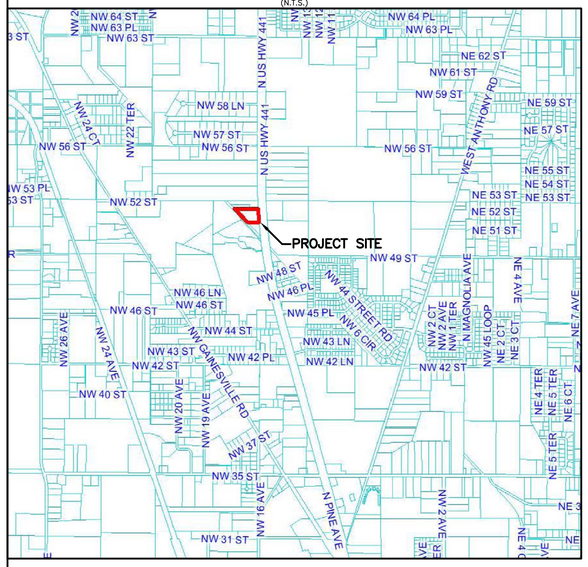
VICINITY MAP
(N.T.S.)

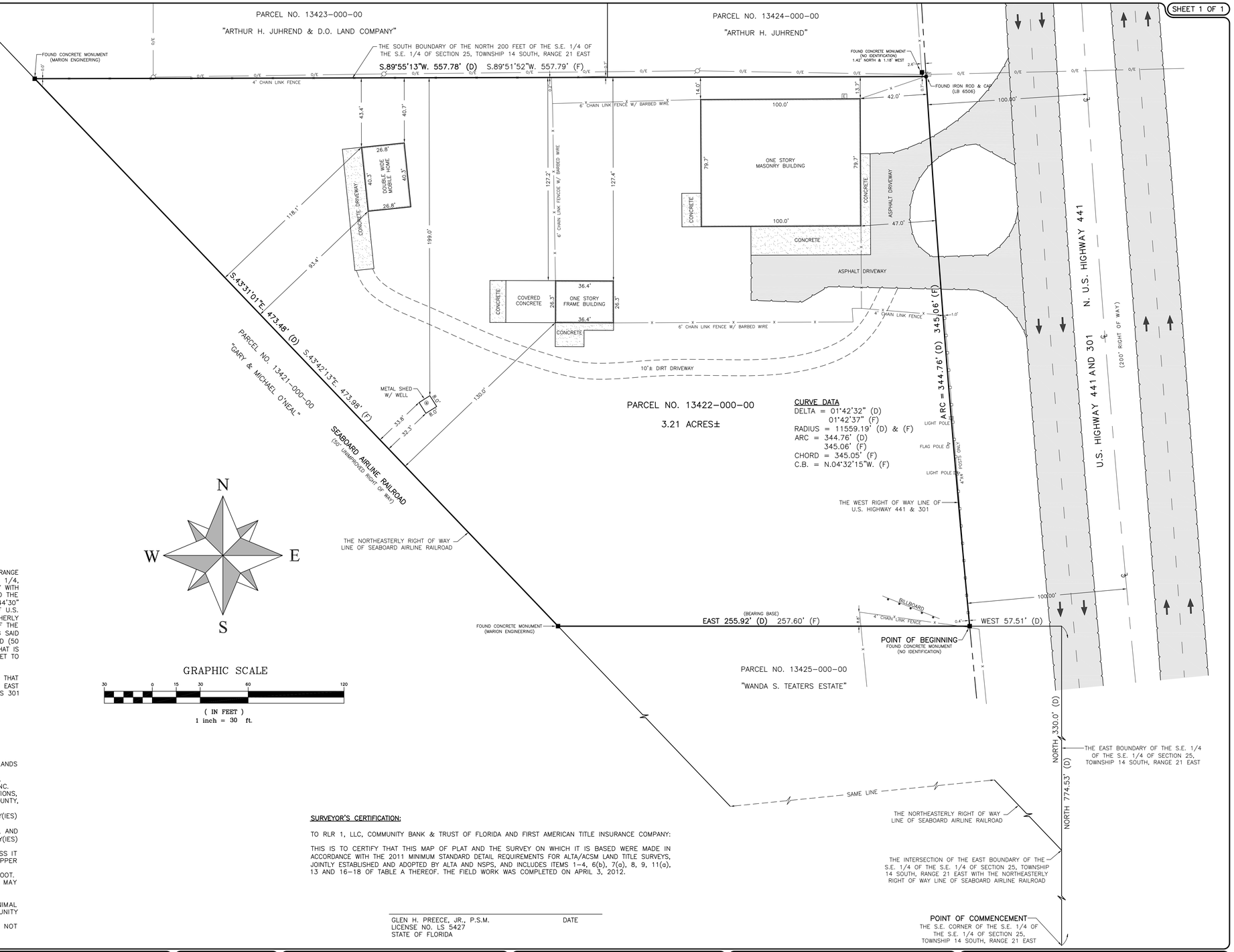


PROPERTY INFORMATION
PARCEL NO: 13422-000-00
ADDRESS: 5190 N. U.S. HIGHWAY 441
ZONED: B-5 (HEAVY BUSINESS)
BUILDING SETBACKS: HEIGHT = 50 FEET
FRONT = 70 FEET
SIDE = 10 FEET
REAR = 25 FEET

DESCRIPTION:
(PER TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY – FILE NO. 12-0016)
COMMENCING AT THE SOUTHEAST CORNER OF THE S.E. 1/4 OF S.E. 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE NORTH ALONG THE EAST BOUNDARY OF SAID S.E. 1/4 OF S.E. 1/4, 774.53 FEET TO A POINT, SAID POINT BEING 330.0 FEET NORTH OF THE INTERSECTION OF SAID EAST BOUNDARY WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE SEABOARD AIRLINE RAILROAD; THENCE WEST 57.51 FEET TO THE POINT OF BEGINNING, BEING ON THE ARC OF A CURVE CONCAVE EASTERLY HAVING A CENTRAL ANGLE OF 15°44'30" AND A RADIUS OF 11,559.19 FEET, SAID POINT OF BEGINNING BEING ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 441 AND 301 (200 FEET WIDE). FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE NORTHERLY ALONG AND WITH THE ARC OF SAID CURVE 344.76 FEET TO AN INTERSECTION WITH THE SOUTH BOUNDARY OF THE NORTH 200.0 FEET OF THE S.E. 1/4 OF S.E. 1/4 OF AFORESAID SECTION 25; THENCE S.89°55'13"W. ALONG SAID SOUTH BOUNDARY 557.78 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE SEABOARD AIRLINE RAILROAD (50 FEET WIDE); THENCE S.43°31'01"E. ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE 473.48 FEET TO A POINT THAT IS DUE WEST OF THE POINT OF BEGINNING; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE EAST 255.92 FEET TO THE POINT OF BEGINNING.

SAID PROPERTY BEING ALSO DESCRIBED AS FOLLOWS: THE SOUTH 344.01 FEET OF THE NORTH 544.01 FEET OF THAT PART OF THE S.E. 1/4 OF S.E. 1/4, OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 21 EAST, LYING NORTH AND EAST OF THE SEABOARD AIRLINE RAILROAD RIGHT OF WAY, EXCEPT ANY PART IN THE RIGHT OF WAY OF U.S. HIGHWAYS 301 AND 441.

