

DESCRIPTION: (As per Title Commitment 11166639 issued by Fidelity National Title Insurance Company bearing an effective date of May 24, 2023 at 8:00 AM with Revision 1 dated June 6, 2023)

PARCEL 1:
GOVERNMENT LOTS 2, 4, 5, 6, 7, 8 AND 9 LYING NORTH OF HIGHWAY 48 AND THE WESTERLY OF HIGHWAY 19, ALL LYING IN SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN AT SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND RUN NORTH 00'04'21" EAST 1314.20 FEET, MORE OR LESS, TO THE SOUTHERLY WATERS EDGE OF LAKE HARRIS AND A POINT HEREBY DESIGNATED AS POINT "A", RETURN TO THE POINT OF BEGINNING AND RUN SOUTH 89'35'28" WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 23 A DISTANCE OF 1100.00 FEET, THENCE NORTH 00'27'54" EAST 1484.76 FEET, MORE OR LESS, TO THE SOUTHERLY WATERS EDGE OF LAKE HARRIS; THENCE EASTERLY ALONG SAID SOUTHERLY WATERS EDGE OF LAKE HARRIS TO POINT "A".

LESS AND EXCEPT COMMERCIAL 1
A PORTION OF GOVERNMENT LOTS 2, 8, AND 9 LYING WESTERLY OF HIGHWAY 19, ALL LYING IN SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA AND PROCEED N 00'53'14" E, ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1171.08 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 48 SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING AND DISTANCE OF S 89'35'28" E, A DISTANCE OF 1188.12 FEET, THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1188.29 FEET; THENCE S 75'35'20" E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1460.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2341.83 FEET AND A CHORD BEARING AND DISTANCE OF S 72'35'58" E, A DISTANCE OF 223.25 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 223.33 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N 15'36'38" E, A DISTANCE OF 52.62 FEET; THENCE N 75'08'12" E, A DISTANCE OF 258.80 FEET TO THE POINT OF BEGINNING; THENCE N 15'36'16" E, A DISTANCE OF 306.32 FEET; THENCE N 60'15'03" E, A DISTANCE OF 218.37 FEET; THENCE N 46'59'01" E, A DISTANCE OF 705.92 FEET; THENCE S 43'00'59" E, A DISTANCE OF 404.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF S 27'52'48" E, A DISTANCE OF 52.22 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 52.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 120.00 FEET AND A CHORD BEARING AND DISTANCE OF S 27'52'48" E, A DISTANCE OF 62.67 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 63.40 FEET; THENCE S 43'00'59" E, A DISTANCE OF 125.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 19; THENCE S 46'59'01" W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 550.20 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 19; THENCE S 75'06'54" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 210.88; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N 41'02'52" W, A DISTANCE OF 270.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 133.42 FEET AND A CHORD BEARING AND DISTANCE OF S 62'15'27" W, A DISTANCE OF 62.77 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 63.36 FEET; THENCE S 75'51'45" W, A DISTANCE OF 298.03 FEET; THENCE S 75'08'12" W, A DISTANCE OF 229.89 FEET; THENCE S 15'36'38" W, A DISTANCE OF 28.52 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 48 AND A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2341.83 FEET AND A CHORD BEARING AND DISTANCE OF N 69'15'12" W, A DISTANCE OF 50.20 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.20 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT COMMERCIAL 2
A PORTION OF GOVERNMENT LOT 9 LYING WESTERLY OF HIGHWAY 19, ALL LYING IN SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA AND PROCEED N 00'53'14" E, ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1171.08 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 48 SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING AND DISTANCE OF S 89'35'28" E, A DISTANCE OF 1188.12 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1188.29 FEET; THENCE S 75'35'20" E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1460.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2341.83 FEET AND A CHORD BEARING AND DISTANCE OF S 68'56'00" E, A DISTANCE OF 521.94 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 523.03 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 19; THENCE N 75'06'54" E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 742.75 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 19; THENCE N 46'59'01" E, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1328.28 TO THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE, N 89'48'40" W, A DISTANCE OF 738.20; THENCE S 46'59'01" W, A DISTANCE OF 50.00 FEET; THENCE S 43'00'59" E, A DISTANCE OF 269.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF S 58'09'10" E, A DISTANCE OF 52.22 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 52.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 120.00 FEET AND A CHORD BEARING AND DISTANCE OF S 58'09'10" E, A DISTANCE OF 62.67 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 63.40 FEET; THENCE S 43'00'59" E, A DISTANCE OF 125.00 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY RIGHT OF WAY OF STATE ROAD 19; THENCE N 46'59'01" E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 558.08 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 155,772 SQUARE FEET OR 3.58 ACRES MORE OR LESS.

LESS AND EXCEPT ACCESS EASEMENT
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SECTION 23-20-25; THENCE SOUTH 00'28'42" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 25, A DISTANCE OF 765.11 FEET TO THE NORTHERLY RIGHT OF WAY OF STATE ROAD 19; THENCE SOUTH 46'59'01" WEST ALONG THE NORTHERLY RIGHT OF WAY, A DISTANCE OF 1,350.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 46'59'01" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 43'00'59" WEST, A DISTANCE OF 125.00 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 120.00 FEET AND A CHORD WHICH BEARS NORTH 27'52'48" WEST, A DISTANCE OF 62.67 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 63.40 FEET; TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 100.00 FEET AND A CHORD WHICH BEARS NORTH 27'52'48" WEST, AND A DISTANCE OF 52.22 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 52.84 FEET; THENCE NORTH 43'00'59" WEST, A DISTANCE OF 404.25 FEET; THENCE NORTH 46'59'01" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 43'00'59" EAST, A DISTANCE OF 404.25 FEET; TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 100.00 FEET AND A CHORD WHICH BEARS SOUTH 58'09'10" EAST, A DISTANCE OF 52.22 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 52.84 FEET; TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 120.00 FEET AND A CHORD WHICH BEARS SOUTH 58'09'10" EAST, AND A DISTANCE OF 62.67 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 63.40 FEET; THENCE SOUTH 43'00'59" EAST, A DISTANCE OF 125.00 FEET; TO THE POINT OF BEGINNING. CONTAINING 49,343.34 SQUARE FEET OR 1.13 ACRES, MORE OR LESS.

