; THENCE RUN NORTH 00°11'59"" EAST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 610.46 FEET; THENCE DEPARTING SAID LINE, RUN SOUTH 89°51'44" EAST, 1273.97 FEET; THENCE NORTH 00°10'52" EAST, 54.28 FEET; THENCE SOUTH 89°51'44" EAST, 50.00 FEET; THENCE SOUTH 00°10'52" WEST, 664.74 FEET; THENCE NORTH 89°51'44" WEST, 253.35 FEET; THENCE NORTH 00°10'52" EAST, 490.00 FEET; THENCE NORTH 89°51'44" WEST, 445.00 FEET; THENCE SOUTH 00°10'52" WEST, 142.00 FEET; THENCE NORTH 89°51'44" WEST, 108.85 FEET; THENCE SOUTH 00°02'14" EAST, 314.61 FEET; THENCE SOUTH 56°53'53" WEST, 146.42 FEET; THENCE SOUTH 75°59'12" WEST, 244.38 FEET; THENCE SOUTH 86°45'57" WEST 159.16 FEET; THENCE NORTH 00°11'59" EAST, 115.98 FEET TO THE POINT OF BEGINNING.

CONTAINS: 591,988 SQUARE FEET / 13.590 ACRES, MORE OR LESS.

THE LANDS SURVEYED, SHOWN AND DESCRIBED HEREON ARE THE SAME LANDS AS DESCRIBED IN THE TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 10930196, DATED 04/25/2023 @ 5:00 PM.

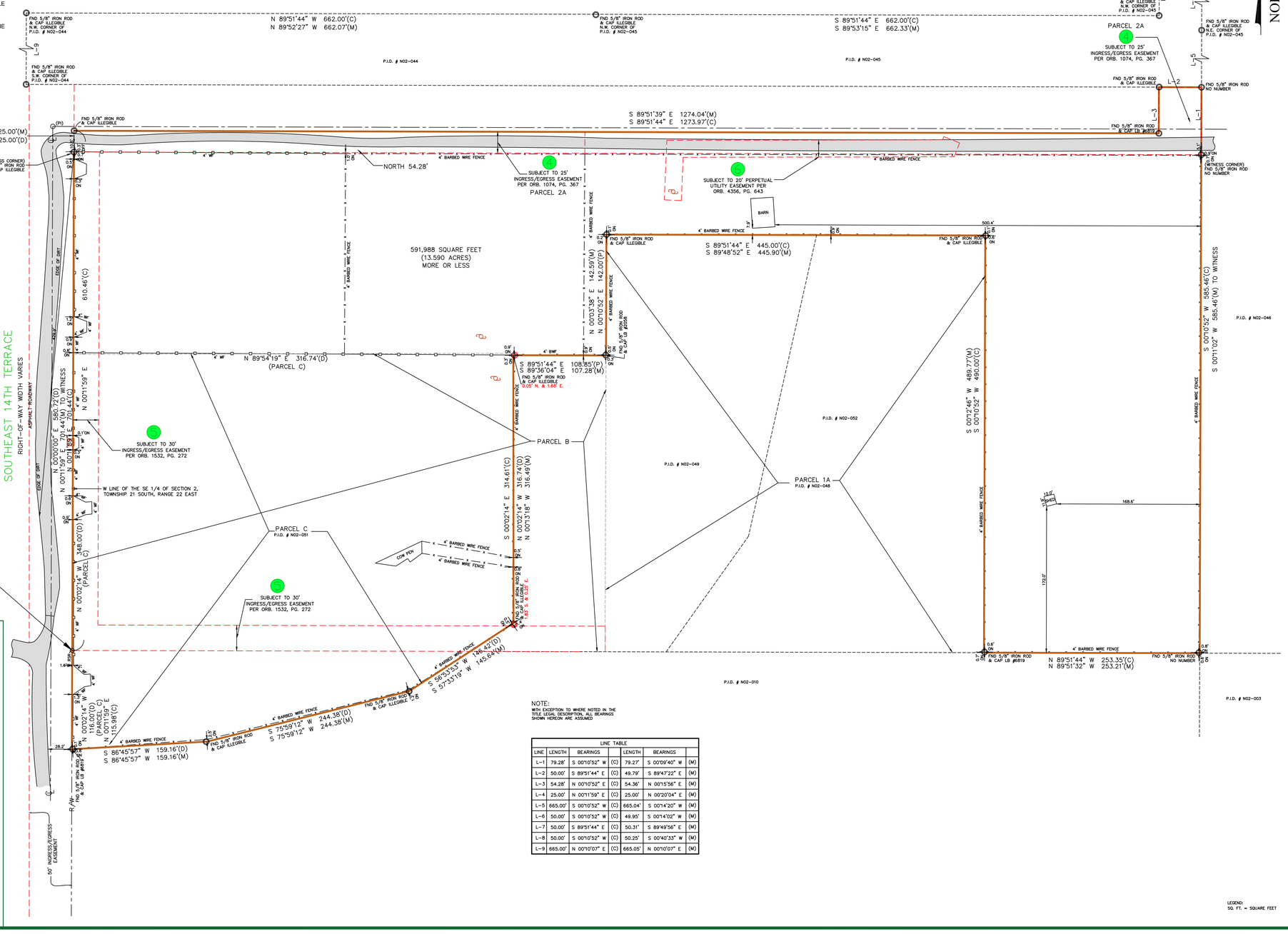
THE LANDS IN THE SURVEY ARE IN FACT ONE AND THE SAME AS THE LEGAL IN THE COMMITMENT AND THAT THERE ARE NO GORES, GAPS, OR HIATUSES.

