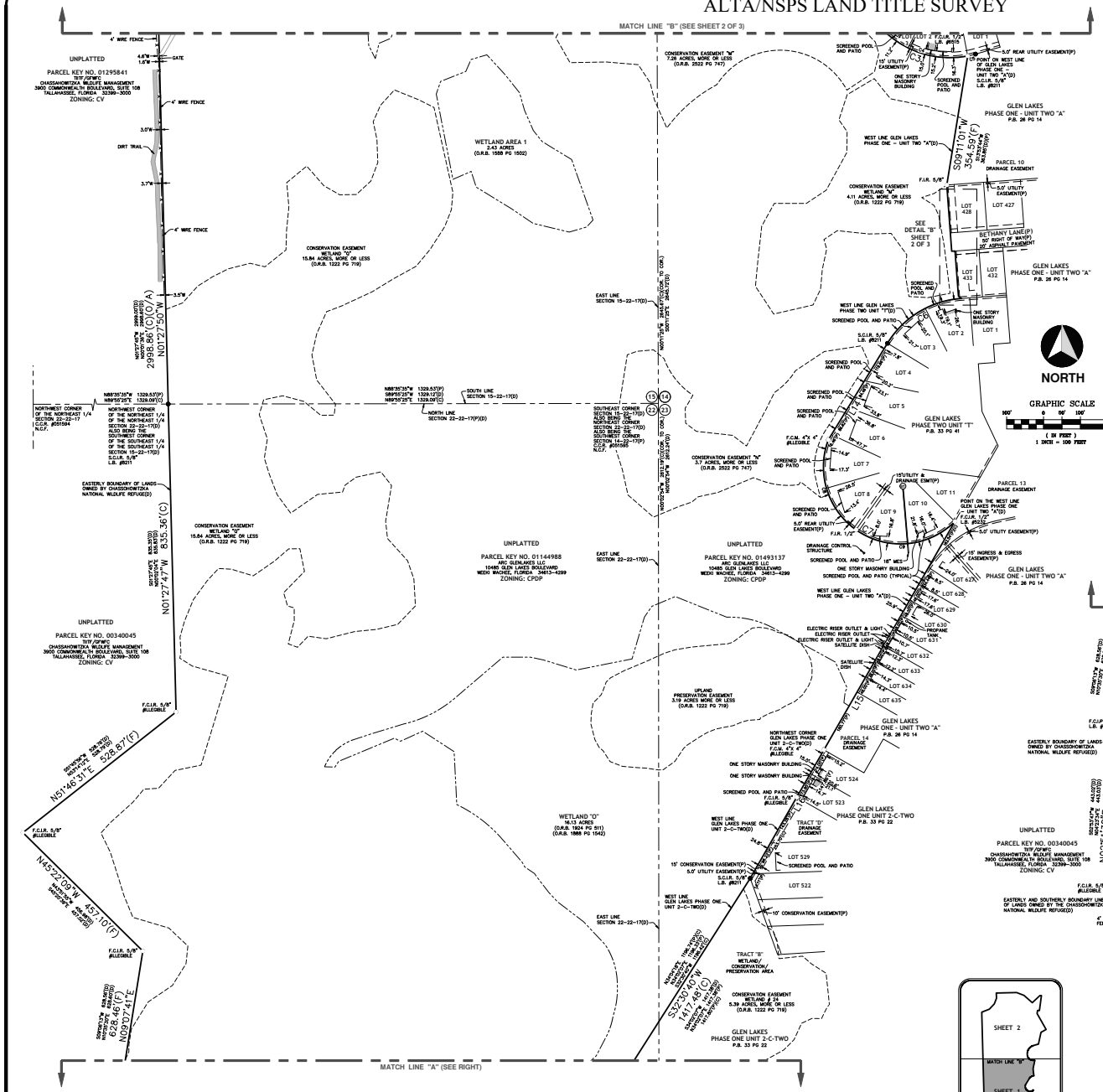
ALTA/NSPS LAND TITLE SURVEY

SECTION(S) 14, 15, 22 AND 23 TOWNSHIP 22 SOUTH, RANGE 17 EAST
HERNANDO COUNTY, FLORIDA



LEGAL DESCRIPTION

A parcel of land lying within Section(s) 14, 15, 22 and 23, Township 22 South, Range 17 East, Hernando County, Florida and being more particularly described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 also being the Northeast corner of the Southeast 1/4 of said Section 22, thence S.89 degrees 25'26"W., on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 511.74 feet to the Southeast corner of GLEN LAKES PHASE ONE - UNIT 2-C-ONE, as recorded in Plat Book 31 Page 25 of the Public Records of Hernando County, Florida, and the POINT OF BEGINNING; thence S.89 degrees 25'05"W., continuing on the South line of the Northeast 1/4 also being the North line of the Southeast 1/4 of said Section 22, a distance of 813.60 feet to the Southeast corner of the Southwest 1/4 of the Northeast 1/4 of said Section 22; thence S.00 degrees 16'25"E., on the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 22, a distance of 170.18 feet to the Northeast corner of Parcel 14 of said Glen Lakes Unit 2-C-Two (Land owned by the National Wildlife Refuge) Thence on the Easterly and Southerly boundary line of lands owned by the Chassahowitzka National Wildlife Refuge the following seventeen (17) courses, (1) N.38 degrees 37'34"W., a distance of 316.40 feet, (2) N.52 degrees 31'09"E., a distance of 443.44 feet, (3) N.38 degrees 10'41"E., a distance of 528.46 feet, (4) N.45 degrees 22'09"W., a distance of 457.10 feet, (5) N.51 degrees 46'31"E., a distance of 528.87 feet, (6) N.01 degrees 27'47"W., a distance of 835.36 feet to the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 22, also being the Southeast corner of the Southeast 1/4 of the Southeast 1/4 of said Section 15; (7) N.01 degrees 27'50"W., a distance of 2998.86 feet, (8) N.89 degrees 54'50"E., a distance of 345.82 feet, (9) N.43 degrees 20'36"E., a distance of 1417.48 feet, (10) N.52 degrees 30'40"E., a distance of 1441.48 feet, (11) S.00 degrees 16'25"E., a distance of 383.96 feet, (12) N.89 degrees 25'26"E., a distance of 1315.63 feet, (13) S.00 degrees 16'25"E., a distance of 1325.39 feet, (14) S.00 degrees 16'25"E., a distance of 1325.63 feet to a point on the West line of the Northeast 1/4 of said Section 14, (15) N.89 degrees 37'56"E., departing the East line of the Northeast 1/4 of said Section 15 also being the West line of the of the Northwest 1/4 of said Section 14, a distance of 63.56 feet, (16) S.68 degrees 41'18"E., a distance of 337.75 feet, (17) S.45 degrees 43'06"E., a distance of 472.33 feet, (18) N.49 degrees 38'48"E., a distance of 444.70 feet and (19) S.89 degrees 52'05"E., a distance of 66.39 feet to the Northeast corner of GLEN LAKES PHASE 2 - UNIT 2C, as recorded in Plat Book 33 Page 22 of the Public Records of Hernando County, Florida; thence S.07 degrees 35'05"E., on the West line of said GLEN LAKES PHASE TWO - UNIT 2C, a distance of 1325.63 feet to the Southwest corner of said GLEN LAKES PHASE TWO - UNIT 2C, also being the Northwest corner of GLEN LAKES PHASE ONE - UNIT ONE, as recorded in Plat Book 33 Page 28 of the Public Records of Hernando County, Florida; thence on the Westerly line of said GLEN LAKES PHASE ONE UNIT ONE the following two courses, (1) N.01 degrees 08'48"W., on the North right of way line of said Glen Lakes Boulevard, a distance of 80.70 feet and (2) S.08 degrees 55'17"W., a distance of 120.00 feet to a point on the South right of way line of said Glen Lakes Boulevard and the Northeast corner of GLEN LAKES PHASE ONE - UNIT 1B/1A, as recorded in Plat Book 33 Page 28 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE UNIT 1B/1A the following four (4) courses, (1) S.08 degrees 55'17"W., a distance of 16.14 feet, (2) S.28 