PARCEL 2:
BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89'09'42" WEST ALONG THE NORTH LINE OF THE SOUTHEAST 1/4, A DISTANCE OF 330 FEET; THENCE SOUTH 81'15'42" WEST TO THE EAST LINE OF TRACT "I", OF DRAKE POINT PARK REPLAT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 63, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE CONTINUE SOUTH 81'15'42" WEST TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 48; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 48 TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 22; THENCE NORTH ALONG THE EAST LINE OF THE SOUTHEAST 1/4 TO THE POINT OF BEGINNING.

PARCEL 3:
FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89'09'42" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 330 FEET; THENCE NORTH 00'15'45" WEST 210 FEET; THENCE NORTH 38'44'24" EAST 583.17 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 89'10'02" EAST 1177 FEET TO THE WATERS OF LAKE HARRIS; THENCE SOUTHEASTERLY ALONG SAID WATERS OF LAKE HARRIS TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST 1/4 TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 23; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 23, SAID POINT HEREBY DESIGNATED AS POINT "A", RETURN TO THE POINT OF BEGINNING AND RUN SOUTH 38'44'24" WEST TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 23; THENCE SOUTH ALONG THE WEST LINE OF THE NORTHWEST 1/4 TO POINT "A", LESS AND EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN CORRECTIVE WARRANTY DEED RECORDED IN BOOK 4103, PAGE 313, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 4:
THAT PART OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: BEGIN AT A CONCRETE MONUMENT (NO NUMBER) AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, AND RUN N 00'04'21" E ALONG THE EAST LINE OF THE N.W. 1/4 OF THE S.E. 1/4 A DISTANCE OF 1202.20 FEET TO AN IRON PIN LABELED L.B. 707; THENCE CONTINUE N 00'04'21" E ALONG THE EAST LINE OF THE N.W. 1/4 OF THE S.E. 1/4 A DISTANCE OF 112 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY WATERS EDGE OF LAKE HARRIS AND A POINT HEREBY DESIGNATED AS POINT "A", RETURN TO THE POINT OF BEGINNING AND RUN S 89'35'28" W, ALONG THE SOUTH LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF SAID SECTION 23 A DISTANCE OF 100.00 FEET TO AN IRON PIN LABELED L.B. 707; THENCE N 00'27'54" E, 1451.76 FEET TO AN IRON ROD PIN LABELED L.B. 707; THENCE CONTINUE N 00'27'54" E, 33 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY WATERS EDGE OF LAKE HARRIS; THENCE EASTERLY ALONG AND WITH SAID SOUTHERLY WATERS EDGE OF LAKE HARRIS TO INTERSECT THE AFOREMENTIONED POINT "A".

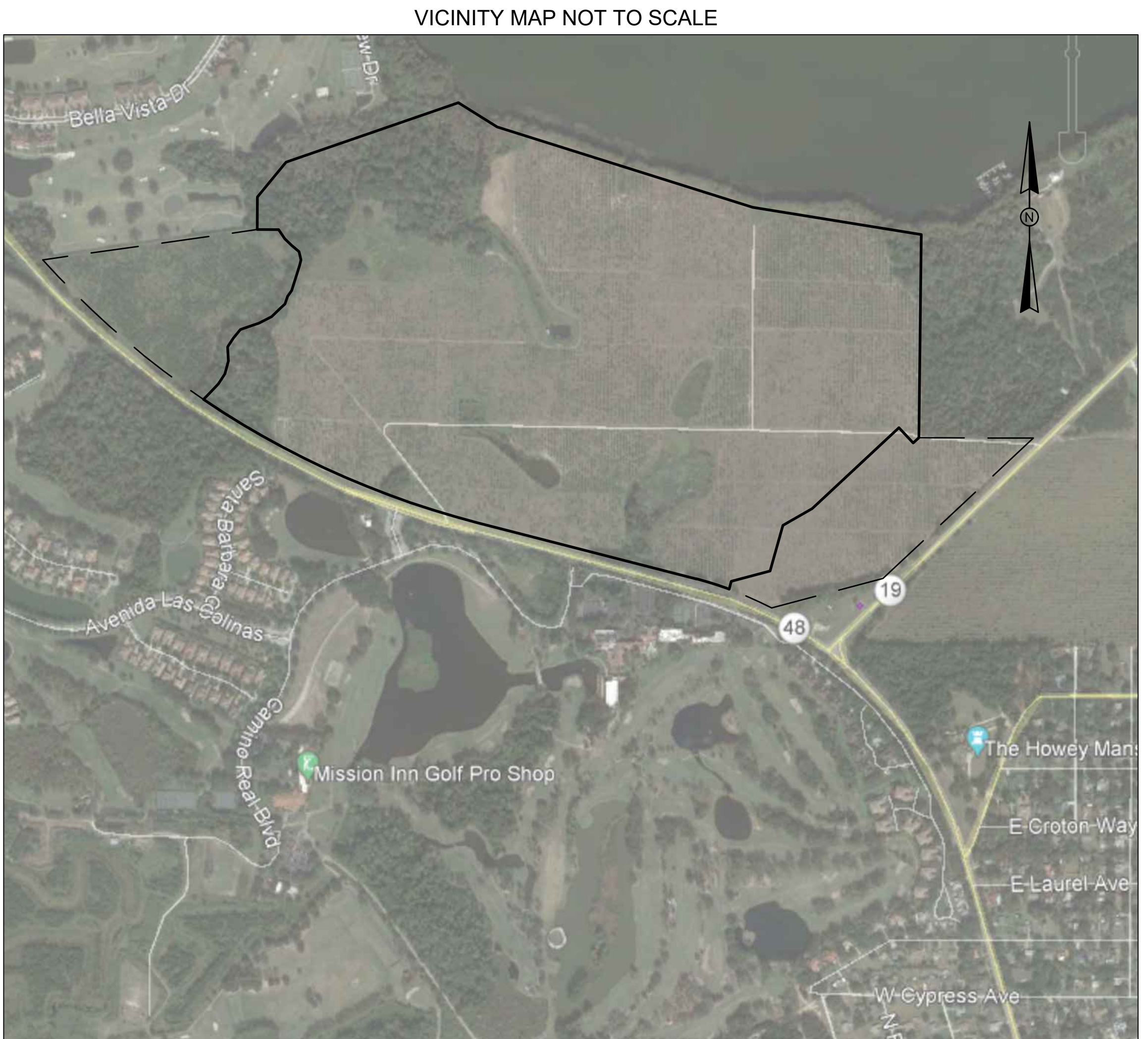
SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS LYING OVER, UPON AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF LAND, THE NORTH 60 FEET OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA LYING WEST OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 19, AND AN EASEMENT FOR INGRESS AND EGRESS LYING OVER, UPON AND THROUGH THE FOLLOWING DESCRIBED PARCEL OF LAND: BEGIN AT THE SOUTHEAST CORNER OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA AND RUN S 00'04'21" E, ALONG THE EAST LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF SECTION 23 A DISTANCE OF 50.00 FEET TO A POINT AT THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 100.00 FEET AND A RADIAL BEARING OF S 00'02'52" W; THENCE WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28'35'47" AN ARC LENGTH OF 49.91 FEET TO THE END OF SAID CURVE; THENCE WESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28'35'47" AN ARC LENGTH OF 49.91 FEET TO THE END OF SAID CURVE; THENCE S 89'35'28" W, PARALLEL WITH THE SOUTH LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF THE AFOREMENTIONED SECTION 23 A DISTANCE OF 1029.81 FEET; THENCE N 00'27'54" E, 1510 FEET, MORE OR LESS TO A POINT ON THE SOUTHERLY WATERS EDGE OF LAKE HARRIS AND A POINT HEREBY DESIGNATED AS POINT "A", RETURN TO THE POINT OF BEGINNING AND RUN N 00'04'21" E LONG THE EAST LINE OF THE N.W. 1/4 OF THE S.E. 1/4 OF THE AFOREMENTIONED SECTION 23 A DISTANCE OF 25.00 FEET; THENCE S 89'35'28" W, PARALLEL WITH THE SOUTH LINE OF THE N.W. 1/4 OF THE S.E. 1/4 A DISTANCE OF 1074.82 FEET; THENCE N 00'27'54" E, 1459 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY WATERS EDGE OF LAKE HARRIS; THENCE WESTERLY ALONG AND WITH SAID SOUTHERLY WATERS EDGE OF LAKE HARRIS TO INTERSECT THE AFOREMENTIONED POINT "A".

