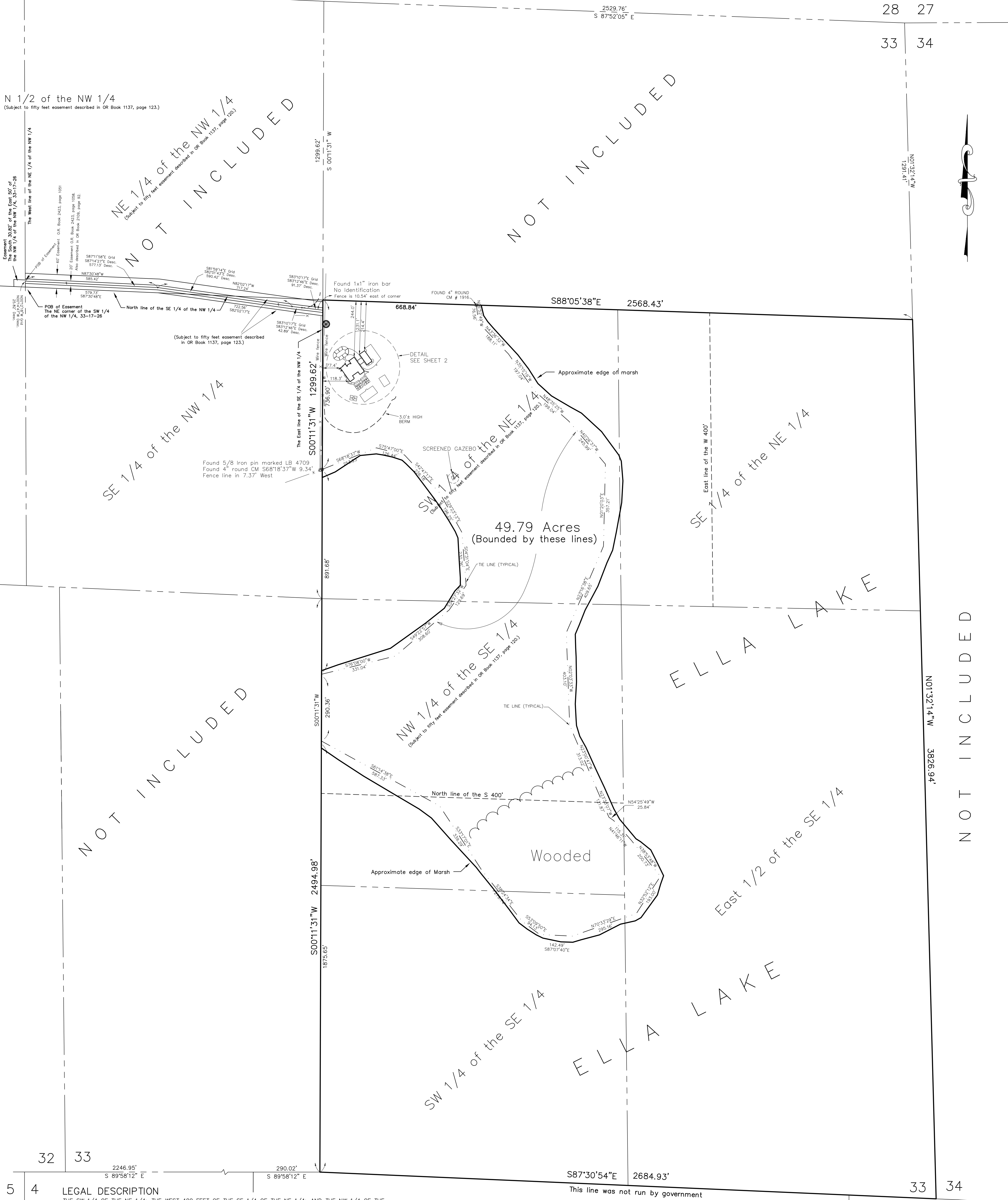


# BOUNDARY SURVEY

## Section 33-17-26, Marion County, Florida



**LEGAL DESCRIPTION**

THE SW 1/4 OF THE NE 1/4; THE WEST 400 FEET OF THE SE 1/4 OF THE NE 1/4; AND THE NW 1/4 OF THE SE 1/4, LESS THE SOUTH 400 FEET OF THE NW 1/4 OF THE SE 1/4, OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 26 EAST, MARION COUNTY, FLORIDA.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT DESCRIBED AS FOLLOWS: THE SOUTH 30.82 FEET OF THE EAST 50.00 FEET OF THE NW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 26 EAST, MARION COUNTY, FLORIDA.

ALSO, A 20 FOOT STRIP OF LAND LYING 10 FEET EQUALLY ON EITHER SIDE OF THE CENTERLINE OF AN EXISTING SHELL ROAD AND AN EASTERLY EXTENSION THEREOF LYING WITHIN THE NE 1/4 OF THE NW 1/4 AND WITHIN THE SE 1/4 OF THE NW 1/4; OF SAID SECTION 33, SAID STRIP OF LAND BOUNDED ON THE WEST BY THE WESTERLY LINE OF SAID NE 1/4 OF THE NW 1/4 AND BOUNDED ON THE EAST BY THE EAST LINE OF SAID SE 1/4 OF THE NW 1/4, OF SAID SECTION 33, THE CENTERLINE OF WHICH IS DESCRIBED AS FOLLOWS: FROM THE NORTHEAST CORNER OF THE SW 1/4 OF THE NW 1/4, OF SAID SECTION 33, RUN THENCE N00°14'47"W ALONG THE WEST LINE OF SAID NE 1/4 OF THE NW 1/4 A DISTANCE OF 25.82 FEET TO A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING THENCE RUN S87°14'27"E FOR 577.13 FEET, THENCE RUN S82°01'43"E FOR 590.42 FEET, THENCE S83°12'46"E 42.89 FEET TO THE APPROXIMATE POINT OF CURVATURE OF A CURVE IN SAID SHELL ROAD (SAID CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 72 FEET), THENCE LEAVING THE CENTERLINE OF SAID SHELL ROAD RUN S83°12'46"E ALONG THE TANGENT AND THE EASTERLY EXTENSION OF THE AFOREMENTIONED CURVE A DISTANCE OF 91.37 FEET TO THE POINT OF TERMINUS.

