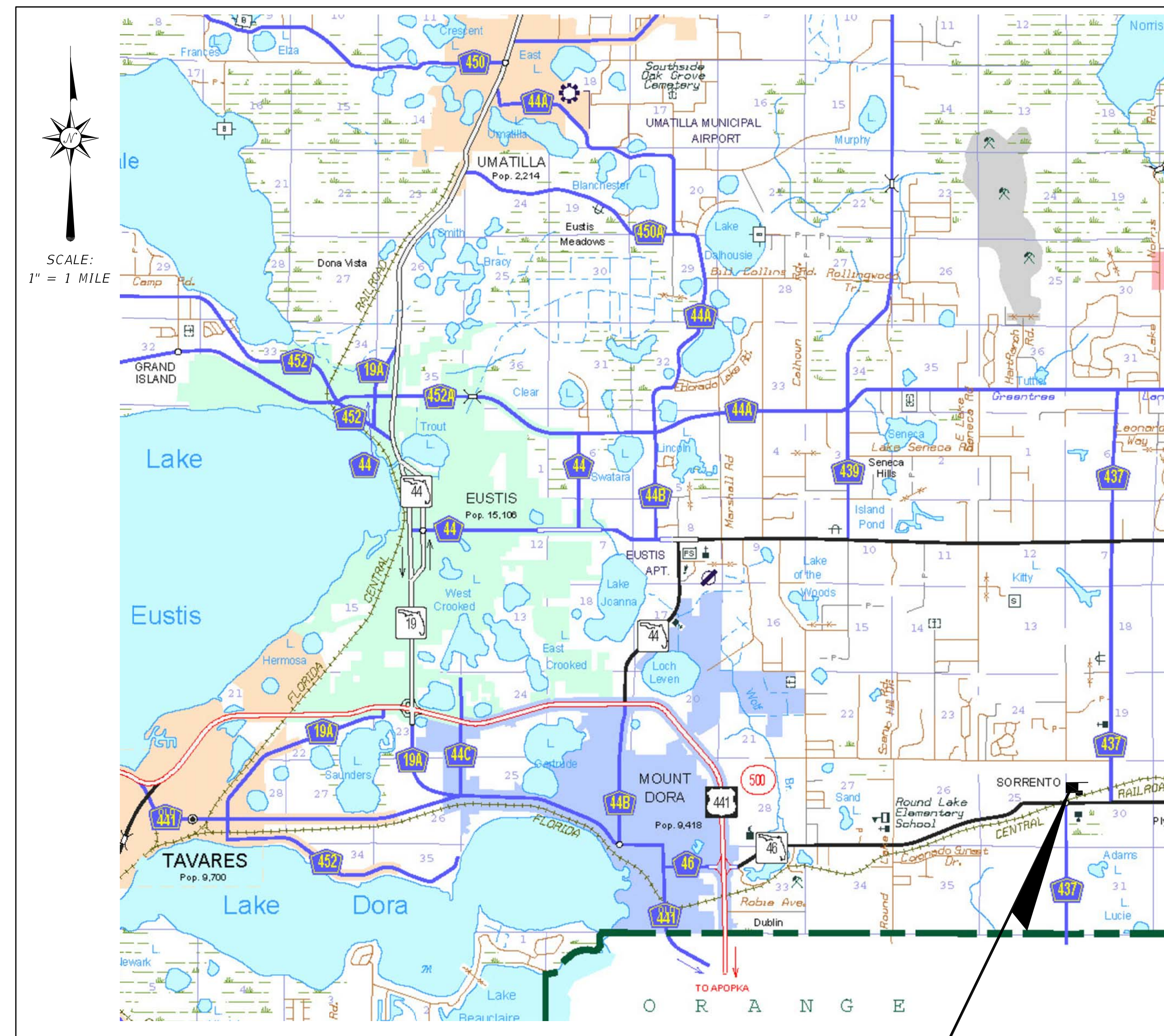


MAP OF SURVEY BOUNDARY SURVEY DTR LEASING CORPORATION

LYING WITHIN
SECTION 30, TOWNSHIP 19 SOUTH, RANGE 28 EAST



LOCATION MAP



ABBREVIATIONS

| | |
|-------------------------------------|-----------------------------------|
| △ = DESCRIPTIVE POINT | ORB = OFFICIAL RECORDS BOOK |
| C# = CURVE NUMBER (SEE CURVE TABLE) | PB = PLAT BOOK |
| CLF = CHAINLINK FENCE | PC = POINT OF CURVATURE |
| CM = CONCRETE MONUMENT | PCC = POINT OF COMPOUND CURVATURE |
| CONC = CONCRETE | PG. = PAGE |
| (D) = DEED | PLS = PROFESSIONAL LAND SURVEYOR |
| DB = DEED BOOK | P.O.B. = POINT OF BEGINNING |
| DWG. = DRAWING | P.O.C. = POINT OF COMMENCEMENT |
| F.B. = FIELD BOOK | PRC = POINT OF REVERSE CURVATURE |
| ID = IDENTIFICATION | PT = POINT OF TANGENCY |
| INC = INCORPORATED | PVCFN = POLY VINYL CHLORIDE FENCE |
| IRC = IRON ROD WITH CAP | R = RANGE |
| L# = LINE NUMBER (SEE LINE TABLE) | R/W = RIGHT-OF-WAY |
| LB = LICENSED BUSINESS | SEC. = SECTION |
| LS = LICENSED SURVEYOR | T = TOWNSHIP |
| N&D = NAIL & DISK | |

SYMBOL LEGEND

| | |
|---------------------------|-----------------------|
| □ = CONCRETE MONUMENT | ✉ = MAILBOX |
| 🚩 = FLAGPOLE | ⊙ = MONITORING WELL |
| --- = GUY WIRE | ⊖ = NAIL & DISK |
| ⊙ = HOSE BIBB | ⊗ = POST |
| ⊙ = IRON PIPE, IRON ROD | ⊙ = SIGN (MULTI-POST) |
| ⊙ = IRON ROD WITH CAP | ◇ = UTILITY POLE |
| ⊙ = LIGHT POLE | ⊙ = WATER WELL |
| ⊙ = ELECTRIC BOX OR METER | |

DESCRIPTION:

PARCEL 1:
A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF BLOCK 21, CRAIG'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 58, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THEN RUN N90°00'00"W, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 21, FOR A DISTANCE OF 30.08 FEET; THENCE RUN S00°09'36"W, PARALLEL WITH THE WEST LINE OF SAID BLOCK 21, FOR A DISTANCE OF 307.59 FEET TO A POINT ON THE NORTH LINE OF ATLANTIC COAST LINE RAILROAD RIGHT-OF-WAY (100' RIGHT-OF-WAY); THENCE RUN S75°24'10"W, ALONG SAID NORTH LINE FOR A DISTANCE OF 375.61 FEET TO POINT OF BEGINNING; THENCE CONTINUE S75°24'10"W, ALONG SAID NORTH LINE FOR A DISTANCE OF 177.95 TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 5779.65 FEET, A CHORD BEARING OF S75°00'07"W, A CHORD LENGTH OF 80.85 FEET AND A CENTRAL ANGLE OF 00°48'06"; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE FOR AN ARC DISTANCE OF 80.85 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN N77°24'24"W, FOR A DISTANCE OF 88.53 FEET; THENCE RUN N53°30'50"W, FOR A DISTANCE OF 87.43 