PARCEL 5:
BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN SOUTH 89'09'42" WEST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 A DISTANCE OF 330 FEET; THENCE NORTH 00'15'45" WEST, 210 FEET; THENCE NORTH 38'44'24" EAST TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 22; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHEAST 1/4 TO THE POINT OF BEGINNING. LESS AND EXCEPT THAT PORTION DESCRIBED IN THAT CERTAIN CORRECTIVE WARRANTY DEED RECORDED IN BOOK 4103, PAGE 313, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 6:
THAT PART OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT (NO NUMBER) AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, IN LAKE COUNTY, FLORIDA, RUN S 89'52'11" W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 22, A DISTANCE OF 330.00 FEET TO AN IRON PIPE LABELED LB707; THENCE N 00'09'33" E, 210.85 FEET TO A CONCRETE MONUMENT LABELED L31916; THENCE N 39'31'51" E, 583.79 FEET TO AN IRON PIN LABELED LB7514; THENCE N 89'52'31" E, 488.45 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, FROM SAID POINT OF BEGINNING RUN N 70'57'18" E, 519 FEET MORE OR LESS TO A POINT ON THE SOUTHWESTERLY WATERS EDGE OF LAKE HARRIS AND A POINT HEREBY DESIGNATED AS POINT "A", RETURN TO THE POINT OF BEGINNING AND RUN N 89'52'31" E, 708.81 FEET TO AN IRON PIN LABELED LB7514; THENCE CONTINUE N 89'52'31" E, 30 FEET MORE OR LESS TO A POINT ON THE SOUTHWESTERLY WATERS EDGE OF LAKE HARRIS; THENCE NORTHWESTERLY ALONG AND WITH SAID SOUTHWESTERLY WATERS EDGE OF LAKE HARRIS TO INTERSECT THE AFOREMENTIONED POINT "A".

Legend: (AS APPLICABLE)
Table with 4 columns: S/C/R, F/C/R, F/P, F/M, S/PK/N&D, F/PK/N&D, F/R/S, W/M, H/YD, W/V, B/F, G/I, C/O. Rows include SET CAPPED IRON ROD, FOUND CAPPED IRON ROD, FOUND IRON ROD, FOUND CAPPED IRON PIPE, FOUND IRON PIPE, FOUND CONCRETE MONUMENT, SET PK NAIL & DISK, FOUND PK NAIL & DISK, FOUND RAILROAD SPIKE, WATER METER, FIRE HYDRANT, WATER VALVE, BACK FLOW PREVENTER, GRATE INLET, CURB INLET, ID, IDENTIFICATION, LB, LICENSED BUSINESS, CONC, CONCRETE, CLF, CHAIN LINK FENCE, BW, BARBED-WIRE, OUL, OVERHEAD UTILITY LINE, UP, UTILITY POLE, LP, LIGHT POLE, GA, GUY ANCHOR, SIGN, SIGN, RCP, REINFORCED CONCRETE PIPE, CMP, CORRUGATED METAL PIPE, CPP, CORRUGATED PLASTIC PIPE, X 99.99, EXISTING ELEVATION, ORB, OFFICIAL RECORDS BOOK.

NOTES REGARDING OPTIONAL ALTA TABLE A
1. MONUMENTS ARE SHOWN.
2. THE ADDRESS OF THE SUBJECT PROPERTY IS AS SHOWN.
3. THE FLOOD ZONE IS SHOWN.
4. THE AREA OF THE PROPERTY IS SHOWN.
5. SUBSTANTIAL FEATURES OBSERVED ARE SHOWN.
11(a). VISIBLE EVIDENCE OF ABOVE GROUND AND UNDERGROUND UTILITIES IS SHOWN.
13. THE ADJACENT OWNERS ARE SHOWN ACCORDING TO THE HILLSBOROUGH COUNTY PROPERTY APPRAISER'S WEB SITE.
16. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK OR BUILDING CONSTRUCTION OR BUILDING ADDITIONS.



