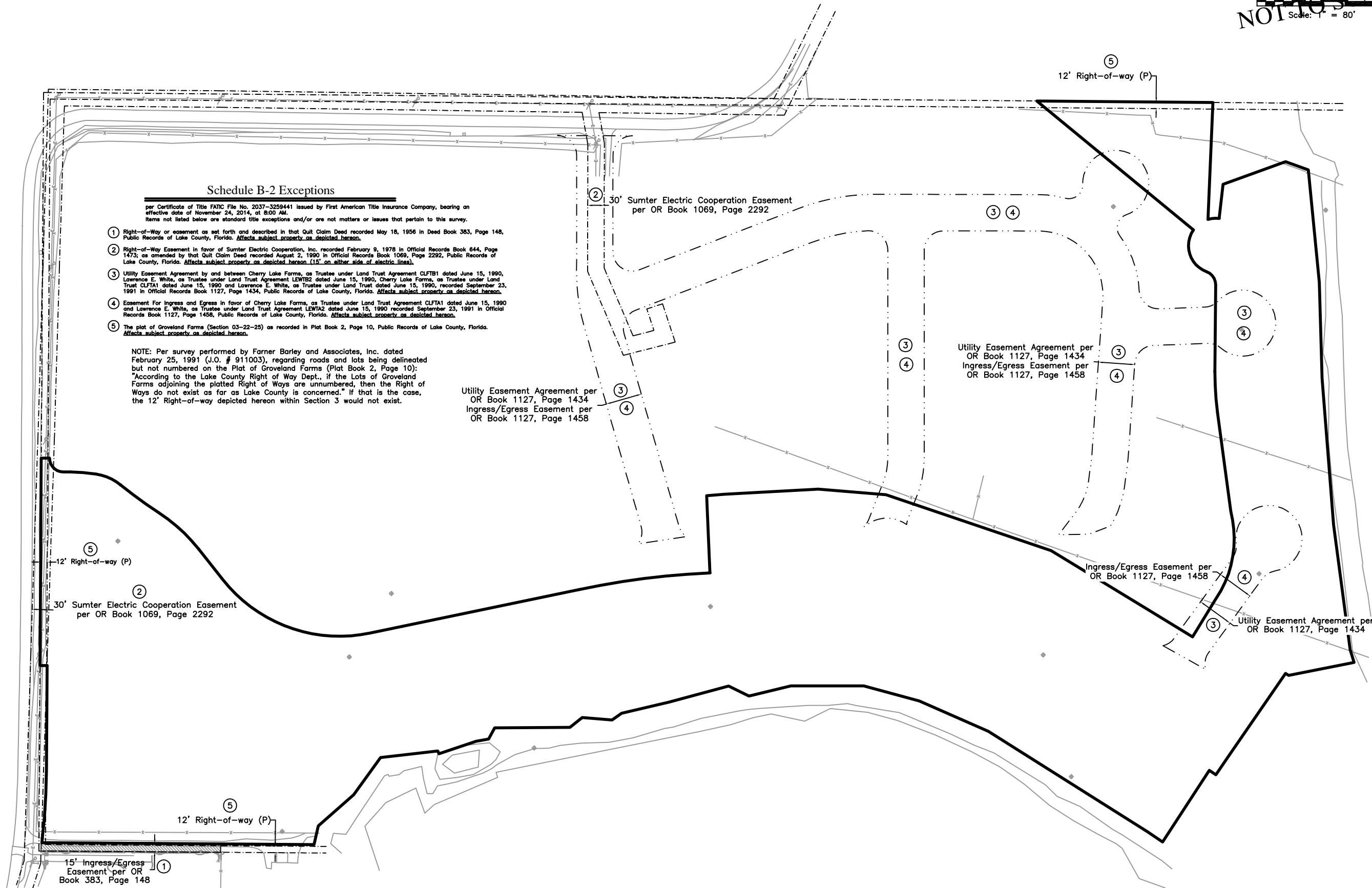
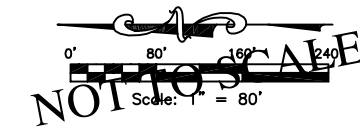


Easement Detail Sheet



Schedule B-2 Exceptions

per Certificate of Title FATC File No. 2037-3259441 issued by First American Title Insurance Company, bearing an effective date of November 24, 2014, at 8:00 AM.
Items not listed below are standard title exceptions and/or are not matters or issues that pertain to this survey.

