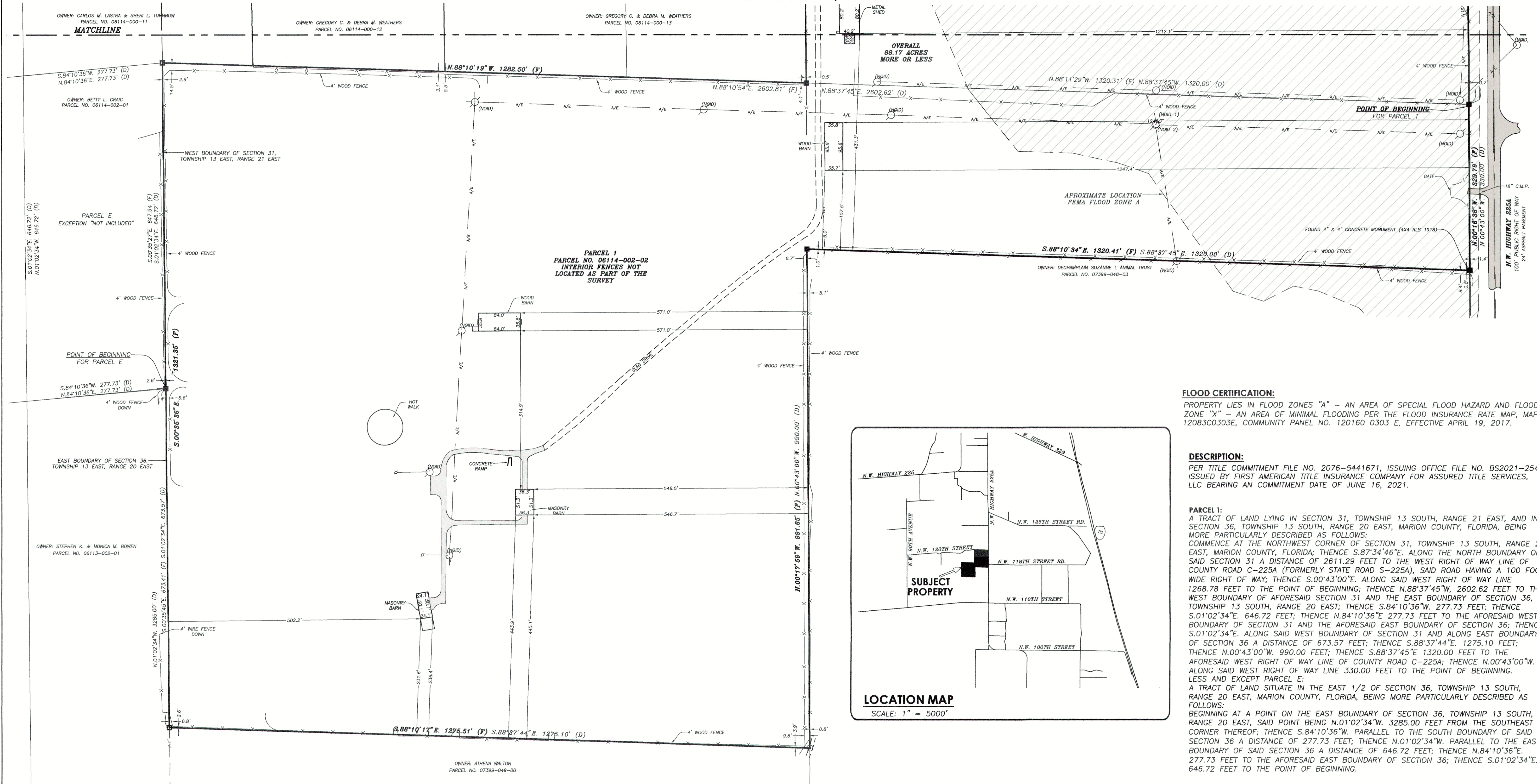


SECTION 30 & 31, TOWNSHIP 13 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



FLOOD CERTIFICATION:

PROPERTY LIES IN FLOOD ZONES "A" - AN AREA OF SPECIAL FLOOD HAZARD AND FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING PER THE FLOOD INSURANCE RATE MAP, MAP NO. 12083C0303E, COMMUNITY PANEL NO. 120160 0303 E, EFFECTIVE APRIL 19, 2017.