FEET; THENCE RUN N02°58'52"W, FOR A DISTANCE OF 113.83 FEET; THENCE RUN N89°50'42"W, FOR A DISTANCE OF 594.00 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE RUN N00°52'24"E, ALONG SAID WEST LINE FOR A DISTANCE OF 233.16 FEET TO A POINT ON THE SOUTH LINE OF A PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2013, PAGE 408 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THENCE RUN S89°45'11"E, ALONG SAID SOUTH LINE FOR A DISTANCE OF 730.05 FEET; THENCE RUN S01°58'16"W, FOR A DISTANCE OF 232.09; THENCE RUN S89°50'42"E, FOR A DISTANCE OF 280.99 FEET; THENCE RUN S00°09'18"W, FOR A DISTANCE OF 118.10 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
PARCEL 2:
A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF BLOCK 21, CRAIG'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 58, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THEN RUN N90°00'00"W, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 21, FOR A DISTANCE OF 30.08 FEET; THENCE RUN S00°09'36"W, PARALLEL WITH THE WEST LINE OF SAID BLOCK 21, FOR A DISTANCE OF 284.78 FEET; THENCE RUN N89°50'42"W, FOR A DISTANCE OF 363.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°50'42"W, FOR A DISTANCE OF 280.99 FEET; THENCE RUN N01°58'16"E, FOR A DISTANCE OF 107.81 FEET; THENCE RUN S89°51'51"E, FOR A DISTANCE OF 273.38 FEET; THENCE RUN S02°04'28"E, FOR A DISTANCE OF 107.93 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
PARCEL 3:
A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 19 SOUTH, RANGE 28 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF BLOCK 21, CRAIG'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 58, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; THEN RUN NORTH 90°00'00"W, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 21, FOR A DISTANCE OF 30.08 FEET; THENCE RUN SOUTH 00°09'36"W, PARALLEL WITH THE WEST LINE OF SAID BLOCK 21, A DISTANCE OF 284.78 FEET; THENCE RUN NORTH 89°50'42"W, FOR A DISTANCE OF 644.52 FEET; THENCE RUN NORTH 01°58'16"E, EAST FOR A DISTANCE OF 232.09 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°45'11"E, WEST FOR A DISTANCE OF 730.05 FEET TO THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE RUN NORTH 00°52'24"E, EAST, ALONG SAID WEST LINE FOR A DISTANCE OF 399.14 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 30; THENCE RUN SOUTH 89°45'11"E, EAST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 30 FOR A DISTANCE OF 737.70 FEET; THENCE RUN SOUTH 01°58'16"E, WEST, FOR A DISTANCE OF 399.30 FEET TO THE POINT OF BEGINNING.

