

SEE SHEET 2 OF 3 FOR PARENT TRACT DETAIL
SEE SHEET 3 OF 3 FOR COMPOUND DETAIL



VICINITY MAP
NEAR SE 135TH STREET, WEIRSDALE, FL 32195
(NOT TO SCALE)

LEGAL DESCRIPTION
(AS PROVIDED BY CLIENT)

PARENT TRACT

SITUATED IN THE COUNTY OF MARION AND IN THE STATE OF FLORIDA:

PARCEL 1:
THE WEST 1/4 OF SECTION 2, TOWNSHIP 17 SOUTH, RANGE 24 EAST.

PARCEL 2:
ALL OF SECTION 3, TOWNSHIP 17 SOUTH, RANGE 24 EAST; COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 9, THENCE RUN NORTH 00°07'13" EAST, 2661.32 FEET, TO THE QUARTER-SECTION CORNER ON THE EAST BOUNDARY, THEN RUN WEST ALONG NORTH BOUNDARY OF GOVERNMENT LOT 9 TO A POINT 1450 FEET WEST OF SAID QUARTER-SECTION CORNER, THEN RUN SOUTH 00°07'13" WEST, 1861.63 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTH 29°26'45" WEST, 87.57 FEET TO A CONCRETE MONUMENT, THENCE RUN SOUTH 58°41'40" WEST, 596 FEET ON A RADIAL TO THE 02" CURVATURE OF DIXIE HIGHWAY, THENCE RUN IN A NORTHWESTERLY DIRECTION PARALLEL TO AND 298 FEET FROM THE CENTER LINE OF DIXIE HIGHWAY TO THE WEST BOUNDARY OF GOVERNMENT LOT 10, THENCE RUN SOUTH ALONG THE WEST BOUNDARY LINE OF GOVERNMENT LOT 10 TO THE SOUTHWEST CORNER OF GOVERNMENT LOT 10, THENCE RUN EAST ALONG BOUNDARY LINE BETWEEN SECTION 4 AND 9 OF TOWNSHIP 17 SOUTH, RANGE 24 EAST, TO THE POINT OF BEGINNING.

PARCEL 4:
THE WEST 3/4 OF THE SOUTHEAST 2/4 OF THE NORTHWEST 1/4; AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, EXCEPT THE WEST 2 CHAINS OF THE SOUTH 5 CHAINS; ALL IN SECTION 10, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA.

PARCEL 5:
NORTHEAST 1/4 AND THE EAST 3/4 OF NORTH 1/2 OF NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 10, TOWNSHIP 17 SOUTH, RANGE 24 EAST.

EXCEPT RAILROAD RIGHT OF WAY.

AND EXCEPT RIGHT OF WAY OF STATE ROAD NO. 441. (DIXIE HIGHWAY) AND SUBJECT TO EASEMENT OF OCKLAWAHA RECLAMATION FARMS FOR TRANSMISSION LINES IN DEED BOOK 264, PAGE 366 AND DEED BOOK 271, PAGE 5, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 9, SECTION 4, TOWNSHIP 17 SOUTH, RANGE 24 EAST; THENCE WEST 1450 FEET; THENCE SOUTH 00°7'13" WEST, 1504 FEET 6 INCHES TO THE POINT OF BEGINNING OF THE LAND HEREBY CONVEYED; THENCE SOUTH 00°7'13" WEST, 357.13 FEET TO A CONCRETE MARKER; THENCE SOUTH 29°26'45" WEST, 87.57 FEET TO A CONCRETE MARKER; THENCE SOUTH 58°41'40" WEST TO THE CENTER LINE OF U.S. HIGHWAY 441; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID U.S. HIGHWAY 441 TO A POINT ON SAID CENTER LINE WHICH IS SOUTH 64°20' WEST OF THE POINT OF BEGINNING; THENCE NORTH 64°20' EAST TO THE POINT OF BEGINNING, EXCEPT RIGHT OF WAY OF U.S. HIGHWAY 441.