SURVEYOR'S NOTES:
1. THE FIELD MEASURED BEARINGS DEPICTED HEREON ARE ASSUMED, BASED ON THE SOUTH BOUNDARY OF THE LANDS DEPICTED HEREON, TO BEAR EAST.
2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY.
3. THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA WERE NOT SEARCHED BY PREECE LAND SURVEYING, INC.
4. THE LANDS DEPICTED HEREON ARE SUBJECT TO RECORDED AND UNRECORDED RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS THAT MAY OR MAY NOT APPEAR WITHIN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
5. ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY AND/OR REPORT BY OTHER THAN THE SIGNING PARTY(IES) IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY(IES).
6. THIS SURVEY HAS BEEN PREPARED FOR SOLE AND EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT THE CONSENT OF SAID PARTY(IES) AND THE SIGNING SURVEYOR.
7. THIS MAP OF SURVEY IS NOT VALID AND IS TO ONLY BE USED FOR REFERENCE PURPOSES ONLY, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER INDICATED HEREON.
8. THE MEASURED DISTANCES DEPICTED HEREON WERE MEASURED TO THE STANDARD OF THE U.S. SURVEY FOOT.
9. THE SYMBOLS USED TO REPRESENT PHYSICAL FEATURES ARE FOR GRAPHIC ILLUSTRATION ONLY AND MAY OR MAY NOT REFLECT THE ACTUAL SIZE AND SHAPE OF THE FEATURE BEING REPRESENTED.
10. THE SIGNING PARTY(IES) SIGNATURE DATE DOES NOT REPRESENT THE ACTUAL DATE OF SURVEY.
11. THE SURVEYED LANDS DEPICTED HEREON APPEAR TO LIE WITHIN FLOOD ZONE "X" – AN AREA OF MINIMAL FLOODING, BASED ON GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAP, FOUND IN COMMUNITY PANEL NUMBER 12083C 0507 D, EFFECTIVE AUGUST 28, 2008.
12. THE MOST CURRENT ABUTTING RECORDED INSTRUMENTS FOR ADJOINERS TO THE LANDS SURVEYED WERE NOT FURNISHED.