DESCRIPTION:

PER TITLE COMMITMENT FILE NO. 2076-5441671, ISSUING OFFICE FILE NO. BS2021-254, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR ASSURED TITLE SERVICES, LLC BEARING AN COMMITMENT DATE OF JUNE 16, 2021.

PARCEL 1:

A TRACT OF LAND LYING IN SECTION 31, TOWNSHIP 13 SOUTH, RANGE 21 EAST, AND IN SECTION 36, TOWNSHIP 13 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N.87°34'46"E. ALONG THE NORTH BOUNDARY OF SAID SECTION 31 A DISTANCE OF 2611.29 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD C-225A (FORMERLY STATE ROAD S-225A), SAID ROAD HAVING A 100 FOOT WIDE RIGHT OF WAY; THENCE S.00°43'00"E. ALONG SAID WEST RIGHT OF WAY LINE 1268.78 FEET TO THE POINT OF BEGINNING; THENCE N.88°37'45"W. 2602.62 FEET TO THE WEST BOUNDARY OF AFORESAID SECTION 31 AND THE EAST BOUNDARY OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 20 EAST; THENCE S.84°10'36"W. 277.73 FEET; THENCE S.01°02'34"E. 646.72 FEET; THENCE N.84°10'36"E. 277.73 FEET TO THE AFORESAID WEST BOUNDARY OF SECTION 31 AND THE AFORESAID EAST BOUNDARY OF SECTION 36; THENCE S.01°02'34"E. ALONG SAID WEST BOUNDARY OF SECTION 31 AND ALONG EAST BOUNDARY OF SECTION 36 A DISTANCE OF 673.57 FEET; THENCE S.88°37'44"E. 1275.10 FEET; THENCE N.00°43'00"W. 990.00 FEET; THENCE S.88°37'45"E. 1320.00 FEET TO THE AFORESAID WEST RIGHT OF WAY LINE OF COUNTY ROAD C-225A; THENCE N.00°43'00"W. ALONG SAID WEST RIGHT OF WAY LINE 330.00 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT PARCEL E.

A TRACT OF LAND SITUATE IN THE EAST 1/2 OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE EAST BOUNDARY OF SECTION 36, TOWNSHIP 13 SOUTH, RANGE 20 EAST, SAID POINT BEING N.01°02'34"W. 3285.00 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE S.84°10'36"W. PARALLEL TO THE SOUTH BOUNDARY OF SAID SECTION 36 A DISTANCE OF 277.73 FEET; THENCE N.01°02'34"W. PARALLEL TO THE EAST BOUNDARY OF SAID SECTION 36 A DISTANCE OF 646.72 FEET; THENCE N.84°10'36"E. 277.73 FEET TO THE AFORESAID EAST BOUNDARY OF SECTION 36; THENCE S.01°02'34"E. 646.72 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A TRACT OF LAND SITUATED IN THE SW 1/4 SECTION 30, AND THE NW 1/4 OF SECTION 31, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST RIGHT OF WAY LINE OF STATE ROAD S-225A (100.00 FEET WIDE), SAID POINT BEING 2550.03 FEET S.0°43'00"E FROM THE INTERSECTION OF THE NORTH BOUNDARY OF THE SW 1/4 OF SECTION 30, TOWNSHIP 13 SOUTH RANGE 21 EAST, WITH SAID WEST RIGHT OF WAY LINE OF STATE ROAD S225A; THENCE S.0°43'00"E. ALONG SAID WEST RIGHT OF WAY LINE 1320.00 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY LINE N.88°37'45"W. 1320.00 FEET; N.0°43'00"W. PARALLEL TO THE AFORESAID WEST RIGHT OF WAY OF STATE ROAD 225-A, 1320.00 FEET; THENCE S.88°37'45"E. A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATION:

