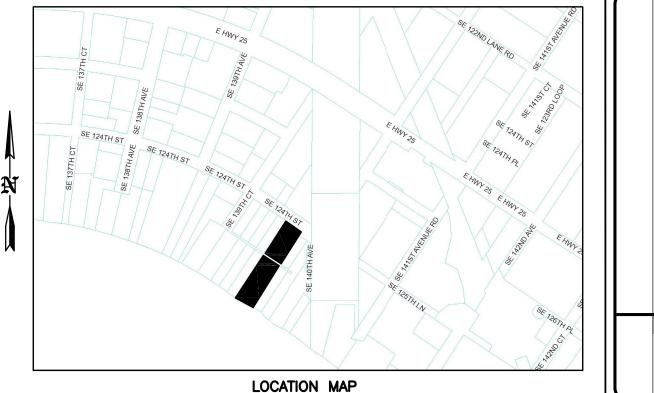


P.O.B. POINT OF BEGINNING



LEGAL DESCRIPTION:

LOTS 6, 7, 10 AND 11, BLOCK 15, OF LAKE WEIR — BEACH SECTION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK C, PAGE 54, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

TOGETHER WITH THAT PORTION OF LAKE SHORE DRIVE LYING SOUTH OF, AND ADJACENT TO, SAID LOTS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 10, THENCE SOUTHERLY ALONG A PROJECTION OF THE EASTERLY BOUNDARY OF SAID LOT 10 TO THE WATERS OF LAKE WEIR, THENCE NORTHWESTERLY ALONG AND WITH THE WATERS OF SAID LAKE TO A POINT OF INTERSECTION WITH A PROJECTION SOUTHWESTERLY OF THE WESTERLY LINE OF SAID LOT 11, THENCE NORTHEASTERLY ALONG SAID PROJECTION TO THE SOUTHWESTERLY CORNER OF SAID LOT 11, THENCE SOUTHEASTERLY ALONG THE SOUTHERLY BOUNDARIES OF SAID LOTS 10 AND 11, 100 FEET TO THE P.O.B.

SURVEY REPORT:

1. BEARINGS ARE BASED ON ASSUMED DATUM: MORE PARTICULARLY THE NORTHWESTERLY BOUNDARY OF LOTS 6 AND 11, BLOCK 15 AS BEING N33'13'00"E, AS INDICATED ON THE RECORD PLAT.

2. ELEVATIONS SHOWN HEREON ARE BASED ON N.G.V.D.—29 DATUM, MARION COUNTY BENCHMARK HOPE PARK BM, ELEVATION 57.65 (SLD—29).

3. FIELD SURVEY DATE : 7-07-2022.

4. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No.:2076-6083493, COMMITMENT DATE: JUNE 02, 2022

5. THE RESERVATION FOR ROAD RIGHT-OF-WAY RECORDED IN DEED BOOK 250, PAGE 125 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, IS NOT APPLICABLE TO THE SUBJECT PROPERTY AS THERE IS NOT A STATE ROAD ABUTTING THE PROPERTY.

6. THE LANDS LYING BELOW THE ORDINARY HIGH WATER LINE (ELEVATION 56.0 - SLD-29) ARE SOVERIEGN LANDS OF THE STATE OF FLORIDA.

7. THE COVERED CARPORT AND CONCRETE DRIVE LYING WITHIN THE 10 FEET WIDE ALLEY, AS SHOWN HEREON, MAY BE CONSIDERED AS AN ENCROACHMENT.

8. THE OVERHEAD WIRES AND UTILITY POLES SHOWN ON THE SUBJECT PARCEL, MAY BE CONSIDERED EVIDENCE OF EASEMENT RIGHTS OR ENCROACHMENTS. NO EASEMENT OF RECORD FOR THESE UTILITIES WERE REFERENCED IN THE TITLE COMMITMENT FURNISHED.

9. UNDERGROUND IMPROVEMENTS, OR UTILITIES, WERE NOT LOCATED.

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

11. PORTIONS OF THIS PROPERTY APPEAR TO BE IN A ZONE "X" (AREA OUTSIDE THE 1-PERCENT ANNUAL CHANCE FLOODPLAIN) AND A ZONE "AE (EL. 59.0)" (AREA INSIDE THE 1-PERCENT ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120160 PANEL 0770 SUFFIX D EFFECTIVE DATE AUGUST 28, 2008. THE "AE" ELEVATION ESTABLISHED BY THE F.I.R.M. IS 59.00 (NAVD-88), THE "AE" ELEVATION ESTABLISHED BY THE MARION COUNTY BUILDING & ZONING DEPT. IS 60.00 (NGVD-29).

12. 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.

13. UNLESS IT BEARS THE DIGITAL SIGNATURE & CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SURVEYORS CERTIFICATE:

TO RSJ REAL ESTATE, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY AND ASSURED TITLE SERVICES, LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(b), 7(a), 8, 9, 11, 13, 17 AND 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 7-07-2022.

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

DATE REVISION

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

ROGERS ENGINEERING, I Sivil Engineering & Land Surveying Land

FOR

JOB No. 22_4855-015-006 DATE 7-07-2022

SCALE 1" = 30'