degrees 24'01"E., a distance of 183.18 feet to the Southeast corner of Parcel 8 of said GLEN LAKES PHASE ONE - UNIT TWO "A", (3) S.60 degrees 56'30"W., a distance of 248.17 feet and (4) S.12 degrees 24'56"W., a distance of 517.67 feet to the Northeast corner of GLEN LAKES PHASE TWO UNIT "U" as recorded in Plat Book 33 Page 43 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT "U" the following four (4) courses, (1) on a curve to the left having a radius of 580.00 feet, a central angle of 00 degrees 36'38", a chord length of 54.04 feet and a chord bearing of S.76 degrees 58'53"W., thence on the arc of said curve, an arc length of 56.06 feet to the end of said curve, (2) S.74 degrees 40'34"W., a distance of 50.00 feet, (3) on a curve to the right having a radius of 1000.00 feet, a central angle of 20 degrees 33'06", a chord length of 356.23 feet and a chord bearing of S.32 degrees 07'07"W., thence on the arc of said curve, an arc length of 555.11 feet and (4) on a compound curve to the left having a radius of 254.99 feet, a central angle of 90 degrees 44'42", a chord length of 362.65 feet and a chord bearing of S.66 degrees 37'33"E., thence on the arc of said curve, an arc length of 403.80 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A" the following five (5) courses, (1) S.09 degrees 17'07"W., a distance of 1.50 feet, (2) S.80 degrees 42'53"E., a distance of 50.00 feet, (3) S.09 degrees 17'07"W., a distance of 1.50 feet, (4) S.09 degrees 17'07"W., a distance of 1.50 feet, (5) S.09 degrees 17'07"W., a distance of 1.50 feet to the Northwest corner of GLEN LAKES PHASE ONE - UNIT ONE "A", (6) S.09 degrees 17'07"W., a distance of 1.50 feet, (7) S.09 degrees 17'07"W., a distance of 1.50 feet, (8) S.09 degrees 17'07"W., a distance of 1.50 feet, (9) S.09 degrees 17'07"W., a distance of 1.50 feet to the Northwest corner of Lot 428 of said Glen Lakes Unit 2-C-Two, (10) S.09 degrees 17'07"W., a distance of 10.00 feet, (11) S.09 degrees 17'07"W., a distance of 122.99 feet and (12) S.52 degrees 42'55"E., a distance of 10.14 feet to a point on the North line of GLEN LAKES PHASE TWO UNIT "T" as recorded in Plat Book 33 Page 41 of the Public Records of Hernando County, Florida; thence on the West line of said GLEN LAKES PHASE TWO UNIT "T" the following four (4) courses, (1) S.86 degrees 14'37"W., a distance of 2.31 feet, (2) on a curve to the left having a radius of 255.00 feet, a central angle of 54 degrees 12'49", a chord length of 232.38 feet and a chord bearing of S.08 degrees 47'52"W., thence on the arc of said curve, an arc length of 241.29 feet to the end of said curve, (3) S.09 degrees 20'28"E., a distance of 301.19 feet and (4) on a curve to the right having a radius of 1000.00 feet, a central angle of 105 degrees 11'52", a chord length of 408.24 feet and a chord bearing of S.67 degrees 09'32"E., thence on the arc of said curve, an arc length of 368.09 feet to the end of said curve and a point on the West line of GLEN LAKES PHASE ONE - UNIT TWO "A" as recorded in Plat Book 26 Page 14 of the Public Records of Hernando County, Florida; thence S.09 degrees 49'26"E., on the West line of said GLEN LAKES PHASE ONE - UNIT TWO "A", a distance of 713.83 feet to the Northeast corner of GLEN LAKES PHASE ONE UNIT 2-C-TWO as recorded in Plat Book 33 Page 22 of the Public Records of Hernando County, Florida; thence on the North line of said GLEN LAKES PHASE ONE UNIT 2-C-TWO the following two courses, (1) S.89 degrees 37'56"W., a distance of 401.56 feet; thence S.00 degrees 16'25"E., a distance of 1417.49 feet to a point on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE, also being a point on the North right of way line of Mississippi Run; thence 2.01 degrees 25'26"E., on the West line of said GLEN LAKES PHASE ONE UNIT 2-C-ONE, a distance of 134.08 feet to the POINT OF BEGINNING.

