

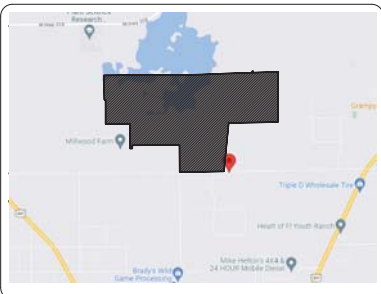
MARION COUNTY AGRICULTURAL LOT SPLIT
SECTION 1, TOWNSHIP 13 SOUTH, RANGE 21 EAST,
SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST,
SECTION 36, TOWNSHIP 12 SOUTH, RANGE 21 EAST,
SECTION 31, TOWNSHIP 12 SOUTH, RANGE 22 EAST,
MARION COUNTY, FLORIDA

"CVIGNE FARMS"

BCC EASEMENTS BOOK _____ PAGE _____

SURVEY NOTES:

- DATE OF FIELD SURVEY: AUGUST 8, 2022.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION INITIAL REFERENCE STATION NETWORK.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 120830CMBE, EFFECTIVE DATE OF APRIL 18, 2017 AND COMMUNITY PANEL 120830C47E, EFFECTIVE DATE OF APRIL 18, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "1", ZONE "1-A", AND ZONE "1-A1" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- NORTH-SOUTH AND EAST-WEST TIES TO FUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD, PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- ACCESS TO THE SUBJECT PROPERTY IS OBTAINED FROM N.W. 115TH AVENUE (A PUBLIC RIGHT OF WAY).
- THERE ARE EXISTING IMPROVEMENTS THAT WERE NOT LOCATED AS PART OF THIS SURVEY.
- THERE SHALL BE NO FENCES CONSTRUCTED WITHIN THE PRIVATE NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT AS SHOWN AND DESCRIBED HEREON.
- WELLS AND SANITARY SEPTIC SYSTEMS ARE PROHIBITED WITHIN THE 100 YEAR FLOOD PLAIN.
- STOP SIGNS AND STREET SIGNS MUST BE INSTALLED IN ACCORDANCE WITH DETAILS T030 THROUGH T032 PER MARION COUNTY LAND DEVELOPMENT REGULATIONS.
- MARION COUNTY BOARD OF COUNTY COMMISSIONERS SHALL HAVE NO DUTY OR RESPONSIBILITY IN THE MAINTENANCE OF THE PRIVATE NON-EXCLUSIVE INGRESS, EGRESS, DRAINAGE AND UTILITY EASEMENT AS SHOWN AND DESCRIBED HEREON.



VICINITY MAP:

NOT TO SCALE

LEGAL DESCRIPTION, PARENT PARCE:

THE NORTH 1/2 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 21 EAST
AND THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 21 EAST; THE EAST 3/4 OF THE NE 1/4 OF THE SE 1/4; AND THE SE 1/4 OF THE SE 1/4 OF SECTION 36, TOWNSHIP 12 SOUTH, RANGE 21 EAST;
THE WEST 3/4 OF THE SW 1/4 OF SECTION 31, TOWNSHIP 12 SOUTH, RANGE 22 EAST; AND THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST LESS THE SOUTH 30 FEET FOR RIGHT OF WAY OF MARION COUNTY ROAD NO. 1315 (MILWOOD ROAD), AND LESS THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST MARION COUNTY FLORIDA; THENCE S. 89°49'22" W. ALONG THE NORTH BOUNDARY OF THE SECTION 1, A DISTANCE OF 1633.02 FEET; THENCE THENCE S.89°49'35"W., 36.89 FEET; THENCE S.89°44'59"W., 474.09 FEET; THENCE S.89°49'35"W., 501.35 FEET; THENCE S.00°10'32"W., 911.71 FEET; TO THE POINT OF BEGINNING; THENCE S.00°19'00"W., 172.00 FEET; THENCE S.89°49'02"W., 120.00 FEET; THENCE N.00°09'00"E., 1,321.55 FEET; THENCE S.89°47'50"W., 1,328.48 FEET; THENCE N.00°12'55"W., 1,317.60 FEET; THENCE N.89°15'50"W., 65.23 FEET; THENCE N.01°12'33"W., 1,318.19 FEET; THENCE N.89°42'22"E., 88.90 FEET; THENCE N.89°46'58"E., 328.60 FEET; THENCE N.89°47'51"E., 2,308.59 FEET; THENCE N.89°44'38"E., 328.18 FEET; THENCE N.89°49'38"E., 584.89 FEET; THENCE N.89°44'43"E., 404.59 FEET; THENCE N.88°08'31"E., 2,010.44 FEET; THENCE N.88°07'47"E., 1,965.06 FEET; THENCE N.01°15'18"W., 751.00 FEET; THENCE N.88°08'21"E., 50.00 FEET; THENCE S.01°43'04"E., 74.95 FEET; THENCE N.86°45'50"E., 6.38 FEET; THENCE N.88°08'21"E., 1,351.26 FEET; THENCE S.00°27'05"W., 2,713.71 FEET; THENCE S.88°55'47"W., 1,331.56 FEET; THENCE S.88°54'24"W., 1,331.82 FEET; THENCE S.05°34'12"W., 2627.38' FEET; THENCE S.88°52'51"W., 1080.55; THENCE S.88°52'35"W., 1332.41; THENCE N.02°05'59"W., 298.97; THENCE N.01°18'06"W., 172.00; THENCE S.89°49'02"W., 2549.38'; TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 794.13 ACRES, MORE OR LESS.

