

ALTA/ACSM LAND TITLE SURVEY

LEGAL DESCRIPTION:

PARCEL 1:
THE SOUTH 165 FEET OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA. LYING EAST OF STATE ROAD NO. 33, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGIN AT THE INTERSECTION OF THE EAST RIGHT OF WAY OF STATE ROAD NO. 33 AND THE NORTH LINE OF THE SOUTH 165.00 FEET OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 30, THENCE RUN NORTH 89°38'25" EAST ALONG THE NORTH LINE OF THE SAID SOUTH 165 FEET, A DISTANCE OF 150.29 FEET; THENCE SOUTH 00°36'32" EAST A DISTANCE OF 84.68 FEET; THENCE SOUTH 89°23'28" WEST 150.34 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 33; THENCE NORTH ALONG THE EAST LINE OF SAID HIGHWAY 85.33 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
TRACT NO. 20, ACCORDING TO THE PLAT OF GROVELAND FARMS, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, ALSO DESCRIBED AS BEING THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LESS AND EXCEPT THAT PART OF SAID TRACT NO. 20 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT, THENCE WEST 310 FEET; THENCE SOUTH 200 FEET; THENCE EAST 310 FEET; THENCE NORTH 200 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
NORTHWEST ¼ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST, ALSO DESCRIBED AS TRACT NO. TWENTY-ONE (21), ACCORDING TO THE PLAT OF GROVELAND FARMS, RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 4:
THE EAST 310 FEET OF THE NORTH 200 FEET OF TRACT 20, GROVELAND FARMS, IN SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

ALSO DESCRIBED AS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 21, THENCE SOUTH 00°34'58" EAST, 665.60 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 21; THENCE SOUTH 89°54'24" WEST ALONG THE SOUTH LINE OF SAID TRACT 21, A DISTANCE OF 663.89 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30; THENCE NORTH 89°33'33" WEST ALONG THE SOUTH LINE OF SAID TRACT 20, A DISTANCE OF 668.16 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 20; THENCE NORTH 00°19'51" WEST, 660.05 FEET TO THE NORTHWEST CORNER OF SAID TRACT 20, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTH 165 FEET OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30; THENCE SOUTH 89°23'28" WEST, 631.53 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 33 PER DEPARTMENT OF TRANSPORTATION MAINTENANCE AFFIDAVIT EXECUTED ON APRIL 20, 1998, SAID POINT BEING 33 FEET EAST OF THE PHYSICAL CENTERLINE OF STATE ROUTE 33, AS LOCATED IN THE FIELD ON MARCH 10, 2016; THENCE NORTH 00°34'38" WEST ALONG SAID RIGHT-OF-WAY LINE, 80.00 FEET; THENCE NORTH 89°23'28" EAST, 150.34 FEET; THENCE NORTH 00°36'32" WEST, 84.03 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH 165 FEET; THENCE NORTH 89°45'41" EAST, 1146.69 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 165 FEET; THENCE SOUTH 00°42'12" EAST, 165.00 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH 165 FEET; THENCE NORTH 89°45'35" EAST ALONG THE NORTH LINE OF TRACT 21, A DISTANCE OF 663.23 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN LAKE COUNTY, FLORIDA AND CONTAINING 24.82 ACRES.

LEGEND:

A = ARC LENGTH	☒ VALVE
(BB) = BASIS OF BEARINGS	☒ WATER VALVE
BLDG = BUILDING	☒ FOC MKR
(C) = CALCULATED	☒ IRRIGATION CONTROL VALVE
CA = DELTA	☒ ELECTRIC METER
CM = CONCRETE MONUMENT	☒ WATER METER & HYD
COR = CORNER	☒ WATER VALVE & HYD
CTVR = CABLE TELEVISION VALVE RISER	☒ PULL BOX
DE = DRAINAGE AND INGRESS/EGRESS EASEMENT	☒ STORMWATER MANHOLE
EL = ELECTRIC	☒ TELEPHONE MANHOLE
FND = FOUND	☒ SANITARY SEWER MANHOLE
FOC = FIBER OPTIC CABLE	☒ TRANSFORMER
HYD = FIRE HYDRANT	☒ PARKING CURB
IPC = IRON PIPE AND CAP	☒ STOP BAR
IR = IRON ROD	☒ SIGN
IRC = IRON ROD AND CAP	☒ EL PANEL
LB = LICENSED BUSINESS	☒ FLAT GRATE IRON
LC = LONG CHORD	☒ NO PARKING FIRE LANE
LGP = LOT GRADING PLAN	☒ POWER POLE
LGT = LIGHTS	☒ GUY WIRE
(M) = MEASURED	☒ RIPRAP
MKR = MARKER	• GROUND LGT
-/- = NOT TO SCALE	○ YARD DRAIN
ORB = OFFICIAL RECORD BOOK	☒ FLAG POLE
(P) = PLAT	☒ TABLE
PB = PLAT BOOK	☒ TR PLANTER
PBX = PULL BOX	● PROPERTY CORNER
PC = POINT OF CURVATURE	☒ HANDICAPPED PARKING SPACE
PCC = POINT OF COMPOUND CURVATURE	
PG = PAGE	
PI = POINT OF INTERSECTION	
POC = POINT ON CURVE	
PR = PROPOSED	
PRC = POINT OF REVERSE CURVATURE	
PT = POINT OF TANGENCY	
R = RADIUS	
R.O.W. = RIGHT OF WAY	
SB = SETBACK	
SF = SQUARE FEET	
SPKLR = SPRINKLER	
TL = TELEPHONE	
TR = TREE	
UE = UTILITY EASEMENT	
WLE = WALL/LANDSCAPE EASEMENT	
WM = WATER METER	
WV = WATER VALVE	

FIRST AMERICAN TITLE INSURANCE COMPANY
FILE NO.: 2037-3513475
EFFECTIVE DATE: FEBRUARY 23, 2016 AT 8:00 A.M.
SCHEDULE B SECTION II EXCEPTIONS

TOTAL ACREAGE: 24.82 ACRES = 1,081,259 SF

- DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NONE APPARENT)
- ANY RIGHTS, INTERESTS OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS. (NONE APPARENT)
- ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (NONE APPARENT)
- ANY LIEN, FOR SERVICES, LABOR OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
- ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OR PART OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. (NONE APPARENT)
- TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. (NOT A SURVEY MATTER)
- ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS. (NOT A SURVEY MATTER)
- TAXES AND ASSESSMENTS FOR THE YEAR 2016 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. (NOT A SURVEY MATTER)

