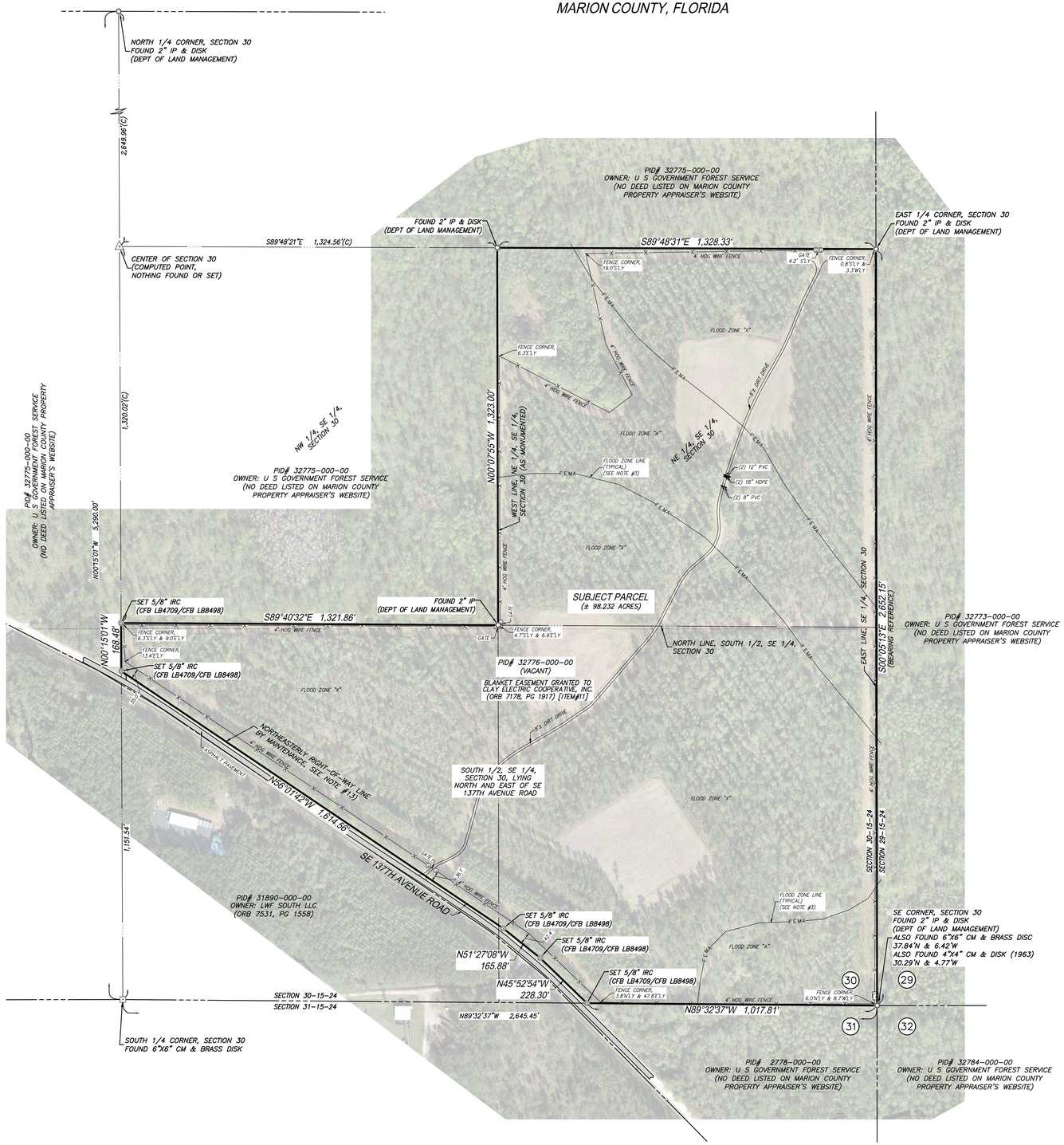
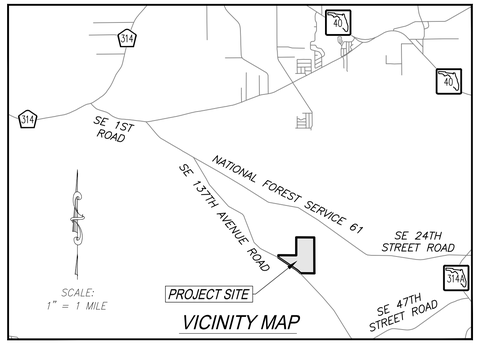
BOUNDARY SURVEY
-FOR-
LA CONSTANCIA LLC

FERNANDEZ PARCEL (COW HAMMOCK)
SECTION 30, TOWNSHIP 15 SOUTH, RANGE 24 EAST
MARION COUNTY, FLORIDA





VICINITY MAP

LEGAL DESCRIPTION:

THE NE 1/4 OF THE SE 1/4 AND THAT PORTION OF THE SOUTH 1/2 OF THE SE 1/4 LYING NORTH AND EAST OF SE 137TH AVENUE ROAD, IN SECTION 30, TOWNSHIP 15 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA.