LEGEND AND ABBREVIATIONS:

| | | | |
|-------|-------------------------------------|---|--|
| # | MORE OR LESS | ⊗ | SANITARY MANHOLE |
| EL | ELEVATION | ⊙ | SANITARY CLEANOUT |
| LB | LICENSED BUSINESS | ⊙ | ELECTRIC MANHOLE |
| NO | NUMBER | ⊙ | ELECTRIC METER |
| LS | LAND SURVEYOR | ⊙ | ELECTRIC RISER BOX |
| DRA | DRAINAGE RETENTION AREA | ⊙ | CABLE TELEVISION RISER BOX |
| ORB | OPTICAL RECORDS BOOK | ⊙ | TELEPHONE RISER BOX |
| S | CENTERLINE | ⊙ | UTILITY RISER |
| R | RADIUS | ⊙ | WELL |
| L | ARC LENGTH | ⊙ | IRRIGATION CONTROL VALVE |
| Δ | DELTA (CENTRAL ANGLE) | ⊙ | WATER METER |
| CH | CHORD LENGTH | ⊙ | WATER VALVE |
| CB | CHORD BEARING | ⊙ | FIRE HYDRANT |
| POL | POINT ON CURVE | ⊙ | AIR CONDITIONER PAD |
| PCL | POINT ON LINE | ⊙ | GAS VALVE |
| PCC | POINT OF COMPOUND CURVATURE | ⊙ | GAS METER |
| PRC | POINT OF REVERSE CURVATURE | ⊙ | GAS LINE MARKER |
| PC | POINT OF CURVATURE | ⊙ | GAS MANHOLE |
| PT | POINT OF TANGENCY | ⊙ | CONCRETE UTILITY POLE |
| PI | POINT OF INTERSECTION | ⊙ | METAL UTILITY POLE |
| (F) | FIELD MEASURE | ⊙ | WOOD UTILITY POLE |
| (D) | DEED MEASURE | ⊙ | UTILITY POLE GUY ANCHOR |
| (P) | PLAY MEASURE | ⊙ | LIGHT POLE |
| P.O.C | POINT OF COMMENCEMENT | ⊙ | SPOT/GROUND LIGHT |
| P.O.B | POINT OF BEGINNING | ⊙ | ELECTRIC TRANSFORMER |
| FEMA | FEDERAL EMERGENCY MANAGEMENT AGENCY | ⊙ | WETLAND FLAG |
| PVC | DUCTILE IRON PIPE | ⊙ | SON |
| PVC | POLYVINYL CHLORIDE | ⊙ | BOLLARD |
| CMP | CORRUGATED METAL PIPE | ⊙ | PLAC POLE |
| RCP | REINFORCED CONCRETE PIPE | ⊙ | MAILBOX |
| NAD | NORTH AMERICAN VERTICAL DATUM | ⊙ | BLOW OFF ASSEMBLY |
| NVD | NATIONAL GEODETIC VERTICAL DATUM | ⊙ | REFLECTOR MARKER |
| FB | PLAY BOOK | ⊙ | TRAFFIC BOX |
| PG(S) | PAGE(S) | ⊙ | VAULT |
| RCD | RECOVERED | ⊙ | FOUND 4"x4" CONCRETE MONUMENT (AS NOTED) |
| COR | CERTIFIED CORNER RECORD | ⊙ | FOUND OCTAGONAL CONCRETE MONUMENT (AS NOTED) |
| RLS | REGISTERED LAND SURVEYOR | ⊙ | FOUND 5/8" IRON ROD & CAP (AS NOTED) |
| RM | RECORD MONUMENT | ⊙ | |
| IRC | IRON ROD AND CAP | ⊙ | |
| IR | IRON ROD | ⊙ | |
| IP | IRON PIPE | ⊙ | |
| CLP | CHAIN LINK FENCE | ⊙ | |
| IB | GUM INLET GRATE | ⊙ | |
| CB | CATCH BASIN | ⊙ | |
| ⊙ | STORM MANHOLE | ⊙ | |

| SHEET INDEX | |
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| SHEET | CONTENTS |
| 1 | PARENT PARCEL DESCRIPTION, NOTES, VICINITY MAP, SURVEYOR'S CERTIFICATE |
| 2 | LOT AND TRACT DESCRIPTIONS |
| 3 | OVERALL BOUNDARY |
| 4 | DETAIL OF LOTS 1, 15, 16, 17, 18, 19 AND 20 |
| 5 | DETAIL OF LOTS 1, 11, 12, 13, 14 AND TRACT A |
| 6 | DETAIL OF LOTS 2, 3, 4, 5, 7, 8, 9, AND 10 |