NOTES REGARDING SCHEDULE B-II EXCEPTIONS: (As per Title Commitment 11166639 issued by Fidelity National Title Insurance Company bearing an effective date of May 24, 2023 at 8:00 AM with Revision 1 dated June 6, 2023)

- 6. Distribution Easement in favor of Florida Power Corporation recorded in Official Records Book 980, page 145. Shown on the survey.
7. Grant of Restrictive Covenant in favor of Town of Howey-in-the-Hills recorded in Official Records Book 991, page 1056. Shown on the survey.
8. Ordinance No. 2013-29 recorded in Official Records Book 4404, Page 477. The property falls within the Town of Howey in the Hills as shown on Exhibit "A" and Exhibit "B-1" and would be blanket in nature. Did not find the Alternative Key Number for the property in the list provided.
9. Lake Hills PUD Development Agreement by and between Lake Harris (Orlando) ASLI VII Owner #1, LLC, a Delaware limited liability company, Lake Harris (Orlando) ASLI VII Owner #2, LLC, a Delaware limited liability company, Lake Harris (Orlando) ASLI VII Owner #3, LLC, a Delaware limited liability company and Town of Howey-in-the-Hills, Florida, a municipal corporation chartered and operating under the laws of the State of Florida recorded February 24, 2016, in Official Records Book 4744, Page 1032, Public Records of Lake County, Florida. Affects the subject property and is blanket in nature.
10. Perpetual Access and Temporary Construction Easement Agreement by and between Lake Harris (Orlando) ASLI VII Owner #1, LLC, a Delaware limited liability company and Town of Howey-In-The-Hills, Florida, a Florida corporation recorded in Official Records Book 6069, Page 242. Shown on the survey.

Surveyor's Notes: (AS APPLICABLE)
ACCORDING TO CURRENT FLOOD INSURANCE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY SHOWN APPEARS TO BE WITHIN ZONES "X", "A" AND "AE" PANEL NO. 12069C0485E DATED DECEMBER 18, 2012. THE APPROXIMATE FLOOD ZONE TRANSITION, IF APPLICABLE, HAS BEEN OBTAINED AND PLOTTED FROM LARGE SCALE MAPS AND IS DEPICTED AS ACCURATELY AS POSSIBLE. THIS SURVEY BY NO MEANS REPRESENTS A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS SURVEY MAY OR MAY NOT BE SUBJECT TO FLOODING; THE BUILDING DEPARTMENT OR OTHER CUSTODIAL AGENCY FOR FLOOD DETERMINATION WITHIN THIS MUNICIPALITY MAY HAVE ADDITIONAL INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

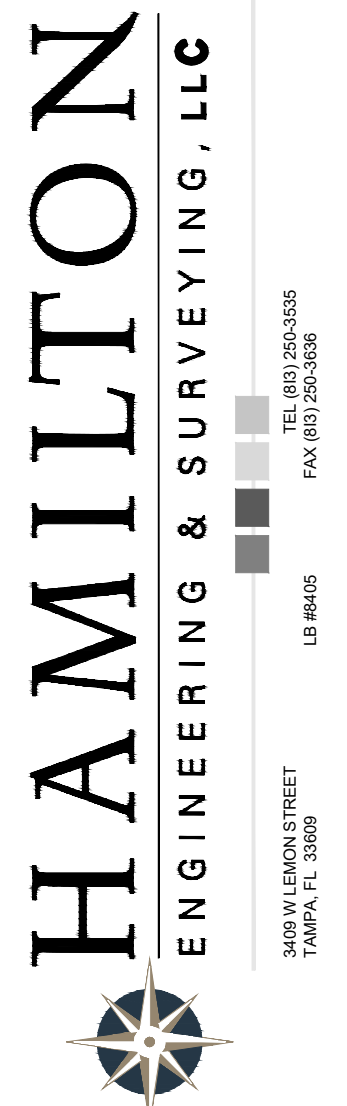
- 1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY 48 AS SHOWN HAVING A BEARING OF N 75'35'20" W.
2) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3) NO INFORMATION ON ADJACENT PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THIS SURVEYOR.
4) THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS.
5) THE BOUNDARY CORNERS AND LINES DEPICTED BY THIS SURVEY WERE ESTABLISHED PER INFORMATION AS FURNISHED.
6) UNLESS OTHERWISE SHOWN HEREON, NO JURISDICTIONAL WETLAND AREAS OR OTHER PHYSICAL TOPOGRAPHIC FEATURES HAVE BEEN LOCATED.
7) UNDERGROUND ENCROACHMENTS, SUCH AS UTILITIES, STRUCTURES, INSTALLATIONS, IMPROVEMENTS AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN FIELD LOCATED EXCEPT AS SHOWN.
8) THIS MAP DOES NOT DETERMINE OR REFLECT OWNERSHIP OF PROPERTY, BOUNDARY LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
9) UNDERGROUND UTILITY LOCATIONS AND IDENTIFICATIONS SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND APPURTENANCES AND DO NOT NECESSARILY SHOW ALL UTILITY LOCATIONS. NO SUBTERRANEAN EXCAVATION HAS BEEN MADE TO DETERMINE UNDERGROUND UTILITY LOCATIONS.
10) THE MEASURED MATHEMATICAL CLOSURE OF THE SURVEYED BOUNDARY EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AS DEFINED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE AMERICAN LAND TITLE ASSOCIATION.
11) TIES FROM BUILDING CORNERS, FENCE CORNERS, SHEET CORNERS, ETC., ARE NOT TO BE USED TO REESTABLISH PROPERTY BOUNDARIES.
12) ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS MADE BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
13) THIS SURVEY HAS BEEN PREPARED EXPRESSLY FOR THE NAMED ENTITIES AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR REUSE THIS SURVEY FOR ANY OTHER PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF HAMILTON ENGINEERING & SURVEYING AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER.
14) NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.
15) FENCE OWNERSHIP NOT DETERMINED.
16) PRINTED DIMENSIONS SHOWN ON THE MAP OF SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
17) REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION FROM THE SIGNING SURVEYOR.
18) THE WORD "CERTIFIED" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL SURVEYOR'S OPINION BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT ITUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
19) THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY DATE AND IS BASED ON FOUND EXISTING MONUMENTATION IN THE FIELD.
20) THE SIGNATURE DATE DOES NOT UPDATE OR SUPERSEDE THE DATE OF SURVEY.