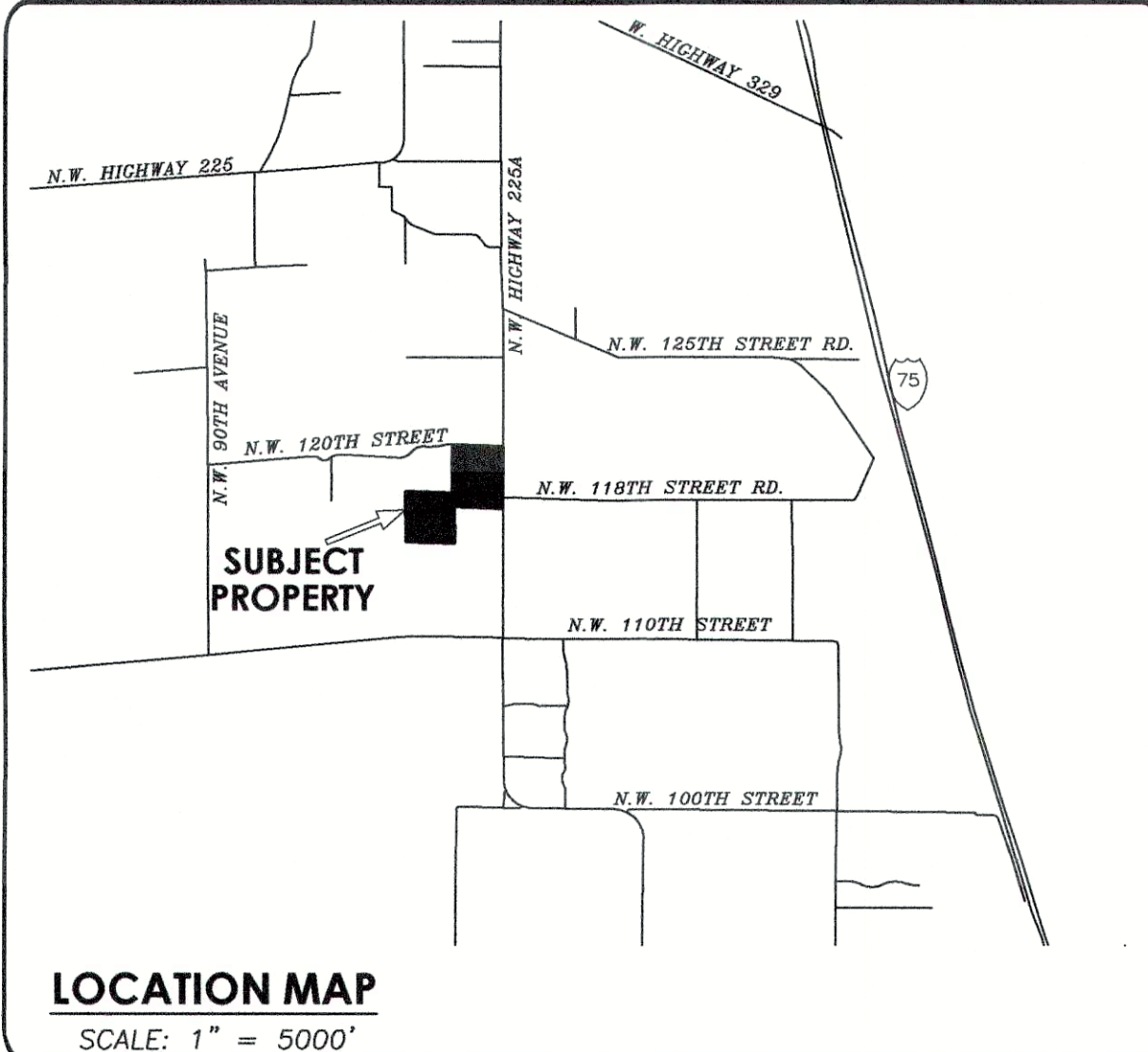
TO ROBERTS DEVELOPMENT CORPORATION, AN OHIO CORPORATION, ASSURED TITLE SERVICES, LLC AND FIRST AMERICAN TITLE INSURANCE COMPANY:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a) (b) (1), 8, 9, 11, 13, 14, 16, 17, 18, AND 19 AND OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 5, 2021.