PROPERTY DATA:

PARCEL ID: 06124-000-00
OWNER: CVIGNE FARMS LIMITED

SHEET 1 OF 6
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 501.050-052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HANSON
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

| REVISIONS | | | |
|-----------|------|-------|----------|
| FB/PG | DATE | DRAWN | REVISION |
| | | | |
| | | | |
| | | | |
| | | | |

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • GIS
601 NW 10TH STREET, SUITE 100, FLORIDA 32107
PHONE: 352.491.1482 FAX: 352.491.1433 www.JCHgroup.com
CERTIFICATE OF AUTHORIZATION - L.B. 001

SECTION 1, TOWNSHIP 13 SOUTH, RANGE 21 EAST,
SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST,
SECTION 36, TOWNSHIP 12 SOUTH, RANGE 21 EAST,
SECTION 31, TOWNSHIP 12 SOUTH, RANGE 22 EAST,
MARION COUNTY, FLORIDA

MARION COUNTY AGRICULTURAL LOT SPLIT
FOR
CVIGNE FARMS

| | | | | | |
|---------------|------|------------|--|----------------------|--------------|
| FB/PG | | FIELD DATE | | JOB NO. 22142 BND | 1 OF 6 |
| 58-19 / 94-96 | | 12/13/22 | | | |
| DRAWING DATE | BY | APPROVED | | SCALE | |
| 02/08/23 | M.A. | C.J.H. | | 1" = 400' | |

MARION COUNTY AGRICULTURAL LOT SPLIT
SECTION 1, TOWNSHIP 13 SOUTH, RANGE 21 EAST,
SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST,
SECTION 36, TOWNSHIP 12 SOUTH, RANGE 21 EAST,
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MARION COUNTY, FLORIDA

"CVIGNE FARMS"

BCC EASEMENTS BOOK _____ PAGE _____

SHEET 2 OF 7
ONE IS NOT COMPLETE WITHOUT THE OTHERS

| SHEET INDEX | |
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| SHEET | CONTENTS |
| 1 | PARENT PARCEL DESCRIPTION, NOTES, VICINITY MAP, SURVEYOR'S CERTIFICATE |
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| 5 | DETAIL OF LOTS 1, 11, 12, 13, 14 AND TRACT A |
| 6 | DETAIL OF LOTS 2, 3, 4, 5, 7, 8, 9, AND 10 |

LEGAL DESCRIPTIONS

LOT 1

COMMENCING AT THE N.W. 1/4 OF THE SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY FLORIDA; THENCE S.89°49'35"W, 393.65 FEET; THENCE S.89°49'35"W, 399.70 FEET; THENCE S.89°49'35"W, 399.70 FEET; THENCE S.89°49'35"W, 399.70 FEET; THENCE S.89°49'35"W, 36.89 FEET; THENCE S.89°49'35"W, 474.09 FEET; THENCE S.89°49'35"W, 501.35 FEET; THENCE S.01°39'50"W, 391.71 FEET; THENCE S.00°09'00"W, 172.00 FEET; THENCE S.89°49'02"W, 120.00 FEET; THENCE N.00°09'00"E, 1,321.33 FEET; THENCE S.89°47'50"W, 1,328.48 FEET; THENCE N.00°02'55"W, 1,317.60 FEET; THENCE N.89°55'00"W, 65.23 FEET; THENCE N.01°02'33"W, 1,318.19 FEET; THENCE N.89°42'22"E, 88.90 FEET; THENCE N.89°46'38"E, 329.60 FEET; THENCE N.89°47'51"E, 2,308.59 FEET; THENCE N.89°44'38"E, 359.19 FEET; THENCE N.89°44'38"E, 594.88 FEET; THENCE N.89°44'43"E, 404.59 FEET; THENCE N.88°08'32"E, 2,010.44 FEET; THENCE N.88°07'47"E, 1,965.06 FEET; THENCE N.01°51'39"W, 75.00 FEET; THENCE N.88°08'21"E, 50.00 FEET; THENCE S.01°43'04"E, 74.95 FEET; THENCE N.86°45'50"E, 6.38 FEET; THENCE N.88°08'21"E, 1,351.28 FEET; THENCE S.00°27'05"W, 2,713.71 FEET; THENCE S.88°55'47"W, 1,351.56 FEET; THENCE S.89°44'24"W, 1,351.62 FEET; THENCE S.02°14'02"W, 215.45 FEET; THENCE S.88°55'15"W, 46.94 FEET; THENCE N.00°15'52"W, 510.03 FEET; THENCE N.00°21'53"W, 506.17 FEET; THENCE S.88°55'16"W, 863.81 FEET; THENCE S.01°04'44"E, 506.13 FEET; THENCE S.01°04'44"E, 510.00 FEET; THENCE S.88°55'15"W, 410.50 FEET; THENCE N.01°42'45"E, 63.70 FEET; THENCE N.01°42'45"E, 446.97 FEET; THENCE N.02°15'03"W, 483.05 FEET; THENCE S.87°00'25"W, 1,308.16 FEET; THENCE S.00°43'30"E, 439.21 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 560.95 ACRES, MORE OR LESS.