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) WITH THE CENTERLINE OF FIFTH STREET, ADJACENT TO BLOCK 21 OF CRAIG'S ADDITION TO SORRENTO, BEARING S00°27'52"E.
- THE HORIZONTAL DATUM OF THIS SURVEY IS THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) IN U.S. SURVEY FEET BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM TIES TO CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) AS PROCESSED THROUGH THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) SERVICE PROVIDED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION. THE EXPECTED HORIZONTAL ACCURACY OF MAPPED FEATURES ARE EXPECTED TO BE LESS THAN 0.08 FEET AT A 95 PERCENT CONFIDENCE LEVEL PLUS A REASONABLE CENTERING ERROR INHERENT TO THE FEATURE BEING MAPPED. THE METHODOLOGY TO DETERMINE SAID ACCURACY WAS AN ERROR PROPAGATION ANALYSIS DONE BY A LEAST SQUARES ADJUSTMENT PROGRAM.
- I HAVE REVIEWED THE ROBERT O. WILLIAMS, P.A., OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY TITLE INSURANCE COMMITMENT NUMBERED 870010, WITH AN EFFECTIVE DATE OF MARCH 22, 2020 AT 11:00 P.M., AND ALL ENCUMBRANCES, EXCEPT LIENS, IDENTIFIED IN SCHEDULE B, SECTION II OF THE TITLE INSURANCE COMMITMENT HAVE BEEN SHOWN OR NOTED ON THE SURVEY AS FOLLOWS:
EXCEPTIONS 1-5: MATTERS NOT ADDRESSED BY THIS SURVEY.