PARCEL 6:
THE NORTH 10 CHAINS OF THE EAST 4 CHAINS OF GOVERNMENT LOT 4 IN SECTION 9, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA.

PARCEL 7:
NW 1/4 OF NW 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA.

LEGAL DESCRIPTION
(AS PROVIDED BY CLIENT)

PARCEL 8:
SOUTH 1/2 OF W 1/2 OF NW 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA

PARCEL 9:
NW 1/4 OF SW 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA.

PARCEL 10:
NORTH 1/2 OF NW 1/4 OF SE 1/4 OF NW 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA.

PARCEL 11:
THE EAST 1/2 OF SE 1/4 OF NW 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA.

PARCEL 12:
THE SOUTH 3/4 OF W 1/2 OF SE 1/4 OF NW 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA. TOGETHER WITH ALL OF THE GRANTORS' INTEREST IN AND TO: A NON-EXCLUSIVE EASEMENT OVER AND ACROSS THAT PART OF THE SOUTH 60 FEET OF THE EAST 1/2 OF THE SE 1/4 OF THE NW 1/4 OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, WHICH LIES WEST OF THE EXTENDED EASTERLY RIGHT OF WAY LINE OF MALAUKA TERRACE AS SAID MALAUKA IS DEPICTED ON THAT CERTAIN MAP OR PLAT UNRECORDED. GRANTORS DO NOT WARRANT THE TITLE TO THIS EASEMENT.

PARCEL 13:
BEGINNING AT A POINT 10 CHAINS NORTH AND 5 CHAINS EAST OF THE SOUTHWEST CORNER OF THE NW 1/4 OF SECTION 10, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, THENCE NORTH 5 CHAINS, THENCE EAST 2 CHAINS, THENCE SOUTH 5 CHAINS, THENCE WEST 2 CHAINS TO THE POINT OF BEGINNING.

Tax ID: 48512-000-00

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY ALTA COMMITMENT FOR
TITLE INSURANCE COMMITMENT NUMBER 01-24070685-01T, DATED NOVEMBER 11, 2024
SCHEDULE B II

7 EASEMENT IN FAVOR OF OCKLAWAHA RECLAMATION FARMS, RECORDED 07/23/1946, AS BOOK 366, PAGE 264, OF THE MARION COUNTY RECORDS.

DOES NOT AFFECT AREA OF CONCERN

8 EASEMENT IN FAVOR OF OCKLAWAHA RECLAMATION FARMS, RECORDED 07/23/1946, AS BOOK 271, PAGE 5, OF THE MARION COUNTY RECORDS.

DOCUMENT PROVIDED ILLEGIBLE

9 EASEMENT IN FAVOR OF UNITED TELEPHONE COMPANY OF FLORIDA, RECORDED 06/07/1996, AS BOOK 2255, PAGE 1318, OF THE MARION COUNTY RECORDS.