LOT 2

COMMENCING AT THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY FLORIDA; THENCE S.00°18'06"E, 1,320.89 FEET; THENCE S.00°20'55"E, 1,290.97 FEET; THENCE N.88°52'35"E, 1,227.92 FEET TO THE POINT OF BEGINNING; THENCE N.01°39'50"E, 440.70 FEET; THENCE N.88°52'49"E, 1,195.45 FEET; THENCE S.00°54'02"W, 443.20 FEET; THENCE S.88°52'59"W, 1,060.55 FEET; THENCE S.88°52'35"W, 104.69 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 11.93 ACRES, MORE OR LESS.

LOT 3

COMMENCING AT THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY FLORIDA; LEGAL THENCE S.00°18'06"E, 1,320.89 FEET; THENCE S.00°20'55"E, 1,290.97 FEET; THENCE N.88°52'35"E, 1,227.92 FEET; THENCE N.01°39'50"E, 440.70 FEET TO THE POINT OF BEGINNING; THENCE N.01°39'50"E, 429.85 FEET; THENCE N.88°52'49"E, 1,224.91 FEET; THENCE S.02°14'02"W, 432.28 FEET; THENCE S.88°52'49"W, 1,195.45 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 11.93 ACRES, MORE OR LESS.

LOT 4

COMMENCING AT THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY FLORIDA; LEGAL THENCE S.00°18'06"E, 1,320.89 FEET; THENCE S.00°20'55"E, 1,290.97 FEET; THENCE N.88°52'35"E, 1,227.92 FEET; THENCE N.01°39'50"E, 870.55 FEET TO THE POINT OF BEGINNING; THENCE N.01°39'50"E, 429.85 FEET; THENCE N.88°52'49"E, 1,224.91 FEET; THENCE S.02°14'02"W, 432.28 FEET; THENCE S.88°52'49"W, 1,195.45 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 11.93 ACRES, MORE OR LESS.

LOT 5

COMMENCING AT THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY FLORIDA; THENCE S.00°18'06"E, 1,320.89 FEET; THENCE S.00°20'55"E, 1,290.97 FEET; THENCE N.88°52'35"E, 1,227.92 FEET; THENCE N.01°39'50"E, 1,290.04 FEET TO THE POINT OF BEGINNING; THENCE N.01°39'50"E, 1.82 FEET; THENCE N.01°42'45"E, 216.37 FEET; THENCE N.01°42'45"E, 192.82 FEET; THENCE N.88°52'49"E, 1,281.48 FEET; THENCE S.05°34'02"W, 413.32 FEET; THENCE S.88°52'49"W, 1,253.66 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 11.95 ACRES, MORE OR LESS.

LOT 6

COMMENCING AT THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY FLORIDA; THENCE S.00°18'06"E, 1,320.89 FEET; THENCE S.00°20'55"E, 1,290.97 FEET; THENCE N.88°52'35"E, 1,227.92 FEET; THENCE N.01°39'50"E, 1,291.86 FEET; THENCE N.01°42'45"E, 409.19 FEET TO THE POINT OF BEGINNING; THENCE N.01°42'45"E, 401.94 FEET; THENCE N.88°55'15"E, 1,308.58 FEET; THENCE S.05°34'02"W, 403.27 FEET; THENCE S.88°52'49"W, 1,281.48 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 11.95 ACRES, MORE OR LESS.

LOT 7

COMMENCING AT THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY FLORIDA; THENCE S.00°18'06"E, 1,320.89 FEET; THENCE S.00°20'55"E, 912.76 FEET TO THE POINT OF BEGINNING; THENCE N.88°54'12"E, 1,241.19 FEET; THENCE S.01°39'50"W, 378.00 FEET; THENCE S.88°52'35"W, 1,227.92 FEET; THENCE N.00°20'55"W, 378.21 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 10.71 ACRES, MORE OR LESS.

LOT 8

COMMENCING AT THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY FLORIDA; THENCE S.00°18'06"E, 1,320.89 FEET; THENCE S.00°20'55"E, 530.87 FEET TO THE POINT OF BEGINNING; THENCE N.88°56'12"E, 1,267.24 FEET; THENCE S.01°39'50"W, 372.94 FEET; THENCE S.88°54'16"W, 1,241.19 FEET; THENCE N.00°20'55"W, 372.89 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 10.68 ACRES, MORE OR LESS.