SCHEDULE B, SECTION II EXCEPTIONS:

(SEE SURVEY NOTE #4)

ITEMS 1-6: NOT ADDRESSED (STANDARD EXCEPTIONS)

7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. **SURVEY COMMENT: NOT ADDRESSED**

8. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. NOTES FOR STANDARD EXCEPTIONS: STANDARD EXCEPTIONS FOR PARTIES IN POSSESSION, FOR MECHANICS, LIENS, AND FOR TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS SHALL BE DELETED UPON RECEIPT OF AN ACCEPTABLE NON-LIEN AND POSSESSION AFFIDAVIT ESTABLISHING WHO IS IN POSSESSION OF THE LANDS, THAT THERE ARE NO LIENS OR ENCUMBRANCES UPON THE LANDS OTHER THAN AS SET FORTH IN THE COMMITMENT, THAT NO IMPROVEMENTS TO THE LANDS HAVE BEEN MADE WITHIN THE PAST 90 DAYS OR ARE CONTEMPLATED TO BE MADE BEFORE CLOSING THAT WILL NOT BE PAID IN FULL, AND THAT THERE ARE NO UNRECORDED TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. ANY POLICIES ISSUED HEREUNDER MAY BE SUBJECT TO A SPECIAL EXCEPTION FOR MATTERS DISCLOSED BY SAID AFFIDAVIT. STANDARD EXCEPTION(S) FOR QUESTIONS OF SURVEY MAY BE DELETED UPON RECEIPT AND REVIEW OF A PROPERLY CERTIFIED SURVEY MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS FOR ALL LAND SURVEYS DATED NO MORE THAN 90 DAYS PRIOR TO CLOSING OR SUCH OTHER PROOF AS MAY BE ACCEPTABLE TO THE COMPANY. ANY POLICIES ISSUED HEREUNDER MAY BE SUBJECT TO A SPECIAL EXCEPTION FOR MATTERS DISCLOSED BY SAID SURVEY OR PROOF. **SURVEY COMMENT: NOT ADDRESSED**

9. THE STANDARD EXCEPTION FOR ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS IS HEREBY DELETED. **SURVEY COMMENT: NOT ADDRESSED**

10. ANY ADVERSE CLAIM TO ANY PORTION OF THE LAND WHICH HAS BEEN CREATED BY ARTIFICIAL MEANS OR HAS ACCRETED TO ANY SUCH PORTION SO CREATED. **SURVEY COMMENT: NOT ADDRESSED**

11. EASEMENT GRANTED TO CLAY ELECTRIC COOPERATIVE, INC. BY INSTRUMENT RECORDED IN BOOK 7178, PAGE 1917. **SURVEY COMMENT: AFFECTS ENTIRE PARCEL – EASEMENT IS BLANKET IN NATURE. LOCATION OF THE UNDERGROUND DISTRIBUTION LINE IS UNKNOWN.**

12. ROAD RIGHT-OF-WAY FOR SE 137TH AVENUE ROAD. **SURVEY COMMENT: RIGHT-OF-WAY LINE LINES SHOWN HEREON ARE BASED ON A PREVIOUS SURVEY FOR COW HAMMOCK, DATED 05/11/2012, REVISED ON 05/24/2012, PREFORMED BY FARNER BARLEY AND ASSOCIATES (CFB SURVEY PREDECESSOR), SIGNED BY WILLIAM S. BARLEY, PSM.**

