

53.20

THIS INSTRUMENT PREPARED BY/RETURN TO: ✓
Richard P. Newman/pam
McLin & Burnsed
26736 U.S. Hwy 27, Suite 103
Leesburg, Florida 34748

Inst:201460035148 Date:10/29/2014 Time:1:26 PM
Doc Stamp-Deed:0.70
DC.Gloria R. Hayward,Sumter County Page 1 of 6 B:2867 P:786



BOUNDARY LINE AGREEMENT

THIS AGREEMENT is entered into this ^{September} 2nd day of ~~July~~, 2014, by and between Robert J. Ballou, Jr. and Rachael L. Ballou, his wife, whose address is 9883 N. U.S. Hwy. 301, Wildwood, FL 34785, hereinafter referred to as "Ballou" and Absolute of Sumter County, LLC, whose address is P.O. Box 3171, Ocala, FL 34478, hereinafter referred to as "Nicholson":

WHEREAS, Ballou is the owner of the property more particularly described on Exhibit "A" attached hereto;

WHEREAS, Nicholson is the owner of the property more particularly described on Exhibit "B" attached hereto;

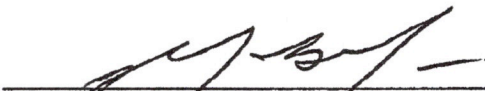
WHEREAS, a disagreement has arisen between Nicholson and Ballou as to the boundary location separating the properties described on Exhibits "A" and "B";

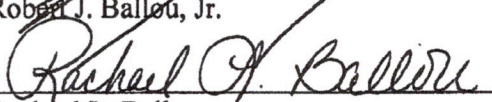
WHEREAS, in order to resolve the issue as to the correct location of the boundary line between the respective properties of the parties hereto and also to avoid having to litigate said issue, the parties hereto desire to enter this Agreement to establish the agreed upon location of the boundary line between the properties;

NOW THEREFORE, in consideration of the mutual covenants and conditions contained herein, as well as to avoid litigating the issue as to the correct location of the property boundary line separating the respective properties described on Exhibit "A" and "B", the parties hereto agree as follows:

1. The correct boundary line location for the property described on Exhibit "A" is the boundary as established and shown on the survey prepared by Wade Surveying dated June 26, 2014, and having Job #14-670, a copy of which is attached hereto as Exhibit "C".
2. This Agreement shall be binding upon the parties hereto, and their successors, heirs and assigns.

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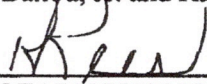


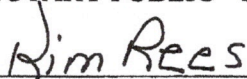
Robert J. Ballou, Jr.


Rachael L. Ballou

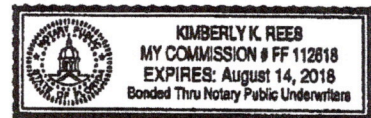
STATE OF FLORIDA
COUNTY OF Sumter

The foregoing instrument was acknowledged before me this 27 day of ^{September} ~~July~~, 2014, by Robert J. Ballou, Jr. and Rachael L. Ballou, husband and wife, who did not take an oath.



NOTARY PUBLIC - STATE OF FLORIDA


Printed Name of Notary Public



____ Personally Known or 2 Produced Identification
FLDL Type of Identification Produced

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Absolute of Sumter County, LLC

By: *Frank W. Nicholson*
Frank W. Nicholson, Manager

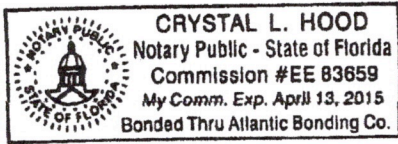
STATE OF FLORIDA
COUNTY OF Marion

The foregoing instrument was acknowledged before me this 20th day of September, 2014, by Frank W. Nicholson, the Manager of Absolute of Sumter County, LLC, who did not take an oath.

Crystal L. Hood
NOTARY PUBLIC - STATE OF FLORIDA

Crystal L. Hood
Printed Name of Notary Public

Personally Known or Produced Identification
_____ Type of Identification Produced



H:\FORM\060461.boundary agmt.rev.wpd

EXHIBIT "A"

