

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 662.26 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 914.45 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 SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE CONTINUE S89°48'52"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 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 THE NORTHEAST 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 THE NORTHEAST 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 WEST LINE 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 306.00 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 662.26 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 SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE CONTINUE S89°48'52"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 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 THE NORTHEAST 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 THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 248.21 FEET; THENCE RUN N89°48'52"E A DISTANCE OF 855.17 FEET TO THE POINT OF BEGINNING. CONTAINING THEREIN 217,799 SQUARE FEET OR 5.000 ACRES, MORE OR LESS.

LEGAL DESCRIPTION: (NORTH 7.746 ACRE REMAINDER)

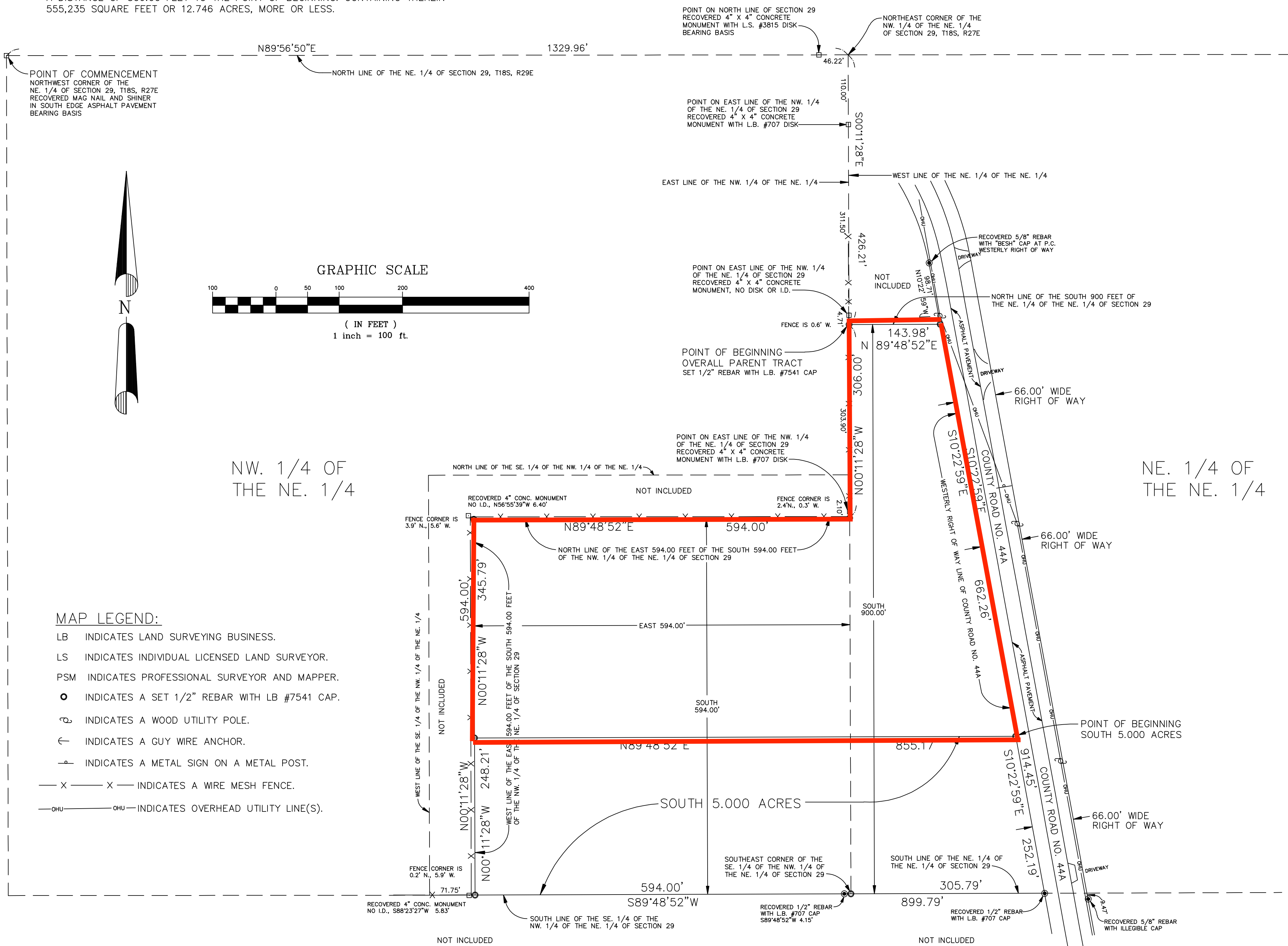
THE EAST 594 FEET OF THE SOUTH 594 FEET OF THE NW 1/4 OF THE NE 1/4 AND THE SOUTH 900 FEET OF THE NE 1/4 OF THE NE 1/4 WEST OF SR 44A, ALL BEING IN SECTION 29, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA.

