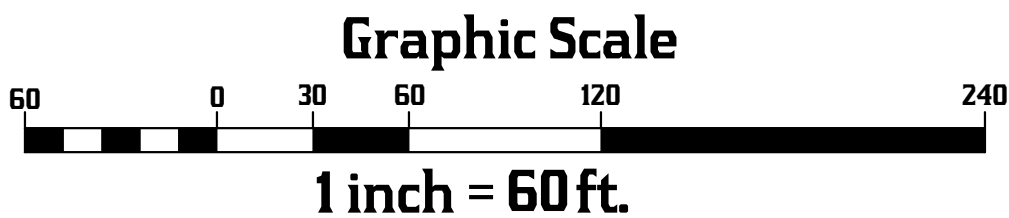


Map of Boundary Survey
A portion of Tract 31, Starting Point, lying in
Section 9, Township 14 South, Range 19 East,
Levy County, Florida



Description: (Per Commitment)

The Land referred to herein below is situated in the County of LEVY, State of FL and is described as follows:

A portion of Tract 31 of STARTING POINT SUBDIVISION, as recorded in Plat Book 6, Pages 69-71, of the public records of Levy County, Florida, said portion more particularly described as follows:

Beginning at the NE corner of said Tract 31; thence S. 00 deg. 54 min. 45 sec. E. along the East boundary line of said Tract 31, 936.24 feet; thence N. 89 deg. 39 min. 45 sec. W. 472.52 feet to the East right-of-way line of STARTING POINT BOULEVARD and the point of curvature of a non-tangent curve, concave Southwesterly, having as its elements a central angle of 01 deg. 27 min. 32 sec., a radius of 2230.00 feet, a chord bearing of N. 00 deg. 04 min. 04 sec. W., and a chord distance of 56.78 feet, thence Northwesterly, along and with the arc of said curve, 56.78 feet; thence N. 00 deg. 47 min. 50 sec. W. along said right-of-way line, 580.00 feet; thence N. 10 deg. 30 min. 46 sec. E., 101.98 feet; thence N. 00 deg. 47 min. 50 sec. W., 173.51 feet to the point of curvature of a tangent curve concave Southeasterly, having as its elements a central angle of 91 deg. 08 min. 05 sec. And a radius of 25.00 feet; thence Northwesterly, along and with the arc of said curve, 39.76 feet to the point of tangency of said curve and the South right-of-way line of County Road No. 326; thence S. 89 deg. 39 min. 45 sec. E., along said right-of-way line 424.40 feet to the Point of Beginning.

Notes:

- Bearings hereon are based on an assumed value of S00°54'45"E, for the East line of Tract 31, said bearing is identical with the deed of record.
- Features and improvements, (i.e. foundations, utilities, septic tanks, etc.) not visible beneath the surface of the ground, have not been located unless specifically depicted or noted hereon. If a septic tank is shown upon the map, it was located by probing the ground only and not by excavation. Additional wells and septic tanks may exist which are unknown to the surveyor.
- Fences, overhead wires, and symbols shown hereon may be exaggerated for pictorial purposes only and are not to scale.
- Property lines should not be reconstructed based on distances to improvements.
- Additions or deletions to Survey Maps by other than the signing surveyor is prohibited without written consent of the signing surveyor.
- This survey does not reflect or determine ownership.
- This survey is certified to the date of the data acquisition in the field (shown hereon as survey date), ONLY.
- Instruments of record reflecting easements, rights-of-way, and/or ownership were furnished to the surveyor via a Title Commitment. No search of the public records has been done by the surveyor for any encumbrances for subject property or adjoining properties.
- The building setbacks shown hereon were taken from the record plat or information furnished to the surveyor only. Therefore, if no building setbacks are shown hereon, this does not imply that there are none on subject property. It is suggested, by the surveyor, that all building setbacks (whether shown or not) are verified at the proper building department with the current zoning of the subject property.
- Subject Property shown hereon may be a division of a parent tract based on information provided by the client. If so, this survey does not guarantee a building permit and it is suggested that all divisions are verified at the proper building department with the current zoning of the subject property.
- Information from the Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map shown hereon was current as of the effective or revised date of said map. Map revisions and amendments are periodically made by letter and may not be reflected on said map.
- Fence locations shown hereon (if any) are located at the corners or ends only, unless specified otherwise. Fencing may meander between said fence corners.
- Subject Property lies in F.E.M.A. Flood Zone "X" per the County Property Appraiser's website.

L1= N10°30'46"E 101.98'(D)
N10°27'07"E 102.18'(M)
L2= N00°47'50"W 173.51'(D)
N00°58'05"W 173.93'(M)

Curve Table						
Curve #	Radius	Arc Length	Tangent	Central Angle	Chord	Chord Bearing
C1(D)	2230.00'	56.78'	28.39'	001°27'32"	56.78'	N00°04'04"W
C1(M)	2230.00'				56.88'	N00°18'10"W
C2(D)	25.00'	39.76'	25.51'	091°08'05"	35.71'	N44°46'27"E
C2(M)	25.00'				35.39'	N45°22'32"E

Parcel 18021-001-00
10.000 Acres±
(Vacant Land)

CHECK WITH LOCAL
BUILDING DEPARTMENT
FOR BUILDING
SETBACKS

LEGEND:

- 4"x4" CONC. MONUMENT FOUND (NO IDENT. UNLESS SHOWN)
- IRON MARKER FOUND
- 1/2" IRON ROD SET MARKED "McMILLEN P.S.M. 5469"
- 1/2" IRON ROD SET MARKED "WITNESS P.S.M. 5469"
- NAIL & DISK SET "PRM PCP "McMILLEN P.S.M. 5469"
- UTILITY POLE
- PLAT
- MEASURED
- DESCRIPTION
- CALCULATED
- IDENTIFICATION
- REFERENCE BEARING
- POINT-OF-COMMENCEMENT
- POINT-OF-BEGINNING
- PUBLIC UTILITY EASEMENT
- PUBLIC UTILITY & DRAINAGE EASEMENT
- CHORD
- BUILDING SETBACK
- FENCE LINE
- GUY WIRE ANCHOR
- CLEANOUT
- WELL
- OFFICIAL RECORD BOOK
- PAGE
- ASPHALT
- CONCRETE
- COVERED CONCRETE
- BUILDING
- DIRT/LIMEROCK DRIVEWAY
- BRICK PAVERS
- COVERED AREA



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For more information please visit our website
www.mcsurveying.com
or email us at
info@mcsurveying.com

This survey meets the Standards of Practice set forth by the Florida Board of Surveyors & Mappers, pursuant to Chapter 5J-17, Florida Administrative Code.

Florida Professional Surveyor and Mapper License No. 1515469
Florida Professional Surveyor and Mapper Business License No. 1518041
NOT VALID WITHOUT THE SIGNATURE & ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER
Stephen M. McMillen, P.S.M.
2025.01.08
13:49:55 -05'00'

PREPARED FOR: JESSICA FARRELL
UNITED WHOLESALE MORTGAGE, LLC
ISAO/ATIMA
KLEIN AND KLEIN, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
Scale: 1"= 60'
Proj. No. 2025-009a
Drawn: K.A.H.
Chk'd: S.M.M.
Dwg. Name: 2025-009a
Survey Date: 01/06/25
Field Book: 223
Pages: 72