Parcel contains 285.07 acres, more or less.

SURVEYOR'S REPORT

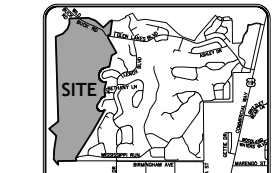
1. This survey not valid unless stamped or embossed with a surveyor's seal.
2. Underground encroachments such as utilities and foundations, that may exist, have not been located.
3. Subject property lies within Flood Zone(s) "X", "A" and "AE" (Elevation(s) 12.07, 13.17, 13.22, 13.3, 13.5, 13.8', 14.9' and 15.57) according to Flood Insurance Rate Map(s) 12053C0154E and 12053C0162E, prepared by the Federal Emergency Management Agency, last revised January 15, 2021.
4. Subject property contains 285.07 acres, more or less.
5. Parcel key numbers, owners name, address and zoning shown hereon obtained from the Hernando County Property appraisers web site.
6. Bearings shown hereon are relative to the Florida State Plane Coordinate System, West Zone, 1983-2011 adjustment holding the South line of the Northeast 1/4 of section 22, Township 22 South, Range 17 East, Hernando County, Florida as being S.89 degrees 25'05"W.
7. Commercial Ownership and Encumbrance Report supplied by First American Title Insurance Company, Customer Reference No. 1154622, First American File No. 7222-5136869, Prepared For: Johnson, Pope, Bokor, Ruppel & Burns, LLP and dated 02/01/2023.
8. Legal Description prepared by the undersigned surveyor and is in accord with that shown in the Commercial Ownership and Encumbrance Report.
9. Easement(s) and matters contained in Franchise and Easement Agreement with the Withlacoochee River Electric Cooperative, Inc., recorded in Official Records Book 353, Page 54 (Commercial Ownership and Encumbrance Report No. 1) have not been graphically depicted on the survey as there is not a legal description to define the location.
10. Ordinance No. 84-15 recorded in Official Records Book 561, Page 11, which has been confirmed and adopted by Resolution No. 84-75 recorded in Official Records Book 560, page 794 (Commercial Ownership and Encumbrance Report No. 2) have not been graphically depicted on the survey as they are not matters of survey.
11. Water and Sewer Agreement recorded in Official Records Book 764, Page 1765; Addendum to Water and Sewer Agreement recorded in Official Records Book 778, Page 1404; Amendment to Addendum to Water and Sewer Agreement recorded in Official Records Book 780, Page 231; Letter of Understanding recorded in Official Records Book 797, Page 11; Second Addendum to Water and Sewer Agreement recorded in Official Records Book 807, Page 1; Third Addendum recorded in Official Book 876, Page 404; Agreement relating to Construction of Subregional Wastewater Plant recorded in Official Records Book 880, Page 1599; Subordination Agreement recorded in Official Records Book 2848, page 1913; and Amended and Restated Water and Sewer Agreement recorded in Official Records Book 3906, Page 1713 (Commercial Ownership and Encumbrance Report No. 3) have not been graphically depicted on the survey. However, it should be noted, that the Amended and Restated Water and Sewer Agreement as recorded in official records book 3906 page 1713 encompasses the subject property.