LOT 9

COMMENCING AT THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY FLORIDA; THENCE S.00°18'06"E, 1,320.89 FEET; THENCE S.00°20'55"E, 171.00 FEET TO THE POINT OF BEGINNING; THENCE N.88°56'12"E, 1,267.24 FEET; THENCE S.01°39'50"W, 368.92 FEET; THENCE S.88°55'16"W, 1,254.28 FEET; THENCE N.00°20'55"W, 368.87 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 10.67 ACRES, MORE OR LESS.

LEGAL DESCRIPTIONS (CONTINUED)

LOT 10

COMMENCING AT THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY FLORIDA; THENCE S.00°18'06"E, 1,148.89 FEET TO THE POINT OF BEGINNING; THENCE N.88°55'40"E, 1,282.27 FEET; THENCE S.01°42'45"W, 216.37 FEET; THENCE S.01°39'50"W, 172.00 FEET; THENCE S.88°56'12"W, 1,291.24 FEET; THENCE N.00°20'55"W, 171.00 FEET; THENCE N.00°18'06"W, 172.00 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 10.69 ACRES, MORE OR LESS.

LOT 11

COMMENCING AT THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY FLORIDA; THENCE S.00°18'06"E, 765.69 FEET TO THE POINT OF BEGINNING; THENCE N.88°52'35"E, 1,292.85 FEET; THENCE S.01°42'45"W, 339.98 FEET; THENCE S.86°55'40"W, 1,282.27 FEET; THENCE N.00°18'06"W, 383.20 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 10.67 ACRES, MORE OR LESS.

LOT 12

COMMENCING AT THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY FLORIDA; S.00°18'06"E, 367.21 FEET TO THE POINT OF BEGINNING; N.87°55'42"E, 1,305.37 FEET; THENCE N.01°42'45"E, 318.49 FEET; THENCE N.88°52'35"E, 1,292.85 FEET; THENCE S.00°18'06"E, 398.48 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 10.68 ACRES, MORE OR LESS.

LOT 13

COMMENCING AT THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY FLORIDA; THENCE N.88°55'25"E, 1,319.74 FEET; THENCE S.01°42'45"W, 446.97 FEET; THENCE N.87°55'42"E, 1,305.37 FEET; THENCE N.00°18'06"W, 367.21 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 12.26 ACRES, MORE OR LESS.

LOT 14

COMMENCING AT THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY FLORIDA; THENCE N.00°43'30"W, 439.21 FEET; THENCE N.87°00'25"E, 1,308.16 FEET; THENCE S.02°15'03"E, 483.05 FEET; THENCE S.88°52'25"W, 1,319.74 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 13.91 ACRES, MORE OR LESS.

LOT 15

COMMENCING AT THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY FLORIDA; THENCE S.00°18'06"E, 1,148.89 FEET; THENCE S.89°49'02"W, 399.70 FEET; THENCE N.00°00'00"E, 1,148.96 FEET; THENCE N.89°49'35"E, 393.65 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 10.46 ACRES, MORE OR LESS.

LOT 16

COMMENCING AT THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY FLORIDA; THENCE S.89°49'35"W, 393.65 FEET TO THE POINT OF BEGINNING; THENCE S.00°00'00"E, 1,148.96 FEET; THENCE S.89°49'02"W, 399.70 FEET; THENCE N.00°00'00"E, 1,149.02 FEET; THENCE N.89°49'35"E, 399.70 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 10.54 ACRES, MORE OR LESS.

LOT 17

COMMENCING AT THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY FLORIDA; THENCE S.89°49'35"W, 793.35 FEET; THENCE N.00°00'00"E, 1,148.96 FEET; THENCE S.89°49'02"W, 399.70 FEET; THENCE N.00°00'00"E, 1,149.02 FEET; THENCE N.89°49'35"E, 399.70 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 10.54 ACRES, MORE OR LESS.

LOT 18

COMMENCING AT THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY FLORIDA; THENCE S.89°49'35"W, 1,183.05 FEET TO THE POINT OF BEGINNING; THENCE S.00°00'00"E, 1,149.08 FEET; THENCE S.89°49'02"W, 399.70 FEET; THENCE N.00°00'00"E, 1,149.14 FEET; THENCE N.89°49'35"E, 399.70 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 10.54 ACRES, MORE OR LESS.

LOT 19

COMMENCING AT THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY FLORIDA; THENCE S.89°49'35"W, 1,592.76 FEET TO THE POINT OF BEGINNING; THENCE S.00°00'00"E, 1,149.14 FEET; THENCE S.89°49'02"W, 443.66 FEET; THENCE N.00°10'25"W, 911.62 FEET; THENCE N.59°44'59"E, 474.09 FEET; THENCE N.89°49'35"E, 36.89 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 10.63 ACRES, MORE OR LESS.

