

SURVEYORS LEGAL DESCRIPTION:

A PARCEL OF LAND, LYING WITHIN SECTION 26, TOWNSHIP 19 SOUTH, RANGE 17 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 88°21'25" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 26 AND THE BASIS OF BEARINGS FOR THIS DESCRIPTION, A DISTANCE OF 781.73 FEET; THENCE SOUTH 01°13'51" EAST, DEPARTING SAID NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, A DISTANCE OF 24.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°21'25" EAST, A DISTANCE OF 547.31 FEET; THENCE SOUTH 88°21'11" EAST, A DISTANCE OF 81.78 FEET; THENCE SOUTH 01°14'34" EAST ALONG A LINE PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER, A DISTANCE OF 1,264.99 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 26; THENCE SOUTH 88°49'14" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 1,244.32 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 01°24'46" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 960.02 FEET; THENCE SOUTH 89°08'23" EAST ALONG A LINE BEING THE NORTH LINE OF THE SOUTH QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 26, A DISTANCE OF 1,324.90 FEET TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 01°29'36" EAST ALONG SAID EAST LINE, A DISTANCE OF 317.42 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 89°15'07" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 662.46 FEET; THENCE SOUTH 01°16'14" EAST, A DISTANCE OF 1,450.52 FEET TO A POINT ON THE NORTH MAINTENANCE RIGHT OF WAY OF STATE ROAD 46; THENCE SOUTH 72°07'52" WEST ALONG SAID NORTH MAINTENANCE RIGHT OF WAY LINE, A DISTANCE OF 505.87 FEET; THENCE NORTH 01°24'54" WEST, DEPARTING SAID MAINTENANCE RIGHT OF WAY A DISTANCE OF 158.43 FEET; THENCE SOUTH 88°39'03" WEST, A DISTANCE OF 174.31 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE SOUTH 01°22'58" EAST ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, A DISTANCE OF 210.37 FEET TO A POINT ON THE AFOREMENTIONED NORTH MAINTENANCE RIGHT OF WAY OF STATE ROAD 46; THENCE SOUTH 72°08'01" WEST, A DISTANCE OF 336.40 FEET; THENCE SOUTH 67°16'16" WEST, A DISTANCE OF 209.55 FEET; THENCE CONTINUE SOUTHWESTERLY ALONG SAID LINE, A DISTANCE OF 319.12 FEET; THENCE SOUTH 73°20'19" WEST, A DISTANCE OF 393.43 FEET, THE LAST FOUR COURSES BEING ALONG THE NORTH MAINTENANCE RIGHT OF WAY LINE; THENCE NORTH 01°18'59" WEST, DEPARTING SAID MAINTENANCE RIGHT OF WAY LINE, A DISTANCE OF 810.91 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE NORTH 89°48'54" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 26, A DISTANCE OF 1,373.85 FEET; THENCE SOUTH 89°58'11" WEST, A DISTANCE OF 967.43 FEET; THENCE NORTH 02°22'16" WEST, A DISTANCE OF 25.19 FEET; THENCE SOUTH 89°35'58" WEST, A DISTANCE OF 398.65 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF ROUND LAKE ROAD (COUNTY ROAD NO. 44-1183); THENCE NORTH 00°23'03" WEST ALONG SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 1042.60 FEET; THENCE SOUTH 89°13'41" EAST, A DISTANCE OF 385.28 FEET; THENCE NORTH 00°22'37" WEST, A DISTANCE OF 795.56 FEET; THENCE NORTH 89°12'22" WEST, A DISTANCE OF 399.91 FEET; THENCE NORTH 00°21'03" WEST, A DISTANCE OF 267.89 FEET; THENCE SOUTH 88°54'16" EAST, A DISTANCE OF 1,104.44 FEET; THENCE SOUTH 02°08'00" EAST, A DISTANCE OF 302.28 FEET; THENCE SOUTH 88°47'41" EAST, A DISTANCE OF 1,038.61 FEET; THENCE NORTH 01°07'19" WEST, A DISTANCE OF 1,224.44 FEET; THENCE NORTH 46°06'39" WEST, A DISTANCE OF 157.31 FEET; THENCE NORTH 01°13'51" WEST, A DISTANCE OF 746.88 FEET TO THE POINT OF BEGINNING.
 CONTAINING 260.3951 ACRES, MORE OR LESS.

NOTES:

- THIS IS NOT A MAP OF BOUNDARY SURVEY, BUT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
- THE DESCRIPTION SHOWN HEREON WAS PREPARED BY WOHLFARTH CONSULTING GROUP.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER HAVING AN ASSUMED BEARING OF SOUTH 88°21'25" EAST
- NO MONUMENTATION WAS SET DURING THE PREPARATION OF THIS INSTRUMENT.
- THE UNDERSIGNED & WOHLFARTH CONSULTING GROUP, LLC MAKE NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY AND/OR EASEMENTS RECORD.

