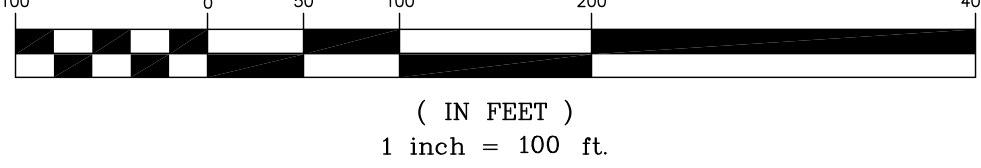


BOUNDARY SURVEY
LOCATED IN SECTION 26
TOWNSHIP 4 SOUTH, RANGE 7 EAST
TAYLOR COUNTY, FLORIDA

GRAPHIC SCALE



TAYLOR COUNTY
LEADERSHIP COUNCIL INC
ORB 356 PAGE 886
PARCEL ID#05352-000
(NO OVERLAP IN BOUNDARIES)

CITY LDR ZONING
RSF-3
RESIDENTIAL, MULTIPLE FAMILY
(Section 4.6)

FUTURE LAND USE
CLASSIFICATION:
PUBLIC

FUTURE LAND USE
CLASSIFICATION:
RECREATION

FUTURE LAND USE
CLASSIFICATION:
RESIDENTIAL HIGH DENSITY
(> than 8 d.u. per acre
but ≤ 20 d.u. per acre)

PERRYTOWN
APARTMENTS LLC
ORB 780 PAGE 770
PARCEL ID#05326-000
(NO OVERLAP IN BOUNDARIES)

CITY ZONING:
RMF-2
RESIDENTIAL, MULTIPLE FAMILY
(Section 4.9)

CITY LAND DEVELOPMENT ZONING & REGULATIONS
AS PER CITY OF PERRY LAND DEVELOPMENT REGULATIONS
AMENDED JUNE 28, 2022 BY ORDINANCE NO. 1014

- [1] INDUSTRIAL See Section 4.18.1 of the LDR
Minimum Lot Requirements (area, width):
Minimum Lot Area: None
Minimum Lot Width: None
Minimum Yard Requirements:
Front Setback: 20 feet
Side & Rear: 15 feet except where railroad spur abuts side of or rear property line, in which case, no yard is required.
- [2] RSF-3 (RESIDENTIAL, (CONVENTIONAL) SINGLE FAMILY
See Section 4.6 of the LDR
Minimum Lot Requirements (area, width):
Minimum Lot Area: 6,000 square feet
Minimum Lot Width: 50 feet
Minimum Yard Requirements:
Front Setback: 20 feet
Side Setback: 10 feet for each yard side
Rear Setback: 15 feet

FENCE LINE APPROX. 0.8'±
EAST (INSIDE) OF WEST BOUNDARY

FENCE TURNS APPROX. 5.7'±
NORTH OF SOUTH BOUNDARY

FLOOD ZONE "AH"
BASE FLOOD ELEVATION
39.3' NAVD 1988

FUTURE LAND USE
CLASSIFICATION:
INDUSTRIAL
CITY LDR ZONING
"I" INDUSTRIAL
(Section 4.18)

PERRY SAWMILL LLC
ORB 417 PAGE 189
PARCEL #1 & PARCEL #4
PARCEL ID #05335-000
(ALL IMPROVEMENTS NOT SHOWN)
36.14 ACRES±

FLOOD ZONE "AH"
BASE FLOOD ELEVATION:
42.3' NAVD 1988

01 THOMAS LLC
ORB 652 PAGE 328
PARCEL ID#05166-100

CITY LDR ZONING
"CI" COMMERCIAL, INTENSIVE
(Section 4.14)

CITY LDR ZONING
RSF-3
RESIDENTIAL, MULTIPLE FAMILY
(Section 4.6)

FUTURE LAND USE
CLASSIFICATION:
RESIDENTIAL - MEDIUM DENSITY
> than 2 d.u. per acre
but ≤ 8 d.u. per acre

FUTURE LAND USE
CLASSIFICATION:
INDUSTRIAL
CITY LDR ZONING
"I" INDUSTRIAL
(Section 4.18)

FUTURE LAND USE
CLASSIFICATION:
COMMERCIAL

CITY LDR ZONING
RMF-1
RESIDENTIAL, MULTIPLE FAMILY
(Section 4.9)