LOT 20

COMMENCING AT THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY FLORIDA; THENCE S.89°49'35"W, 1,628.65 FEET; THENCE S.59°44'59"W, 474.09 FEET TO THE POINT OF BEGINNING; THENCE S.00°10'25"E, 911.62 FEET; THENCE S.89°49'02"W, 506.91 FEET; THENCE N.00°10'32"E, 911.71 FEET; THENCE N.89°49'35"E, 501.35 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 10.55 ACRES, MORE OR LESS.

40' EASEMENT FOR INGRESS AND EGRESS:

THE WEST 40.00 FEET OF THE SOUTH 1/2 OF THE 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT ROAD RIGHT OF WAY; AND THE WEST 40.00 FEET OF THE SOUTH 172.00 FEET OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 6, TOWNSHIP 13, SOUTH RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT ROAD RIGHT OF WAY; AND THE SOUTH 172.00 FEET OF THE NORTH 1/2 OF THE NE 1/4 OF SECTION 1, TOWNSHIP 13 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT THE WEST 120 FEET THEREOF.

35' EASEMENT FOR INGRESS AND EGRESS

THE WEST 35.00 FEET WIDE INGRESS AND EGRESS EASEMENT OF THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; ALONG THE LOT 15; UNLESS AND OTHERWISE MENTIONED.
THE EAST 35.00 FEET WIDE INGRESS AND EGRESS EASEMENT OF THE NW 1/4 OF SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; ALONG THE LOT 11, LOT 12, LOT 13, LOT 14; UNLESS AND OTHERWISE MENTIONED.
A 35 FEET WIDE EASEMENT ALONG NORTH, WEST AND EAST SIDE OF LOT 10; UNLESS AND OTHERWISE MENTIONED.
A 35 FEET WIDE EASEMENT ALONG SOUTH, WEST AND EAST SIDE OF LOT 11; UNLESS AND OTHERWISE MENTIONED.

SURVEY NOTES

- DATE OF FIELD SURVEY: AUGUST 8, 2022.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083 C 0303 D, EFFECTIVE DATE OF AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA ALONG THE 100 YEAR FLOOD HAZARD AREA.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET; (RURAL) 1 FOOT IN 5,000 FEET; (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPOSITS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JOH CONSULTING GROUP, INC.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JOH CONSULTING GROUP, INC.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP, OR SANITARY LANDFILL.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE OF LOCATIONS PROVIDED BY SUNSHINE STATE ONE CALL TICKET NO. 010708277, AND G.I.S. INVENTORY MAP PROVIDED BY CLIENT. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE NOT VERIFIED BY JOH CONSULTING GROUP, INC.
- HORIZONTAL CLOSURE FOR SUBJECT PARCEL IS 1/108,848 AND VERTICAL CLOSURE OF 0.016'.
- THERE IS NO OBSERVED EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- EXCEPT AS SHOWN HEREON, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT PROPERTY.
- ACCESS TO THE SUBJECT PROPERTY IS OBTAINED FROM S.E. HIGHWAY 42 (PUBLIC RIGHT OF WAY).
- WITHOUT EXPRESSING A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENT, THE EVIDENCE, LOCATION, AND EXTENT OF POTENTIALLY ENCROACHING STRUCTURAL APPURTENANCES AND PROJECTIONS OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY ARE SHOWN HEREON.
- THERE WAS NO APPARENT WETLAND DELINEATION DONE ON THE SUBJECT PARCEL AT THE TIME OF THE SURVEY.
- THERE IS NO OBSERVED SURFACE EVIDENCE OF EXISTING OR FAMILY BURIAL SITES.
- TOPOGRAPHIC DATA AND TREE LOCATIONS ARE BASED ON AREA AS SPECIFIED BY CLIENT.
- VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT S 729, ELEVATION 29.48' (NAVD 1988).
- THE SUBJECT PARCEL WAS OBSTRUCTED BY VEHICLES AND DID NOT ALLOW FOR ACCESS TO CERTAIN TOPOGRAPHIC FEATURES.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 517.050-.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HUNSON
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

DATE

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

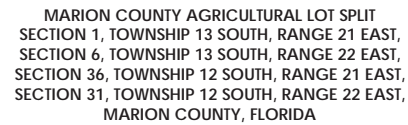
MARION COUNTY AGRICULTURAL LOT SPLIT
FOR
CVIGNE FARMS

SECTION 1, TOWNSHIP 13 SOUTH, RANGE 21 EAST,
SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST,
SECTION 36, TOWNSHIP 12 SOUTH, RANGE 21 EAST,
SECTION 31, TOWNSHIP 12 SOUTH, RANGE 22 EAST,
MARION COUNTY, FLORIDA

| FB/PG | | FIELD DATE | | JOB NO. | |
|---------------|--|------------|----------|-----------|--|
| 58-19 / 94-96 | | 12/13/22 | | 22142 BND | |
| DRAWING DATE | | BY | APPROVED | SCALE | |
| 02/08/23 | | M.A. | C.J.H. | 1" = 400' | |

