

C.R. #466 (R/W WIDTH VARIES - FOUR LANE ASPHALT SURFACE)

NORTH LINE OF SW 1/4 OF NW 1/4 OF SECTION 17-18-23 & FORMER CENTERLINE OF C.R. 466

MAP OF BOUNDARY SURVEY

SECTION 17, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA

DESCRIPTION: (FROM B-2019, P-588)

A portion of lands described in O.R. Book 229, Page 08 of the Public Records of Sumter County, Florida is as follows: Commence at the intersection of the centerline of S.R. 466, (the north line of the SW 1/4 of the NW 1/4 of Section 17, Township 18 South, Range 23 East) with the centerline of Seaboard Coastline Railroad Company's main line Baldwin-Wildwood track; thence run N89°49'50"W along the above said centerline of S.R. 466, a distance of 51.17 feet to the Point of Beginning; 1) thence continue N89°49'50"W along said centerline a distance of 199.58 feet; 2) thence run S12°07'27"E, a distance of 273.64 feet to the North right-of-way line of Main Street; 3) thence run S89°43'26"E, along the North right-of-way line of Main Street a distance of 199.66 feet to the Westerly right-of-way line of Seaboard Coast Line Railroad Company's main line Baldwin-Wildwood track, said point on the Westerly right-of-way line being 50.0 feet from and at right angles to the centerline of existing rail; 4) thence run N12°07'27"W along the Westerly right-of-way line, a distance of 274.02 feet to the Point of Beginning.

SURVEY REPORT:

DATA SOURCES:

1. Description taken from Warranty Deed filed in B-2019, P-588.
2. Copy of prior survey of parent tract, prepared by James R. Baker, Florida Certificate No. 4393, dated 2/12/89.
3. Retracement of section and deed monumentation, found in place.
4. Bearings are matched to the record call of N12°07'27"W for the monumented Westerly R/W line of S.C.L. Railroad.

LIMITATIONS:

1. This survey is SUBJECT TO any facts that may be disclosed by a current, full and accurate title search.
2. Underground utilities and installations were not located.
3. This survey does not address environmental matters, jurisdictional boundaries or hazardous waste concerns, should any of the foregoing exist.

Certified to: SUMTER COUNTY

HUNT'S SURVEYING & MAPPING, PLLC

1315 W. C-476, P.O. BOX 283, BUSHNELL, FLORIDA 33513
LICENSED BUSINESS NO. 6819

Phone: (352) 793-3260 Fax: (352) 793-4669

Prepared for: **SUMTER COUNTY**

Date of Survey: June 1, 2011

Ord. File: OXFD

Scr. File: OXFD

Revisions:

References: CLIENT FILE

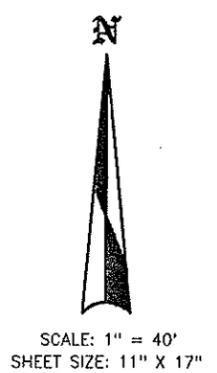
CERTIFICATION:

I hereby certify that the survey shown herein 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.