- ① Right-of-Way or easement as set forth and described in that Quit Claim Deed recorded May 18, 1956 in Deed Book 383, Page 148, Public Records of Lake County, Florida. *Affects subject property as depicted hereon.*
- ② Right-of-Way Easement in favor of Sumter Electric Cooperation, Inc. recorded February 9, 1978 in Official Records Book 644, Page 1473; as amended by that Quit Claim Deed recorded August 2, 1990 in Official Records Book 1069, Page 2292, Public Records of Lake County, Florida. *Affects subject property as depicted hereon (15' on either side of electric lines).*
- ③ Utility Easement Agreement by and between Cherry Lake Farms, as Trustees under Land Trust Agreement CLFTB1 dated June 15, 1990, Lawrence E. White, as Trustee under Land Trust Agreement LEWTB2 dated June 15, 1990, Cherry Lake Farms, as Trustees under Land Trust CLFTA1 dated June 15, 1990 and Lawrence E. White, as Trustee under Land Trust dated June 15, 1990, recorded September 23, 1991 in Official Records Book 1127, Page 1434, Public Records of Lake County, Florida. *Affects subject property as depicted hereon.*
- ④ Easement For Ingress and Egress in favor of Cherry Lake Farms, as Trustee under Land Trust Agreement CLFTA1 dated June 15, 1990 and Lawrence E. White, as Trustee under Land Trust Agreement LEWTB2 dated June 15, 1990 recorded September 23, 1991 in Official Records Book 1127, Page 1458, Public Records of Lake County, Florida. *Affects subject property as depicted hereon.*
- ⑤ The plot of Groveland Farms (Section 03-22-25) as recorded in Plat Book 2, Page 10, Public Records of Lake County, Florida. *Affects subject property as depicted hereon.*

NOTE: Per survey performed by Farmer Barley and Associates, Inc. dated February 25, 1991 (J.O. # 911003), regarding roads and lots being delineated but not numbered on the Plat of Groveland Farms (Plat Book 2, Page 10): "According to the Lake County Right of Way Dept., if the Lots of Groveland Farms adjoining the platted Right of Ways are unnumbered, then the Right of Ways do not exist as far as Lake County is concerned." If that is the case, the 12' Right-of-way depicted hereon within Section 3 would not exist.

Utility Easement Agreement per
OR Book 1127, Page 1434
Ingress/Egress Easement per
OR Book 1127, Page 1458

Utility Easement Agreement per
OR Book 1127, Page 1434
Ingress/Egress Easement per
OR Book 1127, Page 1458

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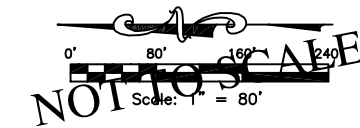
Utility Easement Agreement per
OR Book 1127, Page 1434

Boundary Survey
PREPARED FOR:
The Vista @ Cherry Lake

SURVTECH SOLUTIONS, INC.
10220 U.S. Highway 92 East
Tampa, FL 33610
Licensed Business #7340

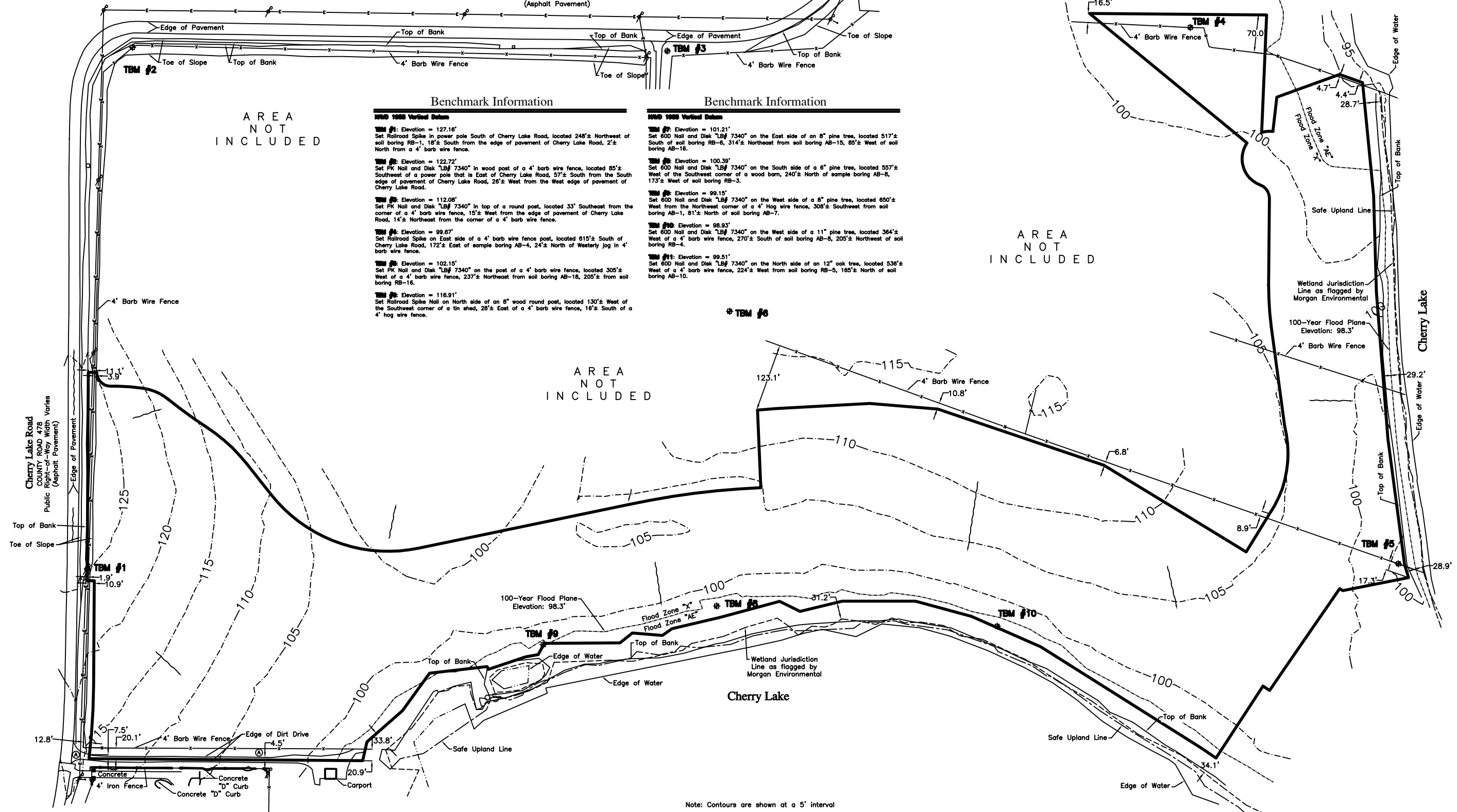
phone: (813)-621-4929
fax: (813)-621-7194
email: sbrown@survtechsolutions.com
http://www.survtechsolutions.com