DATE OF PLAT OR MAP: AUGUST 6, 2021

8/19/2021
SIGNATURE DATE
TRAVIS@RMBARRINEAU.COM

Travis P. Barrineau
TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.



LOCATION MAP
SCALE: 1" = 5000'

NOTES:

- DATE OF FIELD SURVEY: AUGUST 5, 2021.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
- UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
- PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC. THIS FIRM RELIED SOLELY ON THE PROVIDED TITLE COMMITMENT AS REFERENCED ON THIS SURVEY.
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, FLORIDA WEST GRID, NAD-83 (CORS96)(EPOCH:2002.0000); BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.
- THERE WAS NO APPARENT WETLAND DELINEATION DONE ON THE SUBJECT PARCEL AT THE TIME OF THE SURVEY.
- ALL ABOVE GROUND IMPROVEMENTS ARE SHOWN HEREON.
- THERE IS NO OBSERVED EVIDENCE OF EARTHMOVING ON THE SUBJECT PARCEL AT THE TIME OF THE SURVEY.
- THERE IS NO OBSERVED EVIDENCE OF SOLID WASTE DUMPING OR LANDFILL ON THE SUBJECT PARCEL AT THE TIME OF THE SURVEY.
- THERE IS NO OBSERVED EVIDENCE OF CONTEMPLATED ROADWAY CHANGES OR CONSTRUCTION ON THE SUBJECT PARCEL AT THE TIME OF THE SURVEY.
- THERE IS NO OBSERVED EVIDENCE OF SIDEWALK CONSTRUCTION OR REPAIRS ON THE SUBJECT PARCEL AT THE TIME OF THE SURVEY.
- FIELD MEASUREMENTS DO NOT EXCEED THE MAXIMUM RELATIVE POSITIONAL PRECISION SET FORTH BY THE CURRENT ALTA/NSPS MINIMUM STANDARD DETAIL REQUIREMENTS.

SCHEDULE B-2 ITEMS:

ABSTRACT INFORMATION WAS PROVIDED BY SCHEDULE B SECTION 2 ITEMS PER FILE NO. 2076-5441671, ISSUING OFFICE FILE NO. BS2021-254, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR ASSURED TITLE SERVICES, LLC BEARING AN COMMITMENT DATE OF JUNE 16, 2021.

ITEM 11: RESERVATION OF GRAVE SPACE AS SET FORTH IN INSTRUMENT RECORDED IN DEED BOOK 115, PAGE 121 AND RECITED IN BOOK 1375, PAGE 1099 AFFECTS SUBJECT PROPERTY BASED WRITTEN DESCRIPTION OF GRAVE SITE BEING IN THE S.W. CORNER OF SECTION 30, TOWNSHIP 13 SOUTH, RANGE 21 EAST. HOWEVER BASED ON FIELD EVIDENCE AND PRIOR SURVEYS COMPLETED BY OTHERS THE GRAVE SITE APPEARS TO BE ON PARCEL TWO IN SECTION 31, TOWNSHIP 13 SOUTH, RANGE 21 EAST AND IS DEPICTED HEREON.

SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

NO.	BY	DATE

S.W.M.
DRAWN: _____
REVISED: _____
CHECKED: _____
APPROVED: _____
SCALE: 1" = 100'

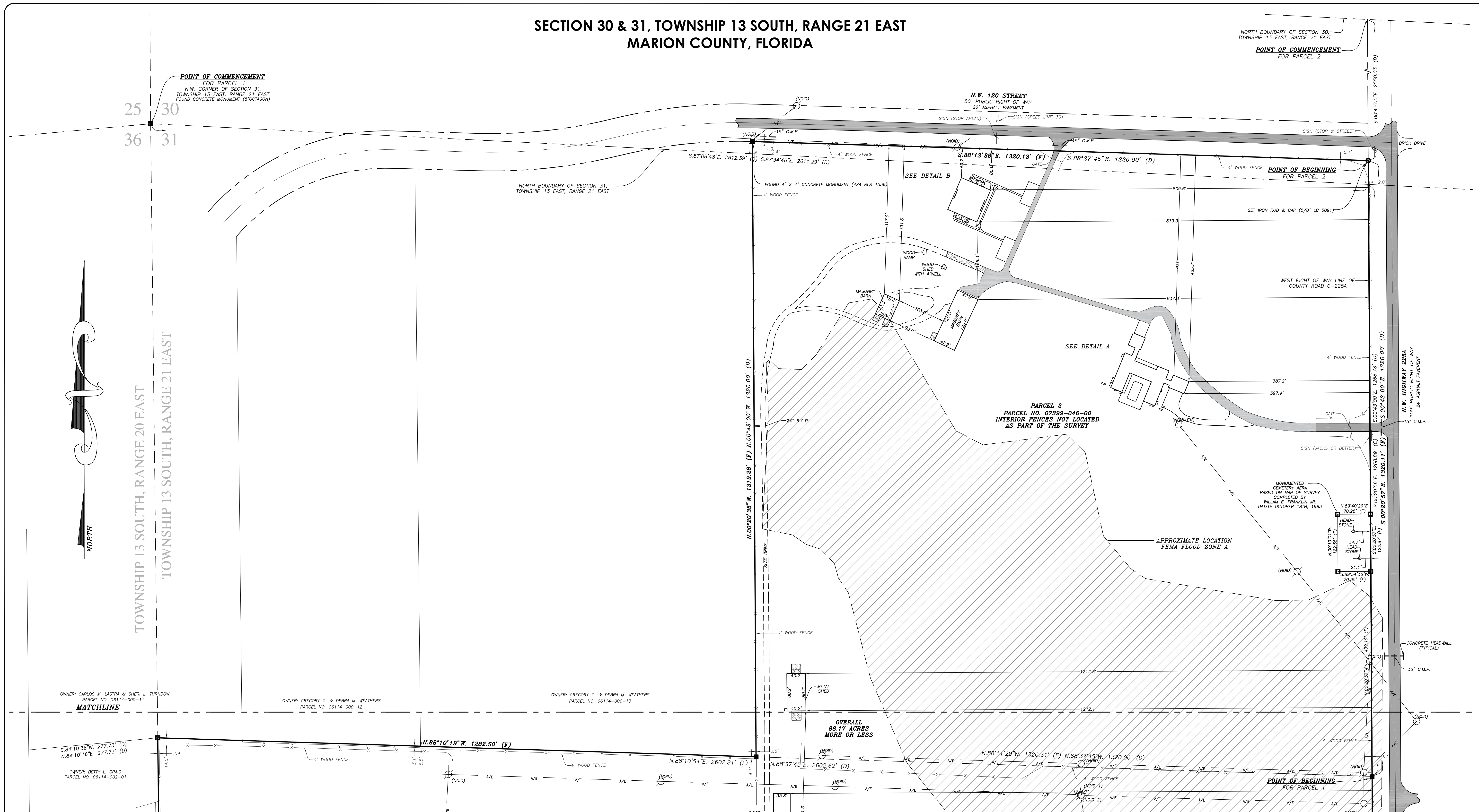
R.M. BARRINEAU & ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Professional Surveyors & Mappers
1300 S.E. 28th Loop, Suite 103-Coral Gables, FL 33134
PHONE (305) 622-3333 • FAX (305) 398-3771 • www.rmbarrineau.com
TRAVIS P. BARRINEAU, P.S.M. - LS 6897
REGINALD M. BARRINEAU, P.S.M. - LS 6897

