

LEGAL DESCRIPTION:

LOTS 32, 33, 34 AND 35, BLOCK 726, SILVER SPRINGS SHORES, UNIT NO. 30, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGES 267 THROUGH 282, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND LOTS 1, 2, 3 AND 4, BLOCK 727 OF SILVER SPRINGS SHORES, UNIT 30, S PER PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGES 257 THROUGH 262, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

CERTIFIED TO:
BANCORP-FLORIDA, LLC, WESTCOR LAND TITLE INSURANCE COMPANY.

COMMUNITY NUMBER: N/A

PANEL: 12083C0755

SUFFIX: D

FIELD DATE: 8/28/2008

FLOOD ZONE: X

FIELD WORK: 4/23/2026

PROPERTY ADDRESS:

310 CYPRESS ROAD

OCCALA, FL 34472

SURVEY NUMBER: 745733

CLIENT FILE NUMBER: 19-5021

PARCEL DETAILS:

- PARCEL CONTAINS 267,067.88 SQUARE FEET OR 6.13 ACRES, MORE OR LESS.
- PARCEL DESCRIBED AS PORTION OF SECTION 16, T4S, R30E, S10W, MARION COUNTY, FLORIDA.
- VEHICULAR ACCESS TO PROPERTY PROVIDED ON THE NORTHERLY, WESTERLY AND SOUTHERLY SIDE OF SITE.

BUILDING DETAILS:

- THERE ARE NO BUILDINGS ON SUBJECT SITE.

PARKING DETAILS:

- THERE ARE NO MARKED PARKING SPACES WITHIN THE BOUNDARY OF PROPERTY.

ALTAPSPS CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2026 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTAPSPS LAND TITLE SURVEYS, AND INCLUDES NO PAGE A OF SURVEY REQUIREMENTS. THE FIELD WORK WAS COMPLETED ON 04/23/2026. DATE OF MAP: 04/23/2026

SURVEY NOTES
THE PROPERTY ARE VACANT LOTS

AG = ABOVE GRADE
BG = BELOW GRADE
FG = FLUSH WITH GRADE
WPP - WOOD POWER POLE
LP - LIGHT POLE
SMH - SANITARY MANHOLE

SYMBOL DESCRIPTIONS:

- CATCH BASIN
- CENTERLINE ROAD
- PROPERTY CORNER
- COVERED AREA
- UTILITY POLE
- EXISTING ELEVATION
- HYDRANT
- MANHOLE
- WATER METER
- WELL
- METAL FENCE
- WOOD FENCE

ABBREVIATION DESCRIPTION:

- A.E. ANCHOR EASEMENT
- A.C. AIR CONDITIONER
- B.M. BENCHMARK
- C.A. CALCULATED
- C.E. CALCULATED ELEVATION
- C.L. CENTRAL / DELTA ANGLE
- D.O. DESCRIPTION
- D.E. DRAINAGE EASEMENT
- D.H. DRILL HOLE
- D.N. DRAINAGE
- E.O.W. EDGE OF WATER
- F.C.M. FOUND CONCRETE MONUMENT
- F.G. FLUSH WITH GROUND
- F.F.E. FINISH FLOOR ELEVATION
- F.I.P. FOUND IRON PIPE
- F.R. FOUND ROUN ROD
- F.P. FOUND PIER
- L.P. LENGTH
- L.A.E. LIMITED ACCESS EASEMENT
- L.M.E. LANE MAINTENANCE EASEMENT
- L.S. LIMITED SERVICE
- M.H. MANHOLE
- N.D. NOT DRAINAGE
- N.T.S. NOT TO SCALE
- O.H. OVERHEAD UTILITY LINES
- O.R.B. OFFICIAL RECORDS BOOK
- P.L. PLAT
- P.B. PLAT BOOK
- P.C. POINT OF CURVATURE
- P.O.C. POINT OF BEGINNING
- P.O.B. POINT OF BEGINNING
- P.R. POINT OF REVERSE CURVE
- P.V. POINT OF VANGUARD
- R.V. RADIAL / RADUS
- S.R. SET BACK ROAD
- S.T. SET BACK
- U.B. UTILITY EASEMENT

GENERAL NOTES

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOUNDINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT SHOWN ON THE PLAT.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT.
- 5) BOUNDARY LINES AND DIMENSIONS LOCATED.
- 6) DIMENSIONS SHOW ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.