- RESERVATIONS UNTO THE STATE OF FLORIDA FOR OIL, GAS, MINERALS, FISSONABLE MATERIALS AND 200 FOOT STATE ROAD RIGHT OF WAY AS CONTAINED IN DEED NO. 013-CHAPTER 21684, RECORDED APRIL 24, 1952 IN DEED BOOK 324, PAGE 325. NOTE: THE RIGHT OF ENTRY AND EXPLORATION HAS BEEN RELEASED PURSUANT TO S270.11, F.S., (AS TO PARCEL 4) (AS SHOWN)
- RIGHT-OF-WAY EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, INC. AS RECORDED DECEMBER 2, 1970 IN BOOK 418, PAGE 768. (AS TO PARCEL 1) (BLANKET IN NATURE AS TO PARCEL 1)
- TERMS AND CONDITIONS FOR STATE OF FLORIDA GREEN SWAMP AREA OF CRITICAL STATE CONCERN AS RECORDED AUGUST 5, 1976 IN BOOK 614, PAGE 57. (AS TO PARCELS 1-4) (BLANKET IN NATURE)
- DECLARATION OF DEED RESTRICTIONS AND RESTRICTIONS ON SELLING AND LEASING OF PROPERTY (FAMILY LOT SPLITS) RECORDED JANUARY 8, 1996 IN BOOK 1409, PAGE 137, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AS TO PARCEL 1) (AS SHOWN)
- NON-EXCLUSIVE EASEMENT DEED (INDIVIDUAL) BY AND BETWEEN SHARRI GITTENS AND DONALD GISSY AND LAKE COUNTY, A POLITICAL SUBDIVISION AS RECORDED JANUARY 8, 1996 IN BOOK 1409, PAGE 145. (AS TO PARCEL 1) (AS SHOWN)
- NOTICE OF SPECIAL ASSESSMENT FOR ROAD IMPROVEMENTS (INDIVIDUAL/PARTNERSHIP/CORPORATION) PURSUANT TO THE LAKE COUNTY ROAD POLICIES AS RECORDED OCTOBER 17, 1997 IN BOOK 1555, PAGE 47. (AS TO PARCEL 3) (BLANKET IN NATURE AS TO PARCEL 3)
- NOTICE OF SPECIAL ASSESSMENT FOR ROAD IMPROVEMENTS (INDIVIDUAL/PARTNERSHIP/CORPORATION) PURSUANT TO THE LAKE COUNTY ROAD POLICIES AS RECORDED OCTOBER 17, 1997 IN BOOK 1555, PAGE 49. (AS TO PARCEL 2) (AS SHOWN)
- MEMORANDUM OF AGREEMENT BY AND BETWEEN SOUTHGATE OF LAKE COUNTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY FKA SOUTHGATE OF LAKE COUNTY, LLC AND TODD S. HEMPFIELD AND SUSAN R. HEMPFIELD, HUSBAND AND WIFE, AS RECORDED JANUARY 20, 2010 IN BOOK 3867, PAGE 1656. (AS TO PARCELS 1-4) (BLANKET IN NATURE AS TO PARCEL 1-4)
- RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF "GROVELAND FARMS", AS RECORDED SEPTEMBER 26, 2011 IN PLAT BOOK 2, PAGE(S) 10 AND 11, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(C). (AS TO PARCELS 2, 3 AND 4) (BLANKET IN NATURE AS TO PARCELS 1-4)
- TERMS AND CONDITIONS FOR ORDINANCE 2004-04-15 EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE CITY OF GROVELAND AS RECORDED OCTOBER 13, 2011 IN BOOK 4083, PAGE 27. (AS TO PARCEL 4) (BLANKET IN NATURE AS TO PARCEL 4)
- TERMS AND CONDITIONS FOR RESOLUTION 2012-08-12 GRANTING A SPECIAL EXCEPTION USE AS RECORDED SEPTEMBER 4, 2012 IN BOOK 4208, PAGE 123. (AS TO PARCEL 1-4) (BLANKET IN NATURE AS TO PARCEL 4)
- TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). (NOT A SURVEY MATTER)
- IT IS AGREED BETWEEN THE COMPANY AND THE PROPOSED INSURED THAT, IN THE EVENT OF A LOSS HEREUNDER, THE LIABILITY OF THE COMPANY SHALL BE LIMITED TO THE AMOUNT PAID FOR SAID LAND, AS NOW IMPROVED, TO-WIT \$1,955,000.00, BUT SHALL AUTOMATICALLY INCREASE BY THE AMOUNT EXPENDED FOR IMPROVEMENTS PLACED THEREON IN GOOD FAITH, AND WITHOUT ACTUAL NOTICE OF ADVERSE CLAIM, BUT IN NO EVENT SHALL EXCEED THE AMOUNT OF THE POLICY TO BE ISSUED, TO-WIT \$3,230,000.00.

ZONING: GS-1

FUTURE LAND USE: GSSFLD

BUILDING SETBACKS:

FRONT: 20'
REAR: 10'
SIDES: 5'
SIDE CORNER: 10'



SURVEYORS NOTES

- THIS MAP OF SURVEY IS CERTIFIED TO: FIRST AMERICAN TITLE INSURANCE COMPANY; GODBOLD, DOWNING, BILL & RENTZ, P.A.; AND KB HOME ORLANDO, LLC.
- I HAVE REVIEWED THE FIRST AMERICAN TITLE INSURANCE COMPANY TITLE INSURANCE COMMITMENT NUMBERED 2037-3513475, WITH AN EFFECTIVE DATE OF FEBRUARY 23, 2016 AT 8:00 AM AND ALL ENCUMBRANCES, EXCEPT LIENS, IDENTIFIED IN SCHEDULE B, SECTION II OF THE TITLE INSURANCE COMMITMENT HAVE BEEN SHOWN OR NOTED ON THE MAP OF SURVEY.
- THE SURVEY SHOWN AND DESCRIBED HEREON WAS REVIEWED BY THE CERTIFYING SURVEYOR AND MAPPER IN THE OFFICE AND IN THE FIELD ON THE FOLLOWING DATE: 03/15/16. THE SURVEY WAS LAST REVIEWED IN THE FIELD ON THE FOLLOWING DATE: 03/01/16.
- PARCELS 1, 2, 3, AND 4 ARE CONTIGUOUS TO EACH OTHER ALONG THEIR RESPECTIVE BOUNDARY LINES AND THERE ARE NO GAPS, GORES, HIATUS, OR OVERLAP PARCELS BETWEEN THE RESPECTIVE PARCELS, AND WHEN TAKEN AS A WHOLE (TOGETHER WITH ANY UNVACATED INTERNAL RIGHTS-OF-WAY), FORM A SINGLE PARCEL OF LAND WITHOUT ANY GAPS, GORES, HIATUSES OR OVERLAPS AND WHEN TAKEN AS A TRACT, CONSTITUTE ONE PARCEL OF THE LAND.
- ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL 12069C0565E, HAVING AN EFFECTIVE DATE OF DECEMBER 18, 2012, THE SUBJECT PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
- BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF HOPE INTERNATIONAL CHURCH AS BEING N 89° 45' 41" E.
- THE MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET. THE ACCURACY OF THIS SURVEY EXCEEDS THE REQUIREMENTS OF FLORIDA ADMINISTRATIVE CODE 5J-17.
- THIS SURVEY DOES NOT SHOW THE EXTENT OF UNDERGROUND UTILITIES.
- LEGAL DESCRIPTION SHOWN HEREON PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER: 2037-3513475 AND THE "ALSO DESCRIBED AS" LEGAL BY THE SURVEYOR.
- PARCEL 1 HAS DIRECT AND CONTIGUOUS ACCESS OFF OF STATE ROAD 33.

