

**LEGAL DESCRIPTION: (PARENT TRACT)**

THE EAST 594 FEET OF THE SOUTH 594 FEET OF THE NW 1/4 OF THE NE 1/4 AND THE SOUTH 900 FEET OF THE NE 1/4 OF THE NE 1/4 WEST OF SR 44A, ALL BEING IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN N89°56'50"E, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 29, A DISTANCE OF 1329.96 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN S00°11'28"E, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 426.21 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT ON THE NORTH LINE OF THE SOUTH 900 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N89°48'52"E, ALONG SAID NORTH LINE OF THE SOUTH 900 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 143.98 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 44A; THENCE RUN S10°22'59"E, ALONG SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 44A, A DISTANCE OF 814.45 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN S89°48'52"W, ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 305.79 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE CONTINUE S89°48'52"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 594.00 FEET TO THE SOUTHWEST CORNER OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE RUN N00°11'28"W, ALONG THE WEST LINE OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 594.00 FEET TO THE NORTHWEST CORNER OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE RUN N89°48'52"E, ALONG THE NORTH LINE OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 594.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT ON THE NORTH LINE OF THE SOUTH 900 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N00°11'28"W, ALONG SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 506.00 FEET TO THE POINT OF BEGINNING, CONTAINING THEREIN 555,235 SQUARE FEET OR 12.746 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION: (SOUTH 5.000 ACRES)**

A PARCEL OF LAND COMPRISING FIVE ACRES AND LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN N89°56'50"E, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 29, A DISTANCE OF 1329.96 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN S00°11'28"E, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 426.21 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 900 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N89°48'52"E, ALONG SAID NORTH LINE OF THE SOUTH 900 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 143.98 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 44A; THENCE RUN S10°22'59"E, ALONG SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 44A, A DISTANCE OF 814.45 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S10°22'59"E, ALONG SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 44A, A DISTANCE OF 252.19 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN S89°48'52"W, ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 305.79 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE CONTINUE S89°48'52"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 594.00 FEET TO THE SOUTHWEST CORNER OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE RUN N00°11'28"W, ALONG THE WEST LINE OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 594.00 FEET TO THE NORTHWEST CORNER OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE RUN N89°48'52"E, ALONG THE NORTH LINE OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 594.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT ON THE NORTH LINE OF THE SOUTH 900 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, CONTAINING THEREIN 217,999 SQUARE FEET OR 5.000 ACRES, MORE OR LESS.

