

BOUNDARY SURVEY

OF A PORTION OF LAND LYING IN
SECTION 30, T-2S; R-10E,
MADISON COUNTY, FLORIDA.

LEGAL DESCRIPTION NORTH TRACT

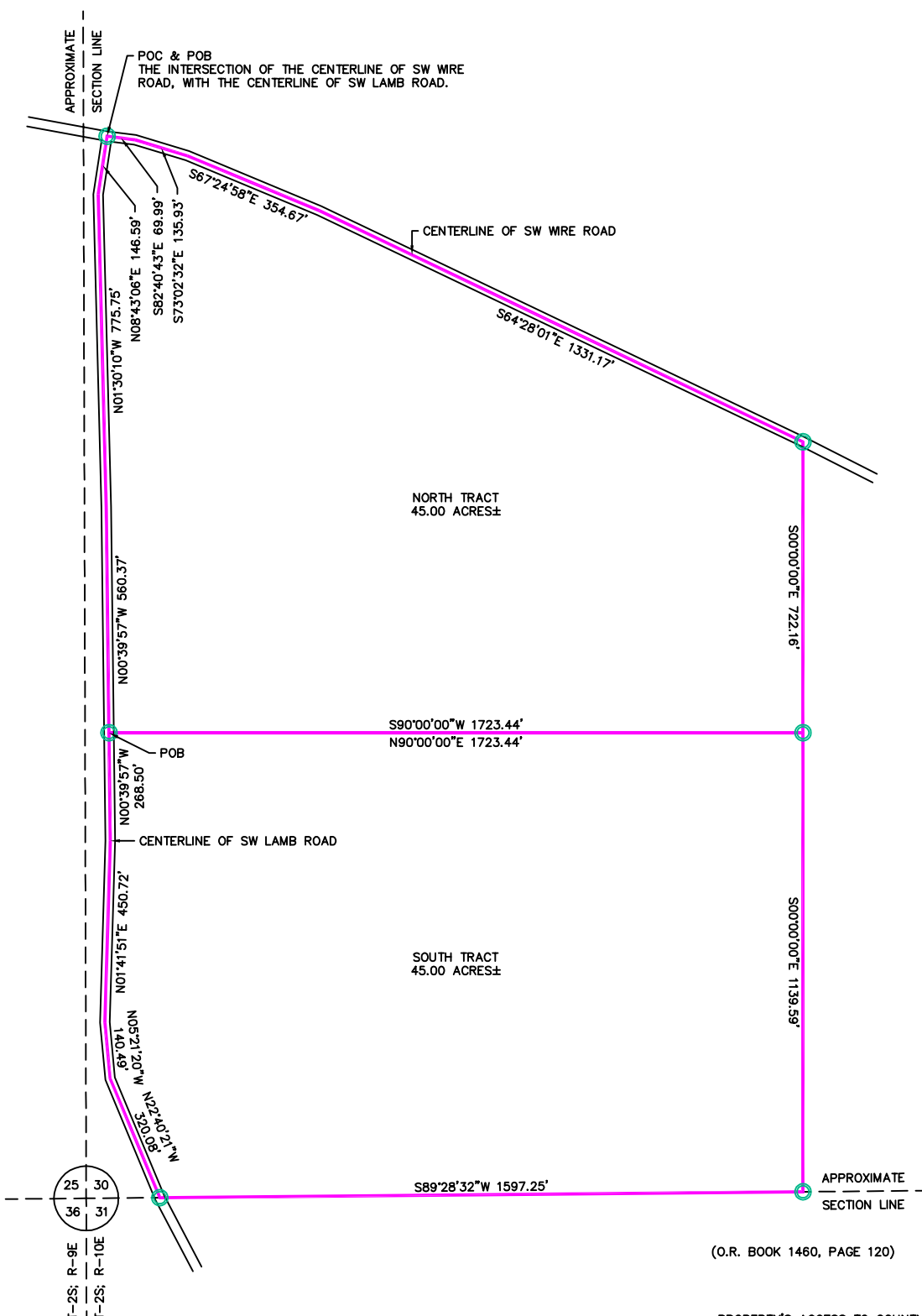
A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 2 SOUTH; RANGE 10 EAST, TAYLOR COUNTY, FLORIDA, AND IS A PORTION OF THE PROPERTY DESCRIBED IN O.R. BOOK 1460, PAGE 120, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A SET 1/2" REBAR No. 2940, AT THE INTERSECTION OF THE CENTERLINE OF SW WIRE ROAD, WITH THE CENTERLINE OF SW LAMB ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN ALONG SAID CENTERLINE OF SW WIRE ROAD THE FOLLOWING COURSES: SOUTH 82 DEGREES 40 MINUTES 43 SECONDS EAST, A DISTANCE OF 69.99 FEET; THENCE SOUTH 73 DEGREES 02 MINUTES 32 SECONDS EAST, A DISTANCE OF 135.93 FEET; THENCE SOUTH 67 DEGREES 24 MINUTES 58 SECONDS EAST, A DISTANCE OF 354.67 FEET; THENCE SOUTH 64 DEGREES 28 MINUTES 01 SECONDS EAST, A DISTANCE OF 1,331.17 FEET TO A SET 1/2" REBAR No. 2940; THENCE LEAVING SAID CENTERLINE RUN SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 722.16 FEET TO A SET 1/2" REBAR No. 2940; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1,723.44 FEET TO A SET 1/2" REBAR No. 2940, AT THE CENTERLINE OF SW LAMB ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: NORTH 00 DEGREES 39 MINUTES 57 SECONDS WEST, A DISTANCE OF 560.37 FEET; THENCE NORTH 01 DEGREES 30 MINUTES 10 SECONDS WEST, A DISTANCE OF 775.75 FEET; THENCE NORTH 08 DEGREES 43 MINUTES 06 SECONDS EAST, A DISTANCE OF 146.59 FEET TO A SET 1/2" REBAR No. 2940, AND THE POINT OF BEGINNING, CONTAINING 45.00 ACRES, MORE OR LESS.