CERTIFICATION:

TO DOWNING GODBOLD, KB HOME ORLANDO, LLC, FIRST AMERICAN TITLE INSURANCE COMPANY, BILL & RENTZ, P.A.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEY, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/01/2016.

DATE OF PLAT OR MAP: _____

EDWARD J MIZO
PROFESSIONAL SURVEYOR AND MAPPER NO. 3376
LICENSED BUSINESS NUMBER 8127

ALTA/ACSM LAND TITLE SURVEY
OF
A PORTION OF SECTION 30
TOWNSHIP 22 S RANGE 25 E

PREPARED FOR:

SOUTHGATE OF LAKE COUNTY, LLC
STATE ROAD 33
GROVELAND, FLORIDA 34736
LAKE COUNTY, FLORIDA

1	ALTA/ACSM LAND TITLE SURVEY	04/06/16

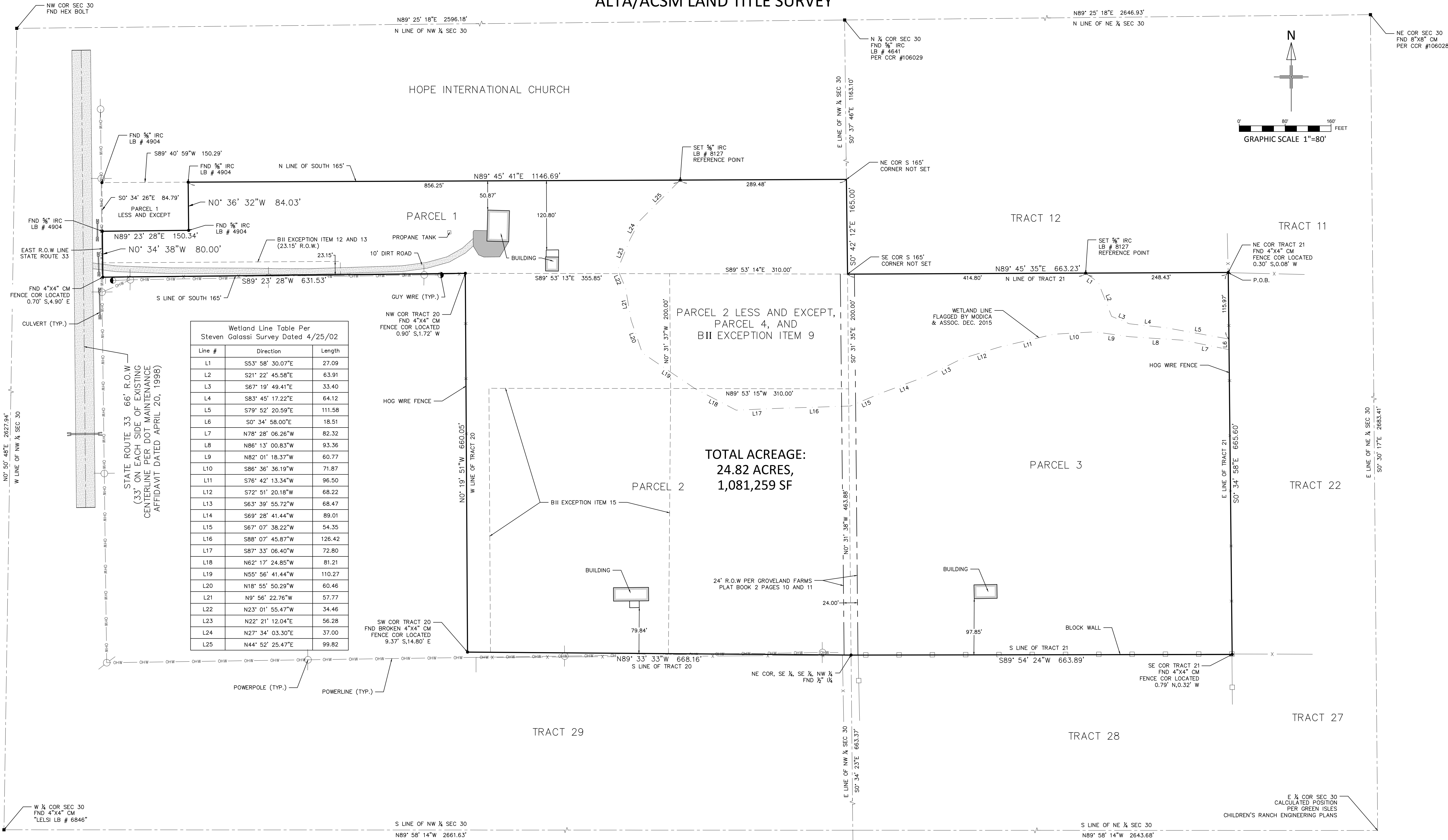
OPTIMUM LAND SERVICES, LLC
PROFESSIONAL LAND SURVEYORS