DOES NOT AFFECT AREA OF CONCERN

- THIS IS A BOUNDARY SURVEY OF THE GULFSTREAM TOWERS LEASE PARCEL AND ITS ACCESS AND UTILITY EASEMENT. THE PARENT TRACT INFORMATION SHOWN HEREON IS FOR INFORMATIONAL PURPOSES ONLY.
- THE PROPOSED GULFSTREAM TOWERS LEASE PARCEL DEPICTED HEREON LIES ENTIRELY WITHIN THE DESCRIBED PARENT TRACT.
- THE SURVEYOR HAS REVIEWED THE ALTA COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 01-24070685-01T, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED NOVEMBER 11, 2024. ALL PLOTTABLE MATTERS OF RECORD TITLE IDENTIFIED IN THAT COMMITMENT FOR TITLE INSURANCE THAT ARE PERTINENT TO THE GULFSTREAM TOWERS LEASE PARCEL, AND ITS ACCESS AND UTILITY EASEMENT, IF APPLICABLE, HAVE BEEN SHOWN OR NOTED HEREON. THE SURVEYOR HAS RELIED SOLELY UPON THAT COMMITMENT WITH RESPECT TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS. NO FURTHER RESEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THE SURVEYOR.
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH RIGHT OF WAY LINE OF SE 135TH STREET, PER AN UNRECORDED SURVEY BY ROGERS ENGINEERING, LLC., DATED JULY 29, 2020, AS BEING SOUTH 89°56'52" EAST.
- UNDERGROUND UTILITIES AND IMPROVEMENTS HAVE NOT BEEN LOCATED.
- PARENT TRACT INTERIOR IMPROVEMENTS HAVE NOT BEEN LOCATED.
- AFTER REVIEW OF FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 12083C0770D, DATED AUGUST 28, 2008 THE PROPOSED LEASE PARCEL DEPICTED HEREON LIES IN ZONE "X" AND ZONE "A" (NO BASE FLOOD ELEVATION).
- (D) DENOTES DESCRIPTION; (F) DENOTES FIELD MEASURED; (P) DENOTES PLAT; (C) DENOTES CALCULATED.
- INCIDENTAL ELEVATIONS SHOWN HEREON ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988, IS TO THE THIRD ORDER OF ACCURACY, AND IS BASED ON MULTI FREQUENCY GNSS CORRECTIONS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK (FPRN).
- ALL GEODETIC AND VERTICAL DATA, DEPICTED HEREON IS WITHIN THE 1" ACCURACY TOLERANCES AS SET FORTH BY THE F.A.A.
- SITE BENCHMARK IS A SET IRON ROD AND RED CAP LB 6885 ELEVATION = 96.69' N.A.V.D. 1988 AS DEPICTED HEREON. ALL ELEVATIONS SHOWN HEREON ARE ABOVE MEAN SEA LEVEL (A.M.S.L.).
- BASED UPON OUR FIELD WORK AND THE ALTA COMMITMENT FOR TITLE INSURANCE, THE GULFSTREAM TOWERS LEASE PARCEL HAS ACCESS TO SE 135TH STREET (A PUBLIC RIGHT-OF-WAY) BY MEANS OF THE GULFSTREAM TOWERS NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT DEPICTED HEREON. NO EASEMENTS OR OTHER RIGHTS OF THIRD PARTIES DISCLOSED BY THE ALTA COMMITMENT FOR TITLE INSURANCE WOULD PRECLUDE ACCESS OVER THE GULFSTREAM TOWERS NON-EXCLUSIVE ACCESS AND UTILITY EASEMENT FROM THE GULFSTREAM TOWERS LEASE PARCEL TO SE 135TH STREET (A PUBLIC RIGHT-OF-WAY).

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY KIRK BRIAN MITCHELL USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

SURVEYOR'S CERTIFICATION

HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PERFORMED ON NOVEMBER 10, 2025, IN ACCORDANCE WITH THE TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 5J-17, F.L.A.C. 10C0000188846, FLORIDA ADMINISTRATIVE CODE, STANDARDS OF PRACTICE PURSUANT TO SECTION 472.025, C.A.B.100084A05, FLORIDA STATUTES AND WAS PREPARED UNDER MY RESPONSIBLE CHARGE.

KIRK B. MITCHELL P.S.M. L.S.No.5682

CERTIFIED TO AND FOR THE EXCLUSIVE BENEFIT OF:
GULFSTREAM TOWERS
ITS AFFILIATES, SUBSIDIARIES AND LENDERS.

