

POPELL LAND SURVEYORS, LLC.

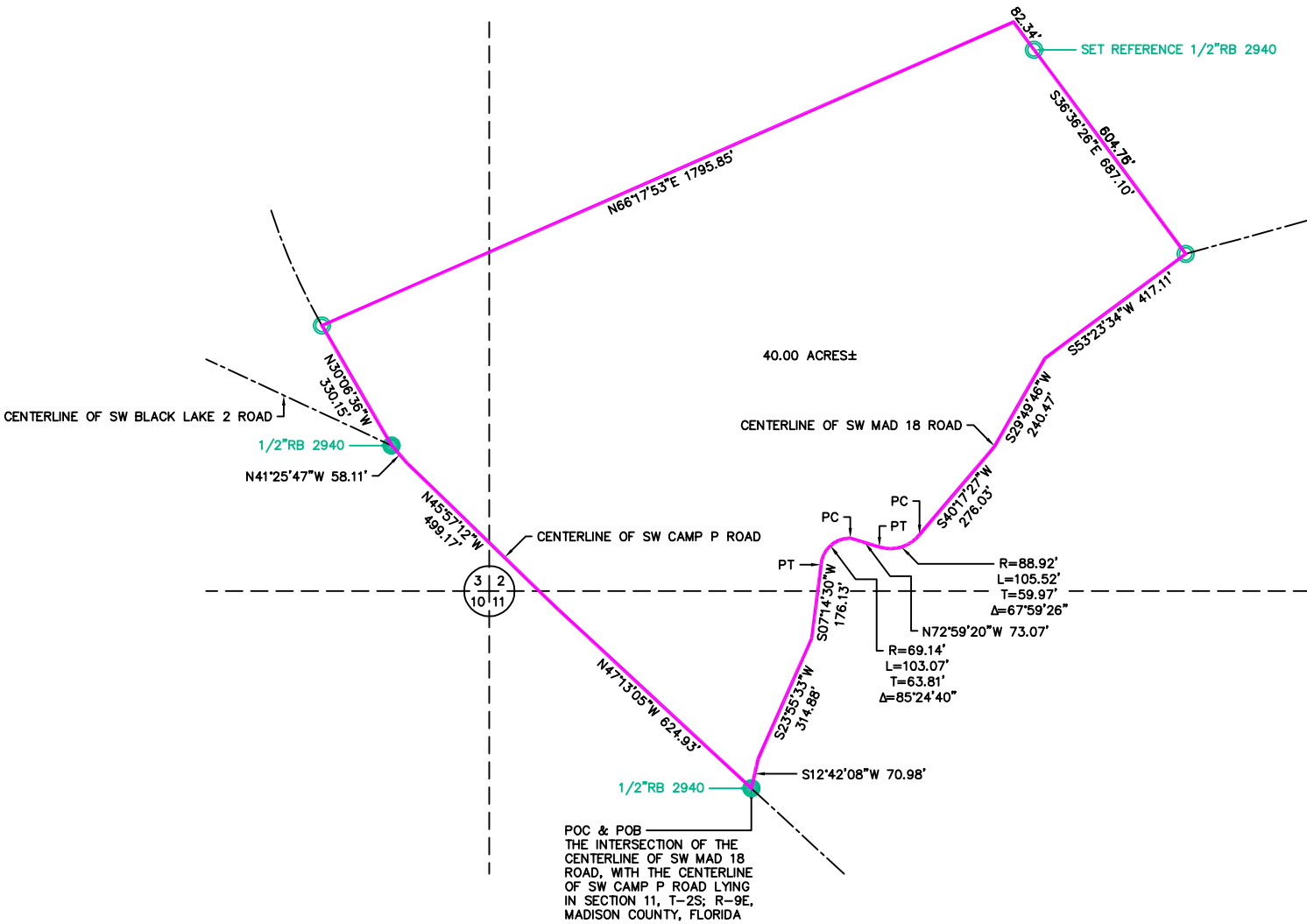
BOUNDARY SURVEY

OF A PORTION OF LAND LYING IN
SECTIONS 2, 3, & 11, T-2S; R-9E,
MADISON COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 2, 3, AND 11, TOWNSHIP 2 SOUTH; RANGE 9 EAST, MADISON COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A 1/2" REBAR NO. 2940, AT THE INTERSECTION OF THE CENTERLINE OF SW MAD 18 ROAD, WITH THE CENTERLINE OF SW CAMP P ROAD IN SAID SECTION 11, SAID POINT ALSO BEING THE POINT OF BEGINNING, FROM SAID POINT OF BEGINNING RUN ALONG SAID CENTERLINE OF SW CAMP P ROAD THE FOLLOWING COURSES: NORTH 47 DEGREES 13 MINUTES 05 SECONDS WEST, A DISTANCE OF 624.93 FEET TO A POINT; THENCE NORTH 45 DEGREES 57 MINUTES 12 SECONDS WEST, A DISTANCE OF 499.17 FEET TO A POINT; THENCE NORTH 41 DEGREES 25 MINUTES 47 SECONDS WEST, A DISTANCE OF 58.11 FEET TO A 1/2" REBAR NO. 2940, AT THE INTERSECTION OF SAID CENTERLINE, WITH THE CENTERLINE OF SW BLACK LAKE 1 ROAD; THENCE CONTINUE ALONG SAID CENTERLINE OF SW CAMP P ROAD NORTH 30 DEGREES 06 MINUTES 36 SECONDS WEST, A DISTANCE OF 330.15 FEET TO A SET 1/2" REBAR NO. 2940; THENCE LEAVING SAID CENTERLINE RUN NORTH 66 DEGREES 17 MINUTES 53 SECONDS EAST, A DISTANCE OF 1,795.85 FEET TO A POINT; THENCE SOUTH 36 DEGREES 36 MINUTES 26 SECONDS EAST, A DISTANCE OF 82.34 FEET TO A SET REFERENCE 1/2" REBAR NO. 2940; THENCE CONTINUE SOUTH 36 DEGREES 36 MINUTES 26 SECONDS EAST, A DISTANCE OF 604.76 FEET TO A SET 1/2" REBAR NO. 2940, AT THE CENTERLINE OF SW MAD 18 ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING COURSES: SOUTH 53 DEGREES 23 MINUTES 34 SECONDS WEST, A DISTANCE OF 417.11 FEET TO A POINT; THENCE SOUTH 29 DEGREES 49 MINUTES 46 SECONDS WEST, A DISTANCE OF 240.47 FEET TO A POINT; THENCE SOUTH 40 DEGREES 17 MINUTES 27 SECONDS WEST, A DISTANCE OF 276.03 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 88.92 FEET AND A CENTRAL ANGLE OF 67 DEGREES 59 MINUTES 26 SECONDS; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 