Topographic Detail Sheet



FLOOD NOTE: By graphic plotting only, this property is in Zone "X" & "AE" of the Flood Insurance Rate Map, Community Panel No. 120421 0535 D, which bears an effective date of 7/3/02 and is in a Special Flood Hazard Area. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

Cherry Lake Road
COUNTY ROAD 478
Public Right-of-Way Width Varies
(Asphalt Pavement)



Benchmark Information

NAD 1983 Vertical Datum

- TBM #1:** Elevation = 127.16'
Set Railroad Spike in power pole South of Cherry Lake Road, located 248'± Northwest of soil boring RB-1, 18'± South from the edge of pavement of Cherry Lake Road, 2'± North from a 4' barbed wire fence.
- TBM #2:** Elevation = 122.72'
Set PK Nail and Disk "LB" 7340" in wood post of a 4' barbed wire fence, located 85'± Southwest of a power pole that is East of Cherry Lake Road, 57'± South from the South edge of pavement of Cherry Lake Road, 26'± West from the West edge of pavement of Cherry Lake Road.
- TBM #3:** Elevation = 112.06'
Set PK Nail and Disk "LB" 7340" in top of a round post, located 33' Southeast from the corner of a 4' barbed wire fence, 15'± West from the edge of pavement of Cherry Lake Road, 14'± Northeast from the corner of a 4' barbed wire fence.
- TBM #4:** Elevation = 99.67'
Set Railroad Spike on East side of a 4' barbed wire fence post, located 615'± South of Cherry Lake Road, 172'± East of sample boring AB-4, 24'± North of Westery jog in 4' barbed wire fence.
- TBM #5:** Elevation = 102.15'
Set PK Nail and Disk "LB" 7340" on the post of a 4' barbed wire fence, located 305'± West of a 4' barbed wire fence, 237'± Northeast from soil boring AB-18, 205'± from soil boring RB-18.
- TBM #6:** Elevation = 116.91'
Set Railroad Spike Nail on North side of an 8" wood round post, located 130'± West of the Southwest corner of a tin shed, 28'± East of a 4' barbed wire fence, 16'± South of a 4' hog wire fence.

Benchmark Information

NAD 1983 Vertical Datum

- TBM #7:** Elevation = 101.21'
Set 60D Nail and Disk "LB" 7340" on the East side of an 8" pine tree, located 517'± South of soil boring RB-6, 314'± Northeast from soil boring AB-15, 85'± West of soil boring AB-16.
- TBM #8:** Elevation = 100.39'
Set 60D Nail and Disk "LB" 7340" on the South side of a 6" pine tree, located 557'± West of the Southwest corner of a wood barn, 240'± North of sample boring AB-8, 173'± West of soil boring RB-3.
- TBM #9:** Elevation = 99.15'
Set 60D Nail and Disk "LB" 7340" on the West side of a 8" pine tree, located 650'± West from the Northwest corner of a 4' Hog wire fence, 308'± Southwest from soil boring AB-1, 81'± North of soil boring RB-7.
- TBM #10:** Elevation = 98.93'
Set 60D Nail and Disk "LB" 7340" on the West side of a 11" pine tree, located 364'± West of a 4' barbed wire fence, 270'± South of soil boring AB-5, 205'± Northwest of soil boring RB-4.
- TBM #11:** Elevation = 99.51'
Set 60D Nail and Disk "LB" 7340" on the North side of an 12" oak tree, located 536'± West of a 4' barbed wire fence, 224'± West from soil boring RB-5, 165'± North of soil boring AB-10.

Statement of Encroachments

- Ⓞ Dirt drive encroaches 7.5'± into subject property.

Note: Contours are shown at a 5' interval

Boundary Survey
PREPARED FOR:
The Vista @ Cherry Lake

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