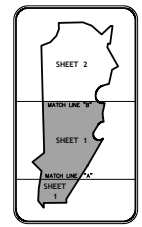
(CONTINUED ABOVE RIGHT)

(CONTINUED FROM BELOW LEFT)

12. Terms, covenants, conditions, restrictions, easements, assessments and possible liens created by and set forth in the Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 705, Page 1030; as supplemented and amended by Ratification recorded in Official Records Book 770, Page 1803; First Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 770, Page 1804; Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 791, Page 397; Second Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 791, Page 398; Third Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 840, Page 1588; Declaration of Inclusion recorded in Official Records Book 849, Page 784; Fourth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 852, Page 336; Fifth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 874, Page 1502; Sixth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 874, Page 1510; Seventh Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1053, Page 1800; Eighth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1103, Page 227; Ninth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1103, Page 816; Tenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1103, Page 796; Tenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1105, Page 1586; Eleventh Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1526, Page 1525; Twelfth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 1534, Page 850; Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 3353, Page 793; Fourteenth Amendment to Master Declaration of Covenants, Conditions, Restrictions and Easements for Glen Lakes recorded in Official Records Book 3353, Page 1800; Assignment of Rights as Declarant under Mallebelle Revocable Trust dated in Official Records Book 3153, Page 1238; and Assignment of Rights as Declarant and Other Rights recorded in Official Records Book 4015, Page 1070, all of the Public Records of Hernando County, Florida, as amended, including, but not limited to one or more of the following: prohibitions for private charges or assessments; and liens for liquidated damages; but omitting any covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, gender identity, familial status, or national origin unless and only to the extent that such covenant, or the terms, or any part thereof, violates applicable state or federal laws (Commercial Ownership and Encumbrance Report No. 4) have not been graphically depicted on the survey. However, it should be noted, that the Assignment of Rights as Declarant and Other Rights as recorded in official records book 4015 page 1070 encompasses the subject property.

13. Ordinance No. 89-25 recorded January 31, 1990, in Official Records Book 766, Page 1036; Ordinance No. 90-2 recorded February 12, 1990, in Official Records Book 768, Page 78; and Ordinance No. 90-34 recorded January 7, 1991, in Official Records Book 855, Page 1643 (Commercial Ownership and Encumbrance Report No. 5) have not been graphically depicted on the survey as there is not a legal description to define their location.
14. Southwest Florida Water Management District Conservation Easements recorded in Official Records Book 1222, Page 719; as affected by Affidavit recorded in Official Records Book 1288, Page 1449 (Commercial Ownership and Encumbrance Report No.6) have been graphically depicted on the survey.
15. Easement and Right of Entry Agreement recorded in Official Records Book 1309, Page 390; and Memorandum of Agreement recorded in Official Records Book 1309, Page 402 (Commercial Ownership and Encumbrance Report No. 7) have not been graphically depicted on the survey as there is not a legal description to define their location.
16. Southwest Florida Water management District Conservation Easement recorded in Official Records Book 1588, Page 1502 (Commercial Ownership and Encumbrance Report No. 8) have been graphically depicted on the survey.
17. Southwest Florida Water Management District Conservation Easement recorded in Official Records Book 1888, Page 1543 (Commercial Ownership and Encumbrance Report No. 9) have been graphically depicted on the survey.
18. Southwest Florida Water management District Conservation Easement recorded in Official Records Book 1904, Page 511 (Commercial Ownership and Encumbrance Report No. 10) have been graphically depicted on the survey.
19. Conservation Easement recorded in Official Records Book 2434, Page 620 (Commercial Ownership and Encumbrance Report No. 11) have been graphically depicted on the survey.
20. Southwest Florida Water management District Conservation Easement recorded in Official Records Book 2522, Page 747 (Commercial Ownership and Encumbrance Report No.12) have been graphically depicted on the survey.
21. Items 13, 14 and 15 referenced in the Commercial Ownership and Encumbrance Report have not been graphically depicted on the survey as they are not matters of survey.
22. Subject property is to be considered "VACANT".
23. Jurisdictional wetlands within the limits of subject property, if any, have not been located.
24. Currently, vehicular access to subject property by way of Glen Lakes Boulevard, Bethany Lane and Mississippi Run (all publicly dedicated rights of way maintained by Hernando County, a political subdivision of the state of Florida).





LINE TABLE		
LINE	BEARING	DISTANCE
L14(C)	S31°28'28"W	307.18'
L14(D)	S32°50'06"W	307.20'
L14(P)	S32°50'06"W	307.20'
L15(F)	S29°49'25"W	713.83'
L15(D)	S31°18'56"W	713.75'
L15(P)(C)	S31°18'56"W	713.75'
L16(C)	S29°51'15"W	401.56'
L16(D)	S31°18'56"W	401.50'
L16(P)	N31°12'08"E	401.56'
L16(P)	N31°18'56"E	401.50'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C3(C)	254.99'	90°44'42"	362.65'	S55°33'18"E	403.80'
C3(P)(C)	254.99'	--	--	--	403.76'
C4(C)(D/A)	254.99'	95°36'08"	377.80'	S57°59'01"E	425.47'
C4(D)	254.99	95°34'56"	377.74'	S56°29'07"E	425.39'
C4(P)	254.99	95°35'54"	377.75'	S56°28'07"E	425.39'
C4(P)	254.99	95°34'56"	377.73'	S56°28'07"E	425.39'
C5(C)	254.99'	4°51'36"	21.61'	N76°38'41"E	21.62'
C5(P)	254.99'	4°51'13"	21.60'	N78°12'06"E	21.61'
C6(C)	255.00'	54°12'45"	232.38'	S58°33'34"W	241.29'
C6(D)(P)	255.00'	54°12'52"	232.39'	S60°07'34"W	241.29'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C17(D/A)	209.02'	155°15'19"	408.33'	S57°38'33"E	566.31'
C17(D)	209.02'	155°12'36"	408.30'	S55°42'12"E	566.22'
C17(P)	209.02'	155°12'36"	408.30'	N55°42'12"W	566.22'
C18(F)	209.02'	75°14'40"	255.19'	S17°08'13"E	274.50'
C18(P)(C)	209.02'	--	--	--	274.30'
C19(F)	209.02'	80°00'29"	268.74'	N85°14'08"E	291.89'
C19(P)(C)	209.02'	--	--	--	291.89'