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To Madden, Moorhead & Stokes, LLC; First American Title Insurance Company
Hovmanan Developments of Florida, Inc.
Eastern National Title Agency Florida, LLC:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 8, 11(a), 13, and 16, of Table A thereof. The field work was completed on September 27, 2021

Aaron J. Murphy, PLS Date of Signature
FLORIDA LICENSE NO. PLS#6768
CERTIFICATE OF AUTHORIZATION LB #8405
Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper



MAP OF BOUNDARY & WETLAND SURVEY
ALTA/NSPS LAND TITLE SURVEY
LAKE HILLS RESIDENTIAL
COUNTY ROAD 48, HOWEY IN THE HILLS
FLORIDA, LAKE COUNTY

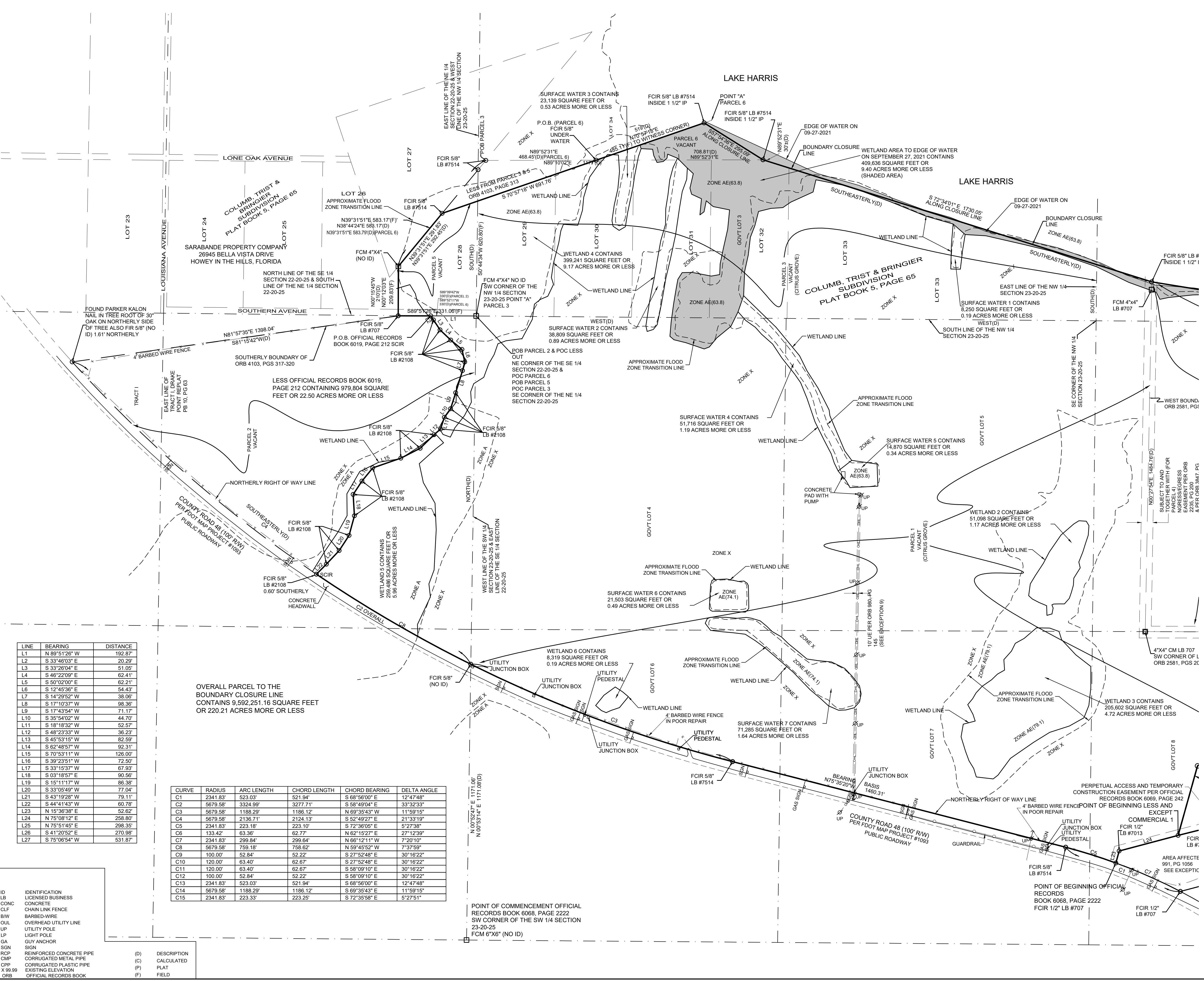
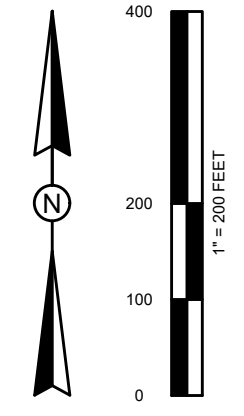
Table with 2 columns: SHEET TITLE, PREPARED FOR, CERTIFIED TO, FIELD BOOK/PAGE, QUALITY CONTROL FIELD, QUALITY CONTROL OFFICE, DRAWN BY, PARTY CHIEF, JOB #, SEC TWP RANG, SURVEY DATE, NOT VALID WITHOUT ALL SHEETS.

Table with 2 columns: PREPARED FOR, MADDEN, MOORHEAD & STOKES, LLC; CERTIFIED TO; FIELD BOOK/PAGE, DIGITAL; QUALITY CONTROL FIELD, VINCE; QUALITY CONTROL OFFICE, AJM; DRAWN BY, RHF; PARTY CHIEF, VINCE; JOB #, 03913.0024; SEC TWP RANG, 22 & 23-20-25; SURVEY DATE, 08-04-2023; NOT VALID WITHOUT ALL SHEETS, 1 OF 3.

L:\3501 to 3599\03\13 Madden Eng\03024 HOME IN THE HILLS 2023 UPDATE\SURVING\CARLO 2023 OVERALL UPDATE\03013\024 4 SECTIONS ALTA UPDATE.dwg (BOUNDARY SHEET) | plmadden Nov 15, 2023, 2:10pm

