

**Parcel I:**  
 The NW 1/4 of the NW 1/4 of Section 15, Township 22 South, Range 25 East, being otherwise described as Tracts 1, 2, 15 and 16, Groveland Farms, a subdivision according to the plat thereof recorded at Plat Book 2, Pages 10 and 11, in the Public Records of Lake County, Florida.

**Parcel II:**  
 Tracts 17 and 18, in Section 15, Township 22 South, Range 25 East, Groveland Farms, a subdivision according to the plat thereof recorded at Plat Book 2, Pages 10 and 11, in the Public Records of Lake County, Florida.

**Parcel III:**  
 The fractional West 1/2 of the SE 1/4 of NW 1/4 lying North of the Seaboard Coastline Railroad (formerly Atlantic Coastline Railroad), in Section 15, Township 22 South, Range 25 East, Lake County, Florida.

**Parcel IV:**  
 That Part of the former Atlantic Coastline Railroad right of way line within the West 1/2 of the SE 1/4 of the NW 1/4 of Section 15, Township 22 South, Range 25 East, Lake County, Florida.

**LESS AND EXCEPT** that portion described in the Order of Taking recorded in Official Records Book 4255, Page 1994, Public Records of Lake County, Florida, being more particularly described as follows:  
 That portion of the Lands as described in Official Records Book 2486, Page 677, Public Records of Lake County, Florida, and lying in Section 15, Township 22 South, Range 25 East, Lake County, Florida, described as follows:  
 Commence at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 15; Thence on a bearing related to Florida Grid East zone, run N0013'38"E along the west line of said Southeast 1/4 of the Northwest 1/4, a distance of 5.49 feet to the Point of Beginning; Thence continue along said west line N0013'38"E a distance of 60.58 feet to the Southerly termination of said west line N0013'38"E as it exists this date; Thence departing said west line run N52'36'58"E a distance of 145.94 feet to a non-tangent curve concave southerly and having a radius of 45.77 feet and to which a radial line bears N35'38'55"W; thence run easterly along the arc of said curve and southerly edge of pavement through a central angle of 88'06'29" an arc distance of 70.39 feet; thence departing said southerly edge of pavement run S52'01'15"W a distance of 227.31 feet to the Point of Beginning.

**ALSO LESS AND EXCEPT** that portion described in the Order of Taking recorded in Official Records Book 4225, Page 1994, Public Records of Lake County, Florida, being more particularly described as follows:  
 That portion of the Lands as described in Official Records Book 2486, Page 677, Public Records of Lake County, Florida, and lying in Section 15, Township 22 South, Range 25 East, Lake County, Florida, described as follows:  
 Commence at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 15; Thence on a bearing related to Florida Grid East zone, run N0013'38"E along the west line of said Southeast 1/4 of the Northwest 1/4, a distance of 5.49 feet; thence departing said west line run N52'36'58"E a distance of 247.74 feet to the Easterly edge of pavement of Jack Underwood Road as it exists this date, said point being the Point of Beginning; thence run along said Easterly edge of pavement the following six (6) courses, N42'18'15"W a distance of 4.45 feet; thence run N06'56'02"E a distance of 4.93 feet; thence run N45'02'04"W a distance of 14.85 feet; thence run S47'34'16"W a distance of 2.97 feet; thence run N44'09'42"W a distance of 10.48 feet to the point of curvature of a curve concave easterly and having a radius of 10.79 feet; Thence run northerly along the arc of said curve through a central angle of 34'13'29" an arc distance of 6.45 feet; thence departing said Easterly edge of pavement run N52'15'04"E a distance of 317.97 feet to the point of curvature of a non-tangent curve concave southerly and having a radius of 2830.08 feet, to which a radial line bears N37'33'05"W; Thence run along the arc of said curve through a central angle of 5'54'38" an arc distance of 291.44 feet to the East line of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 15; Thence run S00'12'28"W along said East line a distance of 46.38 feet, said point being situated on a non-tangent curve concave southerly and having a radius of 2838.93 feet and to which a radial line bears N31'54'35"W; Thence departing said southerly edge of pavement through a central angle of 6'33'50" an arc distance of 300.56 feet to the point of tangency; Thence run S52'01'15"W a distance of 279.91 feet to the Point of Beginning.

**Parcel III:**  
 The East 1/2 (E1/2) of the Northeast Quarter (NE 1/4) of the Northeast (NE 1/4) of Section 16, Township 22 South Range 25 East in Lake County, Florida; being otherwise described as Tracts 8 and 9 of Section 16, Groveland Farms, a subdivision according to the plat thereof recorded at Plat Book 2, Pages 10 and 11, in the Public Records of Lake County, Florida.

