Boundary Survey

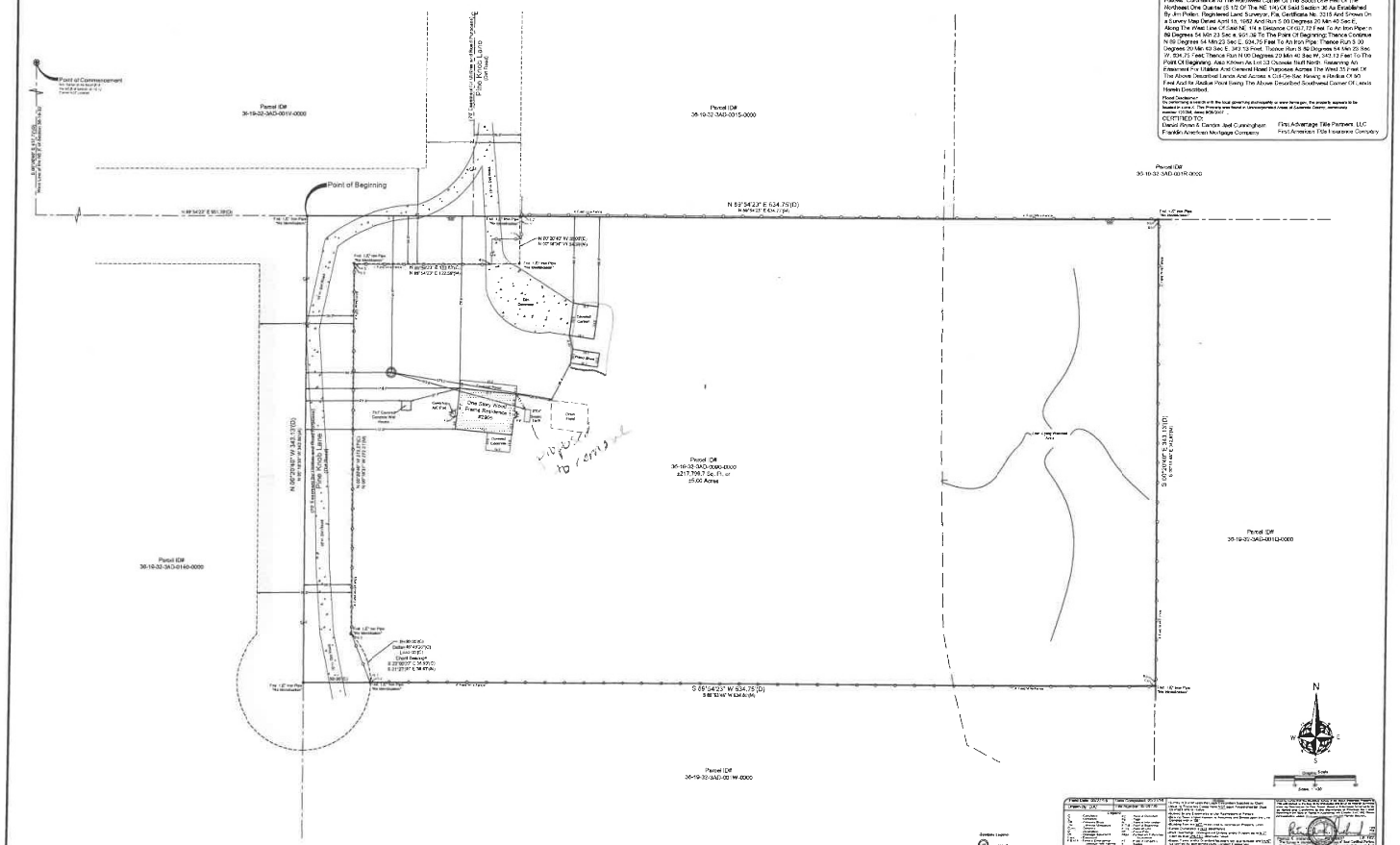
Legal Description:

A Parcel Of Land Situated In Section 36, Township 19 South, Range 22 East, Sumter County, Florida, And Parcel Being More Particularly Described As Follows: Commence At The Northwest Corner Of The South One-Half Of The Northeast One Quarter (S 1/2 Of The NE 1/4) Of Said Section 36 As Established By Jim Peden, Registered Land Surveyor, Fla. Certificate No. 3315 And Shown On a Survey Map Dated April 15, 1982 And Run S 00 Degrees 20 Min 40 Sec E Along The West Line Of Said NE 1/4 a Distance Of 627.77 Feet To An Iron Pipe In 89 Degrees 54 Min 23 Sec a 901.38 To The Point Of Beginning; Thence Continue N 89 Degrees 54 Min 23 Sec E, 634.75 Feet To An Iron Pipe; Thence Run S 00 Degrees 20 Min 40 Sec E, 343.13 Feet; Thence Run S 89 Degrees 54 Min 23 Sec W, 634.75 Feet; Thence Run N 00 Degrees 20 Min 40 Sec W, 343.13 Feet To The Point Of Beginning. Also Known As Lot 13 Osceola Trail North. Reserving An Easement For Utilities And General Road Purposes Across The West 30.0 Feet Of The Above Described Lands And Access a Cul-De-Sac Having a Radius Of 90 Feet And The Radius Point Being The Above Described Southwest Corner Of Lands Herein Described.

Flood Designation:
Property appears to be in the true geometry discernable on area flood map, the property appears to be located in zone C. The Property was found in Unincorporated Areas of Sumter County, community number 120296 map 9067007 .

CERTIFIED TO:

Daniel Brown & Candace Jed Cunningham	First Advantage Title Partners LLC
Franklin American Mortgage Company	First American Title Insurance Company


Point of Commencement
Parcel ID#
36-19-22-3A0-0011/-0000
Parcel ID#
36-19-22-3A0-0015-0000
Parcel ID#
36-19-22-3A0-0016-0000
Point of Beginning
N 89°54'23" E 634.75(D)
N 89°54'23" E 634.75(M)
N 00°20'40" W 343.13(D)
N 00°20'40" W 343.13(M)
Fnd. 1/2" Iron Pipe
No Identification
Fnd. 1/2" Iron Pipe
No Identification
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No Identification