

ORIGINAL LEGAL DESCRIPTION:

NW ¼ OF THE NW ¼ OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 29 EAST, HIGHLANDS COUNTY, FLORIDA,
LESS AND EXCEPT ONE AND ONE-THIRD ACRES, MORE OR LESS, CONVEYED BY DEED BY MILTON A. CHANDLER AND JOHN M. BARKER TO THE ATLANTIC COAST
LINE RAILROAD COMPANY FOR THE RIGHT-OF-WAY ON THE NORTHEAST CORNER OF THE ABOVE-DESCRIBED TRACT OF LAND,
LESS AND EXCEPT ROAD RIGHT-OF-WAYS.

NEW LEGAL DESCRIPTION:

TRACT 1:

NW ¼ OF THE NW ¼ OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 29 EAST, HIGHLANDS COUNTY, FLORIDA.

LESS AND EXCEPT ONE AND ONE-THIRD ACRES, MORE OR LESS, CONVEYED BY DEED BY MILTON A. CHANDLER AND JOHN M. BARKER TO THE ATLANTIC COAST
LINE RAILROAD COMPANY FOR THE RIGHT-OF-WAY ON THE NORTHEAST CORNER OF THE ABOVE-DESCRIBED TRACT OF LAND,
LESS AND EXCEPT ROAD RIGHT-OF-WAYS.

LESS AND EXCEPT

TRACT 2:

A PORTION OF THE NW ¼ OF THE NW ¼ OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 29 EAST, HIGHLANDS COUNTY, FLORIDA.
BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT A POINT ON THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 29 EAST, HIGHLANDS COUNTY FLORIDA; THENCE S 89°42'33" W, ALONG THE NORTH LINE OF SAID SECTION 4, 4851.51 FEET; THENCE S 01°04'15" W, 55.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DESOTO ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE S 01°04'15" W, FOR A DISTANCE OF 1406.66 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN PROPERTY DESCRIBED IN THE OFFICIAL RECORDS BOOK 728, PAGE 184, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY FLORIDA; THENCE S 89°08'15" W, ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 728, PAGE 184 AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH HIGHLANDS AVENUE, 383.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE SEERING PARKWAY; THENCE N 00°48'19" E ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE, 1410.37 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF DESOTO ROAD; THENCE N 89°42'33" E ALONG THE SAID SOUTH RIGHT-OF-WAY LINE 390.06 FEET TO THE POINT OF BEGINNING, CONTAINING 12.504 ACRES.

TRACT 2:






A PORTION OF THE NW ¼ OF THE NW ¼ OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 29 EAST, HIGHLANDS COUNTY, FLORIDA.

COMMENCE AT A POINT ON THE NORTH-EAST CORNER OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 29 EAST, HIGHLANDS COUNTY FLORIDA; THENCE S 89°42'33" W. ALONG THE NORTH LINE OF SAID SECTION 4, 4851.51 FEET; THENCE S 0°14'15" W. 55.01 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF DESOTO ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE S 0°14'15" W. FOR A DISTANCE OF 1406.68 FEET TO A POINT ON THE NORTH LINE OF THAT CERTAIN PROPERTY DESCRIBED IN THE OFFICIAL RECORDS BOOK 728, PAGE 184, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY FLORIDA; THENCE S 89°08'15" W. ALONG THE NORTH LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 728, PAGE 184 AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTH HIGHLANDS AVENUE, 385.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE SEBRING PARKWAY; THENCE N 0°48'19" E ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE, 1410.37 FEET TO A POINT ON THE SAID SOUTH RIGHT-OF-WAY LINE OF DESOTO ROAD; THENCE N 89°42'33" E ALONG THE SAID SOUTH RIGHT-OF-WAY LINE 1390.06 FEET TO THE POINT OF BEGINNING, CONTAINING 12.504 ACRES.

SURVEYOR'S NOTES.