ALTA/ACSM LAND TITLE SURVEY FOR: ROBERTS DEVELOPMENT CORPORATION

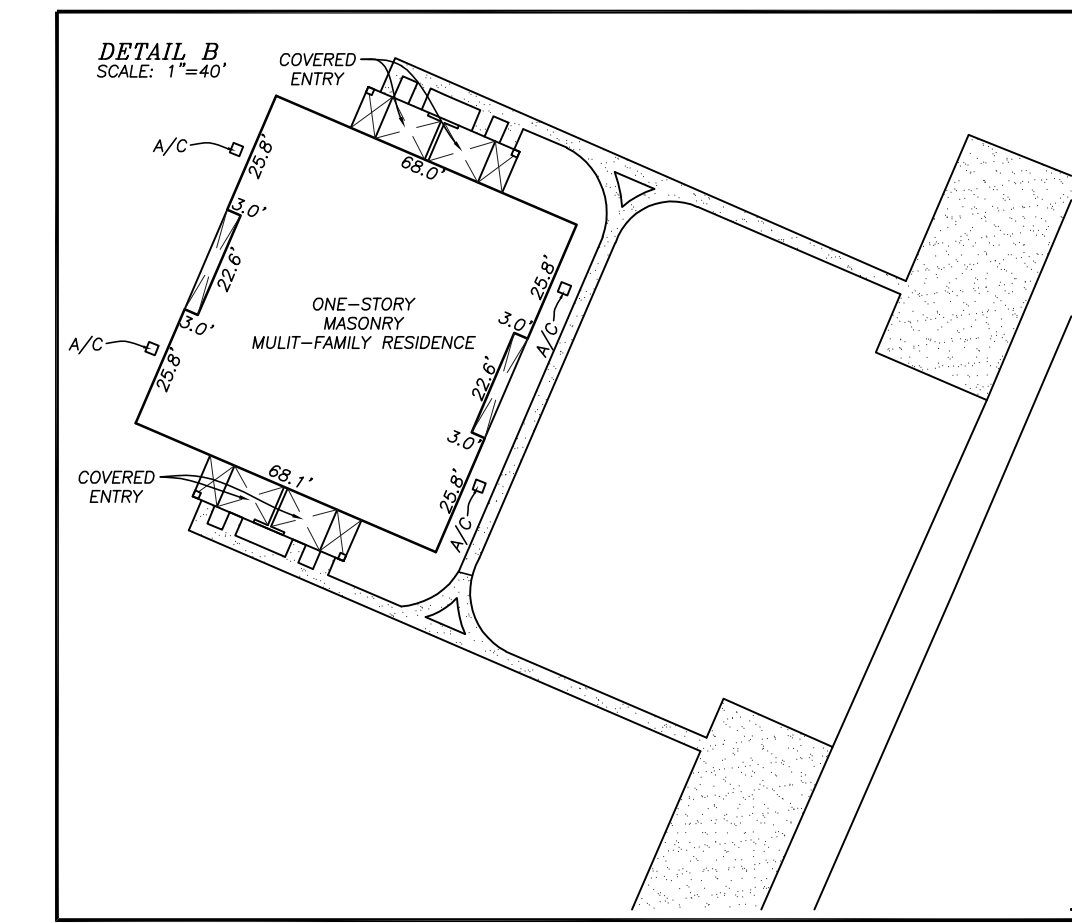
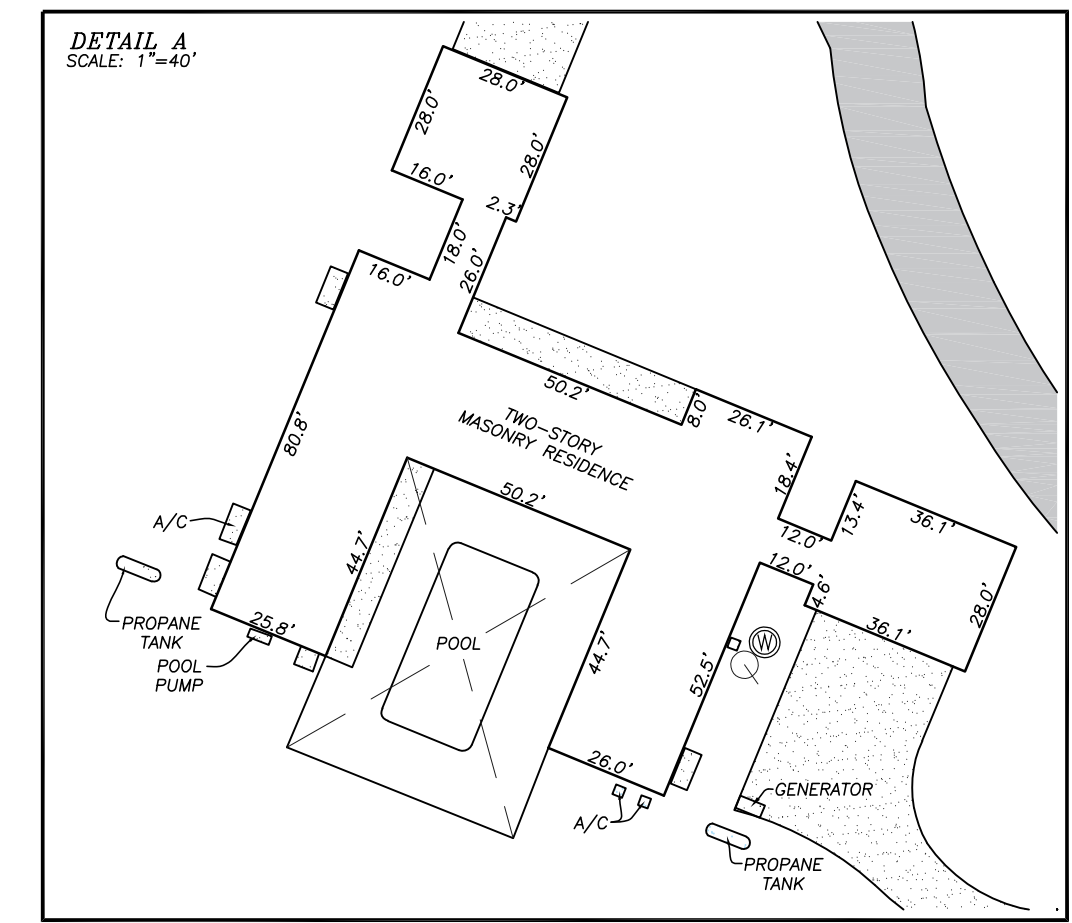
REFERENCES:
F.B. 626, PG. 49
F.B. 644, PGS. 44-48

FILE:
J.O.# 21175
DWG.# 21175ALTA
SHT 1 OF 2

SECTION 30 & 31, TOWNSHIP 13 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