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BCC EASEMENTS BOOK _____ PAGE _____

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| 2 | LOT AND TRACT DESCRIPTIONS |
| 3 | OVERALL BOUNDARY |
| 4 | DETAIL OF LOTS 1, 15, 16, 17, 18, 19 AND 20 |
| 5 | DETAIL OF LOTS 1, 11, 12, 13, 14 AND TRACT A |
| 6 | DETAIL OF LOTS 2, 3, 4, 5, 7, 8, 9, AND 10 |

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SECTION 1, TOWNSHIP 13 SOUTH, RANGE 21 EAST,
SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST,
SECTION 36, TOWNSHIP 12 SOUTH, RANGE 21 EAST,
SECTION 31, TOWNSHIP 12 SOUTH, RANGE 22 EAST,
MARION COUNTY, FLORIDA

MARION COUNTY AGRICULTURAL LOT SPLIT
FOR
CVIGNE FARMS

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| FB/PG | | FIELD DATE | | JOB NO. 22142 BND | 3 OF 6 |
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| 02/08/23 | M.A. | C.H | | | |

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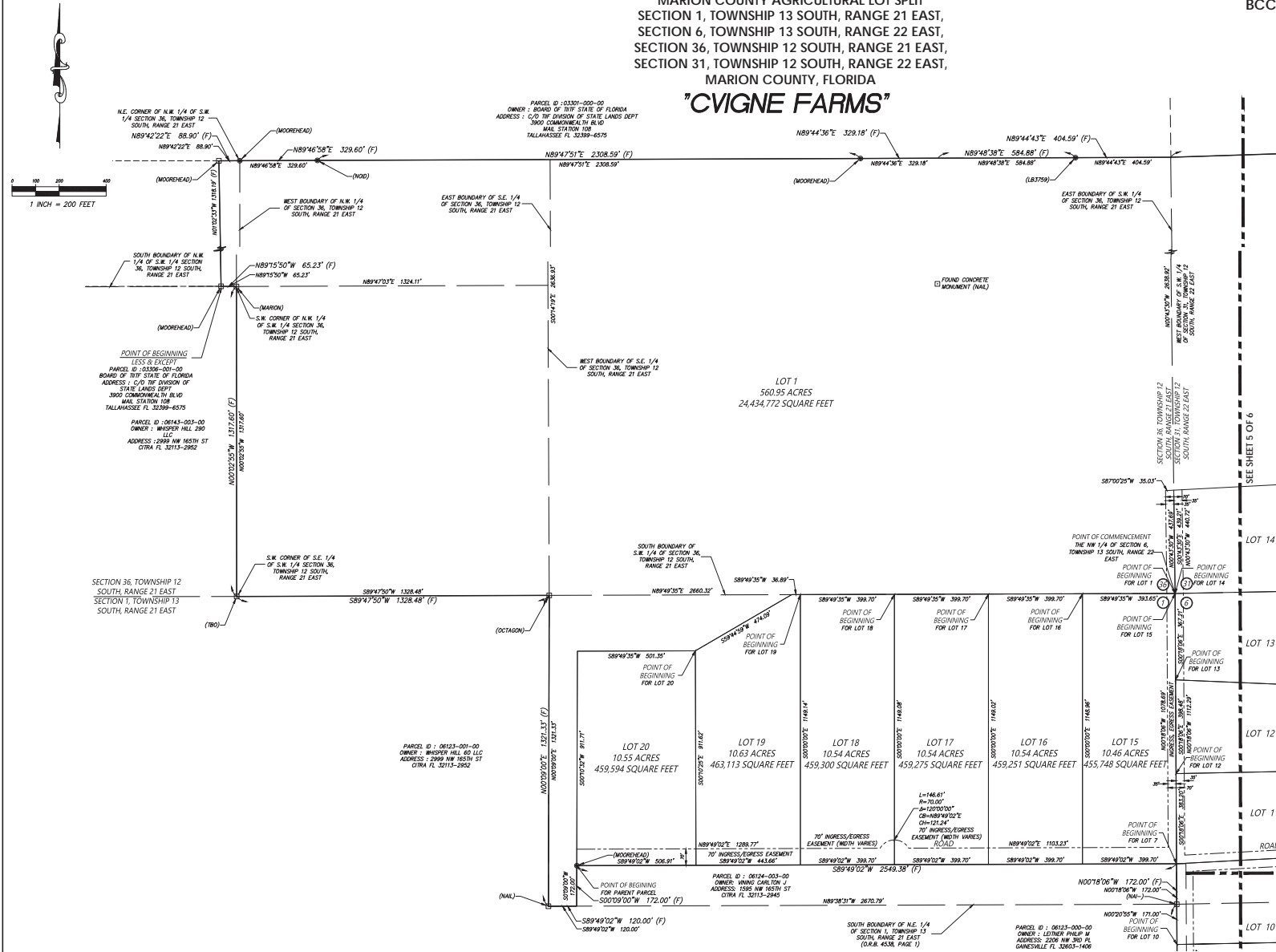
MARION COUNTY AGRICULTURAL LOT SPLIT
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MARION COUNTY, FLORIDA