Tree Legend			
SYMBOL	NAME	SYMBOL	NAME
○	OAK	○	PINE
◻	PALM	⊗	OTHER
△	DEAD		

NOTE: TREE SIZES IN INCHES



LINE	BEARING	DISTANCE
L1	N 89°51'26" W	192.87'
L2	S 33°46'03" E	20.29'
L3	S 33°26'04" E	51.05'
L4	S 48°22'09" E	62.41'
L5	S 50°02'00" E	62.21'
L6	S 12°45'36" E	54.43'
L7	S 14°29'52" W	38.06'
L8	S 17°10'37" W	98.36'
L9	S 17°43'54" W	71.17'
L10	S 35°54'02" W	44.70'
L11	S 18°18'32" W	52.57'
L12	S 48°23'33" W	36.23'
L13	S 45°53'15" W	82.59'
L14	S 62°48'57" W	92.31'
L15	S 70°53'11" W	128.00'
L16	S 39°23'51" W	72.50'
L17	S 33°15'37" W	67.93'
L18	S 03°18'57" E	90.56'
L19	S 15°11'17" W	86.38'
L20	S 33°05'49" W	77.04'
L21	S 43°19'28" W	79.11'
L22	S 44°41'43" W	60.78'
L23	N 15°36'38" E	52.62'
L24	N 75°08'12" E	258.80'
L25	N 75°51'45" E	298.35'
L26	S 41°20'52" E	270.98'
L27	S 75°06'54" W	531.87'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2341.83'	523.03'	521.94'	S 68°56'00" E	12°47'48"
C2	5679.58'	3324.99'	3277.71'	S 58°49'04" E	33°32'33"
C3	5679.58'	1188.29'	1186.12'	N 69°35'43" W	11°59'15"
C4	5679.58'	2136.71'	2124.13'	S 52°49'27" E	21°33'19"
C5	2341.83'	223.18'	223.10'	S 72°36'05" E	5°27'38"
C6	133.47'	63.36'	62.77'	N 62°15'27" E	27°12'39"
C7	2341.83'	299.84'	299.64'	N 66°12'11" W	7°20'10"
C8	5679.58'	759.18'	758.62'	N 59°45'52" W	7°37'59"
C9	100.00'	52.84'	52.22'	S 27°52'48" E	30°16'22"
C10	120.00'	63.40'	62.67'	S 27°52'48" E	30°16'22"
C11	120.00'	63.40'	62.67'	S 58°09'10" E	30°16'22"
C12	100.00'	52.84'	52.22'	S 58°09'10" E	30°16'22"
C13	2341.83'	523.03'	521.94'	S 68°56'00" E	12°47'48"
C14	5679.58'	1188.29'	1186.12'	S 69°35'43" E	11°59'15"
C15	2341.83'	223.33'	223.25'	S 72°35'58" E	5°27'51"

OVERALL PARCEL TO THE BOUNDARY CLOSURE LINE CONTAINS 9,592,251.16 SQUARE FEET OR 220.21 ACRES MORE OR LESS

POINT OF COMMENCEMENT OFFICIAL RECORDS BOOK 6068, PAGE 2222 SW CORNER OF THE SW 1/4 SECTION 23-20-25 FCM 6"x6" (NO ID)

Legend: (AS APPLICABLE)

SCIR	SET CAPPED IRON ROD 1/2" LB #8405	ID	IDENTIFICATION
FCR	FOUND CAPPED IRON ROD	LB	LICENSED BUSINESS
FIR	FOUND IRON ROD	CNC	CONCRETE
FCIP	FOUND CAPPED IRON PIPE	CLF	CHAIN LINK FENCE
FIP	FOUND IRON PIPE	B/W	BARBED-WIRE
FCM	FOUND CONCRETE MONUMENT	OUL	OVERHEAD UTILITY LINE
SPKND	SET PK NAIL & DISK	UP	UTILITY POLE
FRNS	FOUND RAILROAD SPIKE	LP	LIGHT POLE
WM	WATER METER	GA	GUY ANCHOR
HYD	FIRE HYDRANT	SGN	SIGN
WV	WATER VALVE	RCP	REINFORCED CONCRETE PIPE
BFP	BACK FLOW PREVENTER	CMP	CORRUGATED METAL PIPE
GI	GRATE INLET	CPP	CORRUGATED PLASTIC PIPE
CI	CURB INLET	X 99.99	EXISTING ELEVATION
		ORB	OFFICIAL RECORDS BOOK

(D)	DESCRIPTION
(C)	CALCULATED
(P)	PLAT
(F)	FIELD

**HAMILTON**  
ENGINEERING & SURVEYING, LLC

3409 W. LINDEN STREET  
TAMPA, FL 33609  
TEL: (813) 250-5355  
FAX: (813) 250-5806

MAP OF BOUNDARY & WETLAND SURVEY  
ALTA SURS LAND TITLE SURVEY

LAKE HILLS RESIDENTIAL  
COUNTY ROAD 48, HOWEY IN THE HILLS  
FLORIDA, LAKE COUNTY

PREPARED FOR: MADDEN, MOORHEAD & STOKES, LLC

CERTIFIED TO:

FIELD BOOK/PAGE: DIGITAL

QUALITY CONTROL FIELD: VINCE

QUALITY CONTROL OFFICE: AJM

DRAWN BY: RHF PARTY CHIEF: VINCE

JOB #: 03913.0024

SEC TWP RING: 22 & 23-20-25

SURVEY DATE: 08-04-2023

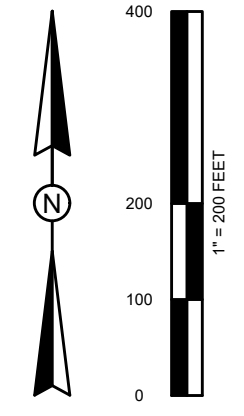
NOT VALID WITHOUT ALL SHEETS

2 OF 3

L:\3501 to 3699\03013 Madden\_Eng\0024-HOWEY IN THE HILLS 2023 UPDATE\SURVING\GARCIA LO 2023 OVERALL UPDATE\0813.0024 4 SEASONS ALTA UPDATE.dwg (BOUNDARY SHEET 2) (plotted) Nov 15, 2023 - 2:44pm