THE SE 1/4 OF THE NE 1/4 LESS THE WEST 400 FEET THEREOF; THE E 1/2 OF THE SE 1/4; AND THE SW 1/4 OF THE SE 1/4, SECTION 33, TOWNSHIP 17 SOUTH, RANGE 26 EAST, MARION COUNTY, FLORIDA.

THE SOUTH 400 FEET OF THE NW 1/4 OF THE SE 1/4, OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 26 EAST, MARION COUNTY, FLORIDA.

THAT CERTAIN PROPERTY DESCRIBED IN INSTRUMENT RECORDED IN O.R. BOOK 1137, PAGE 120, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: THE SW 1/4 OF THE NE 1/4 AND THE NW 1/4 OF THE SE 1/4, OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 26 EAST, MARION COUNTY, FLORIDA.

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF PROVIDING AN ACCESS RIGHT OF WAY FOR INGRESS AND EGRESS AND USES INCIDENTAL THERETO ON, OVER, AND ACROSS THE FOLLOWING DESCRIBED LAND: SO MUCH OF PARCEL 1 AND PARCEL 2, AS HEREINAFTER DESCRIBED, AS WILL PROVIDE A STRIP OF LAND 60 FEET IN CONTINUOUS WIDTH EXTENDING FROM THE WEST AT AND CONNECTING TO THE RIGHT OF WAY FOR RIGDON ROAD AND TERMINATING ON THE EAST AT THE MID-SECTION LINE FOR SECTION 33, TOWNSHIP 17 SOUTH, RANGE 26 EAST, MARION COUNTY, FLORIDA, SAID PARCEL 1 AND PARCEL 2 BEING DESCRIBED AS FOLLOWS:

PARCEL 1: THE N 1/2 OF THE NW 1/4, OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 26 EAST.

PARCEL 2: COMMENCING AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE NW 1/4, OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 26 EAST, MARION COUNTY, FLORIDA, THENCE RUNNING SOUTH 69 FEET; THENCE N84°30'00"W 720.4 FEET; THENCE EAST 716.50 FEET TO THE POINT OF BEGINNING.

### NOTES

1. BEARINGS ARE BASED ON FLORIDA GRID EAST ZONE.
2. CONTROL POINTS USED WERE LK123, 4WHC AND V0042.
3. DESCRIPTION TAKEN FROM O.R. BOOK 2423, PAGE 1057 AND O.R. BOOK 2423, PAGE 1051.
4. THE POSITION OF THE 50 FEET EASEMENT DESCRIBED IN O.R. COULD NOT BE PLOTTED.
5. REPRODUCTIONS OF THESE SURVEY ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
7. ALL VISIBLE EASEMENTS OR ENCROACHMENTS ARE SHOWN OR NOTED HEREON.
8. LANDS SHOWN HEREON, WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.

### LEGEND

- CM = Concrete Monument  
IP = Iron Pin  
R = Radius  
L = Length  
T = Tangent  
Meas = Measures  
Desc = Description  
OR = Official Records  
LB = Licensed Business  
NID = No Identification  
POB = Point of Beginning  
RLS = Registered Land Surveyor  
E = Electric Transformer

### CERTIFIED TO

MYRA A. TUCKER, AS TRUSTEE  
AMERICAN PIONEER TITLE INSURANCE COMPANY  
GRAY ROBINSON, ATTORNEY AT LAW  
SELECT CUSTOM HOMES, INC.  
FIRST FEDERAL OF LAKE COUNTY

JENNINGS E. GRIFFIN, DATE  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA REGISTRATION NO. 4486  
THE DATE OF FIELD WORK IS REFLECTED IN THE TITLE BLOCK AND NOT THE SIGNATURE.

### GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

<b>SHEET 1 OF 2</b>		<b>BOUNDARY SURVEY</b> IN SECTION 33, TOWNSHIP 17 SOUTH, RANGE 26 EAST, MARION COUNTY, FLORIDA.	
CLIENT	TUCKER	TUCKER	
JOB NO.	981545	TUCKER	
DATE	1/22/99	CHECKED BY	JEG
DRAWN BY	LL/MM/JSP	FLD. BOOK	05-36/64
ACAD FILE	981545.FINAL.DWG		
REVISIONS		DATE	
REVISED LEGAL		2/1/99	
REVISED CERTIFICATIONS	MM	10/18/00	
FOUNDATION SURVEY	JSP	10/30/04	
LOCATE IMPROVEMENTS	TS	01/25/06	

	▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS LB 4709
300 NORTH SHILAH AVENUE - TAMPA, FL 33606 - (813) 242-8441	