- EXCEPTION 6:** THE PLAT OF CRAIG'S ADDITION TO SORRENTO (PLAT BOOK 1, PAGE 59) IS SHOWN HEREON ALONG WITH VACATION RESOLUTIONS RECORDED IN OFFICIAL RECORDS BOOK AND PAGES: 633/2094, 882/502, 895/115, AND 1008/46, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- EXCEPTION 7:** CONCERNING PRIVATE EASEMENT RIGHTS OVER THE VACATED STREETS OF CRAIG'S ADDITION TO SORRENTO (PLAT BOOK 1, PAGE 59), THE SAID VACATED STREETS ARE SHOWN HEREON. HOWEVER, THIS PLAT, FILED WITH THE CLERK OF COURT IN ORANGE AND LAKE COUNTIES CONTAINS NO DEDICATION, PUBLIC OR PRIVATE (WHICH IS NOT UNUSUAL FOR PLATS OF THIS TIME PERIOD). ALSO, AT LEAST ONE OF THE STREETS SHOWN ON THIS PLAT (STRAWBERRY AVENUE) WAS OPENED AND IS CURRENTLY UNDER COUNTY MAINTENANCE FOR PUBLIC USE. DUE TO THESE AND OTHER FACTS, IT IS THE OPINION OF THIS SURVEYOR THAT THE STREETS IN THIS SUBDIVISION ARE PUBLIC ROADS BY COMMON LAW DEDICATION. THE BOUNDARY LINES SHOWN HEREON ARE DEPENDENT ON THIS OPINION.
- EXCEPTION 8:** THE ENTIRE SUBJECT PROPERTY IS SUBJECT TO STATE OF FLORIDA RESERVATION TO AN UNDIVIDED 1/2 INTEREST TO ALL PETROLEUM AND PETROLEUM PRODUCTS AND AN UNDIVIDED 3/4 INTEREST IN ANY MINERALS WHICH MAY BE FOUND ON OR UNDER THE SUBJECT PROPERTY PER DB 237, PG 314.
- EXCEPTION 9:** THE EASEMENT IN FAVOR OF THE FLORIDA POWER CORPORATION, RECORDED IN OFFICIAL RECORDS BOOK 397, PAGE 277, DOES NOT APPEAR TO ENCUMBER THE SUBJECT PROPERTY, BUT IT IS SHOWN HEREON.
- EXCEPTION 10:** THE ENTIRE SUBJECT PROPERTY, ALONG WITH THE ADJACENT PROPERTIES TO THE SOUTH AND EAST, ARE SUBJECT TO A BLANKET FLORIDA POWER EASEMENT STATED TO EXTEND 4 FEET EITHER SIDE OF THE CENTERLINE OF ANY INSTALLED POWER LINES PER ORB 645, PAGE 1643.
- EXCEPTION 11:** NOT ADDRESSED BY THIS SURVEY.
- EXCEPTION 12:** AS EXPLAINED ABOVE IN MY COMMENT ON EXCEPTION 7, IT IS THE OPINION OF THIS SURVEYOR THAT THE STREETS IN THIS SUBDIVISION ARE PUBLIC ROADS BY COMMON LAW DEDICATION. AS SUCH, LEGAL ACCESS APPEARS TO BE BY THE 30 FEET WIDE UNNAMED ROAD ALONG THE NORTH LINE OF CRAIG'S ADDITION TO SORRENTO (PLAT BOOK 1, PAGE 59) WHICH GIVES ACCESS TO COUNTY ROAD 437. HOWEVER, THIS ROAD IS NOT OPEN AND IT APPEARS THAT SOME ADJACENT LAND OWNERS HAVE BUILT IMPROVEMENTS WITHIN THIS CORRIDOR.