Tree Legend			
SYMBOL	NAME	SYMBOL	NAME
○	OAK	○	PINE
○	PALM	⊗	OTHER
△	DEAD		

NOTE: TREE SIZES IN INCHES



**HAMILTON**  
ENGINEERING & SURVEYING, LLC

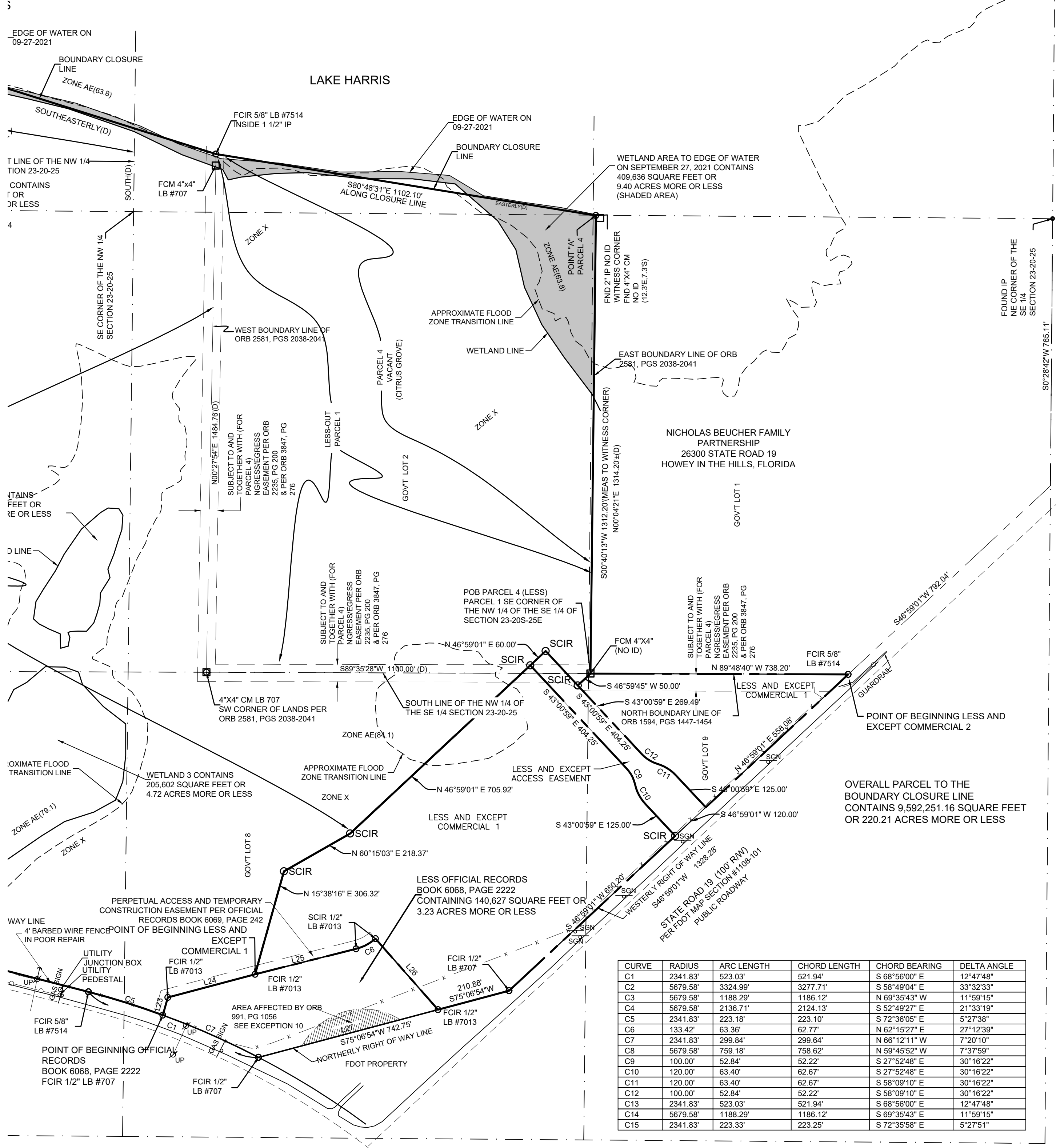
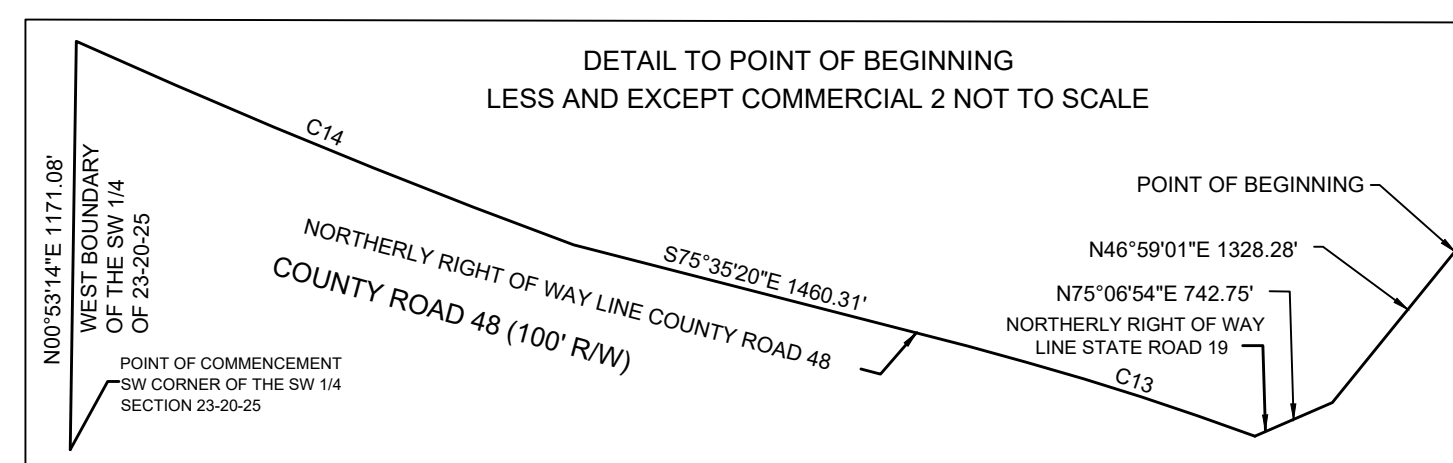
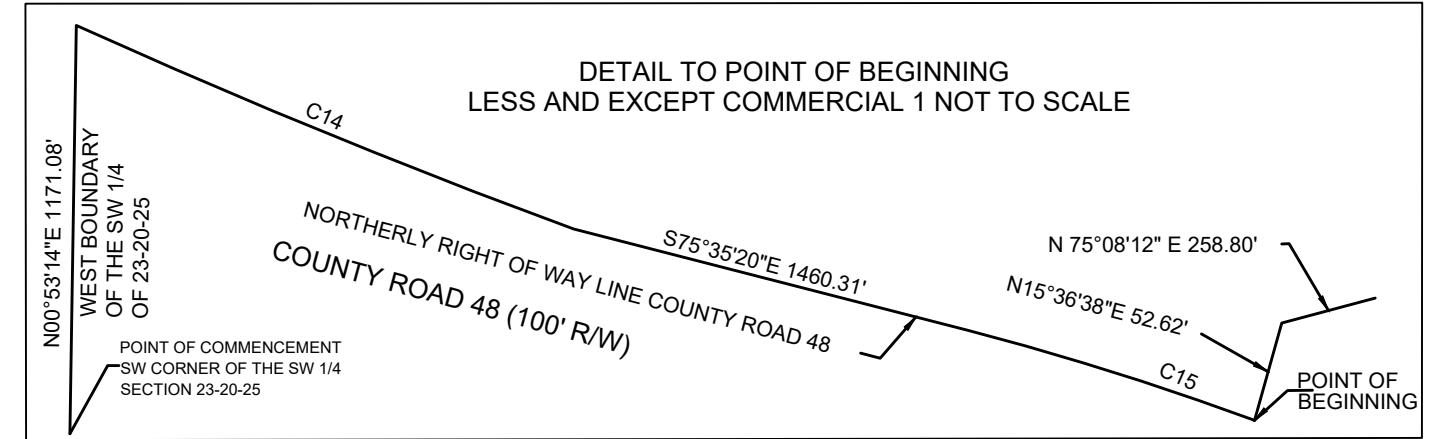
3409 W. LINDEN STREET  
TAMPA, FL 33609