LEGEND AND ABBREVIATIONS:

SCR = SET CAPPED 3/8" IRON ROD
SPINNER = SET PK NAIL & DISC
FCIR = FOUND CAPPED IRON ROD
FIR = FOUND CAPPED IRON ROD
FIR = FOUND IRON ROD
FPKN = FOUND PK NAIL
FBLD = FOUND BOULEVARD BOLT
FNAIL = FOUND NAIL AND DISC
FPN = FOUND PK NAIL
FCM = FOUND CONCRETE MONUMENT
POC = POINT OF COMMENCEMENT
Δ = DELTA
R = RADIUS
A = ARC
C = CHORD
CB = CHORD BEARING
LB = LICENSED BUSINESS
PLS = PROFESSIONAL SURVEYOR AND MAPPER
OR = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG = PAGE BOOK
SF = SQUARE FEET
(F) = FIELD MEASUREMENT
(P) = PLATTED
(C) = CALCULATED
(D) = PLATTED MEASUREMENT OR CALL
(D/A) = PLATTED AS/CALCULATED
(R) = PROPERTY APPURTENANT
(M) = MAP BOOK
(R) = REFERENCE
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
INST = NO CORNER FOUND
INSF = NO CORNER SET
RLS = REFERENCE LANDMARK MONUMENT
TBM = TEMPORARY BENCHMARK
N/A = NON-AVAILABLE
N/O = NOT ON SITE
P/L = PART OF LINE
R/W = RIGHT OF WAY
D/W = DRIVEWAY
S/W = SIDEWALK
C/L = CENTER LINE
EOW = EDGE OF WATER
MH = MANHOLE
CONC = CONCRETE
G/V = GRAS VALLEY GUTTER
E = ELECTRIC
OHP = OVERHEAD WIRES
CATV = CABLE TV
UP = UTILITY POLE
GUY = GUY ANCHOR
LP = LIGHT POLE
T = TELEPHONE BOX/CABINET
P = TELEPHONE POLE
TM = TELEPHONE MANHOLE
W = WELL
WM = WATER METER
WV = WATER VALVE
WP = WATER PUMP
FH = FIREPLUG/HYDRANT
GL = GAS LINE MARKER
GV = GAS LINE VALVE
GM = GAS LINE/GAS METER
DI = DRAIN
MB = MAILBOX
FL = FENCE
CLF = CHAIN LINK FENCE
SIGN = SIGN
WF = WIRE FENCE
GV = GRAS VALLEY GUTTER
SV = SANITARY SEWER MANHOLE
IRRIGATION VALVE
IRRIGATION WELL
WATER METER
WATER VALVE
BACKFLOW PREVENTER
GAS LINE MARKER
GAS LINE VALVE/ GAS METER
DRAINAGE/STORM MANHOLE
WIRE FENCE
CHAIN LINK FENCE

P.N.: –
SCALE: 1=100'
DATE: –
CREW CHIEF: –
DRAWN BY: T.L.H.
CHECKED BY: D.J.S.

PREPARED FOR:

ARC GLENLAKES LLC
10485 GLEN LAKES BOULEVARD
WEEKI WACHEE, FLORIDA 34613-4299

CERTIFIED TO

Jeffrey C. Shannon P.A.
Old Republic National Title Insurance Company
SOV 1H, LLC
Smith Cattle & Groves Inc.
Cullen E. Smith Jr., LLP

SURVEYOR'S CERTIFICATE

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys and Specific Purpose Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11, 16, 17, and 18 of Table A thereof. The field work was completed on February 3, 2023.

Date of Plat or Map: April 12, 2023.

I further certify that this ALTA/NSPS Land Title Survey was prepared under my direct supervision, that to the best of my knowledge, information and belief is a true and accurate representation of the land shown and described, and that it meets the Standards of Practice for Land Surveying in the State of Florida Chapter 5J-17, Florida Administrative Code.

Dennis J. Benham
Professional Surveyor and Mapper No. 4697
State of Florida

Prepared By:

ACCURATE SURVEY OF FLORIDA, INC.
4206 NATIONAL GUARD DRIVE * PLANT CITY, FLORIDA 33563
TELEPHONE: (813) 645-2300 * EMAIL: STEVE.SEMPLE@ACCURATESURVEYFL.COM
LICENSE BUSINESS NO. 6211