- THIS SURVEY IS OF VISIBLE PERMANENT IMPROVEMENT FEATURES ONLY. UNDERGROUND IMPROVEMENTS AND/OR ENCROACHMENTS, IF ANY, WERE NOT LOCATED. INTERIOR IMPROVEMENTS WERE NOT LOCATED BY THIS SURVEY.
- ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12069C0395E, DATED 12/18/2012, THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "AE" (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) (BASE FLOOD ELEVATION OF 61.0 FEET, NORTH AMERICAN VERTICAL DATUM OF 1988) AND FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). SAID FLOOD ZONES ARE DELINEATED HEREON.
- PARCEL INFORMATION SHOWN HEREON IS BASED ON INFORMATION OBTAINED FROM THE RECORDS OF THE LAKE COUNTY PROPERTY APPRAISER AND CLERK OF THE CIRCUIT COURT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A LEGAL OPINION OF TITLE WHICH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL(S) AS SHOWN HEREON.
- THIS MAP OF SURVEY OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ORIGINAL DIGITAL SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- I WAS UNABLE TO FIND A RECORD OF CONVEYANCE FOR THE RAILROAD RIGHT-OF-WAY ADJACENT TO THE SUBJECT PROPERTY. I WAS ABLE TO FIND SOME OF THE CONVEYANCES IN EACH DIRECTION WHICH APPEAR TO TRANSFER FEE SIMPLE OWNERSHIP. THE RAILROAD VALUATION MAP (V.30FLA/S.5) INDICATES THAT THERE SHOULD BE A DEED, BUT ONLY REFERENCES "PLANT FIELD NOTE BOOK 4M/44" WHICH I DO NOT HAVE ACCESS. THE ONLY RECORDED DOCUMENT THAT REFERENCES THIS RIGHT-OF-WAY IS THE RECORD PLAT OF CRAIG'S ADDITION TO SORRENTO, RECORDED IN PLAT BOOK 1, PAGE 59, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. THE PLAT DOES NOT SPECIFICALLY DEDICATE THE RAILROAD RIGHT-OF-WAY, BUT IT COULD BE IMPLIED. IN ADDITION, THE TYPE OF OWNERSHIP (FEE SIMPLE OR EASEMENT) WOULD DEPEND ON THE ARRANGED AGREEMENT WITH THE ORIGINAL GRANTEE WHICH APPEARS TO NOT BE RECORDED. GIVEN THE BEST AVAILABLE EVIDENCE, I AM ASSUMING THAT CSX TRANSPORTATION HAS FEE SIMPLE OWNERSHIP TO THE RAILROAD RIGHT-OF-WAY. HOWEVER, IF FACTS TO THE CONTRARY WERE FOUND, IT COULD BE DEEMED TO BE ONLY AN EASEMENT AND UPON ABANDONMENT OF THE RAILROAD THE OWNERSHIP WOULD REVERT TO THE ADJACENT LAND OWNERS. THE HATCHED AREA SHOWN ON THE SURVEY SHOWS THE POSSIBLE TITLE INTEREST IF THIS WERE TO HAPPEN.

DATE OF SURVEY : 04/24/2020

PROJECT
LOCATION

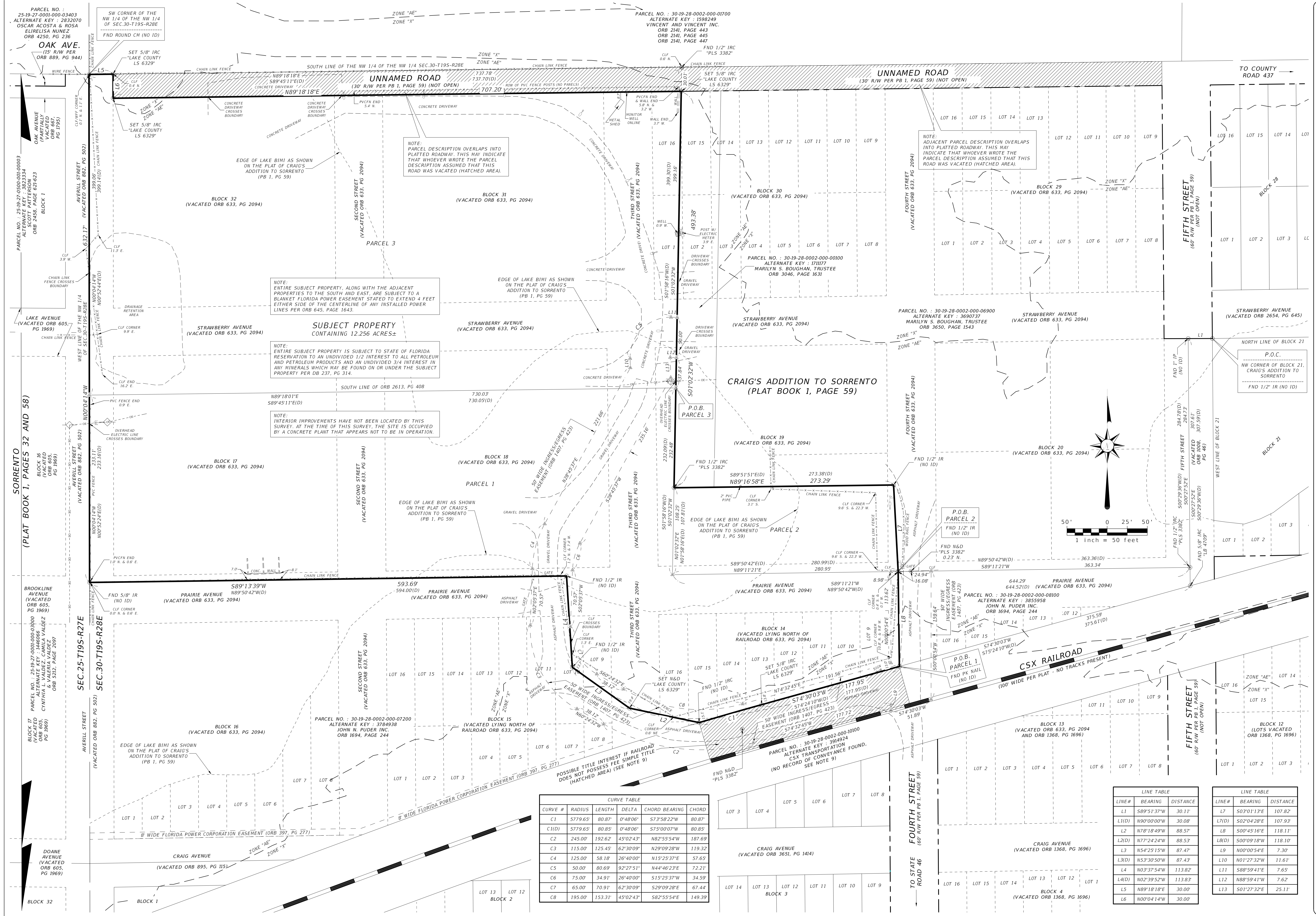
LAKE COUNTY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
SURVEYING SECTION
350 N. SINCLAIR AVE., TAVARES, FLORIDA 32778