100 YACHT CLUB PL,
TEQUESTA, FL 33469
(321) 200-4904
LICENSED BUSINESS NUMBER 8127

SHEET 1 OF 3



ALTA/ACSM LAND TITLE SURVEY



Wetland Line Table Per
Steven Galassi Survey Dated 4/25/02

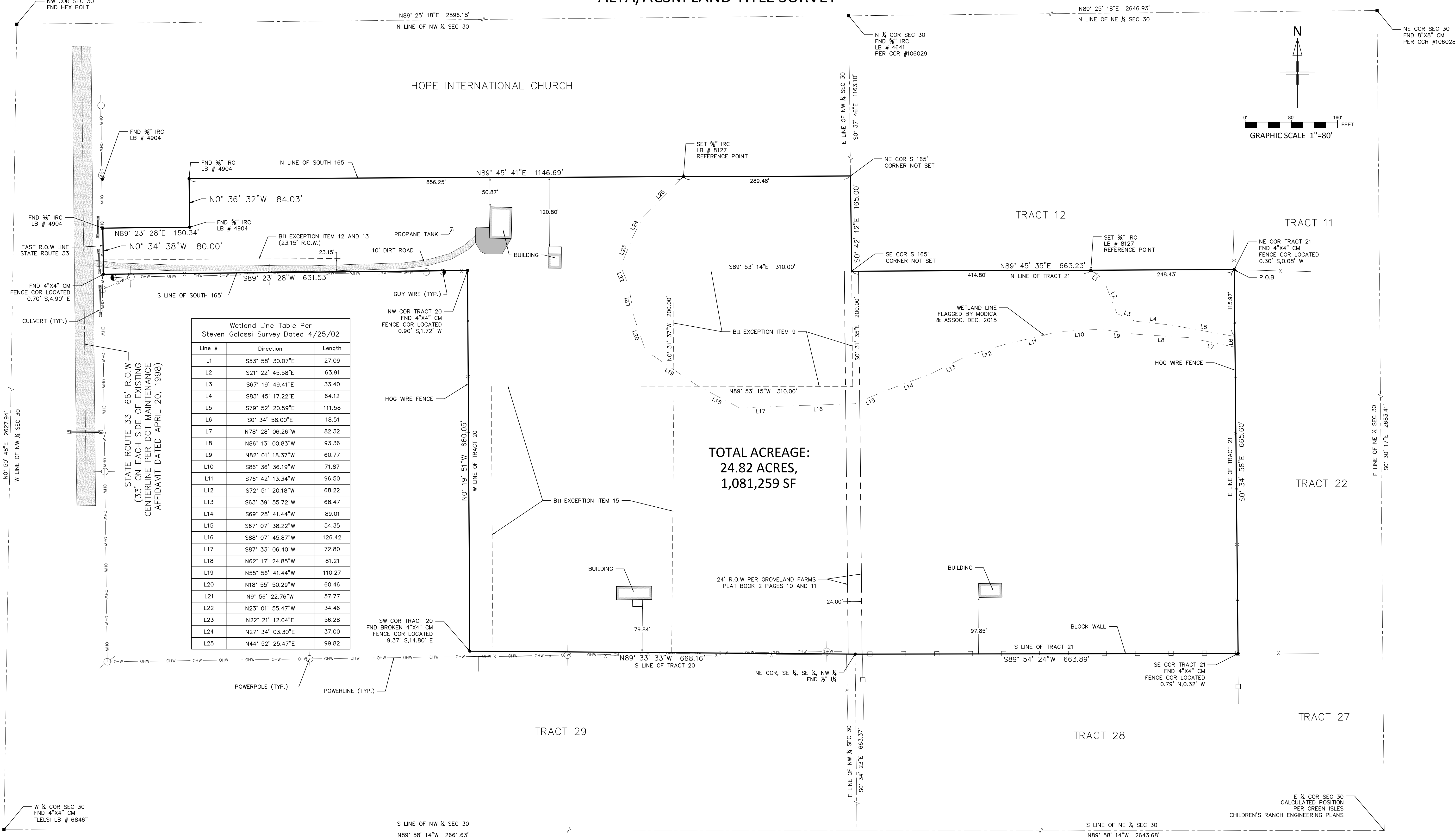
Line #	Direction	Length
L1	S53° 58' 30.07"E	27.09
L2	S21° 22' 45.58"E	63.91
L3	S67° 19' 49.41"E	33.40
L4	S83° 45' 17.22"E	64.12
L5	S79° 52' 20.59"E	111.58
L6	S0° 34' 58.00"E	18.51
L7	N78° 28' 06.26"W	82.32
L8	N86° 13' 00.83"W	93.36
L9	N82° 01' 18.37"W	60.77
L10	S86° 36' 36.19"W	71.87
L11	S76° 42' 13.34"W	96.50
L12	S72° 51' 20.18"W	68.22
L13	S63° 39' 55.72"W	68.47
L14	S69° 28' 41.44"W	89.01
L15	S67° 07' 38.22"W	54.35
L16	S88° 07' 45.87"W	126.42
L17	S87° 33' 06.40"W	72.80
L18	N62° 17' 24.85"W	81.21
L19	N55° 56' 41.44"W	110.27
L20	N18° 55' 50.29"W	60.46
L21	N9° 56' 22.76"W	57.77
L22	N23° 01' 55.47"W	34.46
L23	N22° 21' 12.04"E	56.28
L24	N27° 34' 03.30"E	37.00
L25	N44° 52' 25.47"E	99.82