CERTIFICATE OF AUTHORIZATION No. L.B.6885 HARD COPIES NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



AND MAPPING, INC.
371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931
PH: (407) 509-2305

BOUNDARY SURVEY
PREPARED FOR
GULFSTREAM TOWERS

FL303 EAST LAKE WEIR
A PORTION OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST
MARION COUNTY, FLORIDA

DRAWN	S. PETRARDI
FIELD DATE	NOVEMBER 10, 2025
FIELD BOOK	PRINT
SCALE	1" = 30'
PROJECT NO.	X
FILE NAME	FL303.DWG
SHEET	1 OF 3

SEE SHEET 1 OF 3 FOR SURVEY INFORMATION
SEE SHEET 3 OF 3 FOR COMPOUND DETAIL

**LEGAL DESCRIPTIONS
(AS PREPARED BY SURVEYOR)**

**GULFSTREAM TOWERS
LEASE PARCEL**

A PORTION OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE, SOUTH 89°59'16" EAST, A DISTANCE OF 45.53 FEET; THENCE NORTH 00°00'44" EAST, A DISTANCE OF 188.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°59'16" WEST, A DISTANCE OF 35.00 FEET; THENCE NORTH 00°00'44" EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 89°59'16" EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 00°00'44" WEST, A DISTANCE OF 70.00 FEET; THENCE NORTH 89°59'16" WEST, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.1125 ACRES OR 4900 SQUARE FEET, MORE OR LESS.

**GULFSTREAM TOWERS
ACCESS EASEMENT**

A 40 FEET WIDE ACCESS EASEMENT LYING 20 FEET LEFT AND RIGHT OF A CENTERLINE BEING PORTION OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE, SOUTH 89°59'16" EAST, A DISTANCE OF 45.53 FEET; THENCE NORTH 00°00'44" EAST, A DISTANCE OF 188.72 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

THE SIDELINES OF SAID EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS SHAPE.

CONTAINING 0.2151 ACRES OR 9370 SQUARE FEET, MORE OR LESS.

**GULFSTREAM TOWERS
UTILITY EASEMENT**

A 10 FEET WIDE UTILITY EASEMENT LYING 5 FEET LEFT AND RIGHT OF A CENTERLINE BEING PORTION OF SECTIONS 10 AND 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE, ALONG THE WEST LINE OF SAID SECTION 11, NORTH 00°03'08" EAST, A DISTANCE OF 20.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SE 135TH STREET; THENCE, LEAVING SAID WEST LINE OF SECTION 11 AND ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 89°58'52" WEST, A DISTANCE OF 15.32 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE, LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 00°23'27" EAST, A DISTANCE OF 173.71 FEET; THENCE SOUTH 89°59'16" EAST, A DISTANCE OF 24.69 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

THE SIDELINES OF SAID EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS SHAPE.