FLOOD ZONE "AH"
BASE FLOOD ELEVATION
42.3' NAVD 1988

OVERALL CURVE
D=21°17'20"
R=2,596.48'
L=964.76'
CH=N11°57'56"W
959.22'
DEED CALL
OVERALL CURVE
R=2,596.48'
L=964.76'
CH=N11°57'10"W
959.46'

100' U.S. HIGHWAY #19
(BYRON BUTLER PARKWAY
(PAVED ROAD))

DETAIL
(NOT TO SCALE)

UNPLOTTABLE ENCUMBRANCE NOTE:
OFFICIAL RECORDS BOOK 20, PAGE 237
THIS RECORD REFERS TO COMPENSATION FOR THE
REMOVAL OF TRUCK SCALES FROM SUBJECT PROPERTY

PARCEL INFORMATION:
TAYLOR COUNTY PARCEL ID NUMBERS:
05335-000 (36.14 acre± parcel)
05351-000 (2.25 acre± parcel)

PROPERTY ADDRESS:
1509 BYRON BUTLER PARKWAY SOUTH
PERRY, FLORIDA 32348

FLOOD ZONE INFORMATION:
THIS PROPERTY LIES IN ZONE "X". AREAS OF MINIMAL
FLOOD HAZARD THAT IS DETERMINED TO BE OUTSIDE THE
SPECIAL FLOOD HAZARD AREA AND HIGHER THAN THE
ELEVATION OF THE 0.2% ANNUAL CHANCE (OR 500-YEAR)
FLOOD, AND IN FLOOD ZONE "AH", SPECIAL FLOOD
HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL
CHANCE FOR 100-YEAR FLOOD EVENT, WHERE THE BASE
FLOOD ELEVATIONS HAVE BEEN DETERMINED TO BE 42.34
FEET (NAVD 1988), ALL ACCORDING TO THE F.I.R.M. FOR
THE CITY OF PERRY, FLORIDA (COMMUNITY NUMBER
120303) AND FOR TAYLOR COUNTY, FLORIDA (COMMUNITY
NUMBER 120302), AS PER FEMA FLOOD INSURANCE RATE
MAP NO. 12123C0377E VERSION 2.3.2.2., PANEL 0377,
SUFFIX "E", EFFECTIVE FEBRUARY 1, 2019.

CITY FUTURE LAND USE CLASSIFICATIONS
AMENDED OCTOBER 22, 2019 BY ORDINANCE NO. 993
[1] INDUSTRIAL
[2] RECREATION
[3] PUBLIC

CITY LAND DEVELOPMENT ZONING & REGULATIONS
AS PER CITY OF PERRY LAND DEVELOPMENT REGULATIONS
AMENDED JUNE 28, 2022 BY ORDINANCE NO. 1014
[1] INDUSTRIAL (See Section 4.18.1 of the LDR)
[2] RSF-3 (RESIDENTIAL, (CONVENTIONAL) SINGLE FAMILY
(See Section 4.6 of the LDR)

OFFICIAL RECORDS BOOK 417, PAGES 189-193

ALL OF THE FOLLOWING-DESCRIBED LAND LOCATED IN TAYLOR COUNTY, FLORIDA:

COMMENCE AT THE Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 26, Township 4 South, Range 7 East; thence North 00 degrees 36 minutes 27 seconds West along the forty-acre line 25.0 feet to the north right-of-way line of road for the POINT OF BEGINNING; thence continue North 00 degrees 36 minutes 27 seconds West 638.0 feet; thence run North 88 degrees 49 minutes 56 seconds East 507.26 feet to a point on the westerly right-of-way line of U.S. Highway #19, said point being on a curve concave to the easterly; thence run along said curve on a chord bearing of North 11 degrees 57 minutes 10 seconds West, a chord distance 959.46 feet, arc distance 961.16 feet, radius 2,596.48 feet to a point of intersection of the southerly right-of-way line of the West Coast Railroad and the westerly right-of-way line of U.S. Highway #19; thence run South 67 degrees 59 minutes 30 seconds West, along said southerly right-of-way line of railroad, 1,648.91 feet; thence run South 00 degrees 26 minutes 49 seconds East 899.92 feet to the north right-of-way line of road; thence run North 88 degrees 49 minutes 56 seconds East along road 819.56 feet to the Point Of Beginning.

