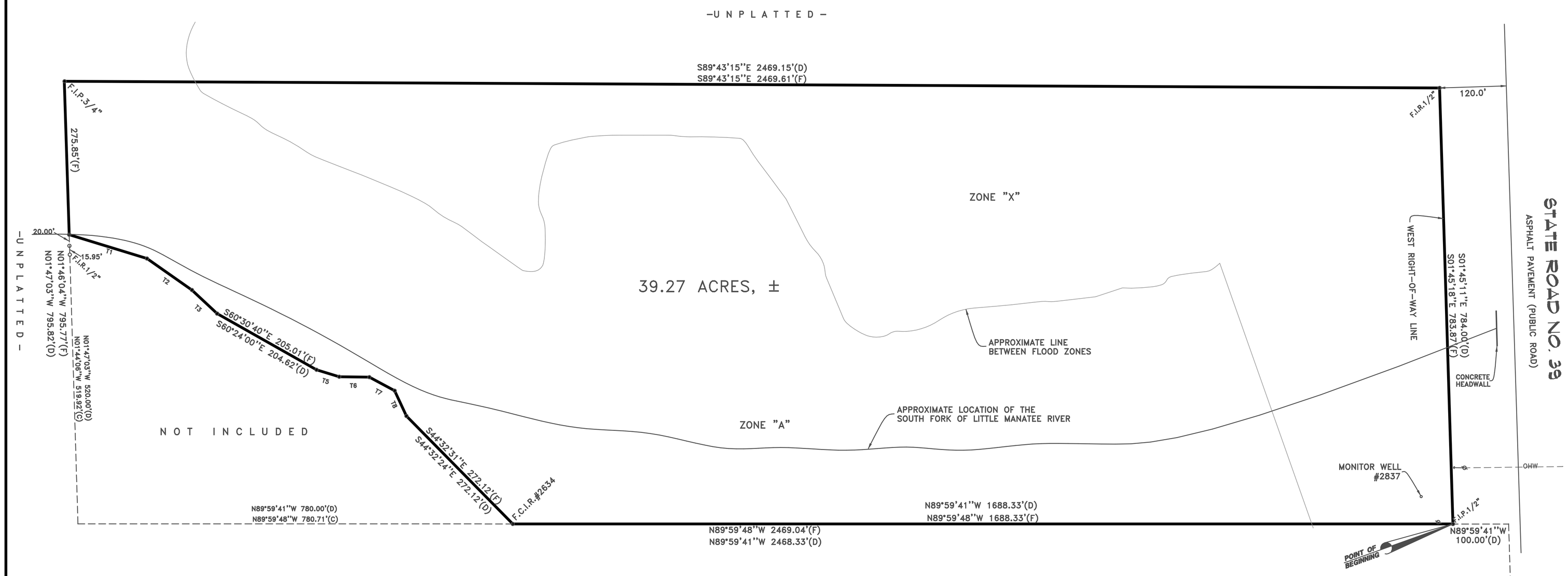
# SECTION 13, TOWNSHIP 33 SOUTH, RANGE 21 EAST

## MANATTEE COUNTY FLORIDA

## MAP OF SURVEY




GRAPHIC SCALE

0 50 100 200

( IN FEET )
1 INCH = 100'

LEGEND

F. = Found
S. = Set
I.P. = Iron Pipe
I.R. = Iron Rod
C.M. = Concrete Monument
C. = Capped
N.& D.= Nail & Disk
P.K.N.= P.K. Nail
R.R.S.= Railroad Spike
(P) = Plat
(F) = Field
(D) = Deed
(C) = Calculated
(O) = Power Pole
OHW = Overhead Wires
W/C = Witness Corner

TANGENT TABLE

| | BEARING | DISTANCE |
|---|---|---|
| T1 | S72°53'26"E | 146.23'(D) |
| T1 | S72°55'50"E | 146.09'(F) |
| T2 | S55°03'18"E | 98.49'(D) |
| T2 | S54°59'50"E | 98.56'(F) |
| T3 | S47°03'20"E | 62.10'(D) |
| T3 | S46°52'47"E | 62.04'(F) |
| T5 | S72°54'11"E | 42.64'(D) |
| T5 | S72°57'47"E | 42.64'(F) |
| T6 | S89°10'12"E | 54.09'(D) |
| T6 | S89°07'40"E | 54.08'(F) |
| T7 | S61°53'05"E | 51.54'(D) |
| T7 | S61°52'32"E | 51.54'(F) |
| T8 | S24°58'14"E | 50.13'(D) |
| T8 | S24°58'47"E | 50.12'(F) |

*NOTES:*

*1) Underground utilities and/or underground encroachments if any not located.*
*2) This survey was performed without the benefit of a "Title Search".*
*3) Meridian based on the north boundary of the subject site bearing S89°43'15"E per deed.*
*4) There may be additional easements and/or restrictions not shown on this survey that can be found in the Public Records of Manattee County, Florida.*
*5) This survey was prepared expressly for the persons and or entities named and only for the original purpose, no other person or entity is entitled to use this survey for any purpose whatsoever without the express written consent of Darrell Copeland.*
*6) This survey is intended for sale, mortgage or refinance purposes only. Exclusively for this use by those to whom it is certified. This survey is not to be used for construction, permitting, design or any other use without the written consent of Darrell Copeland.*