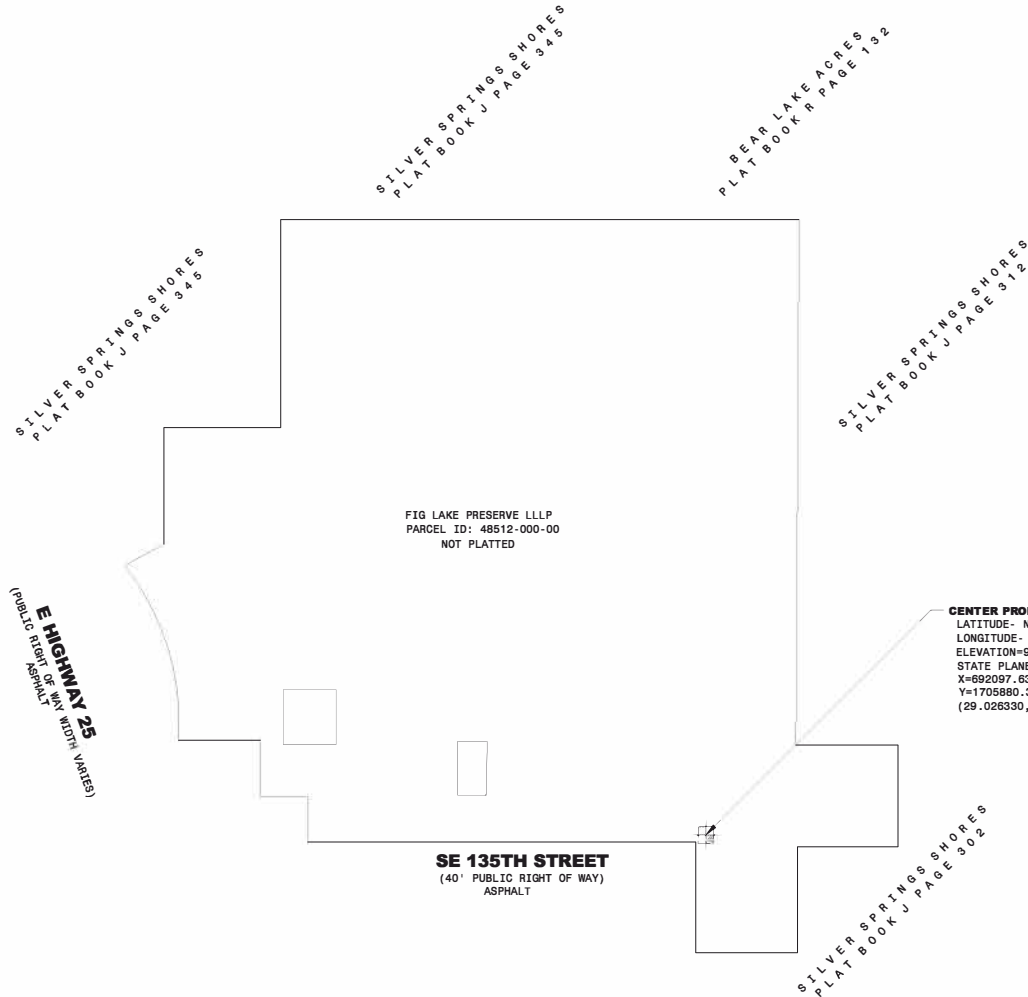
CONTAINING 0.0455 ACRES OR 1984 SQUARE FEET, MORE OR LESS.

**GULFSTREAM TOWERS
50' FALL ZONE EASEMENT**

A 50 FEET RADIUS FALL ZONE EASEMENT BEING PORTION OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 11; THENCE, SOUTH 89°59'16" EAST, A DISTANCE OF 45.53 FEET; THENCE NORTH 00°00'44" EAST, A DISTANCE OF 188.72 FEET; THENCE, CONTINUING, NORTH 00°00'44" EAST, A DISTANCE OF 35.00 FEET TO THE CENTER POINT OF THE SAID 50 FEET RADIUS FALL ZONE.

CONTAINING 0.1803 ACRES OR 7854 SQUARE FEET, MORE OR LESS.



CENTER PROPOSED TOWER
LATITUDE- NORTH 29°01'34.788"
LONGITUDE- WEST 81°53'15.247"
ELEVATION=94.10' (N.A.V.D. 1988) (A.M.S.L.)
STATE PLANE COORDINATES
X=692097.632
Y=1705880.385
(29.026330, -81.887567)

N.T.S.