LEGAL DESCRIPTION SOUTH TRACT

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 2 SOUTH; RANGE 10 EAST, TAYLOR COUNTY, FLORIDA, AND IS A PORTION OF THE PROPERTY DESCRIBED IN O.R. BOOK 1460, PAGE 120, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A SET 1/2" REBAR No. 2940, AT THE INTERSECTION OF THE CENTERLINE OF SW WIRE ROAD, WITH THE CENTERLINE OF SW LAMB ROAD, AND RUN ALONG SAID CENTERLINE OF SW LAMB ROAD THE FOLLOWING COURSES: SOUTH 08 DEGREES 43 MINUTES 06 SECONDS WEST, A DISTANCE OF 146.59 FEET; THENCE SOUTH 01 DEGREES 30 MINUTES 10 SECONDS EAST, A DISTANCE OF 775.75 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 57 SECONDS EAST, A DISTANCE OF 560.37 FEET TO A SET 1/2" REBAR No. 2940, AND THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING, AND LEAVING SAID CENTERLINE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 1,139.59 FEET TO A SET 1/2" REBAR No. 2940, AT THE APPROXIMATE SECTION LINE OF SAID SECTION 30; THENCE SOUTH 89 DEGREES 28 MINUTES 32 SECONDS WEST ALONG SAID APPROXIMATE SECTION LINE, A DISTANCE OF 1,597.25 FEET TO A SET 1/2" REBAR No. 2940, AT THE CENTERLINE OF SW LAMB ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: NORTH 22 DEGREES 40 MINUTES 21 SECONDS WEST, A DISTANCE OF 320.08 FEET; THENCE NORTH 05 DEGREES 21 MINUTES 20 SECONDS WEST, A DISTANCE OF 140.49 FEET; THENCE NORTH 01 DEGREES 41 MINUTES 51 SECONDS EAST, A DISTANCE OF 450.72 FEET; THENCE NORTH 00 DEGREES 39 MINUTES 57 SECONDS WEST, A DISTANCE OF 268.50 FEET TO A SET 1/2" REBAR No. 2940, AND THE POINT OF BEGINNING, CONTAINING 45.00 ACRES, MORE OR LESS.

- x - - FENCE
- = NAIL & CAP
- = FOUND 4x4 CONCRETE MONUMENT
- = SET CONCRETE MONUMENT #2940
- = SET 1/2" REBAR #2940
- = FOUND 1/2" REBAR OR IRON PIPE
- D.O.T. = DEPARTMENT OF TRANSPORTATION
- DR = DRIVE
- D/W = DRIVE WAY
- FM = FIELD MEASURED
- FN = FOUND NAIL
- GW = GUY WIRE
- HWL = HIGH WATER LINE
- LP = LIGHT POLE
- MSL = MEAN SEA LEVEL
- N&D = NAIL & DISK
- NGVD = NATIONAL GEODETIC VERTICAL DATUM
- OE = OVERHEAD ELECTRIC
- UE = UNDERGROUND ELECTRIC
- PAT = PATIO
- PB = PLAT BOOK
- OR = OFFICIAL RECORD
- EN = ENCROACHMENT
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- FND = FOUND
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- S/D = SUBDIVISION
- Δ = CENTRAL ANGLE
- R = RADIUS
- T = TANGENT
- L = LENGTH OF CURVE
- () = DEED CALL
- R/W = RIGHT OF WAY
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- ☉ = POWER POLE
- SS = SEWERLINE PVC
- PL = PROPERTY LINE
- ⊕ = CENTERLINE
- ☒ = CONCRETE

ASSUMED BEARING BASED ON G.P.S. HARN NETWORK



CERTIFIED TO: JOANNA SUAREZ
HARDEE LAW FIRM, PL
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

DECLARATION AND CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER, TITLE COMPANY, AND MORTGAGE HOLDER OF THIS SURVEY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



(IN FEET)
1 inch = 400 ft.

PROPERTY'S ACCESS TO COUNTY ROAD No. 53:
SW WIRE ROAD
SW PINE LAKE ROAD
S.W. KELLY 28 ROAD (A 60' EASEMENT DESCRIBED IN O.R. BOOK 928, PAGE 170)

NOTE: NO TITLE OPINION OR ABSTRACT PROVIDED
THERE MAY BE OTHER INSTRUMENTS OF
RECORD THAT COULD AFFECT THIS PROPERTY

NOTHING LOCATED UNDERGROUND

I hereby certify this to be a true and accurate representation of the property shown hereon to the best of my knowledge and belief, and that this survey complies with the minimum technical standards as established in Rule 5J-17 Fla. Adm. Code.

WALTON F. POPPELL FLA. R.L.S. #2940 _____ DATE _____

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

FIELD DATE: 1/27/25	SCALE: 1"=400'	364 WEST BASE ST. (850)973-2472
DRAWN DATE: 2/5/25	P.O. BOX 649 MADISON, FLORIDA 32340	FAX (850)973-1281
REVISION DATE:	BOOK NUMBER:	DRAWN BY: ELK
	WORKSHEET	JOB NUMBER: 25-005

OF A PORTION OF LAND LYING IN
SECTION 30, T-2S; R-10E,
MADISON COUNTY, FLORIDA.

SUAREZ