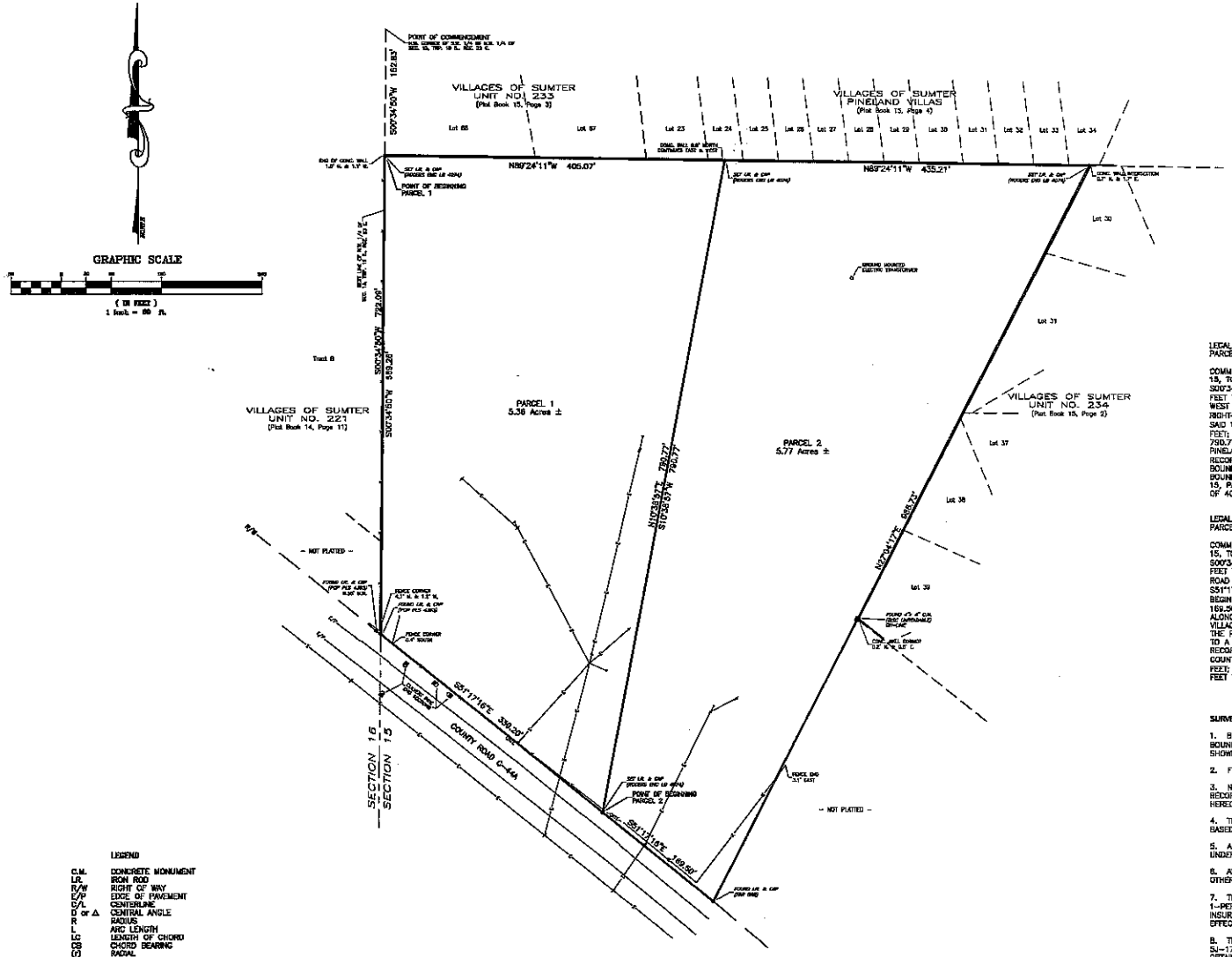

LEGAL DESCRIPTION
PARCEL 1

COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE S00°34'50"W ALONG THE WEST LINE OF SAID N.W. 1/4, A DISTANCE OF 152.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°34'50"W ALONG SAID WEST LINE, 569.26 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-44A (WIDTH VARIES); THENCE DEPARTING SAID WEST LINE, PROCEED S51°17'16"E ALONG SAID RIGHT-OF-WAY LINE, 339.20 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N10°38'57"E, 790.77 FEET TO A POINT ON THE SOUTH BOUNDARY OF VILLAGES OF SUMTER PINELAND VILLAS, AS RECORDED IN PLAT BOOK 15, PAGE 4 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N89°24'11"W ALONG THE SOUTH BOUNDARY OF SAID VILLAGES OF SUMTER PINELAND VILLAS AND THE SOUTH BOUNDARY OF VILLAGES OF SUMTER UNIT NO. 233, AS RECORDED IN PLAT BOOK 15, PAGE 3 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, A DISTANCE OF 405.07 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION
PARCEL 2

COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 15, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE S00°34'50"W ALONG THE WEST LINE OF SAID N.W. 1/4, A DISTANCE OF 722.09 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD C-44A (WIDTH VARIES); THENCE DEPARTING SAID WEST LINE, PROCEED S51°17'16"E ALONG SAID RIGHT-OF-WAY LINE, 339.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S51°17'16"E ALONG SAID RIGHT-OF-WAY LINE, 169.50 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, PROCEED N27°04'17"E ALONG THE WEST BOUNDARY, AND A SOUTHERLY PROJECTION THEREOF, OF VILLAGES OF SUMTER UNIT NO. 234, AS RECORDED IN PLAT BOOK 15, PAGE 2 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, A DISTANCE OF 866.73 FEET TO A POINT ON THE SOUTH BOUNDARY OF VILLAGES OF SUMTER PINELAND VILLAS, RECORDED IN PLAT BOOK 15, PAGE 4 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE N89°24'11"W ALONG SAID SOUTH BOUNDARY, 435.21 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, PROCEED S10°38'57"W, 790.77 FEET TO THE POINT OF BEGINNING.