**Parcel IV:**  
 The North twenty (20) acres of all that portion of the West 1/2 of the East 1/2 of the Northwest 1/4 of Section 15, Township 22 South, Range 25 East, lying North of the right of way of Atlantic Coast Line Railroad in Lake County, Florida.

**SURVEYOR'S NOTES:**

- (1) THIS MAP OF BOUNDARY SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 25 EAST, BEING SOUTH 89°44'02" EAST.
- (3) THE "LEGAL DESCRIPTION" HEREON IS IN ACCORD WITH THE DESCRIPTION FURNISHED BY THE CLIENT.
- (4) UNLESS OTHERWISE NOTED OR SHOWN HEREON, APPARENT AND/OR UNOBTAINED, ABOVE GROUND PERIMETER IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT LOCATED.
- (5) INTERIOR IMPROVEMENTS WERE NOT LOCATED.
- (6) THE LANDS SHOWN HEREON LIE IN ZONES "X" (UNSHADED), "A" AND "AE", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; ALSO AREAS WITH NO BASE FLOOD ELEVATIONS DETERMINED TO BE 98.3% FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12069C0560E, MAP REVISED, DECEMBER 18, 2012.
- (7) THIS SURVEY IS CERTIFIED TO: Hanover Cypress Oaks, LLC, Hanover Land Company, LLC, Homeland Title Services, Inc., Old Republic National Title Insurance Co., and Leonard H. Baird, Jr.
- (8) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.
- (9) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE MINIMUM TECHNICAL STANDARDS SET FORTH IN RULE CHAPTER 61-17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS SUBURBAN. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 2,500 FEET.
- (10) UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBTAINED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
- (11) WE HAVE EXAMINED THE FURNISHED COMMITMENT TO INSURE TITLE, FILE NO. 13017327 LG, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, EFFECTIVE DATE: JUNE 14, 2013. THOSE INSTRUMENTS INCLUDED IN SCHEDULE B, SECTION 21 OF THE COMMITMENT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.
- (12) ITEM 11 - Reservations in favor of the State of Florida contained in Deed No. 440 recorded in Deed Book 195, Page 510. (As to Parcel I)
- (13) ITEM 12 - Easement in favor of Florida Power Corporation contained in instrument recorded at Deed Book 306, Page 471. (As to Parcel II and I)
- (14) ITEM 13 - Easement in favor of Florida Public Service Company recorded in Miscellaneous Record Book 8, Page 517. (As to Parcel II)
- (15) ITEM 14 - Easement in favor of Florida Power Corporation recorded at Deed Book 306, Page 482. (As to Parcel II)
- (16) ITEM 15 - Resolution 1992-103 recorded in O.R. Book 1170, Page 2252. (As to Parcel II)
- (17) ITEM 16 - Resolution No. 2005-159 recorded in O.R. Book 2970, Page 304. (As to Parcel II)
- (18) ITEM 17 - Collateral Assignment of Development Rights, Contracts, Permits and Licenses and Utility Rights recorded in O.R. Book 2962, Page 864. (As to Parcel II)
- (19) ITEM 18 - Blanket Easement in favor of Florida Power Corporation recorded at Deed Book 1006, Page 1311. (As to Parcel II)
- (20) ITEM 19 - All matters contained on the Plat of Groveland Farms, as recorded in Plat Book 2, Pages 10 and 11. IS PLOTTED AND SHOWN HEREON AND DOES AFFECT THE SUBJECT PROPERTY.
- (21) ADDITIONAL PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE LAKE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
- (22) THE SURVEYED LANDS MAY BE SUBJECT TO JURISDICTIONAL ENTITIES.

**DAVID A. WHITE, P.S.M.**  
 FLORIDA REGISTRATION NO. 4044  
 REC - SURVEYING AND MAPPING, LLC  
 CERTIFICATE OF AUTHORIZATION L.B. #7808  
 DATE OF FIELD SURVEY: 09-10-2014  
 DATE OF SIGNATURE: 05-28-2015

5-28-2015 J.L.M. REVISED LEGAL DESCRIPTION.  
 4-9-2015 J.L.M. REVISED MAP OF BOUNDARY SURVEY AND LEGAL DESCRIPTION.  
 09-11-14 T.W.B. UPDATE TOPO