ALSO COMMENCE AT the Southwest corner of the Southwest quarter of the Northeast quarter of Section 26, Township 4 South, Range 7 East; thence run North 88 degrees 49 minutes 56 seconds East along said forty-acre line 61.65 feet to the northerly right-of-way line of the West Coast and Hampton Springs Railroad; thence run South 67 degrees 59 minutes 30 seconds West along said northerly right-of-way line 579.67 feet; thence run North 00 degrees 26 minutes 49 seconds West 175.0 feet; thence run North 75 degrees 05 minutes 19 seconds East 492.97 feet; thence run South 00 degrees 32 minutes 15 seconds East 86.0 feet to the Point Of Beginning (as shown in Official Records Book 240, page 41).

ALSO COMMENCING AT the Northeast corner of the Southwest Quarter of Northeast Quarter of Section 26, Township 4 South, Range 7 East; thence run South 660 feet; thence run West 340 feet for a POINT OF BEGINNING; thence from said POINT OF BEGINNING, run South 666 feet to a point on the south boundary line of said Southwest Quarter of Northeast Quarter of Section 26, Township 4 South, Range 7 East; thence run East to the north boundary of the West Coast and Hampton Springs Railroad right-of-way; thence run in a Northeasterly direction along said right-of-way 285 feet to the east boundary line of said Southwest Quarter of Northeast Quarter, Section 26, Township 4 South, Range 7 East; thence run North 555 feet, more or less, to a point due East of the Point Of Beginning; thence run West 340 feet back to the Point Of Beginning (as shown in Official Records Book 226, page 874).

ALSO COMMENCE AT the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 26, Township 4 South, Range 7 East, Taylor County, Florida; thence run North 00 degrees 36 minutes 27 seconds West along the forty acre line 442.00 feet for the POINT OF BEGINNING; thence continue North 00 degrees 36 minutes 27 seconds West 221.00 feet; thence run North 88 degrees 49 minutes 56 seconds East 60.0 feet; thence run South 09 degrees 38 minutes 01 seconds West 224.98 feet; thence run South 88 degrees 49 minutes 56 seconds West 20.00 feet back to the Point Of Beginning (as shown in Official Records Book 365, page 496).

LESS AND EXCEPT the following described parcels of land, to-wit: COMMENCING AT the Northeast corner of the Southwest Quarter of the Northeast Quarter (SW 1/4 of NE 1/4) of Section 26, Township 4 South, Range 7 East; thence run South 905 feet; thence run West 20 feet for a POINT OF BEGINNING; thence from said POINT OF BEGINNING run South 65 feet; thence run West 420 feet; thence run North 65 feet; thence run East 420 feet back to the Point Of Beginning (as shown in Deed Book 50, page 251).

ALSO LESS AND EXCEPT: COMMENCE AT the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 26, Township 4 South, Range 7 East, Taylor County, Florida; thence run North 00 degrees 36 minutes 27 seconds West, along the forty acre line 683.00 feet; thence run North 88 degrees 49 minutes 56 seconds East 356.33 feet for the POINT OF BEGINNING; thence continue North 88 degrees 49 minutes 56 seconds East 550.00 feet to a point of the westerly right-of-way line of U. S. Highway #19, said point being on a curve concave to the Northeasterly; thence run along said curve on a chord bearing of North 22 degrees 23 minutes 21 seconds West a chord distance 17.16 feet, arc distance 17.16 feet, radius 2,596.48 feet, to a point on said curve; thence run North 88 degrees 49 minutes 56 seconds East, along said south right-of-way line 315.0 feet to the west right-of-way line of Schwartz Street; thence run North 00 degrees 32 minutes 15 seconds West along said west right-of-way line 216.84 feet to the Point Of Beginning (as shown in Official Records Book 240, page 43).

ALSO, LESS AND EXCEPT: COMMENCE AT the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 26, Township 4 South, Range 7 East, Taylor County, Florida; thence run North 00 degrees 36 minutes 27 seconds West, along the forty acre line 683.00 feet; thence run North 88 degrees 49 minutes 56 seconds East 356.33 feet for the POINT OF BEGINNING; thence continue North 88 degrees 49 minutes 56 seconds East 550.00 feet to a point of the westerly right-of-way line of U. S. Highway #19, said point being on a curve concave to the Northeasterly; thence run along said curve on a chord bearing of North 22 degrees 23 minutes 21 seconds West a chord distance 17.16 feet, arc distance 17.16 feet, radius 2,596.48 feet, to a point on said curve; thence run North 88 degrees 49 minutes 56 seconds East, along said south right-of-way line 315.0 feet to the west right-of-way line of Schwartz Street; thence run North 00 degrees 32 minutes 15 seconds West along said west right-of-way line 216.84 feet to the Point Of Beginning (as shown in Official Records Book 240, page 43).