- THE BEARINGS SHOWN HEREIN ARE BASED ON THE NORTH PROPERTY LINE BEING N 89°42'31" E, GROUND BEARING AS MEASURED BY THE SURVEYOR, AND THE BEARING OF THE OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY MAP 83/1021 AND PROJECTED IN THE FLORIDA STATE PLANE EAST ZONE.
- ONLY VISIBLE FEATURES WERE SHOWN ON THIS MAP. UNVISIBLE FEATURES, SUCH AS UNDERGROUND FOUNDATIONS AND OTHER SUBTERRANEAN FEATURES WERE NOT LOCATED EXCEPT AS SHOWN.
- ALL DIMENSIONS OF THE FIELD ARE SHOWN OTHER THAN THE DIMENSION OF MEASURE IN THE U.S. SURVEY FOOT.
- 4) PRINTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AS THE SCALE OF THIS SURVEY CAN CHANGE WITH REPRODUCTION.
- 5) DATE OF SURVEY: JUNE 13, 2024
- 6) STREET ADDRESS: 3553 DORTCH RD, SEBRING, FL
- 7) SURVEY BASED ON THE FLORIDA STATE PLANE EAST ZONE, TITLE INSURANCE COMPANY TITLE COMMITMENT #1303271, WITH A COMMITMENT DATE OF MAY 20, 2024 AT 11:00 PM.
- 8) SURVEY PROJECT NUMBER: 2024-095
- 9) THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE.
- 10) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEALED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THE SEAL OF THE SURVEYOR IS LOCATED ON THE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR PER CHAPTER 53-17-062, FLORIDA ADMINISTRATIVE CODE.
- 11) THIS SURVEY WAS PREPARED BY:
- DANIEL C. WAITE
DANIEL C. WAITE, AS SUCCESSOR CORPORATE TRUSTEE OF THE MARGARET S. NORRIS TRUST FBO MARGARET NORRIS, CREATED UNDER AN IRREVOCABLE TRUST AGREEMENT DATED JULY 31, 1948, AND SUNTRUST BANK, AS SUCCESSOR CORPORATE TRUSTEE OF THE MARGARET S. NORRIS TRUST FBO MARGARET NORRIS, CREATED UNDER AN IRREVOCABLE TRUST AGREEMENT DATED JULY 31, 1948
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
LP TITLE COMPANY, INC.

SYMBOL LEGEND:

- | | |
|---|---------------|
|  | = LIGHT POLE |
|  | = SIGN |
|  | = WATER VALVE |
|  | = WUP |
|  | = GUY ANCHOR |

TITLE COMMITMENT BII-SCHEDULE EXCEPTIONS:

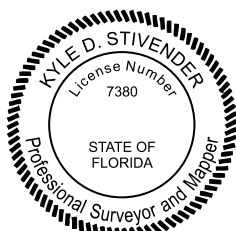
5. EASEMENT - OR BOOK 2695, PAGE 1445 (AS SHOWN)
6. RIGHT OF WAY - OR BOOK 2695, PAGE 1447 (AS SHOWN)
7. EASEMENT - OR BOOK 2695, PAGE 1460 (AS SHOWN)
8. RIGHT OF WAY - OR BOOK 2695, PAGE 1462 (AS SHOWN)
9. EASEMENT - OR BOOK 2987, PAGE 1187 (AS SHOWN)

ABBREVIATION LEGEND

- | | |
|-------|---|
| AC | AIR CONDITIONER |
| AL | ALCULATED |
| CNC | CONCRETE |
| C | CENTERLINE |
| F | FEED OR DESCRIPTION |
| F | FIELD INFORMATION OR MEASUREMENT |
| FM | FOUND IRON NAIL AND DISK |
| FIR | FOUND IRON ROOF NO ID |
| FIR | FOUND IRON PIPE |
| FIR | FOUND IRON ROD AND CUP |
| FND | FOUND NAIL AND DISK |
| FPND | FOUND IRON NAIL AND DISK |
| GUY | GUY ANCHOR AND PILE |
| MCS | METRED END SECTION |
| M/R/W | MAINTAINED RIGHT OF WAY |
| ORG | ORIGINAL RECORDS BOOK |
| O/R/A | OVERALL |
| PAGE | PAGE |
| PKG | PATENT INFORMATION OF DIMENSION |
| PNB | "P" NAIL AND DISK |
| P/B | POINT OF BEGINNING |
| P | POINT OF COMMENCEMENT |
| PLN | PLAN |
| R/W | RIGHT OF WAY |
| RNC | RIGHT OF WAY AND CAP "LB 8174 SDC INGS" |
| SND | SET NAIL AND DISK "LB 8174" |
| TWP | TOWNSHIP |
| WUP | WEDD UTILITY POLE |