DARRELL COPELAND AS THE CERTIFYING LAND SURVEYOR, ACCEPTS NO RESPONSIBILITY FOR RIGHTS OF WAY, EASEMENTS, RESTRICTIONS, OR OTHER MATTERS AFFECTING TITLE TO LANDS SURVEYED, OTHER THAN THOSE RECITED IN CURRENT DEED AND/OR OTHER INSTRUMENTS OF RECORD FURNISHED BY CLIENT.

SPOOLED JANUARY 10, 2017 @ 8:09 PM BY DARRELL COPELAND

DESCRIPTION: AS FURNISHED

Commence at the Southeast corner of Section 13, Township 33 South, Range 21 East, Manatee County, Florida; thence run North 01°45'15" West along the East line of said Section 13, 980.63 feet to a point; thence North 89°59'41" West 100 feet to the West right-of-way line of State Road No. 39 for a Point of Beginning; thence continue North 89°59'41" West, 2468.33 feet; thence North 01°47'03" West 795.82 feet; thence South 89°43'15" East, 2469.15 feet to the aforementioned West right-of-way line; thence South 01°45'11" East along said right-of-way line, a distance of 784.00 feet to the Point of Beginning. Less that part of Mineral Parcel set forth in Warranty Deed recorded in Official Record Book 1972 Page 5424, described as: The Easternmost 2750 feet of said Section 13; Also Less and Except that parcel included in Special Warranty Deed recorded in O.R. Book 2274 Page 3033 more particularly described as: The Easternmost 2,570 feet of Section 24, Township 33 South, Range 21 East, Lying North of Parrish-Wauchula Highway, Also known as State Road 62. Together with the South 930.63 feet of the Easternmost 2,570 feet of Section 13, Township 33 South, Range 21 East, Less right of way for County Road 39. And less the existing cell phone tower site, named Keentown, PCS Site Agreement recorded in O.R. Book 1675 Page 3392; Together with a Parcel described as: Commence at the Southeast corner of Section 13, Township 33 South, Range 21 East, thence run North 01°45'15" West along the East line of said Section 13, 930.63 feet; thence North 89°59'41" West, 100 feet to the West right of way line of County Road 39; thence North 89°59'41" West, 1688.33 feet for a Point of Beginning; thence continue North 89°59'41" West, 780.00 feet; thence North 01°47'03" West, 520.00 feet; thence South 72°53'26" East, 146.23 feet; thence South 55°03'18" East, 98.49 feet; thence South 47°03'20" East, 62.10 feet; thence South 60°24'00" East, 204.62 feet; thence South 72°54'11" East, 42.64 feet; thence South 89°10'12" East, 54.09 feet; thence South 61°53'05" East, 51.54 feet; thence South 24°58'14" East, 50.13 feet; thence South 44°32'24" East, 272.12 feet to the Point of Beginning.

NOTE: THE FURNISHED DESCRIPTION IS AMBIGUOUS AS TO THE ACTUAL PROPERTY BEING CONVEYED.

PER THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD BOUNDARY MAP COMMUNITY NO. 12081C, PANEL NO. 0235E, DATED 3-17-14, THE PROPERTY SHOWN AND DESCRIBED HEREON APPEARS TO BE IN ZONE "X" & A", WITH A BASE ELEVATION OF N/A MEAN SEA LEVEL N.A.V.D. 1988.

NOTE:
ALL CORNERS ARE F.C.I.R.#6743 UNLESS NOTED OTHERWISE.

CERTIFIED TO:

Rancho Verde, LLC
Old Republic National Title Insurance Company
Integrity First Title, LLC.
GD Farms, Inc.

BOUNDARY SURVEY 1-9-17

I hereby certify that this plat accurately represents a survey of the lands shown and described hereon, and meets or exceeds the Minimum Standard Requirements of Chapter 5J-17 Florida Administrative Code pursuant to Chapter 472.

1-10-17
Darrell Copeland — Date
Registered Land Surveyor
Florida Certificate #4529

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISION

SURVEY
FIELD BOOK W24
PAGE 58
C.O.P. DWG
DATE 1-10-17
SHEET FILE NAME DRAWINGS\16-000\400\16-455.DWG

ENGINEERING
DRAWN DARRELL
SCALE 1" = 100'
DESIGN TEAM
PROJECT # 16-455
CHECKED


DARRELL COPELAND SURVEYING, INC.
7910 180th STREET * McALPIN, FLORIDA 32062 (386) 209-4343 desurvey@aol.com


BOUNDARY SURVEY

Rancho Verde, LLC

SHEET 1 OF 1

FILE NO.