REVISIONS

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

**ADVANCED
LAND SURVEYING**

AND MAPPING, INC.
371 BRIGHTWATERS DRIVE COCOA BEACH, FLORIDA 32931
PH: (407) 508-2305

BOUNDARY SURVEY

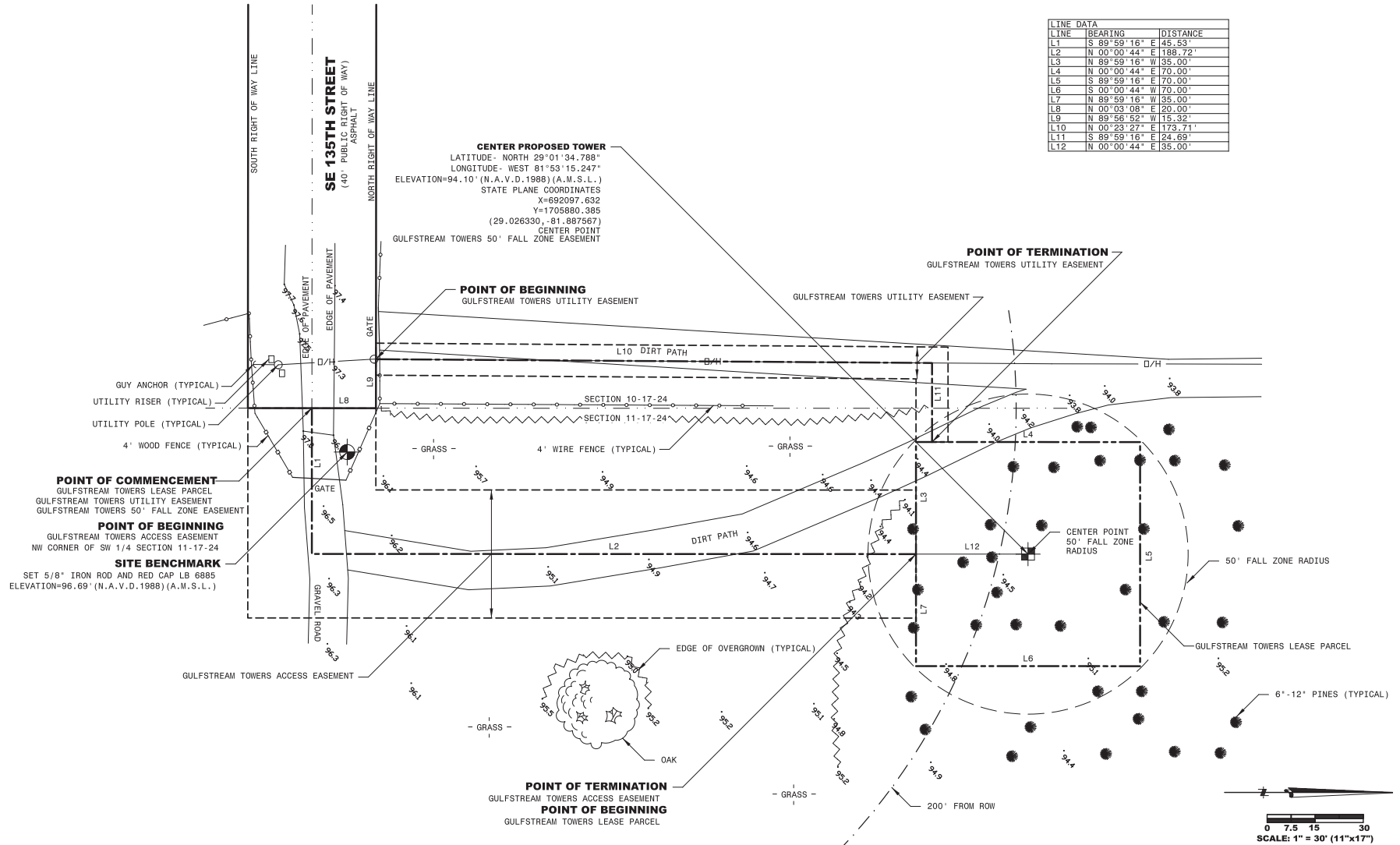
PREPARED FOR
GULFSTREAM TOWERS

FL303 EAST LAKE WEIR
A PORTION OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST
MARION COUNTY, FLORIDA

DRAWN	S. PETRARIOLI
FIELD DATE	NOVEMBER 10, 2025
FIELD BOOK	PLATE
SCALE	N.T.S.
PROJECT NO.	X
FILE NAME	FL303.DWG
SHEET	2 OF 3

ATTACHMENT E

SEE SHEET 1 OF 3 FOR SURVEY INFORMATION
SEE SHEET 2 OF 3 FOR PARENT TRACT DETAIL



REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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BOUNDARY SURVEY
PREPARED FOR
GULFSTREAM TOWERS
FL303 EAST LAKE WEIR
A PORTION OF SECTION 11, TOWNSHIP 17 SOUTH, RANGE 24 EAST
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