SURVEY NOTES:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J-17.050 (11) FLORIDA ADMINISTRATIVE CODE.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT. AS A REFERENCE FOR THIS SURVEY, THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 15 SOUTH, RANGE 24 EAST HAS A BEARING OF SOUTH 00°05'13" EAST.
3. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12083C0565D, MARION COUNTY, FLORIDA, EFFECTIVE DATE OF AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES PARTIALLY WITHIN ZONE "X" (AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) AND PARTIALLY WITHIN ZONE "A" (AREAS OF 1% ANNUAL CHANCE FLOOD, OR THE 100-YEAR FLOOD) WITH NO BASE FLOOD ELEVATION DETERMINED. FLOOD ZONE'S WERE DOWNLOADED FROM THE FEMA.GOV WEBSITE AND DEPICTED HEREON.
4. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2022-3277, COMMITMENT DATE NOVEMBER 03, 2022 AT 8:00 A.M.
5. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION, UNLESS ENDING IN "-LY" (NLY, ELY, SLY, WLY) WHICH ARE PERPENDICULAR TIES TO THE BOUNDARY LINE.
6. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
7. UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED.
8. THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
9. RECORDING REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS RECORDED IN THE OFFICIAL RECORDS OF MARION COUNTY, FLORIDA.
10. THE AERIAL IMAGE DEPICTED HEREON IS DATED DECEMBER 17, 2022 AND WAS OBTAINED UTILIZING A PHANTOM 4 RTK UNMANNED AERIAL SYSTEM (UAS). THE PHOTOGRAPHS WERE PROCESSED THROUGH PIX4D SOFTWARE AND CONSTRAINED TO GROUND CONTROL SET BY THIS FIRM. A COPY OF THE QUALITY REPORT CAN BE PROVIDED UPON REQUEST.
11. DISTANCES AND ACREAGES SHOWN HEREON ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF. MEASUREMENTS DEPICTED HEREON ARE FIELD DERIVED UNLESS OTHERWISE NOTED.
12. LEGAL DESCRIPTION DEPICTED HEREON WAS PROVIDED IN TITLE COMMITMENT LIST IN NOT #4, ABOVE..
13. RIGHT OF WAY FOR SE 137TH AVENUE ROAD SHOWN HEREON IS BASED ON A PREVIOUS SURVEY FOR COW HAMMOCK, DATED 05/11/2012, REVISED ON 05/24/2012, PERFORMED BY FARNER BARLEY AND ASSOCIATES (CFB SURVEYING PREDECESSOR), SIGNED BY WILLIAM S. BARLEY, PSM.

LEGEND

±	MORE OR LESS
LB	LICENSED BUSINESS
NO.	NUMBER
ID	IDENTIFICATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
HDPE	HIGH DENSITY POLYETHYLENE PIPE
PVC	POLYVINYL CHLORIDE PIPE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT OF WAY
(C)	CALCULATED
CM	CONCRETE MONUMENT
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD AND CAP
NOID	NO IDENTIFICATION
PID#	TAX PARCEL IDENTIFICATION NUMBER
NLY, ELY, SLY, & WLY	GENERAL CARDINAL DIRECTION (NORTHERLY, ETC)
ISAOA/ATIMA	ITS SUCCESSORS AND/OR ASSIGNS/AS THEIR INTERESTS MAY APPEAR
	FOUND CONCRETE MONUMENT (AS NOTED)
	FOUND 5/8" IRON ROD & CAP (AS NOTED)
	FOUND IRON PIPE (AS NOTED)
	FOUND IRON ROD (AS NOTED)
	SET 5/8" IRON ROD AND CAP (LB 4709)
	COMPUTED POINT ONLY (NOTHING FOUND OR SET)
	GATE POST
—FEMA—	FEMA FLOOD ZONE LINE
—X—	HOG WIRE FENCE
30	SECTION NUMBER
	ASPHALT AREA

CERTIFIED TO:

1) LA CONSTANCIA LLC, A FLORIDA LIMITED LIABILITY COMPANY
2) COW HAMMOCK LLC, ISAOA/ATIMA
3) FIRST AMERICAN TITLE INSURANCE COMPANY
4) SIGNATURE TITLE & ESCROW SERVICES, LLC

The seal appearing on this document was authorized by James H. Blair, PSM #6917 on 12/27/22

JAMES H. BLAIR, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6917

J. H. BLAIR
License Number 6917
STATE OF FLORIDA
Professional Surveyor and Mapper

CFB | CLINER FARNER BARLEY SURVEYING
4400 NE FWY, PMB 2, CHAMBLEE, GA 30341
www.cfbsurveying.com

DATE	REVISIONS

CLIENT: LA CONSTANCIA LLC
JOB NO.: S07022.0008 DATE OF SURVEY: 12.17.2022
DRAWING DATE: 12.22.2022
DRAWN BY: LKC CHECKED BY: DMS
FIELD BOOK: V22-72, PAGE: 44 & 50

FERNANDEZ PARCEL (COW HAMMOCK)
SECTION 30,
TOWNSHIP 15 SOUTH, RANGE 24 EAST
MARION COUNTY, FLORIDA

BOUNDARY SURVEY
FOR
LA CONSTANCIA LLC

SHEET 01 OF 01