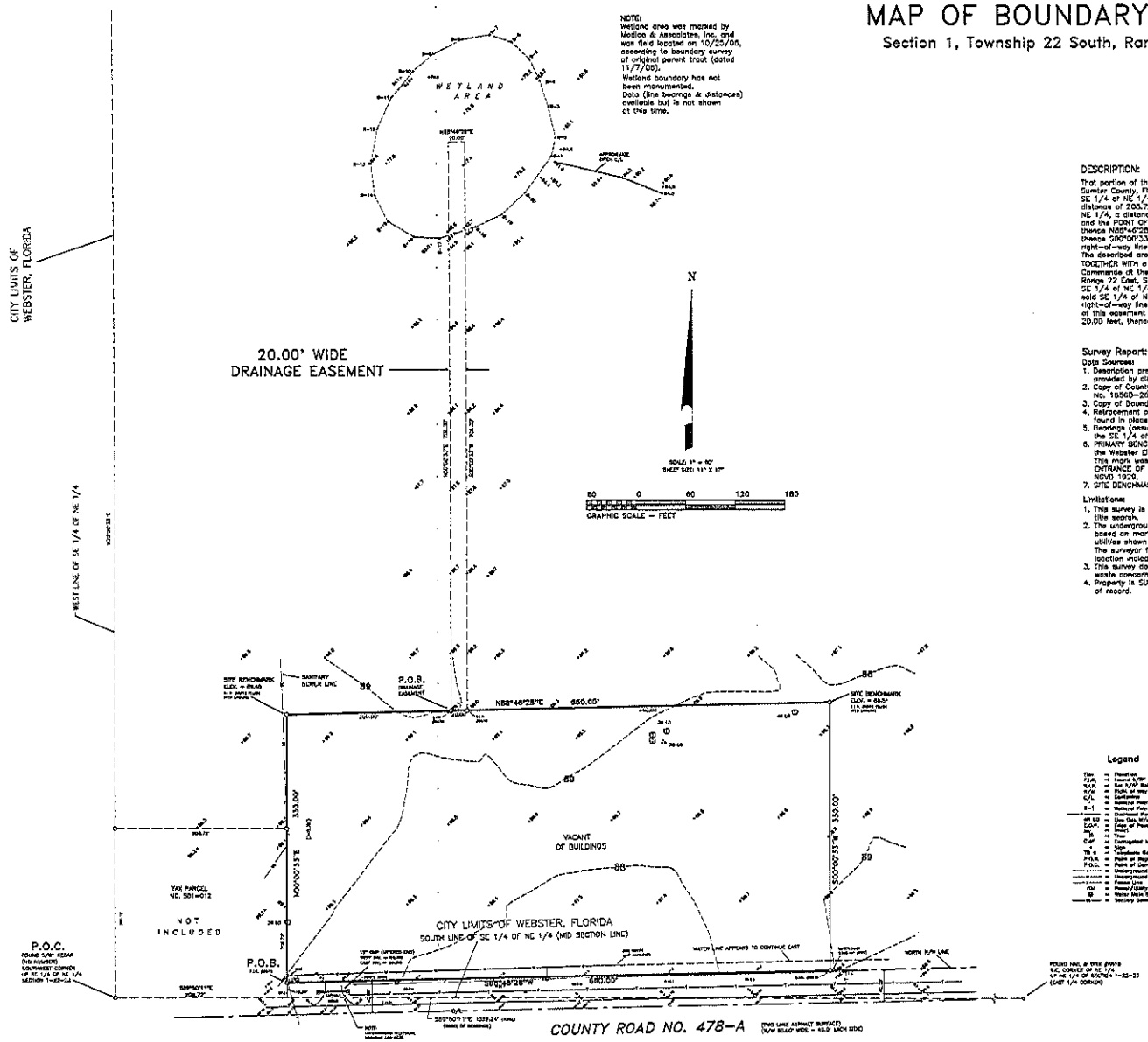
MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

Section 1, Township 22 South, Range 22 East, Webster – Sumter County, Florida

NOTE:
Wetland area was marked by Medico & Associates, Inc. and was field located on 10/25/06, according to boundary survey of original parent tract (dated 11/7/06).
Wetland boundary has not been monumented.
Data (line bearings & distances) available but is not shown at this time.