**LEGAL DESCRIPTION: (NORTH 7.746 ACRE REMAINDER)**

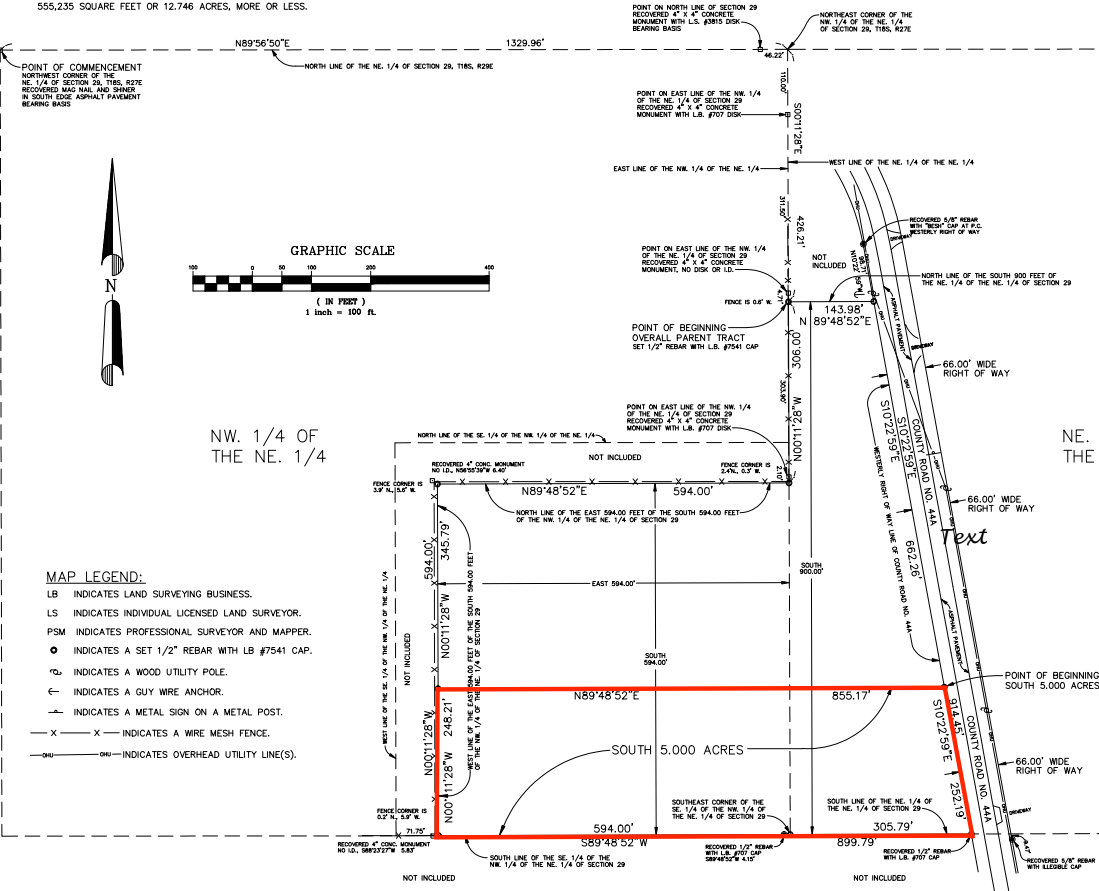
THE EAST 594 FEET OF THE SOUTH 594 FEET OF THE NW 1/4 OF THE NE 1/4 AND THE SOUTH 900 FEET OF THE NE 1/4 OF THE NE 1/4 WEST OF SR 44A, ALL BEING IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

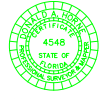
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN N89°56'50"E, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 29, A DISTANCE OF 1329.96 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN S00°11'28"E, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 426.21 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT ON THE NORTH LINE OF THE SOUTH 900 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N89°48'52"E, ALONG SAID NORTH LINE OF THE SOUTH 900 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 143.98 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 44A; THENCE RUN S10°22'59"E, ALONG SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 44A, A DISTANCE OF 814.45 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN S89°48'52"W, ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 305.79 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE CONTINUE S89°48'52"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 594.00 FEET TO THE SOUTHWEST CORNER OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE RUN N00°11'28"W, ALONG THE WEST LINE OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 594.00 FEET TO THE NORTHWEST CORNER OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE RUN N89°48'52"E, ALONG THE NORTH LINE OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 594.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT ON THE NORTH LINE OF THE SOUTH 900 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N00°11'28"W, ALONG SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 506.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN N89°56'50"E, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 29, A DISTANCE OF 1329.96 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN S00°11'28"E, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 426.21 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 900 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N89°48'52"E, ALONG SAID NORTH LINE OF THE SOUTH 900 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 143.98 FEET TO THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 44A; THENCE RUN S10°22'59"E, ALONG SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 44A, A DISTANCE OF 814.45 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN S89°48'52"W, ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 305.79 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE CONTINUE S89°48'52"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 594.00 FEET TO THE SOUTHWEST CORNER OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE RUN N00°11'28"W, ALONG THE WEST LINE OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 29, A DISTANCE OF 594.00 FEET TO THE NORTHWEST CORNER OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE RUN N89°48'52"E, ALONG THE NORTH LINE OF THE EAST 594.00 FEET OF THE SOUTH 594.00 FEET OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 594.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING A POINT ON THE NORTH LINE OF THE SOUTH 900 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE RUN N00°11'28"W, ALONG SAID WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 506.00 FEET TO THE POINT OF BEGINNING.