FROM THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN SOUTH 0° 20' 43" EAST FOR 528.0 FEET, THENCE SOUTH 89° 47' 30" EAST TO A CONCRETE MONUMENT, 62.53 FEET, LOCATED ON THE EAST RIGHT OF WAY OF U. S. HIGHWAY NO. 301 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN NORTH 88° 24' 50" EAST 387.64 FEET, THENCE NORTH 0° 20' 20" WEST 270.72 FEET, THENCE SOUTH 87° 39' 50" EAST 127.48 FEET, THENCE SOUTH 01° 20' 10" WEST 393.14 FEET, THENCE SOUTH 89° 32' 10" WEST 84.00 FEET, THENCE SOUTH 02° 18' 34" EAST 86.13 FEET, THENCE NORTH 89° 40' 10" WEST 423.29 FEET TO THE EASTERLY RIGHT OF WAY OF U. S. HIGHWAY 301, THENCE NORTH 0° 15' 10" WEST ALONG SAID EASTERLY RIGHT OF WAY 201.20 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 10.0 FT. POWER LINE EASEMENT, LOCATED ABOUT 600 FT. SOUTH FROM LAKE MIONA HEIGHTS ROAD.

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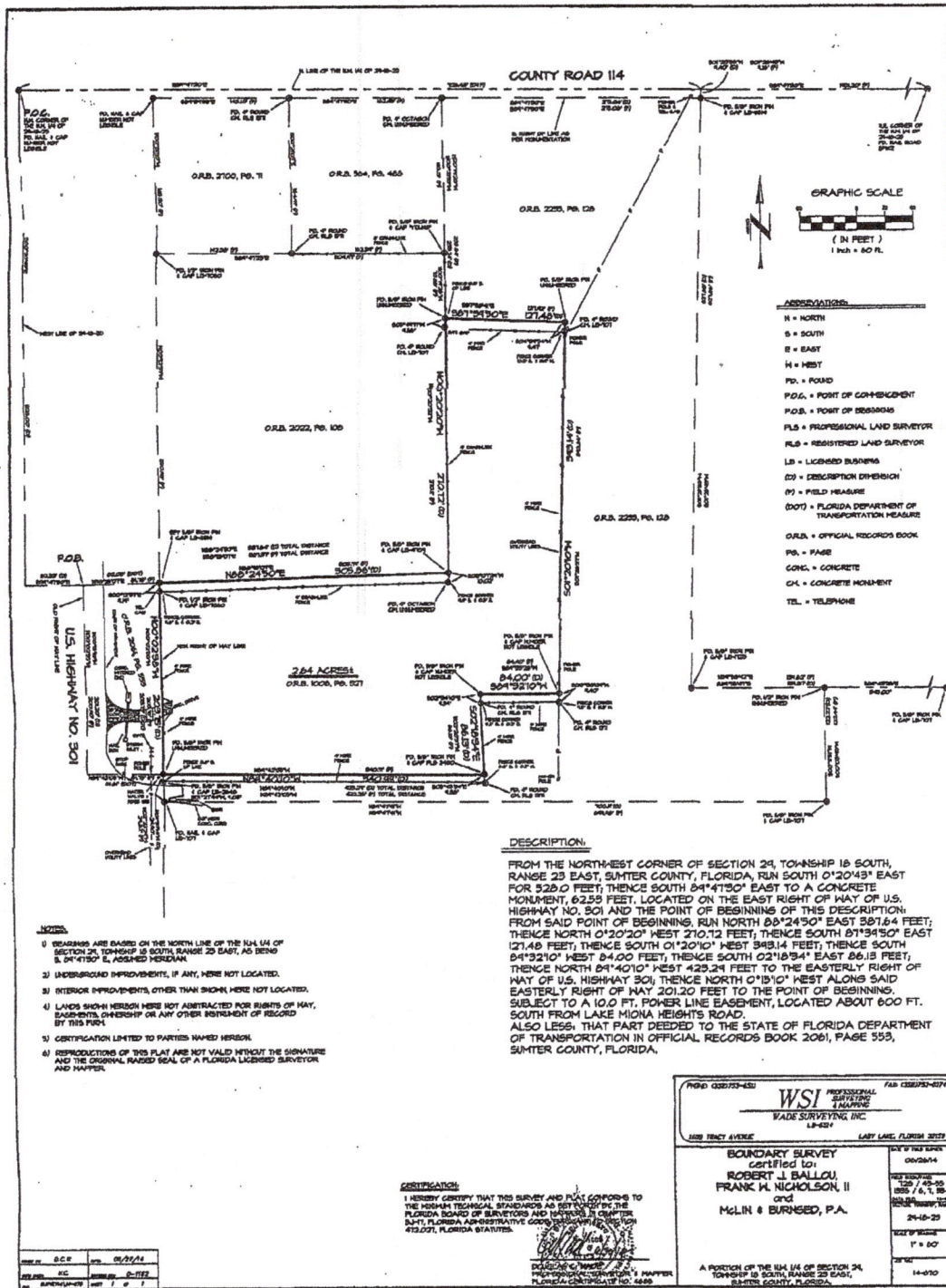
EXHIBIT "B"