105.52 FEET TO THE POINT OF TANGENT; THENCE NORTH 72 DEGREES 59 MINUTES 20 SECONDS WEST, A DISTANCE OF 73.07 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 69.14 FEET AND A CENTRAL ANGLE OF 85 DEGREES 24 MINUTES 40 SECONDS; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 103.07 FEET TO THE POINT OF TANGENT; THENCE SOUTH 07 DEGREES 14 MINUTES 30 SECONDS WEST, A DISTANCE OF 176.13 FEET TO A POINT; THENCE SOUTH 23 DEGREES 55 MINUTES 33 SECONDS WEST, A DISTANCE OF 314.88 FEET TO A POINT; THENCE SOUTH 12 DEGREES 42 MINUTES 08 SECONDS WEST, A DISTANCE OF 70.98 FEET TO A 1/2" REBAR NO. 2940, AT THE INTERSECTION OF THE CENTERLINE OF SW MAD 18 ROAD, WITH THE CENTERLINE OF SW CAMP P ROAD, AND THE POINT OF BEGINNING, CONTAINING 40.00 ACRES, MORE OR LESS.

ASSUMED BEARING BASED ON G.P.S. HARN NETWORK



CERTIFIED TO: CHRIS AND TAMMY DUNAWAY
HARDEE LAW FIRM, PL
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

GRAPHIC SCALE

DECLARATION AND CERTIFICATION IS MADE TO THE ORIGINAL PURCHASER, TITLE COMPANY, AND MORTGAGE HOLDER OF THIS SURVEY AND IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.



(IN FEET)

1 inch = 400 ft.

NOTE: NO TITLE OPINION OR ABSTRACT PROVIDED
THERE MAY BE OTHER INSTRUMENTS OF
RECORD THAT COULD AFFECT THIS PROPERTY

NOTHING LOCATED UNDERGROUND

I hereby certify this to be a true and accurate representation of the property shown hereon to the best of my knowledge and belief, and that this survey complies with the minimum technical standards as established in Rule 5J-17 Fla. Adm. Code.

WALTON F. POPPELL FLA. R.L.S. #2940

DATE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

FIELD DATE: 3/22/22	SCALE: 1"=400' P.O. BOX 649 MADISON,FLORIDA 32340	364 WEST BASE ST. (850)973-2472 FAX (850)973-1281
DRAWN DATE: 4/25/22	BOOK NUMBER: 364/20	DRAWN BY: ELK
REVISION DATE:		JOB NUMBER: 22-059

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SECTIONS 2, 3, & 11, T-2S; R-9E,
MADISON COUNTY, FLORIDA

DUNAWAY