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 914.45 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 SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE CONTINUE S89°48'52"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 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 THE NORTHEAST 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 THE NORTHEAST 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 THE NORTHEAST 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 WEST LINE 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 306.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING;

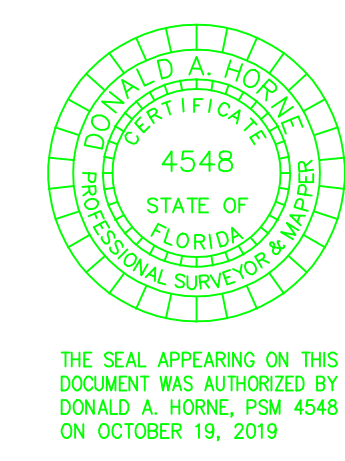
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 27 EAST, LAKE COUNTY, FLORIDA; THENCE RUN N89°56'50"E, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 29, A DISTANCE OF 1329.96 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF 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 662.26 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 SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 29; THENCE CONTINUE S89°48'52"W, ALONG THE SOUTH LINE OF SAID SOUTHEAST 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 THE NORTHEAST 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 THE NORTHEAST 1/4 OF SAID SECTION 29, A DISTANCE OF 248.21 FEET; THENCE RUN N89°48'52"E A DISTANCE OF 855.17 FEET TO THE POINT OF BEGINNING.



AccuMap
SURVEYING, LLC
2919 MONTFICHET LANE WINTER PARK, FL 32792-4317
Tel. 407-657-2568 E-mail. don@accumapsurveying.com
Certificate of Authorization Number: LB 7541

PREPARED FOR:
ROBERT S. McLACHLAN
CROSBY & ASSOCIATES
225 W. MAIN ST.
TAVARES, FL. 32736
352-408-3892

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



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY DONALD A. HORNE, PSM 4548 ON OCTOBER 19, 2019

SURVEYOR'S NOTES:

BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE 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 QUIT 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 SURVEY 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 12069C0220 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.

Surveyor's Certification
THIS IS TO CERTIFY THAT WE HAVE PERFORMED A FIELD SURVEY OF THE HEREIN DESCRIBED PROPERTY, FOR THE SOLE PURPOSE HEREIN STATED, AND THAT THIS DOCUMENT IS A REPRESENTATION OF WHAT WE BELIEVE TO BE THE TRUE AND CORRECT BOUNDARIES OF THE SET FORTH IN CHAPTER SJ-17, F.A.C. THIS SURVEY WAS PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES LISTED HEREIN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF ANY INDIVIDUAL MEASUREMENTS.
Donald A. Horne, Florida License #4548
DATE: 10-15-19
NOTE: NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE AND THE PROFESSIONAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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Field By: Don A. Horne	Drawn By: Don A. Horne
Checked By: Don A. Horne	Reviewed By: Don A. Horne
Project: Boundary Survey	Coordinate File: 02441
Date: 10-15-19	Plotter: 10-15-19

Revisions	DATE
BOUNDARY SURVEY	10-15-19

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