- LEGEND** UNLESS OTHERWISE NOTED
- ⊕ = CENTERLINE OF RIGHT OF WAY
 - C.B. = CHORD BEARING
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - ⊙ = REGULAR PARKING SPACE COUNT
 - ⊞ = CORRESPONDING SCHEDULE B-2 ITEM
 - = FOUND 5/8" IRON ROD & CAP
 - = SET 5/8" IRON ROD & CAP - LB 5091
 - = FOUND 4" x 4" CONCRETE MONUMENT
 - = SET 4" x 4" CONCRETE MONUMENT - LB 5091
 - ⊙ = FOUND 8" OCTAGONAL CONCRETE MONUMENT
 - = FOUND NAIL & DISC
 - ⊙ = SET NAIL & DISC - LB 5091
 - ⊙ = FOUND 1" IRON PIPE
 - ⊙ = FOUND RAILROAD SPIKE
 - ⊙ = FIELD MEASUREMENT
 - (P) = PLAT DIMENSION
 - (D) = DEED DIMENSION
 - (C) = CALCULATED DIMENSION
 - ⊙ = DRAINAGE MANHOLE
 - ⊙ = STORM DRAINAGE GRATE
 - ⊙ = CURB INLET GRATE
 - ⊙ = YARD DRAINS
 - ⊙ = SANITARY MANHOLE
 - ⊙ = SANITARY CLEANOUT
 - ⊙ = SEWER VALVE
 - ⊙ = GREASE MANHOLE
 - ⊙ = WOOD POWER POLE
 - ⊙ = METAL LIGHT POLE
 - ⊙ = CONCRETE POWER POLE
 - ⊙ = ELECTRIC TRANSFORMER
 - ⊙ = ELECTRIC BOX
 - ⊙ = ELECTRIC METER
 - ⊙ = GUY ANCHOR
 - ⊙ = SPOT/GROUND LIGHT
 - ⊙ = TELEPHONE VAULT
 - ⊙ = TELEPHONE BOX
 - ⊙ = TELEPHONE CABLE MARKER
 - ⊙ = TELEPHONE MANHOLE
 - ⊙ = CABLE BOX
 - ⊙ = SATELLITE DISH
 - ⊙ = FIBER OPTIC CABLE MARKER
 - ⊙ = FIRE HYDRANT
 - ⊙ = WATER VALVE
 - ⊙ = WATER METER
 - ⊙ = BACKFLOW PREVENTOR
 - ⊙ = IRRIGATION CONTROL VALVE
 - ⊙ = HOSE BIBB
 - ⊙ = WELL
 - ⊙ = MONITORING WELL
 - ⊙ = FIRE DEPARTMENT CONNECTION
 - ⊙ = GAS METER
 - ⊙ = GAS VALVE
 - ⊙ = GAS LINE MARKER
 - ⊙ = AIR CONDITIONER PAD
 - ⊙ = METAL REFLECTOR POST
 - ⊙ = BOLLARD
 - ⊙ = KEY PAD
 - ⊙ = MAILBOX
 - ⊙ = SIGN
 - ⊙ = FLAG POLE
 - P.V.C. = POLYVINYL CHLORIDE
 - R.C.P. = REINFORCED CONCRETE PIPE
 - C.M.P. = CORRUGATED METAL PIPE
 - A/E = AERIAL ELECTRIC
 - = BROKEN LINE; NOT DRAWN TO SCALE
 - = WATER VALVE
 - = DENOTES ASPHALT



SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

NO.	REVISIONS	BY	DATE

DRAWN:	S.W.M.
REVISED:	
CHECKED:	T.P.B.
APPROVED:	T.P.B.
SCALE:	1" = 100'

R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
1000 S.W. 11th St., Ft. Lauderdale, FL 33304
PHONE: (954) 582-1333 • FAX: (954) 582-9771 • www.rmbarribeau.com
TRAFFIC ENGINEER - CERTIFICATE OF AUTHORIZATION NO. LR 9899

ALTA/ACSM LAND TITLE SURVEY
FOR: ROBERTS DEVELOPMENT CORPORATION

REFERENCES:	FILE:
F.B. 626, PG. 69	
F.B. 644, PGS. 44-48	

J.O.# 21175
DWG.# 21175ALTA
SHT 2 OF 2