FLOOD NOTE:

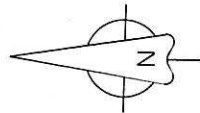
PROPERTY LIES IN FLOOD ZONE UNSHADED "X" AREAS
DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE
FLOOD, PER FEDERAL EMERGENCY MANAGEMENT AGENCY
(FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER
12055C0231C & 12055C0233C, WITH AN EFFECTIVE DATE
OF NOVEMBER 18, 2015.



Digitally signed by
Kyle D. Stivender
Date: 2024.06.24
09:22:44 -04'00'

SGIS, INC.
SURVEYING MAPPING GIS
LICENSED BUSINESS NO. 8174
4479 US 27 S.
SEBRING, FL 33870
863.402.1619
kds06c@gmail.com

KYLE D. STIVENDER
ORIDA LICENSE NO.7380



1 INCH = 100 FEET

NORTHWEST CORNER
EAST 1/2, NORTHWEST 1/4
SECTION 4,
TOWNSHIP 35, SOUTH
RANGE 29 EAST

LEGAL DESCRIPTION:

GENERALLY DESCRIBED AS A RIGHT TRIANGLE PARCEL OF LAND LYING IN THE NE 1/4 OF THE NW 1/4, SOUTH AND WEST OF THE ATLANTIC COAST LINE RAILROAD RIGHT-OF-WAY, IN SECTION 4, TOWNSHIP 35 SOUTH, RANGE 29 EAST, HIGHLANDS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NW CORNER OF THE EAST 1/2 OF THE NW 1/4 OF SECTION 4, TOWNSHIP 35 SOUTH, RANGE 29 EAST WITH REFERENCE TO OAK HILL (BEING A REPLAT TO VACATE BACK TO ACREAGE), AS RECORDED IN PLAT BOOK 3, PAGE 35, OF THE PUBLIC RECORDS OF HIGHLANDS COUNTY, FLORIDA; THENCE SOUTH 1°15' EAST FOLLOWING THE WEST BOUNDARY OF THE NE 1/4 OF THE NW 1/4 A DISTANCE OF 403.46 FEET TO P.O.B.; THENCE CONTINUE SOUTH 1°15' EAST A DISTANCE OF 736.99 FEET TO A POINT; THENCE AT RIGHT ANGLES NORTH 88°45' EAST A DISTANCE OF 591.06 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE ATLANTIC COAST LINE RAILROAD; THENCE NORTH 39°58'45" WEST FOLLOWING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE A. C. L. RAILROAD A DISTANCE OF 944.72 FEET TO THE POINT OF BEGINNING.

ABBREVIATION LEGEND

AC	AIR CONDITIONER
C	CALCULATED
CONC	CONCRETE
CL	CENTERLINE
D	DEED OR DESCRIPTION
F	FIELD INFORMATION OR MEASUREMENT
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON ROD NO ID
FIRC	FOUND IRON PIPE
FND	FOUND IRON ROD AND CAP
FPKND	FOUND NAIL AND DISK
GVA	FOUND "PK" NAIL AND DISK
MES	GUY ANCHOR
ORB	MITRED END SECTION
O/A	OFFICIAL RECORDS BOOK
P	OVERALL
PG	PLATTED INFORMATION OR DIMENSION
PKND	"PK" NAIL AND DISK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POL	POINT ON LINE
R/W	RIGHT OF WAY
SIRC	SET IRON ROD AND CAP "LB 8631"
SND	SET NAIL DISK "LB 8631"
TYP	TYPICAL
WUP	WOOD UTILITY POLE