THE LEGAL DESCRIPTION SHOWN HEREON CONTAINS THE FOLLOWING PARCEL IDS:

- 261927000300001300
- 261927000100000401
- 261927000200000106
- 261927000100001800
- 2619270002000003900
- 261927000100000400
- 2619270003000001100
- 2619270004000001000
- 2619270004000001400
- 2619270004000001001

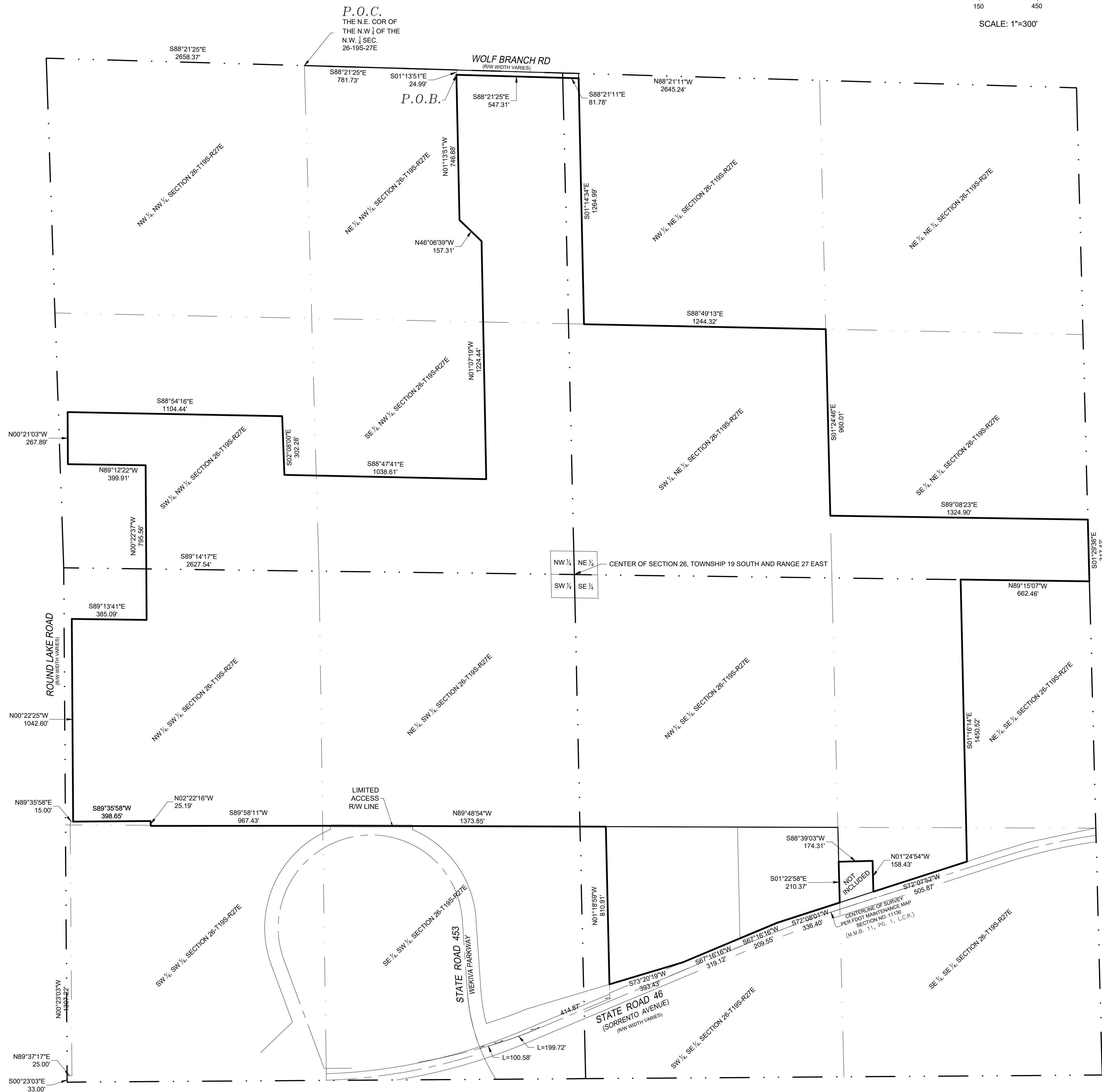
CERTIFICATION:

THIS IS TO CERTIFY THAT THE ABOVE DESCRIPTION & ACCOMPANYING SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE & BELIEF AND CONFORMS WITH THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AS AMENDED

DATE OF SKETCH & DESCRIPTION 9/25/2023.

FOR THE FIRM:
 WOHLFARTH CONSULTING
 GROUP, LLC

WILSON E. WAY, P.S.M.
 PROFESSIONAL SURVEYOR AND MAPPER NO. 2885, STATE OF FLORIDA.



WOHLFARTH CONSULTING GROUP LLC ENGINEERS & PLANNERS Certificate of Authorization No. LB 8214 246 N. WESTMONTE DRIVE, ALHAMBRA SPRINGS, FL 32714 (407) 723-0703 ORLANDO	
COMPREHENSIVE PLAN	
CARTER PROPERTY - SR 46 LAKE COUNTY, FLORIDA	
DRAWN: SM & BF DESIGNED: -- CHECKED: D/S DATE: 6/09/22	SCALE: 1" = 40' PROJECT: A-59 SHEET: 1 OF 1
BUSINESS NO. 32108	