Commence at the Northwest Corner of Section 29, Township 18 South, Range 23 East, Sumter County, Florida; thence run South 89 degrees 47' 30" East along the North line of the Northwest 1/4 of said Section 29, 725.48 feet; thence run South 01 degrees 23'38" West, 9.40 feet to the South right of way line of County Road 114 (Maintenance Right of Way) and the Point of Beginning; thence continue South 01 degrees 23'38" West 627.68 feet; thence run South 89 degrees 55'47" East 139.87 feet; thence run South 00 degrees 11' 51" West 122.22 feet; thence run North 89 degrees 47' 41" West 700.11 feet to the East right of way line of U.S. Highway 301; thence run North 01 degrees 57' 14" West along said right of way 29.90 feet; thence run South 89 degrees 40' 10" East 340.99 feet; thence run North 02 degrees 18'34" West 86.13 feet; thence run North 89 degrees 32' 10" East 84.00 feet; thence run North 01 degrees 23'38" East 393.13 feet; thence run North 87 degrees 39'50" West 127.87 feet; thence run North 00 degrees 21' 55" West 235.74 feet to the aforesaid South right of way line of County Road 114; thence run South 89 degrees 47'30" East along said right of way 275.04 feet to the Point of Beginning.

Parcel ID D29-002

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EXHIBIT "C"



- Notes:**
- 1) BEARINGS ARE BASED ON THE NORTH LINE OF THE S.W. 1/4 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 23 EAST, AS BEING S 81°41'50" E, ASSUMED MERIDIAN.
 - 2) UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED.
 - 3) INTERIOR IMPROVEMENTS, OTHER THAN SHOWN, WERE NOT LOCATED.
 - 4) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP OR ANY OTHER INSTRUMENT OF RECORD BY THIS FIRM.
 - 5) CERTIFICATION LIMITED TO PARTIES NAMED HEREON.
 - 6) REPRODUCTIONS OF THIS PLAT ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DESCRIPTION:
 FROM THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, RUN SOUTH 01°20'43" EAST FOR 528.0 FEET; THENCE SOUTH 84°41'50" EAST TO A CONCRETE MONUMENT, 62.55 FEET, LOCATED ON THE EAST RIGHT OF WAY OF U.S. HIGHWAY NO. 301 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, RUN NORTH 83°24'50" EAST 3918.4 FEET; THENCE NORTH 01°20'20" WEST 210.12 FEET; THENCE SOUTH 81°34'50" EAST 121.48 FEET; THENCE SOUTH 01°20'10" WEST 949.14 FEET; THENCE SOUTH 84°32'10" WEST 84.00 FEET; THENCE SOUTH 02°18'34" EAST 86.13 FEET; THENCE NORTH 84°40'10" WEST 429.24 FEET TO THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 301; THENCE NORTH 01°18'10" WEST ALONG SAID EASTERLY RIGHT OF WAY 201.20 FEET TO THE POINT OF BEGINNING. SUBJECT TO A 10.0 FT. POWER LINE EASEMENT, LOCATED ABOUT 600 FT. SOUTH FROM LAKE MONA HEIGHTS ROAD. ALSO LESS, THAT PART DEEDED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN OFFICIAL RECORDS BOOK 2061, PAGE 553, SUMTER COUNTY, FLORIDA.

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS SURVEY AND PLAN CONFORMS TO THE HIGHEST TECHNICAL STANDARDS AS ESTABLISHED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS. I, CERTIFIED SURVEYOR, FRANK H. NICHOLSON, II, LICENSE NO. 1227, FLORIDA ADMINISTRATIVE CODE CHAPTER 120, SECTION 473.021, FLORIDA STATUTES.

PROJ: 032/73-451	WSI PROFESSIONAL SURVEYING & MAPPING	FAB: 032/03-071
WADE SURVEYING, INC. L-4387		
JOB TRACT AVERAGE	LAST NAME, FLORIDA 2012	
BOUNDARY SURVEY		DATE OF THIS SURVEY: 10/29/14
Certified to:		REG. NO.: 1227 / AB-05
ROBERT J. BALLOU,		ISS. / E. T. 15-91
FRANK H. NICHOLSON, II		EXPIRES: 12/31/15
and		DATE OF SCALE: 24-10-25
MCLIN & BURNSED, P.A.		SCALE: 1" = 80'
A PORTION OF THE S.W. 1/4 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.		TRACED: 14-070