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(5.00 ACRES)

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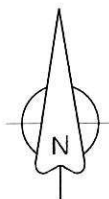
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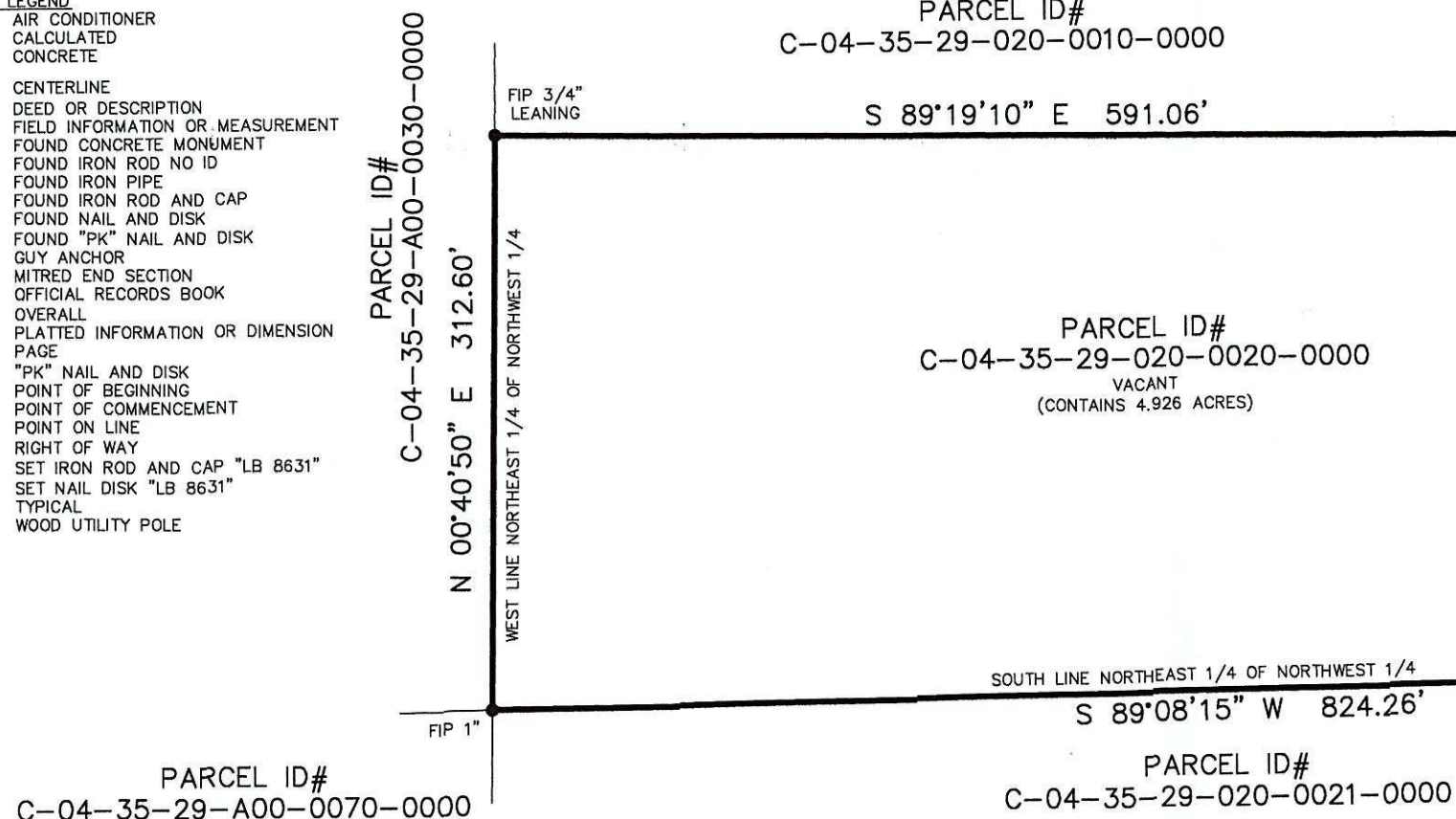