DESCRIPTION:

That portion of the SE 1/4 of the NE 1/4 of Section 1, Township 22 South, Range 22 East, Sumter County, Florida, described as follows: Commence at the Southwest corner of said SE 1/4 of NE 1/4, thence run S89°50'11"E along the South line of said SE 1/4 of NE 1/4, a distance of 208.72 feet, thence N00°00'33"E parallel with the West line of said SE 1/4 of NE 1/4, a distance of 18.35 feet to the North right-of-way line of County Road No. 478-A and the POINT OF BEGINNING of this description, from said point continue N00°00'33"W 330.00 feet, thence N88°46'28"E parallel with the North right-of-way line of said County Road No. 478-A, 660.00 feet, thence S00°00'33"W 330.00 feet to said North right-of-way line, thence S88°46'28"W along said North right-of-way line a distance of 660.00 feet to the POINT OF BEGINNING.
The described area contains 5.00 acres, more or less.
TOGETHER WITH a Drainage Easement over and across the following described property:
Commence at the Southwest corner of the SE 1/4 of the NE 1/4 of Section 1, Township 22 South, Range 22 East, Sumter County, Florida, thence run S89°50'11"E along the South line of said SE 1/4 of NE 1/4, a distance of 208.72 feet, thence N00°00'33"E parallel with the West line of said SE 1/4 of NE 1/4, a distance of 341.35 feet, thence N88°46'28"E parallel with the North right-of-way line of County Road No. 478-A, a distance of 200.00 feet to the POINT OF BEGINNING of this easement description, from said point run N00°00'33"E 700.00 feet, thence N88°46'28"E 20.00 feet, thence S00°00'33"W 700.00 feet, thence S88°46'28"W 20.00 feet to the POINT OF BEGINNING.

Survey Report:

Data Sources:

1. Description prepared from survey. Survey based on ownership records and divisional instructions provided by client.
2. Copy of County Road No. 478-A, (formerly State Road) right of way map, Section No. 19560-2601.
3. Copy of Boundary Survey of original parent tract, dated 11/7/06.
4. Retracement of existing exterior and interior section monumentation and R/W monumentation found in place.
5. Bearings (assumed from prior surveys) are matched to the call of S89°50'11"E for the South line of the SE 1/4 of NE 1/4 of Section 1-22-22.
6. PRIMARY BENCHMARK is U.S. Coast and Geodetic Survey standard tablet "18 CS 1964", located near the Webster Elementary School. Published Elevation = 90.139.
   This mark was disturbed. USED REFERENCE MARK (CHISELED SQUARE IN STEPS AT WEST ENTRANCE OF SCHOOL). Published Elevation = 91.06.
   NGVD 1929.
7. SITE BENCHMARKS are as indicated.

Limitations:

1. This survey is SUBJECT TO any facts that may be disclosed by a current, full and accurate title search.
2. The underground utilities shown hereon were field located on April 12, 2012 by survey methods based on markings by others. The surveyor makes no guarantee that the underground utilities shown hereon comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated.
3. This survey does not address environmental matters, jurisdictional boundaries or hazardous waste concerns, should any of the foregoing exist.
4. Property is SUBJECT TO covenants, restrictions, easements, reservations and rights of way of record.

Legend

Elev.	=	Elevation
F.I.R.	=	Found 5/8" Rebar
S.I.R.	=	Set 5/8" Rebar
R/W	=	Right-of-way
C/L	=	Centerline
S.L.	=	Section Point
B-1	=	National Park Number
	=	Overhead Power Line
OH LG	=	Line Gas W/Manhole
EOP	=	Edge of Pavement
	=	Fence
	=	Tree
CMP	=	Corrugated Metal Pipe
	=	Sign
TB	=	Telephone Box
P.O.B.	=	Point of Beginning
P.O.C.	=	Point of Commencement
	=	Underground Telephone Line
	=	Underground Water Line
	=	Fence Line
PU	=	Power/Utility Pole
WM	=	Water Main Shut Up (pm)
	=	Sanitary Sewer Line

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Prepared for: SUMTER COUNTY | Date of Survey: April 12, 2012

Ord. File Name: 12 | Tar. File Name: Total | Revisions:

Reference: SURVEY FILE

CERTIFICATION:
I hereby certify that the survey shown hereon was made in accordance with the "Minimum Technical Standards" for surveying and mapping in the State of Florida: Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes.

4/17/12
DONALD K. HUNT Professional Surveyor and Mapper
Florida Certificate No. 2480

PLAT BOOK ____ PAGE ____

Exhibit A