TEL: (813) 250-3355  
FAX: (813) 250-3806

LD #0005

MAP OF BOUNDARY & WETLAND SURVEY  
ALTA SURVEY LAND TITLE SURVEY

LAKE HILLS RESIDENTIAL  
COUNTY ROAD 48, HOWEY IN THE HILLS  
FLORIDA, LAKE COUNTY



LINE	BEARING	DISTANCE
L1	N 89°51'26\"	192.16'
L2	S 32°07'23\"	19.92'
L3	S 33°26'04\"	51.05'
L4	S 46°22'09\"	62.41'
L5	S 50°02'00\"	62.21'
L6	S 12°45'36\"	54.43'
L7	S 14°29'52\"	38.06'
L8	S 17°10'37\"	98.36'
L9	S 17°43'54\"	71.17'
L10	S 35°54'02\"	44.70'
L11	S 18°18'32\"	52.37'
L12	S 48°23'33\"	36.23'
L13	S 45°53'15\"	82.59'
L14	S 62°48'57\"	92.31'
L15	S 70°53'11\"	126.00'
L16	S 39°23'51\"	72.50'
L17	S 33°15'37\"	67.83'
L18	S 03°18'57\"	90.56'
L19	S 15°11'17\"	86.38'
L20	S 33°05'49\"	77.04'
L21	S 43°19'28\"	79.11'
L22	S 44°41'43\"	60.78'
L23	N 15°36'38\"	52.62'
L24	N 75°08'12\"	258.80'
L25	N 75°51'45\"	298.35'
L26	S 41°20'52\"	270.98'
L27	S 75°06'54\"	531.87'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2341.83'	523.03'	521.84'	S 68°56'00\"	12°47'48\"
C2	5679.58'	3324.99'	3277.71'	S 58°49'04\"	33°32'33\"
C3	5679.58'	1188.29'	1186.12'	N 69°35'43\"	11°59'15\"
C4	5679.58'	2136.71'	2124.13'	S 52°49'27\"	21°33'19\"
C5	2341.83'	223.18'	223.10'	S 72°36'05\"	5°27'38\"
C6	133.42'	63.36'	62.77'	N 62°15'27\"	27°12'39\"
C7	2341.83'	299.84'	299.64'	N 68°12'11\"	7°20'10\"
C8	5679.58'	759.18'	758.62'	N 59°45'52\"	7°37'59\"
C9	100.00'	52.84'	52.22'	S 27°52'48\"	30°16'22\"
C10	120.00'	63.40'	62.67'	S 27°52'48\"	30°16'22\"
C11	120.00'	63.40'	62.67'	S 58°09'10\"	30°16'22\"
C12	100.00'	52.84'	52.22'	S 83°09'10\"	30°16'22\"
C13	2341.83'	523.03'	521.94'	S 68°56'00\"	12°47'48\"
C14	5679.58'	1188.29'	1186.12'	S 69°35'43\"	11°59'15\"
C15	2341.83'	223.33'	223.25'	S 72°36'58\"	5°27'51\"

Legend: (AS APPLICABLE)

SCIR	SET CAPPEID IRON ROD 1/2\"	LB #8405	ID	IDENTIFICATION	(D)	DESCRIPTION
FCIR	FOUND CAPPEID IRON ROD		LB	LICENSED BUSINESS	(C)	CALCULATED
FIR	FOUND IRON ROD		CONC	CONCRETE	(P)	PLAT
FCIP	FOUND CAPPEID IRON PIPE		CLF	CHAIN LINK FENCE	(F)	FIELD
FIP	FOUND IRON PIPE		B/W	BARBED-WIRE		
FCM	FOUND CONCRETE MONUMENT		OUL	OVERHEAD UTILITY LINE		
SPKNAD	SET PK NAIL & DISK		UP	UTILITY POLE		
FPKNAD	FOUND PK NAIL & DISK		LP	LIGHT POLE		
FRS	FOUND RAILROAD SPIKE		GA	GUY ANCHOR		
WM	WATER METER		SGA	SIGN		
HYD	FIRE HYDRANT		RCP	REINFORCED CONCRETE PIPE		
WV	WATER VALVE		CMP	CORRUGATED METAL PIPE		
BFP	BACK FLOW PREVENTER		CPP	CORRUGATED PLASTIC PIPE		
GI	GRATE INLET		X 99.99	EXISTING ELEVATION		
CI	CURB INLET		ORB	OFFICIAL RECORDS BOOK		

PREPARED FOR:  
MADDEN, MOORHEAD & STOKES, LLC

CERTIFIED TO:

FIELD BOOK/PAGE:  
DIGITAL

QUALITY CONTROL FIELD:  
VINCE

QUALITY CONTROL OFFICE:  
AJM

DRAWN BY:  
RHF

PARTY CHIEF:  
VINCE

JOB #:  
03913.0024

SEC. TWP. RING:  
22 & 23-20-25

SURVEY DATE:  
08-04-2023

NOT VALID WITHOUT ALL SHEETS

**3 OF 3**

L:\3201 to 3999\03913 Madden Eng\03913 HOWEY IN THE HILLS 2023 UPDATE\SURVING\CARLO 2023 OVERALL UPDATE\03913.0024 4 SEASONS ALTA UPDATE (REVISED) (BOUNDARY SHEET 3) (main) Nov. 15, 2023 - 2:45pm