**TOTAL ACREAGE:
24.82 ACRES,
1,081,259 SF**

* ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL 12069C0565E, HAVING AN EFFECTIVE DATE OF DECEMBER 18, 2012, THE SUBJECT PROPERTY LIES IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

ALTA/ACSM LAND TITLE SURVEY OF A PORTION OF SECTION 30 TOWNSHIP 22 S RANGE 25 E	PREPARED FOR: SOUTHGATE OF LAKE COUNTY, LLC STATE ROAD 33 GROVELAND, FLORIDA 34736 LAKE COUNTY, FLORIDA	1	ALTA/ACSM LAND TITLE SURVEY	04/06/16	OPTIMUM LAND SERVICES, LLC PROFESSIONAL LAND SURVEYORS 100 YACHT CLUB PL, TEQUESTA, FL 33469 (321) 200-4904 LICENSED BUSINESS NUMBER 8127	SHEET 2 OF 3

ALTA/ACSM LAND TITLE SURVEY



Wetland Line Table Per Steven Galassi Survey Dated 4/25/02

Line #	Direction	Length
L1	S53° 58' 30.07"E	27.09
L2	S21° 22' 45.58"E	63.91
L3	S67° 19' 49.41"E	33.40
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L22	N23° 01' 55.47"W	34.46
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L24	N27° 34' 03.30"E	37.00
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**TOTAL ACREAGE:
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1,081,259 SF**

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ALTA/ACSM LAND TITLE SURVEY OF A PORTION OF SECTION 30 TOWNSHIP 22 S RANGE 25 E	PREPARED FOR: SOUTHGATE OF LAKE COUNTY, LLC STATE ROAD 33 GROVELAND, FLORIDA 34736 LAKE COUNTY, FLORIDA	1	ALTA/ACSM LAND TITLE SURVEY	04/06/16	OPTIMUM LAND SERVICES, LLC PROFESSIONAL LAND SURVEYORS 100 YACHT CLUB PL, TEQUESTA, FL 33469 (321) 200-4904 LICENSED BUSINESS NUMBER 8127	SHEET 3 OF 3
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