NO.	DATE:	REVISION
2	04/12/2023	ALTA SURVEY
1	04/01/2023	LEGAL & SURVEYOR'S REPORT PER COMM. O & E REPORT

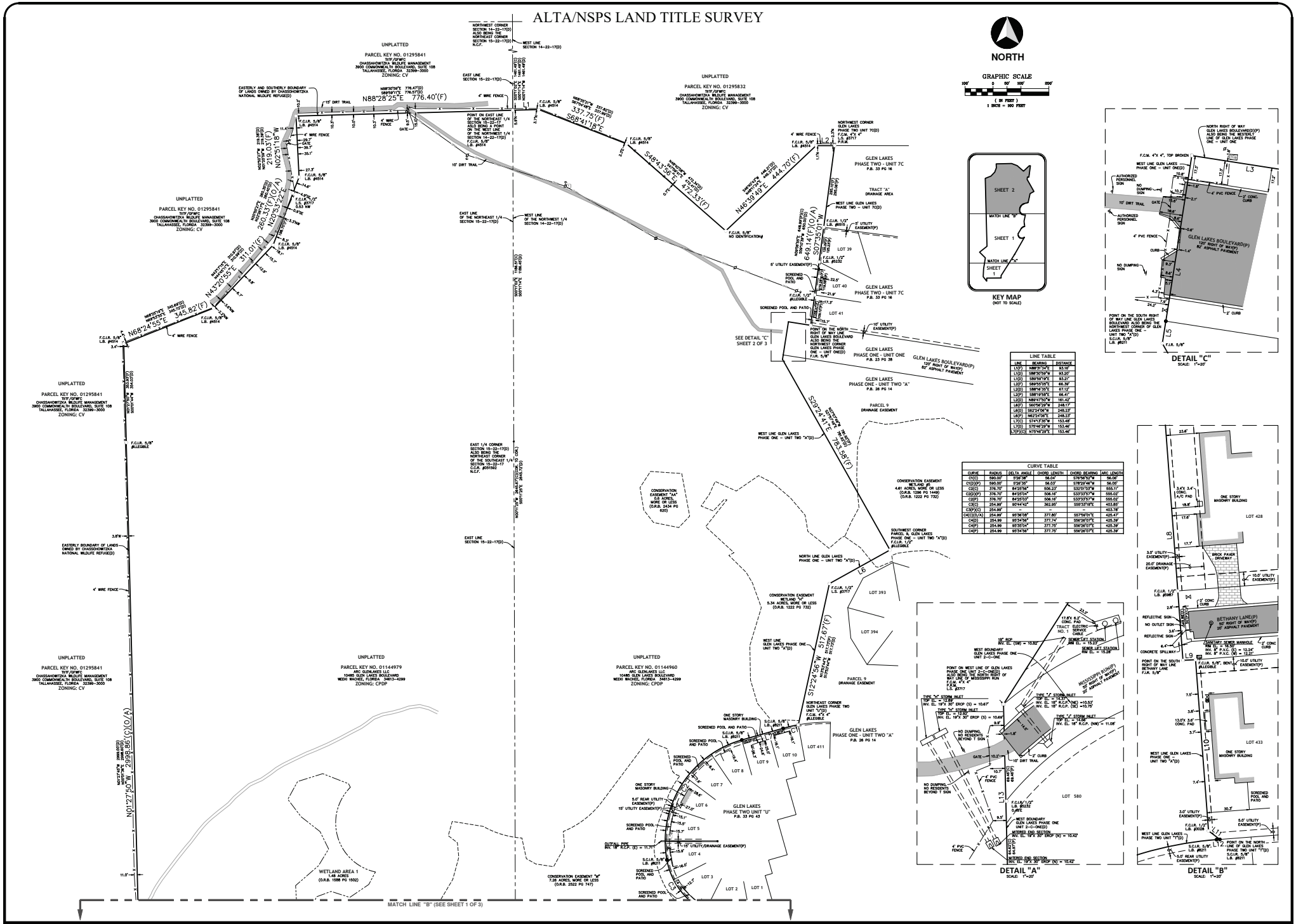
PROJECT NAME:
PARCEL KEY NO.(S) 01144960, 01144979, 01144988 AND 01493137
GLEN LAKES BOULEVARD, WEEKI WACHEE, FLORIDA 34613-4299

DATE: 01/12/2023

SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY

SHEET: 1 OF 3

ALTA/NSPS LAND TITLE SURVEY



LINE TABLE		
LINE	BEARING	DISTANCE
L1(P)	N86°31'24"E	63.16'
L1(D)	S88°30'09"W	93.20'
L1(O)	S89°59'19"E	93.21'
L3(P)	S89°50'00"E	46.39'
L2(D)	S88°46'35"E	67.12'
L2(P)	S89°59'55"E	68.41'
L2(O)	N89°47'50"W	161.42'
L6(P)	S60°06'29"W	248.17'
L6(D)	S62°24'06"W	248.23'
L6(O)	N62°24'06"E	248.23'
L7(O)	S74°17'30"W	153.48'
L7(D)	S75°46'29"W	153.46'
L7(P)(O)	N75°46'29"E	153.46'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1(C)	590.00'	5°36'38"	56.04'	S76°56'52"W	56.06'
C1(D)(P)	590.00'	5°36'30"	56.03'	S76°56'46"W	56.06'
C2(C)	376.70'	84°25'56"	506.23'	S32°01'03"W	555.11'
C2(D)(P)	376.70'	84°25'54"	506.16'	S32°33'57"W	555.02'
C2(P)	376.70'	84°25'03"	506.16'	S33°33'57"W	555.02'
C3(C)	254.99'	90°44'42"	362.95'	S55°33'18"E	403.85'
C3(P)(O)	254.99'	-	-	-	403.78'
C4(C)(O/A)	254.99'	95°36'08"	377.80'	S57°59'01"E	425.47'
C4(D)	254.99	95°34'56"	377.74'	S56°26'07"E	425.39'
C4(P)	254.99	95°35'04"	377.75'	S56°26'07"E	425.39'
C4(P)	254.99	95°34'56"	377.75'	S56°26'07"E	425.39'