DATE	BY	REVISIONS
07-7-2014	J.L.M.	REVISED LEGAL DESCRIPTION
06-9-2014	J.L.M.	REVISED MAP OF BOUNDARY AND TOPOGRAPHIC SURVEY.
05-22-2014	J.L.M.	ADDED PARTIAL RELEASE OF EASEMENT AND RESTATEMENT OF EASEMENT, ORB 4456/204.
05-19-14	T.W.B.	UPDATE TBM
05-15-2014	J.L.M.	REVISED MAP OF BOUNDARY SURVEY, DUE TO STATUTORY QUITCLAIM DEED, O.R.B. 4183, PAGE 1564.
04-01-14	T.W.B.	ADD ADDITIONAL PER ENGINEERS REQUEST

**PEC SURVEYING AND MAPPING, LLC**  
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808  
 2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967  
 WWW.PECONLINE.COM

**MAP OF BOUNDARY SURVEY**  
 LOCATED IN  
 SECTIONS 15 AND 16, TOWNSHIP 22 SOUTH, RANGE 25 EAST  
 LAKE COUNTY, FLORIDA

JOB NO.:	13-106
DATE:	8-1-2013
DRAWN BY:	J.L.M.
CHECKED BY:	D.A.W.
F.B.:	FIELD-BOOK
PAGE(S):	PAGES

TRACY W. BIRCH, P.S.M. FL. REG. NO. 5579  
 DAVID A. WHITE, P.S.M. FL. REG. NO. 4044

**LINE TABLE (C)**

LINE	BEARING	LENGTH
L-1	S41°09'35"E	10.48'
L-2	N47°34'25"E	2.97'
L-3	S45°01'57"E	14.85'
L-4	S06°56'09"W	4.93'
L-5	S42°18'08"E	4.45'
L-6	S52°01'22"W	20.43'

**CURVE TABLE (C)**

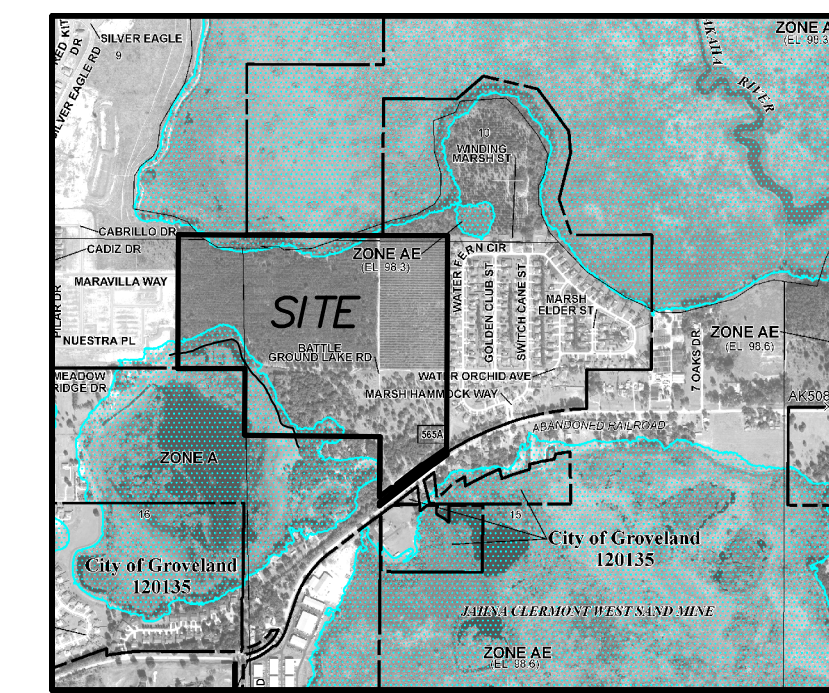
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BRG.
C-1	2830.08'	5°54'38"	291.95'	291.82'	S55°24'21"W
C-2	10.79'	34°13'29"	6.45'	6.35'	S24°02'51"E
C-3	45.77'	88°06'29"	70.38'	63.65'	N81°35'34"W

**LINE TABLE (DEED)**

LINE	BEARING	LENGTH
L-1	N41°02'42"W	10.48'
L-2	S42°18'08"E	2.97'
L-3	N45°02'04"W	14.85'
L-4	N06°56'02"E	4.93'
L-5	N42°18'15"W	4.45'
L-6	N00°13'38"E	19.02'

**CURVE TABLE (DEED)**

CURVE	RADIUS	DELTA	LENGTH
C-1	2830.08'	05°54'38"	291.94'
C-2	10.79'	34°13'29"	6.45'
C-3	2830.87'	06°13'50"	300.56'
C-5	45.77'	88°06'29"	70.39'



C:\13-106\Cypress Oaks Boundary Survey\13-106-BOUNDARY.rtg May 28, 2015 - 1:49pm