

MAP OF BOUNDARY SURVEY

Parcel #01-2N-12-0000-0060-0000
Jackson County, Florida

DESCRIPTION:

Begin at the NE corner of the NW 1/4 of Section 1, Township 2 North, Range 12 West of Jackson County, Florida; thence run S 2°47'01" West along the East line of said NW 1/4, 3873.06 feet; thence North 85°14'16" West, 1036.50 feet to a point on the West R/W line of State Road No. 231; thence North 6°42'51" West along said R/W line 633.36 feet to a point being on a curve concave easterly; thence run Northeasterly along said curving R/W line through a central angle of 16°25'04" having a radius of 5499.58 feet for an arc distance of 1575.07 feet to a point of tangency; thence North 09°42'13" East along said R/W line, 966.76 feet; thence North 15°24'51" East along said R/W line, 402.00 feet; thence North 09°42'13" East along said R/W line, 226.74 feet to a point being on a curve concave westerly; thence run Northwesterly along said curving R/W line through a central angle of 0°29'34", having a radius of 5999.58 feet for an arc distance of 51.59 feet; thence departing said R/W line run South 88°04'59" East along the North line of said NW 1/4, 938.14 feet to the Point of Beginning.

SURVEYOR'S NOTES AND SYMBOLS:

- This is a Boundary Survey. The boundaries are based on a retracement of a Boundary Survey performed by Leonard Hinson, (PSM 3532) dated 1/17/1994, furnished by the client.
- The bearings shown hereon are based on a record bearing of S 02°47'01" W, along the east line of the subject property.
- Elevations are not applicable to this project.
- The last day of field work was performed on 7/12/2005.
- The effective date of this survey is the last day of field work as shown hereon.
- The minimum horizontal accuracy for this survey in accordance with the Minimum Technical Standards set forth by the Board of Professional Surveyors and Mappers in Chapter 61G17-6.003 of the Florida Administrative Code pursuant to Chapter 472.027 of the Florida Statutes is one part in 10,000. The map shown hereon exceeds this minimum requirement.
- The undersigned Surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible that there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.
- There may be other restrictions not shown on this map that may be recorded in the Public Records for Jackson County, Florida.
- This survey does not determine ownership of the property shown hereon.
- Underground utilities, foundations, or other improvements, if any, have not been located.
- All bearings and distances shown hereon are field measured or calculated from field ties, unless noted otherwise.
- Unless shown hereon, the names of adjacent property owners have not been provided.
- Δ = found 4" lightwood post.
- = found 4" square concrete monument (PSM 2719).
- = found 1/2" iron rod and cap (PSM 3532).
- = set 1/2" iron rod and cap (PSM 2142).
- ⊙ = found 5/8" iron rod and cap (Florida Department of Transportation).
- This survey is certified only to:
Beatriz A. Llorente, P.A.
Attorney's Title Insurance Fund
Compass Lake 231, LLC
Southern Homes of Broward III, LLC

FLOOD NOTE:

The property shown hereon lies within Flood Zone "X" per the Flood Insurance Rate Map for Jackson County, Florida, Map Number 12063C0300-C, Effective Date, December 15, 1990, as scaled from said map.

ABBREVIATIONS

SEC. = Section
TWP. = Township
RNG. = Range
R/W = Right of Way
P.O.B. = Point of Beginning
(R) = Record Data, per Hinson Survey
P.S.M. = Professional Surveyor & Mapper

Curve Table					
Curve	Length	Radius	Central Angle	Chord	Bearing
(R)C1	1575.07'	5499.58'	16°25'04"	1570.48'	N 01°29'41" E
(R)C2	51.59'	5999.58'	0°29'34"	51.59'	N 09°27'26" E
C1	1576.92'	5499.58'	16°25'28"	1571.12'	N 01°24'32" E
C2	50.96'	5999.58'	0°29'12"	50.96'	N 09°43'59" E



U.S. HIGHWAY No. 231
R/W VARIES - 4 PAVED LANES

99.19 AC±
Vacant

found 5/8" iron rod and cap (PSM 5943); 106'E & 31.7'S of iron rod and cap (PSM 3532)

wire fence corner is 13.2'W & 5.5'N of set iron rod

Certificate:
I hereby certify that in my opinion, this is true representation of the property shown hereon and that this survey meets the minimum technical standards as set forth by the Board of Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Ben Blackburn
Ben Blackburn, P.S.M., FL Cert. No. 2142

This survey is not valid unless embossed with raised seal and original signature.

1756 Georgia Street
P.O. 259
Alford, Florida 32420
Phone (850) 579-4886
Fax (850) 579-3977

Prepared for:
Beatriz A. Llorente

Scale: 1" = 300'

Drawn by: J.L.B.

Date: 7/13/2005

Revised: 8/30/2005, certs.

Section 1, Township 2 North,
Range 12 West,
Jackson County, Florida

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Drawing: 010212EH/010212FR