ITEMS CORRESPONDING TO SCHEDULE B-II

4. Easement for ingress and egress and for rights of others in the use thereof of that certain easement as recorded in Official Records Book 1074, Page 367.
THIS ITEM IS PLOTTED HEREON.

5. Easement for ingress and egress and for rights of others in the use thereof of that certain easement as recorded in Official Records Book 1532, Page 272; thence re-recorded in Official Records Book 1633, Page 741.
THIS ITEM IS PLOTTED HEREON.

6. Perpetual Utility Easement given to Sumter Electric Cooperative, recorded 10/12/2022 in Official Records Book 4356, Page 643.
THIS ITEM IS PLOTTED HEREON; HOWEVER IT IS BASED ON THE ASSUMPTION THAT THE UTILITY POLE REFERENCED IN THE DOCUMENT IS THE SAME ONE THAT WAS LOCATED. THE LOCATION OF THIS EASEMENT IS APPROXIMATE AND TO BE USED FOR REFERENCE ONLY.



NOTE:
WITH EXCEPTION TO WHERE NOTED IN THE TITLE LEGAL DESCRIPTION, ALL BEARINGS SHOWN HEREON ARE ASSUMED

LINE TABLE						
LINE	LENGTH	BEARINGS		LENGTH	BEARINGS	
L-1	79.28'	S 00°10'52" W	(C)	79.27'	S 00°09'40" W	(M)
L-2	50.00'	S 89°51'44" E	(C)	49.79'	S 89°47'22" E	(M)
L-3	54.28'	N 00°10'52" E	(C)	54.36'	N 00°15'56" E	(M)
L-4	25.00'	N 00°11'59" E	(C)	25.00'	N 00°20'04" E	(M)
L-5	665.00'	S 00°10'52" W	(C)	665.04'	S 00°14'20" W	(M)
L-6	50.00'	S 00°10'52" W	(C)	49.95'	S 00°14'02" W	(M)
L-7	50.00'	S 89°51'44" E	(C)	50.31'	S 89°49'56" E	(M)
L-8	50.00'	S 00°10'52" W	(C)	50.25'	S 00°40'33" W	(M)
L-9	665.00'	N 00°10'07" E	(C)	665.05'	N 00°10'07" E	(M)

AERIAL VIEW (NOT TO SCALE)

ORDERED BY:
FIRST CHOICE SURVEYING INC.

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CHAPTER 5J-17.050 THROUGH 5J-17.055, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

CERTIFICATE NO. 6658 FIRST CHOICE SURVEYING INC.
FLA. CERTIFICATE OF AUTHORIZATION LB 7564
407-957-1643 / 1643@FIRSTCHOICESURVEYING.COM
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:
JEFFREY DAVIS AND BRIDGETTE DAVIS
CONCIERGE TITLE SERVICES, LLC; FIDELITY NATIONAL TITLE INSURANCE COMPANY; & BANK, N.A.