NE. 1/4 OF THE NE. 1/4



**SURVEYOR'S NOTES:**

BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SECTION 29, TOWNSHIP 18 SOUTH, RANGE 27 EAST HAVING AN ASSUMED BEARING OF N89°56'50"E.

THE SOURCE OF THE PARENT TRACT LEGAL DESCRIPTION IS THE QUIET CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 4119, PAGE 1653 OF THE LAKE COUNTY, FLORIDA PUBLIC RECORDS.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THIS SURVEYOR HAS NOT CONDUCTED ANY TITLE RESEARCH OR ABSTRACTING. THIS SURVEY WAS PREPARED FOR THE SOLE PURPOSE OF PROVIDING THE CLIENT WITH BOUNDARY AND LEGAL DESCRIPTION INFORMATION TO BE USED FOR A LOT SPLIT APPLICATION.

NON-VISIBLE, INTERIOR AND/OR UNDERGROUND IMPROVEMENTS WERE NOT LOCATED.

THERE MAY BE EASEMENTS AND/OR RESTRICTIONS OF RECORD AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR OR SHOWN HEREON THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.

THERE MAY BE ENVIRONMENTAL ISSUES AND/OR OTHER MATTERS REGULATED BY VARIOUS DEPARTMENTS OF FEDERAL, STATE OR LOCAL GOVERNMENTS AFFECTING THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

HAVING EXAMINED THE FLOOD INSURANCE RATE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, IT IS THE OPINION OF THIS SURVEYOR THAT THE LANDS SHOWN AND DESCRIBED HEREON LIE IN FLOOD ZONE "X", DEFINED ON SAID F.I.R.M. AS AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN." SEE MAP NUMBER 120802202 E, DATED 12-18-2012.

THE SUBJECT PROPERTY CONTAINS 555,235 SQUARE FEET OR 12.746 ACRES, MORE OR LESS.

SURVEY DATE (LAST DATE OF FIELD WORK): OCTOBER 15, 2019.

**AccuMap**  
SURVEYING, LLC  
2919 MONTICHEL LANE, WINTER PARK, FL 32789-4317  
Tel. 407-657-2568 E-mail. don@accu-map.com  
Certificate of Authorization Number: LB 7541

PREPARED FOR:  
**ROBERT S. McLACHLAN**  
**GROSBY & ASSOCIATES**  
825 W. MAIN ST.  
TAVARES, FL 32736  
352-408-3692

MAP OF BOUNDARY SURVEY  
**McLACHLAN SITE**  
COUNTY ROAD 44A  
IN SECTION 29,  
TOWNSHIP 18 SOUTH,  
RANGE 27 EAST

**Surveyor's Certification**  
THIS IS TO CERTIFY THAT I HAVE PERSONALLY AND FIELD SURVEYED THE BOUNDARY AND LEGAL DESCRIPTION OF THE LANDS SHOWN AND DESCRIBED HEREON AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. I HAVE CONDUCTED A TITLE RESEARCH AND ABSTRACTING OF THE LANDS SHOWN AND DESCRIBED HEREON AND I HAVE FOUND NO OTHER INTERESTS AND/OR ENCUMBRANCES THAT MAY AFFECT THE PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.  
Sandra A. Brown, Florida License #10452  
DATE OF FIELD WORK: OCTOBER 15, 2019  
DATE OF SURVEY: OCTOBER 15, 2019

© COPYRIGHT 2019  
THIS IS TO CERTIFY THAT I HAVE PERSONALLY AND FIELD SURVEYED THE BOUNDARY AND LEGAL DESCRIPTION OF THE LANDS SHOWN AND DESCRIBED HEREON AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. I HAVE CONDUCTED A TITLE RESEARCH AND ABSTRACTING OF THE LANDS SHOWN AND DESCRIBED HEREON AND I HAVE FOUND NO OTHER INTERESTS AND/OR ENCUMBRANCES THAT MAY AFFECT THE PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.

DATE	BY	REVISIONS

SCALE	1" = 100'
JOB #	S291827A
SHEET	1 OF 1