SURVEY REPORT:

1. BEARINGS ARE BASED ON ASSUMED DATUM; MORE PARTICULARLY THE WEST BOUNDARY OF VILLAGES OF SUMTER UNIT NO. 234 AS BEING N27°04'17"E, AS SHOWN ON THE RECORD PLAT.

2. FIELD SURVEY DATE : 12-05-2016.

3. NO TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED TO THIS SURVEYOR UNLESS SHOWN OR NOTED HEREON.

4. THE LEGAL DESCRIPTIONS SHOWN HEREON, WERE WRITTEN BY THE SURVEYOR, BASED ON RECORDED PLATS AND DEEDS OF RECORD.

5. A HOUSE, SHEDS, MOBILE HOMES, WELLS, INTERIOR FENCING AND UNDERGROUND IMPROVEMENTS, OR UTILITIES, WERE NOT LOCATED.

6. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.

7. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OUTSIDE THE 1-PERCENT ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120296 PANEL 0134 SUFFIX D EFFECTIVE DATE SEPTEMBER 27, 2013.

8. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR SUBURBAN LAND USE.

9. UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

LEGEND

C.M.	CONCRETE MONUMENT
I.R.	IRON ROD
R/W	RIGHT OF WAY
E/P	EDGE OF PAVEMENT
C/L	CENTERLINE
D or Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
LC	LENGTH OF CHORD
CB	CHORD BEARING
(r)	RADIAL
SEC.	SECTION
TWP.	TOWNSHIP
RGE.	RANGE
(P)	PLAT MEASUREMENT
(F)	FIELD MEASUREMENT
	UTILITY POLE AND GUY ANCHOR
	OVERHEAD WIRES
	FENCE
CONC.	CONCRETE

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

DATE	REVISION

Robert L. Rogers, PE
FL Reg. No. 10027
rlrogers@rogersengineering.com
Rodney K. Rogers, PSM
FL Reg. No. 5274
rkrogers@rogersengineering.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. #4074

A BOUNDARY SURVEY
FOR
THOMAS FORD

JOB No. 16-015-000
DATE 12-05-2016
SCALE 1" = 60'
SHEET 1 OF 1