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY IS DETERMINED TO BE LOCATED IN ZONE X(UNSHADED), PER F.E.M.A. MAP NUMBER 12119C0325D, DATED 09/27/2013.
THIS SURVEYOR MADE NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION. THE LOCAL FEMA AGENT SHOULD BE CONTACTED FOR VERIFICATION.

CLIENT NO: 21070
JOB NO: 2230303
FIELD WTR: 22-0303
DRAWN BY: KS
DRAWN DATE: 06/16/23
CHECKED BY: ED
APPROVED BY: EA

POINTS OF INTEREST:
MONEY VISIBLE

REVISION HISTORY: REV A: 06/30/23 - REVISED PER CLIENT COMMENTS REV B: 07/20/23

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SURVEYOR'S NOTES:
1. THIS SURVEY SHOWN HEREON WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT. THE SURVEYOR DID NOT FIELD ANDOR RESEARCH ANY DOCUMENTS OR OTHER INFORMATION REGARDING OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, ADJOINERS, OR OTHER MATTERS AFFECTING THE PROPERTY OTHER THAN THOSE PROVIDED WITH THE TITLE COMMITMENT WILL BE REVIEWED. IF ADDITIONAL DOCUMENTS, AND/OR REVIEW OF THE CLIENT ARE REQUESTED, THERE MAY BE ADDITIONAL FEES INCURRED.
2. BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 2, BEING N00°11'59"E, AS SHOWN ON THE PLAT OF SURVEY.
3. THE PURPOSE OF THIS SURVEY IS FOR THE USE OF FINANCING AND/OR SALE TRANSACTIONS, AND DOES NOT DETERMINE OR INDICATE LANDS OWNERSHIP AND CONSTRUCTION PERMITTING PURPOSES WITHOUT WRITTEN CONSENT FROM THE LAND SURVEYOR WHOM SIGNED AND SEALED THIS SURVEY.
4. THE SURVEYOR DID NOT RESEARCH FOR ABSTRACT AND RECORDS FOR RIGHT OF WAYS, EASEMENTS, RESERVATIONS, RESTRICTIONS, RESTRICTIVE COVENANTS, ZONING REGULATIONS, SETBACKS, AND OTHER MATTERS THAT MAY AFFECT THE PROPERTY. ZONING REGULATIONS, SETBACKS, AND OTHER RESTRICTIONS MAY BE OBTAINED FROM THE LOCAL GOVERNMENT.
5. THE SURVEYOR IS NOT RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL AND/OR CHANGES TO ANY FENCES UNLESS THE SURVEY WAS PROVIDED BY THE SURVEYOR.
6. THE SURVEY IS EXCLUSIVE FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED. THE CERTIFICATION DO NOT EXTEND TO ANY UNNAMED PARTIES.
7. THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
8. THE SURVEYOR IS EXCLUSIVE FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED. THE CERTIFICATION DO NOT EXTEND TO ANY UNNAMED PARTIES.
9. THIS IS A BOUNDARY SURVEY UNLESS OTHERWISE NOTED AND LISTED THIS SUPPORT HEREON AND BY THE PLATTED BOUNDARY LINES UNLESS OTHERWISE NOTED.
10. ALL FEES DUE TO THE FIRM AT TIME WELL AND/OR WORK IS RECEIVED TO BE CONSIDERED FINAL.

PROPERTY ADDRESS: SOUTHEAST 14TH TERRACE, BUSHNELL, FLORIDA 33513

LEGAL DESCRIPTION:
SEE BOUNDARY PAGE

LEGEND

BRICK/MASONRY
WOOD
CONCRETE
ASPHALT
CONCRETE BLOCK
WOOD FENCE
CHAIN LINK FENCE
BARBED WIRE FENCE
WROUGHT IRON FENCE
VINYL FENCE
WOOD POST
CONCRETE POST
CONCRETE PAVER
BRICK PAVER
ASPHALT PAVER
WATER VALVE
WATER METER
SANITARY MANHOLE
HANDICAP
WROUGHT IRON
CHAIN LINK
WOOD
VINYL
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
GAS VALVE
GAS METER
GAS MANHOLE
GAS TANK
GAS PUMP
GAS CONTROL VALVE
GAS LINE MARKER
GAS MAILBOX
GAS CLEANOUT
GAS CONTROL