

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

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.

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.

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 in 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

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 for the Point of Beginning; Thence continue along said west line NO013'38"E a distance of 60.58 feet to the Southerly pavement of Jack Underwood Road 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

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 114 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 N52'01'58"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; Thence run S47'34'18"W a distance of 2.97 feet; Thence run N41'09'42"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 3413'29" 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 southeasterly 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 southeasterly and having a radius of 2839.93 feet and to which a radial line bears N31°54'55"W; Thence departing said East line run southwesterly along the arc of said curve through a central angle of 6°03'50" 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

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.

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

- (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 UNOBSTRUCTED, ABOVE GROUND PERIMETER IMPROVEMENTS WERE LOCATED. UNDERGROUND IMPROVEMENTS, SUCH AS FOUNDATIONS AND UTILITIES, WERE NOT
- (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 AND AREAS WITH BASE FLOOD ELEVATIONS DETERMINED TO BE 98.3, PER FLOOD INSURANCE RATE MAP (FIRM)
- (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 5J-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 7,500 FEET.
- (10) UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSTRUCTED, 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 OWNERSHIP AND ENCUMBRANCE REPORT, ORDER NO. 5239872, PREPARED BY FIDELITY TITLE INSURANCE COMPANY, EFFECTIVE DATE: MAY 28, 2015. THOSE INSTRUMENTS INCLUDED IN THE REPORT HAVE BEEN EXAMINED AND ARE REFLECTED HEREON TO THE EXTENT THEY AFFECT THE LANDS SURVEYED.
- ITEM 1 Mortgage and Security Agreement by Hanover Cypress Oaks, LLC, a Florida limited liability company, in favor of Hanover Funding, LLC, a Florida limited liability company, recorded October 17, 2014 in Official Records Book 4540, Page 1219, Public Records of Lake County, Florida. As to all Parcels.
- ITEM 2 Notice of Commencement recorded March 20, 2015 in Official Records Book 4599, Page
- ITEM 3. Matter set forth on the plat of Groveland Farms recorded in Plat Book 2, Pages 10 and
- 11, Public Records of Lake County, Florida. As to Parcels 1, part of 2, and 3. IS SHOWN HEREON AND DOES AFFECT THE SUBJECT PROPERTY.
- ITEM 4. Easement in favor of Florida Public Service Company recorded July 7, 1926 in Miscellaneous Book 8, Page 517, Public Records of County, Florida. A part of Parcel 2.
- RELEASED PER OFFICIAL RECORDS BOOK 4687, PAGE 371. IS SHOWN HEREON AND DOES AFFECT THE SUBJECT PROPERTY
- ITEM 5. Reservation for Road Right of Way contained in Deed No. 440 by the State of Florida through the Trustees of the Internal Improvement Fund of the State of Florida recorded November 28, 2941 in Deed Book 195, Page 510, Public Records of Lake County, Florida. As to Parcel 1.
- ITEM 6. Easement in favor of Florida Power Corporation recorded January 2, 1951 in Deed Book 306, Page 471; Easement in favor of Florida Power Corporation recorded January 2,
- 1951 in Deed Book 306, Page 482; Partial Release of Easement and Amendment and Restatement of Easement recorded March 25, 2014 in Official Records Book 4456, Page
- 204, Public Records of Lake County, Florida. As to all Parcels.
- IS SHOWN HEREON AND DOES AFFECT THE SUBJECT PROPERTY.
- ITEM 7. Distribution Easement in favor of Florida Power Corporation recorded April 7, 1989 in Official Records Book 1006, Page 1311, Public Records of Lake County, Florida. As to Parcel 4. RELEASED PER OFFICIAL RECORDS BOOK 4687, PAGE1602.
- ITEM 8. Ordinance 2004–01–03 recorded October 13, 2011 in Official Records Book 4083, Page 21, as to Parcels 1, 4, and part of 2 and believe legal to be in error and should include
- Parcel 3; and Ordinance 2004-01-04 recorded October 13, 2011 in Official Records Book 4083, Page 24, as to Parcels the remainder of Parcel 2, Public Records of Lake County, Florida.
- TEM 9. Ordinance 2013–09–18 recorded November 7, 2013 in Official Records Book 4400, Page 2081; Amended by Ordinance 2014-01-01 recorded March 26, 2014 in Official Records
- Book 4456, Page 1636; Amended by Ordinance 2014-08-09 recorded September 16, 2014 in Official Records Book 4527, Page 1036, Public Records of Lake County, Florida. As to all Parcels (although the
- leaal on Parcel 3 is incorrect.) IS BLANKET IN NATURE AND DOES AFFECT THE SUBJECT PROPERTY.
- (12) ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE LAKE

COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.

3) THE SURVEYED LANDS MAY BE SUBJECT TO JURISDICTIONAL ENTITIES.

DAVID A. WHITE, P.S.M. FLORIDA REGISTRATION NO. 4044 PEC - SURVEYING AND MAPPING, LLC CERTIFICATE OF AUTHORIZATION L.B. #7808 DATE OF FIELD SURVEY: 09-10-2014" DATE OF SIGNATURE: 10-27-2015

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 AMENDMENT 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

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CITY OF GROVELAND, LAKE COUNTY, FLORIDA

TRACY W. BIRCH, P.S.M. FL. REG. NO. 5579

8-1-2013 DRAWN BY: J.L.M. CHECKED BY: D.A.W FIELD-BOOK PAGES