0 100 200

1 INCH = 100 FEET

ABBREVIATION LEGEND

AC	=	AIR CONDITIONER
C	=	CALCULATED
CONC	=	CONCRETE
CL	=	CENTERLINE
D	=	DEED OR DESCRIPTION
F	=	FIELD INFORMATION OR MEASUREMENT
FCM	=	FOUND CONCRETE MONUMENT
FIR	=	FOUND IRON ROD NO ID
FIP	=	FOUND IRON PIPE
FIRC	=	FOUND IRON ROD AND CAP
FND	=	FOUND NAIL AND DISK
FPKND	=	FOUND "PK" NAIL AND DISK
GVA	=	GUY ANCHOR
MES	=	MITRED END SECTION
ORB	=	OFFICIAL RECORDS BOOK
O/A	=	OVERALL
P	=	PLATTED INFORMATION OR DIMENSION
PG	=	PAGE
PKND	=	"PK" NAIL AND DISK
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
POL	=	POINT ON LINE
R/W	=	RIGHT OF WAY
SIRC	=	SET IRON ROD AND CAP "LB 8631"
SND	=	SET NAIL DISK "LB 8631"
TYP	=	TYPICAL
WUP	=	WOOD UTILITY POLE



FLOOD NOTE:
SUBJECT PROPERTY LIES IN FLOOD ZONE UNSHADED "X"
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL
CHANCE FLOOD, PER FEDERAL EMERGENCY MANAGEMENT
AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM)
NUMBER 12055C0233C, WITH AN EFFECTIVE DATE OF
NOVEMBER 18, 2015.

JOB: 2025091

DATE: 02/13/25

DRAFTED BY: SLF

CHECKED BY: KDS

VERSION: 1

SHEET NUMBER: 1 OF 1



**STIVENDER
SURVEYING, INC.**
LICENSED BUSINESS NO. 8631
1745 US HIGHWAY 27 S.
SEBRING, FL 33870

KYLE D. STIVENDER
FLORIDA LICENSE NO. 7380

863.664.1222
INFO@STIVENDERSURVEY.COM

BOUNDARY SURVEY

3509 DESOTO RD
SEBRING, FL

SURVEYOR'S NOTES

- THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LOT LINE BEING S 89°08'15" W, GRID BEARING AS MEASURED USING RTK GPS, REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD 83/2011) AND PROJECTED IN THE FLORIDA STATE PLANE EAST ZONE.
- ONLY VISIBLE, ABOVE GROUND IMPROVEMENTS ARE SHOWN UPON THIS MAP. UNDERGROUND FOUNDATIONS AND OTHER SUBTERRANEAN FEATURES WERE NOT LOCATED EXCEPT AS SHOWN.
- ALL DIMENSIONS WERE FIELD MEASURED UNLESS OTHERWISE NOTED. UNIT OF MEASURE IS THE U.S. SURVEY FOOT.
- PRINTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS AS THE SCALE OF THIS SURVEY CAN CHANGE WITH REPRODUCTION.
- SURVEY PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON.
- THIS SURVEY MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. THIS SURVEY MAY ALSO BE SIGNED WITH AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR PER CHAPTER 5J-17.062, FLORIDA ADMINISTRATIVE CODE.

THIS SURVEY IS CERTIFIED TO:
GOODFELLAS LAND & CITRUS, LLC

LEGAL DESCRIPTION:
THE SOUTH 5.38 ACRES OF THE NE 1/4 OF THE NW 1/4, SOUTH AND WEST OF THE ATLANTIC COAST LINE RAILROAD RIGHT-OF-WAY, IN SECTION 4, TOWNSHIP 35 SOUTH, RANGE 29 EAST, HIGHLANDS COUNTY, FLORIDA.