LAKE COUNTY, FL

| | |
|--------------------------------|-----------------|
| SECTION: 30-T19S-R28E | REVISION: DATE: |
| JOB #: 2020 | REVISION: DATE: |
| FILE #: TL-2020-107 | REVISION: DATE: |
| F.B./PG.: 226/38-44, 58 | REVISION: DATE: |
| SURV. DATE: 04/24/2020 | REVISION: DATE: |
| DWG. FILE: 200205AA-SURVEY.DWG | REVISION: DATE: |
| DRAWN BY: C.MELVIN | REVISION: DATE: |
| APPROVED BY: C.MELVIN | REVISION: DATE: |

**BOUNDARY SURVEY
DTR LEASING CORPORATION**

SHEET
1 OF 2



NOTE:
ENTIRE SUBJECT PROPERTY, ALONG WITH THE ADJACENT PROPERTIES TO THE SOUTH AND EAST, ARE SUBJECT TO A BLANKET FLORIDA POWER EASEMENT STATED TO EXTEND 4 FEET EITHER SIDE OF THE CENTERLINE OF ANY INSTALLED POWER LINES PER ORB 645, PAGE 1643.

NOTE:
INTERIOR IMPROVEMENTS HAVE NOT BEEN LOCATED BY THIS SURVEY. AT THE TIME OF THIS SURVEY, THE SITE IS OCCUPIED BY A CONCRETE PLANT THAT APPEARS NOT TO BE IN OPERATION.

NOTE:
PARCEL DESCRIPTION OVERLAPS INTO PLATTED ROADWAY. THIS MAY INDICATE THAT WHOEVER WROTE THE PARCEL DESCRIPTION ASSUMED THAT THIS ROAD WAS VACATED (HATCHED AREA).