SUBJECT TO a 10-foot wide Distribution Easement to Florida Power Corporation (doing business as Progress Energy Florida, Inc.) lying 5 foot each side of Grantee's facilities to be installed at mutually agreed locations over and across the described property.

SURVEYOR'S NOTES:

1. Bearings herein are Florida (North) State Plane GRID bearings, established using Global Positioning System satellites and local continuously operating reference stations, utilizing Spectra SP85 GNSS receivers with TDOF 1983 datum, fixed for control.
2. If no difference is shown, deed call bearings and distances are the same as measured.
3. Utilities, interior fences & other improvements were not located except as shown. Field fences identified in this plat are as indicated or subsequently owned. Any other use, benefit, or reliance by any other party is prohibited without the express written consent of the signing surveyor. Notices of deletion in this survey, maps or reports by any person other than the signing surveyor are STRICTLY PROHIBITED.
4. Field work was completed on May 10, 2025.
5. The word "CERTIFY" or "CERTIFICATION" within this survey only constitutes an expression of professional opinion regarding those facts & findings shown hereon and does not constitute a warranty or guarantee, either implied or expressed.
6. The herein signed surveyor has been provided with the Commitment No. 11074837 issued by Tied American Title Insurance Company, dated May 12, 2025 and confirmed that the lands described therein are the same lands surveyed and shown hereon, and that there is no overlap in deeds between Perry Sawmill LLC property surveyed and adjoining properties.
7. Information shown on adjacent properties, including land owner names and deed references, were compiled using the latest available data taken from unofficial county public records and are shown for informational purposes only.
8. Notice of liability: This survey has been prepared for the exclusive use of the entities named hereon. Certification is made only to the original purchaser, closing agent, and mortgage holder as specified on this survey and is not transferable to subsequent owners. Any other use, benefit, or reliance by any other party is prohibited without the express written consent of the signing surveyor.
9. The word "CERTIFY" or "CERTIFICATION" within this survey only constitutes an expression of professional opinion regarding those facts & findings shown hereon and does not constitute a warranty or guarantee, either implied or expressed.
10. This survey does not determine ownership of property.
11. Elevations were determined using the North American Vertical Datum of 1988 and were taken by methods of differential leveling between pre-existing and established benchmarks.

	NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	I hereby certify that in my opinion this is a true representation of the property shown hereon. I further certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 6J-17 Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.	DRAWN BY: PAP CHECKED BY: RMO SCALE: 1"= 100' CRAW: RO/KO FIELD BOOK: 24-501 PAGE: 46-48, 51-54	LEGEND & ABBREVIATIONS FD FOUND FIR FOUND IRON ROD FIR FOUND IRON PIPE FIR FOUND IRON ROD & CAP SIR SET 5/8" IRON ROD L* FCM FOUND CONCRETE MONUMENT RLS REGISTERED LAND SURVEYOR PLS PROFESSIONAL LAND SURVEYOR LS LICENSED SURVEYOR LB LICENSED BUSINESS ORB OFFICIAL RECORDS BOOK DC DEED CALL DB DEED BOOK PC PLAT CALL CH CHORD BEARING & DISTANCE C CONC. R RADIUS L ARC LENGTH B BROKEN LINE (NOT TO SCALE) CL CENTERLINE R/W RIGHT-OF-WAY EOR EDGE OF ROAD EOP EDGE OF PAVEMENT W/F WOOD FRAME CONC. CONCRETE A/C AIR CONDITIONER OW POWER LINE OE OVERHEAD ELECTRIC F FENCE LINE WDL WOODS OR TREE LINE	PROJECT PERRY SAWMILL LLC WEST FRASER MILL	DATE 6-11-2025	REVISIONS PLOTTED DEEDS/ENCUMBRANCES PROVIDED BY TITLE COMPANY ADDED ADDITIONAL PROPERTY INFORMATION (PARCEL ID NUMBERS & ADDRESS) ADDED FEMA FLOOD ZONING INFORMATION ADDED BUILDING & ZONING CLASSIFICATIONS 6-18-2025 REVIEWED TITLE COMMITMENT & REVISED SURVEYOR'S NOTES CONFIRMED ADDITIONAL PROVIDED DEEDS DID NOT ENCUMBER PROPERTY FOR DETAILED CITY ZONING MAPS AND FUTURE LAND USE CLASSIFICATIONS OF SUBJECT PROPERTY, SEE PAGES 2 AND 3 OF 3.
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