LEGEND AND ABBREVIATIONS:

SCR	= SET CAPPED 3/8" IRON ROD	LB	= LICENSED BUSINESS	NCF	= NO CORNER FOUND	E	= ELECTRIC
SPIKNAIL	= SET PK NAIL & DISK	PLS	= PROFESSIONAL SURVEYOR AND MAPPER	OHP	= OVERHEAD WIRES	OHP	= OVERHEAD WIRES
FCIR	= FOUND CAPPED IRON ROD	LS	= LICENSED SURVEYOR AND MAPPER	UP	= UTILITY POLE	UP	= UTILITY POLE
FIR	= FOUND IRON ROD	PRM	= PERMANENT REFERENCE MONUMENT	GV	= GUY WIRE	GV	= GUY WIRE
FIP	= FOUND IRON PIPE	TBM	= TEMPORARY BENCHMARK	AC	= AIR CONDITIONER	AC	= AIR CONDITIONER
FRM	= FOUND RULERS DISK	PB	= PLAT BOOK	W/O	= WYNGS CORNER	TP	= TELEPHONE POLE/CABINET
FNS	= FOUND NAIL AND DISK	DB	= DEED BOOK	P/O	= PART OF	TP	= TELEPHONE POLE
FPK	= FOUND PK NAIL	PG	= PAGE	P/L	= PROPERTY LINE OF WAY	TM	= TELEPHONE MANHOLE
FPN	= FOUND PK NAIL	(F)	= FIELD MEASUREMENT	D/W	= DRIVEWAY	EM	= ELECTRIC MANHOLE
POC	= POINT OF COMMENCEMENT	(C)	= CALCULATED	S/W	= SIDEWALK	WV	= WATER SUPPLY VALVE
POB	= POINT OF BEGINNING	(P)	= PLATTED MEASUREMENT OR CALL	C/W	= CONCRETE WALK	WM	= WATER METER
A	= ARC	(D)	= DEED MEASUREMENT OR CALL	CGR	= CONCRETE GROUTED PIPE	WM	= WATER METER
R	= RADIUS	(O)	= PROPERTY DESCRIPTION CALL	MB	= MAILBOX	WV	= WATER VALVE
L	= ARC	(M)	= MAP BOOK	CO	= CLEANOUT	BF	= BACKFLOW PREVENTER
C	= CHORD	(R)	= REFERENCE	FDOT	= FLORIDA DEPARTMENT OF TRANSPORTATION	GV	= GAS VALVE
CB	= CHORD BEARING			V/G	= CONC VALLEY GUTTER	GM	= GAS LINE MARKER
						GV	= GAS LINE BLOW-OFF ASSY.
						SIGN	= SIGN
						TCB	= TRAFFIC CONTROL BOX
						SI	= SAN. SEWER MANHOLE
						IV	= IRRIGATION VALVE
						WELL	= WELL
						WM	= WATER METER
						WV	= WATER VALVE
						BF	= BACKFLOW PREVENTER
						GV	= GAS LINE MARKER
						GV	= GAS LINE BLOW-OFF ASSY.
						SIGN	= SIGN
						TCB	= TRAFFIC CONTROL BOX
						DI	= DRAINAGE/STORM MANHOLE
						DI	= GRATE INLET

NO.	DATE:	REVISION
1	4/12/2023	ALTA SURVEY

Prepared By:

ACCURATE SURVEY OF FLORIDA, INC.
4206 NATIONAL GUARD DRIVE * PLANT CITY, FLORIDA 33563
TELEPHONE: (813) 645-2300 * EMAIL: STEVE.SEMPLE@ACCURATESURVEYFL.COM
LICENSE BUSINESS NO. 8211

P.N.: –
SCALE: 1=100'
DATE: –
CREW CHIEF: –
DRAWN BY: T.L.H.
CHECKED BY: D.J.S.

PREPARED FOR:

ARC GLENLAKES LLC
10485 GLEN LAKES BOULEVARD
WEEKI WACHEE, FLORIDA 34613-4299

PROJECT NAME:

PARCEL KEY NO.(S) 01144960, 01144979, 01144988 AND 01493137
GLEN LAKES BOULEVARD, WEEKI WACHEE, FLORIDA 34613-4299

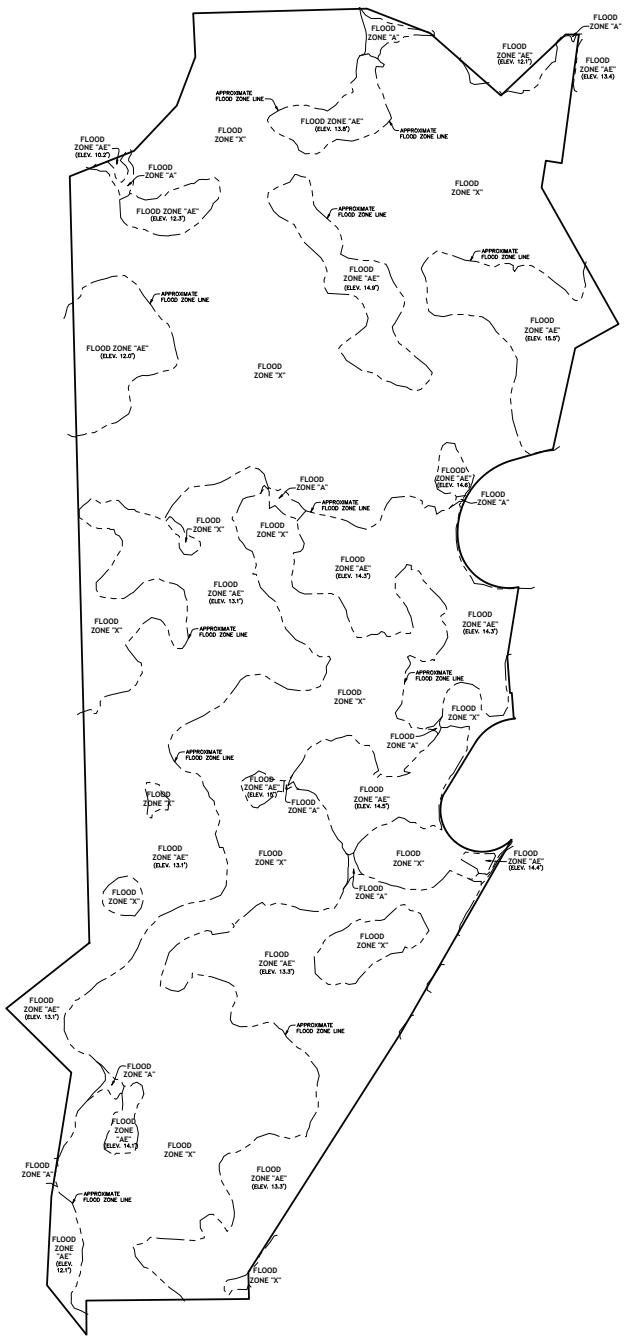
DATE: 01/12/2023

SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY

SHEET: 2 OF 3

ALTA/NSPS LAND TITLE SURVEY

SECTION(S) 14, 15, 22 AND 23 TOWNSHIP 22 SOUTH, RANGE 17 EAST
HERNANDO COUNTY, FLORIDA



NORTH

GRAPHIC SCALE
220' 0 110' 220' 440'
(IN FEET)
1 INCH = 220 FEET

Prepared By:

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NO.	DATE:	REVISION
1	4/12/2023	ALTA SURVEY

LEGEND AND ABBREVIATIONS:

SCR = SET CAPPED 5/8" IRON ROD
SPIKNAIL = SET PK NAIL & DISC
FCR = FOUND CAPPED IRON ROD
FIR = FOUND IRON ROD
FIP = FOUND IRON PIPE
FNRS = FOUND NAIL & DISC
FNAD = FOUND NAIL AND DISK
FPK = FOUND PK NAIL
FPD = FOUND PK NAIL & DISC
POC = POINT OF COMMENCEMENT
Δ = DELTA
R = RADIUS
L = ARC
C = CHORD
CB = CHORD BEARING
LB = LICENSED BUSINESS
PSM = PROFESSIONAL SURVEYOR AND MAPPER
PRM = PERMANENT REFERENCE MONUMENT
PB = PLAT BOOK
OR = OFFICIAL RECORDS BOOK
PG = PAGE
SR = STATE ROAD
CR = COUNTY ROAD
(F) = FIELD MEASUREMENT
(C) = CALCULATED
(P) = PLATTED MEASUREMENT OR CALL
(D) = DEED MEASUREMENT OR CALL
(FH) = FREQUENT INTERRUPTER
(MB) = MAP BOOK
(R) = REFERENCE
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
NCF = NO CORNER FOUND
NCS = NO CORNER SET
PRM = PERMANENT REFERENCE MONUMENT
TBM = TEMPORARY BENCHMARK
N/A = NON-AXIS CORNER
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
D/W = DRIVEWAY
S/W = SIDEWALK
CONC = CONCRETE
BLDG = BUILDING
MB = MAILBOX
CON = CONFIRM
V/G = CONC VALLEY GUTTER
E = ELECTRIC
OHP = OVERHEAD WIRES
CATV = CABLE TV
UP = UTILITY POLE
U = GUY ANCHOR
LP = LIGHT POLE
T = TELEPHONE BOX/CABINET
W = TELEPHONE POLE
MH = TELEPHONE MANHOLE
EL = ELEVATION
INV = INVERT ELEVATION
TOB = TOP OF BANK ELEVATION
RCP = REINFORCED CONCRETE PIPE
= DRAINAGE/STORM MANHOLE
= GRATE INLET
= WELL
= SANITARY SEWER MANHOLE
= IRRIGATION VALVE
= WATER METER
= WATER METER
= WATER VALVE
= BACKFLOW PREVENTER
= GAS LINE MARKER
= GAS LINE BLOW-OFF ASSY.
= BOX
WF = WIRE FENCE
CLF = CHAIN LINK FENCE

P.N.: –
SCALE: 1=220'
DATE: –
CREW CHIEF: –
DRAWN BY: T.L.H.
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SHEET TITLE: ALTA/NSPS LAND TITLE SURVEY

SHEET: 3 OF 3