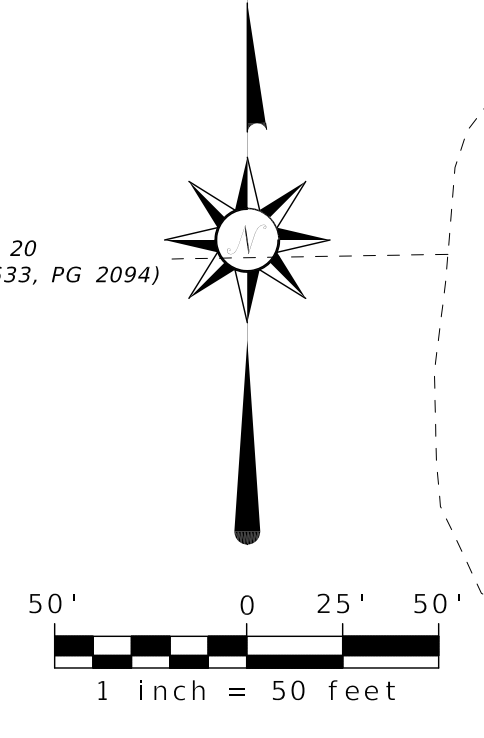
NOTE:
EDGE OF LAKE BIMI AS SHOWN ON THE PLAT OF CRAIG'S ADDITION TO SORRENTO (PB 1, PG 59)

NOTE:
EDGE OF LAKE BIMI AS SHOWN ON THE PLAT OF CRAIG'S ADDITION TO SORRENTO (PB 1, PG 59)

NOTE:
ADJACENT PARCEL DESCRIPTION OVERLAPS INTO PLATTED ROADWAY. THIS MAY INDICATE THAT WHOEVER WROTE THE PARCEL DESCRIPTION ASSUMED THAT THIS ROAD WAS VACATED (HATCHED AREA).

CURVE TABLE

| CURVE # | RADIUS | LENGTH | DELTA | CHORD BEARING | CHORD |
|---------|---------|--------|-----------|---------------|--------|
| C1 | 5779.65 | 80.87 | 0°48'06" | S73°58'22"W | 80.87 |
| C1(D) | 5779.65 | 80.85 | 0°48'06" | S73°58'07"W | 80.85 |
| C2 | 245.00 | 192.62 | 45°02'43" | N82°55'54"W | 187.69 |
| C3 | 115.00 | 125.45 | 62°30'09" | N29°09'28"W | 119.32 |
| C4 | 125.00 | 58.18 | 26°40'00" | N15°25'37"E | 57.65 |
| C5 | 50.00 | 80.69 | 92°27'51" | N44°46'23"E | 72.21 |
| C6 | 75.00 | 34.91 | 26°40'00" | S15°25'37"W | 34.59 |
| C7 | 65.00 | 70.91 | 62°30'09" | S29°09'28"E | 67.44 |
| C8 | 195.00 | 153.31 | 45°02'43" | S82°55'54"E | 149.39 |



LINE TABLE

| LINE# | BEARING | DISTANCE |
|-------|-------------|----------|
| L1 | S89°51'37"W | 30.11' |
| L1(D) | N90°00'00"W | 30.08' |
| L2 | N78°18'49"W | 88.57' |
| L2(D) | N77°24'24"W | 88.53' |
| L3 | N54°25'15"W | 87.47' |
| L3(D) | N53°30'50"W | 87.43' |
| L4 | N03°37'54"W | 113.82' |
| L4(D) | N02°39'52"W | 113.83' |
| L5 | N89°18'18"E | 30.00' |
| L6 | N00°04'14"W | 30.00' |

LINE TABLE

| LINE# | BEARING | DISTANCE |
|-------|-------------|----------|
| L7 | S03°01'13"E | 107.82' |
| L7(D) | S02°04'28"E | 107.93' |
| L8 | S00°45'16"E | 118.11' |
| L8(D) | S00°09'18"W | 118.10' |
| L9 | N00°00'54"E | 7.30' |
| L10 | N01°27'32"W | 11.61' |
| L11 | S88°59'41"E | 7.65' |
| L12 | N88°59'41"W | 7.62' |
| L13 | S01°27'32"E | 25.11' |

LAKE COUNTY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
SURVEYING SECTION

350 N. SINCLAIR AVE., TAVARES, FLORIDA 32718

SECTION: 30-T195-R28E
JOB #: 20020
FILE #: TL-2020-107
F.B./PG.: 226/38-44, 58
SURVEY DATE: 04/24/2020
DWG. FILE: 20020SA4-SURVEY.DWG
DRAWN BY: C.MELVIN
APPROVED BY: C.MELVIN

BOUNDARY SURVEY
DTR LEASING CORPORATION

SHEET
2 OF 2