ALTA / NSPS BOUNDARY SURVEY



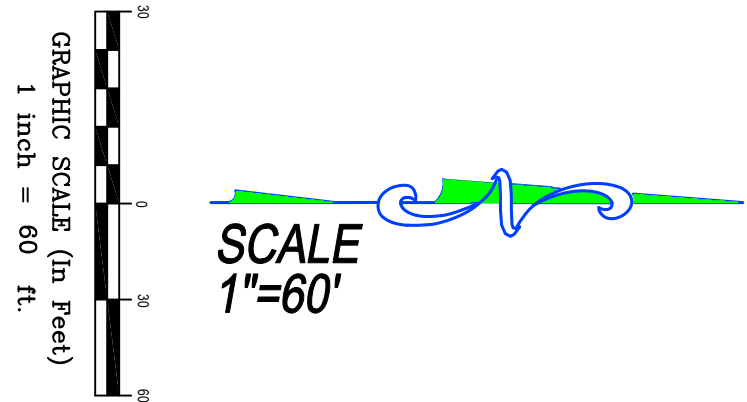
CURVE TABLE			
CURVE	LENGTH	CHORD	DELTA
C1	25.97'	1596.95'	0.55512°
C2	25.97'	1597.06'	0.54474°

THE PARCELS HEREIN ARE CONTIGUOUS AND CONTAIN NO CORNERS, GAPS OR OTHER DEFICIENCIES ALONG THEIR COMMON BOUNDARIES UNLESS SHOWN HEREON.

REVISIONS

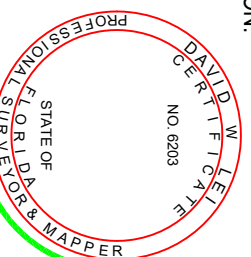
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREIN ARE IN FEET AND DETAILS REFERENCED TO N.A.S. 1988.
- 9) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS DETERMINED THAT THE PROPERTY IS AS SHOWN ON THE PLAT.
- 10) IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN ENLARGED TO MORE CLEARLY SHOW THE LOCATION OF THE IMPROVEMENTS OVER SCALED PORTIONS.

I have reviewed WESTCOR LAND TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE			
Commitment Number: 19-2021 Proposed Insured: Bancorp-Florida LLC			
Dated: September 18, 2019 @ 8:00a.m.			
All policy and title search items have been abstracted and all that apply are shown hereon			
TITLE#	P.B.	P.G.	STATUS
8	1	257,292	AS SHOWN HEREON
9	442	553	RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS
9	365	216	RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS
10	5710	1027	RESTRICTIONS CONTAINED IN SPECIAL WARRANTY DEED
11	152	780	UTILITY SERVICE AGREEMENT
11	180	630	UTILITY SERVICE AGREEMENT
11	180	632	UTILITY SERVICE AGREEMENT
11	393	50	UTILITY SERVICE AGREEMENT
11	393	53	UTILITY SERVICE AGREEMENT
11	394	604	UTILITY SERVICE AGREEMENT
11	394	606	UTILITY SERVICE AGREEMENT
12	152	784	GAS SERVICE AGREEMENT
12	393	53	GAS SERVICE AGREEMENT
13	396	17	EASEMENT
14	442	361	EASEMENT
15	364	703	EASEMENT CONTAINED IN RESOLUTION
16	5710	1028	RESERVATION OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS
18	3024	912	RESERVATION OF ALL OIL, GAS, HYDROCARBONS AND OTHER MINERALS
19	5710	1031	MEMORANDUM OF POST-CLOSING AGREEMENT
20	152	780	EXCLUSIVE WATER SERVICE AGREEMENT
20	180	630	EXCLUSIVE WATER SERVICE AGREEMENT
20	394	604	EXCLUSIVE WATER SERVICE AGREEMENT
21	137	403	RESOLUTION GRANTING PETITION OF ATLANTIC UTILITIES CORPORATION
21	393	50	RESOLUTION GRANTING PETITION OF ATLANTIC UTILITIES CORPORATION
21	394	606	RESOLUTION GRANTING PETITION OF ATLANTIC UTILITIES CORPORATION
21	395	281	RESOLUTION GRANTING PETITION OF ATLANTIC UTILITIES CORPORATION



SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS ALTA / NSPS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEYED PROPERTY AND THAT THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE SURVEYING PROFESSION. I HAVE REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND HAVE DETERMINED THAT THE SURVEYED PROPERTY IS AS SHOWN ON THE PLAT. I HAVE ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND HAVE DETERMINED THAT THE SURVEYED PROPERTY IS AS SHOWN ON THE PLAT. I HAVE ALSO REVIEWED THE RECORDS OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND HAVE DETERMINED THAT THE SURVEYED PROPERTY IS AS SHOWN ON THE PLAT.

DAVID W. LE
PROFESSIONAL SURVEYOR AND MAPPER #6033



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