SURVEYOR'S CERTIFICATION:

TO RLR 1, LLC, COMMUNITY BANK & TRUST OF FLORIDA AND FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OF 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 SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1–4, 6(b), 7(a), 8, 9, 11(a), 13 AND 16–18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 3, 2012.

GLEN H. PREECE, JR., P.S.M. DATE
LICENSE NO. LS 5427
STATE OF FLORIDA

LEGEND

(P)	= PLAT DIMENSION	R.C.P.	= REINFORCED CONCRETE PIPE	WM	= WATER METER	Ⓓ	= STORM DRAINAGE MANHOLE
(F)	= FIELD MEASUREMENT	C.M.P.	= CORRUGATED METAL PIPE	T	= TELEPHONE RISER BOX	Ⓣ	= TELEPHONE MANHOLE
(D)	= DEED DIMENSION	V.C.P.	= VITRIFIED CLAY PIPE	E	= ELECTRIC BOX		= STORM INLET
(C)	= CALCULATED DIMENSION	P.V.C.	= POLYVINYL CHLORIDE	TV	= CABLE TV RISER BOX		= WELL
R/W	= RIGHT OF WAY LINE	O/E	= OVERHEAD ELECTRIC	I	= IRRIGATION CONTROL BOX		= MONITORING WELL
C.B.	= CHORD BEARING	Δ	= DELTA ANGLE		= WOOD POWER POLE		= LIGHT POLE
O.R.B.	= OFFICIAL RECORDS BOOK	●	= FOUND 5/8" IRON ROD & CAP		= GUY ANCHOR		= SIGN POST
P.C.	= POINT OF CURVATURE	⊙	= SET 5/8" IRON ROD & CAP – LB 7389		= FIRE HYDRANT		= MAILBOX
P.R.C.	= POINT OF REVERSE CURVATURE	■	= FOUND 4"X4" CONCRETE MONUMENT		= WATER VALVE		= SANITARY CLEAN-OUT
P.T.	= POINT OF TANGENCY	⊡	= SET 4"X4" CONCRETE MONUMENT – LB 7389		= SEWER VALVE		= BROKEN LINE; NOT DRAWN TO SCALE
℄	= CENTERLINE OF RIGHT OF WAY	●	= FOUND 8" OCTAGONAL CONCRETE MONUMENT	S	= SANITARY MANHOLE		= DEPICTS CONCRETE

STATE CERTIFIED SDVBE

ALTA/ACSM LAND TITLE SURVEY

FOR:

RLR 1, LLC

PREECE LAND SURVEYING, Inc.
BELLWETHER PROFESSIONAL PARK
2201 S.E. 30TH AVENUE, SUITE 102
OCALA, FL 34471
PHONE: (352) 351-0091
FAX: (352) 351-0093 FAX
EMAIL: glen@plsinc.us
(LICENSED BUSINESS NO. 7389)

48 HOURS BEFORE YOU DIG
CALL SUNSHINE
1-800-432-4770
IT'S THE LAW IN FLORIDA

DATE OF FIELD SURVEY: APRIL 3, 2012

DRAWN:	G.H.P.	REVISIONS	BY	DATE
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F.B.	PAGES			
55	01-03			
FILE INFO: 25-14-21				
SCALE: 1" = 30'		COPYRIGHT © 2012	JOB ORDER # 12-049	