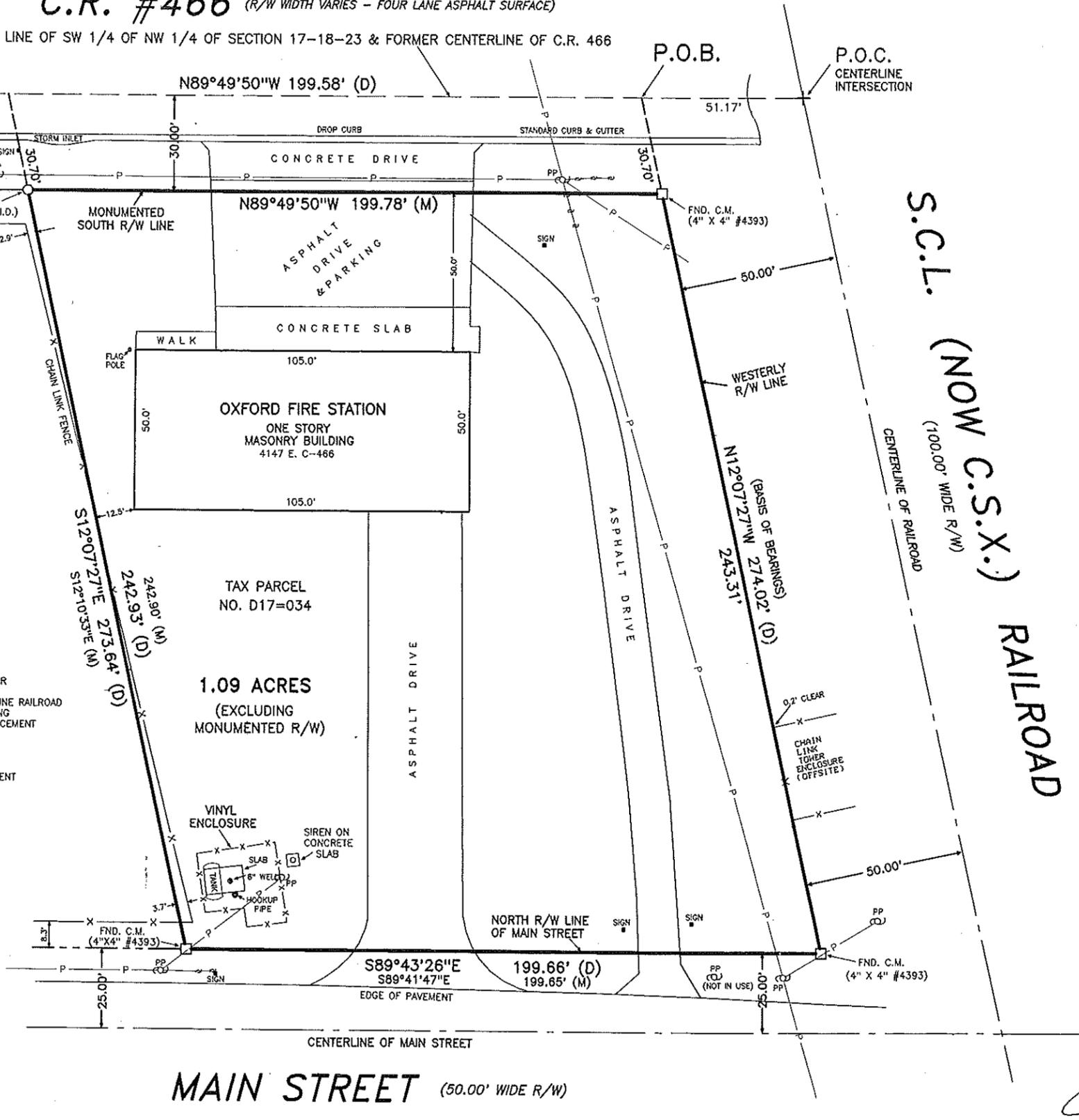
Douglas K. Hunt 6/7/11
DOUGLAS K. HUNT Professional Surveyor and Mapper
Florida Certificate No. 2480

VOID UNLESS EMBOSSED
WITH RAISED SURVEYORS SEAL

PLAT BOOK CB PAGE 5899



- LEGEND**
- F.I.R. = FOUND 5/8" REBAR
 - FND. = FOUND
 - S.C.L. = SEABOARD COASTLINE RAILROAD
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - R/W = RIGHT OF WAY
 - (D) = DEED CALL
 - (M) = MEASURED
 - (I.D.) = IDENTIFICATION
 - C.M. = CONCRETE MONUMENT
 - C.R. = COUNTY ROAD
 - = SIGN
 - = GUY ANCHOR
 - = POWER LINE
 - - - = FENCE LINE
 - = POWER POLE



MAIN STREET (50.00' WIDE R/W)