"CVIGNE FARMS"

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 **JCH**
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • GIS
401 NW 11TH STREET, SUITE 100, PALM BEACH, FL 33480
PHONE: 561-841-1462 FAX: 561-841-1463 www.jchgroup.com
CERTIFICATE OF REGISTRATION - L.B. 001

SECTION 1, TOWNSHIP 13 SOUTH, RANGE 21 EAST,
SECTION 6, TOWNSHIP 13 SOUTH, RANGE 22 EAST,
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MARION COUNTY, FLORIDA

MARION COUNTY AGRICULTURAL LOT SPLIT
FOR
CVIGNE FARMS

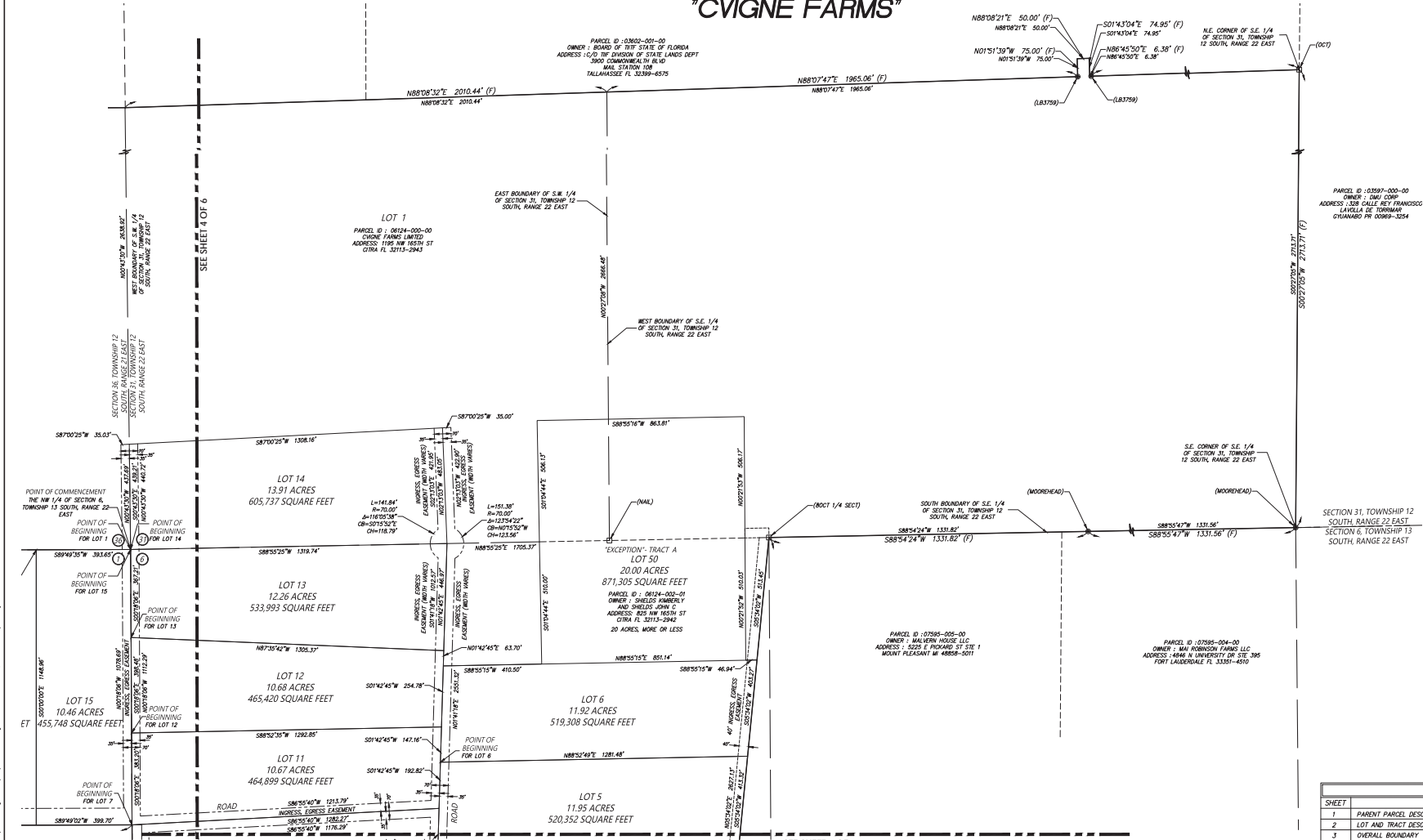
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| 02/08/23 | | M.A. | C.H. | 1" = 200' | |

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MARION COUNTY AGRICULTURAL LOT SPLIT
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MARION COUNTY, FLORIDA
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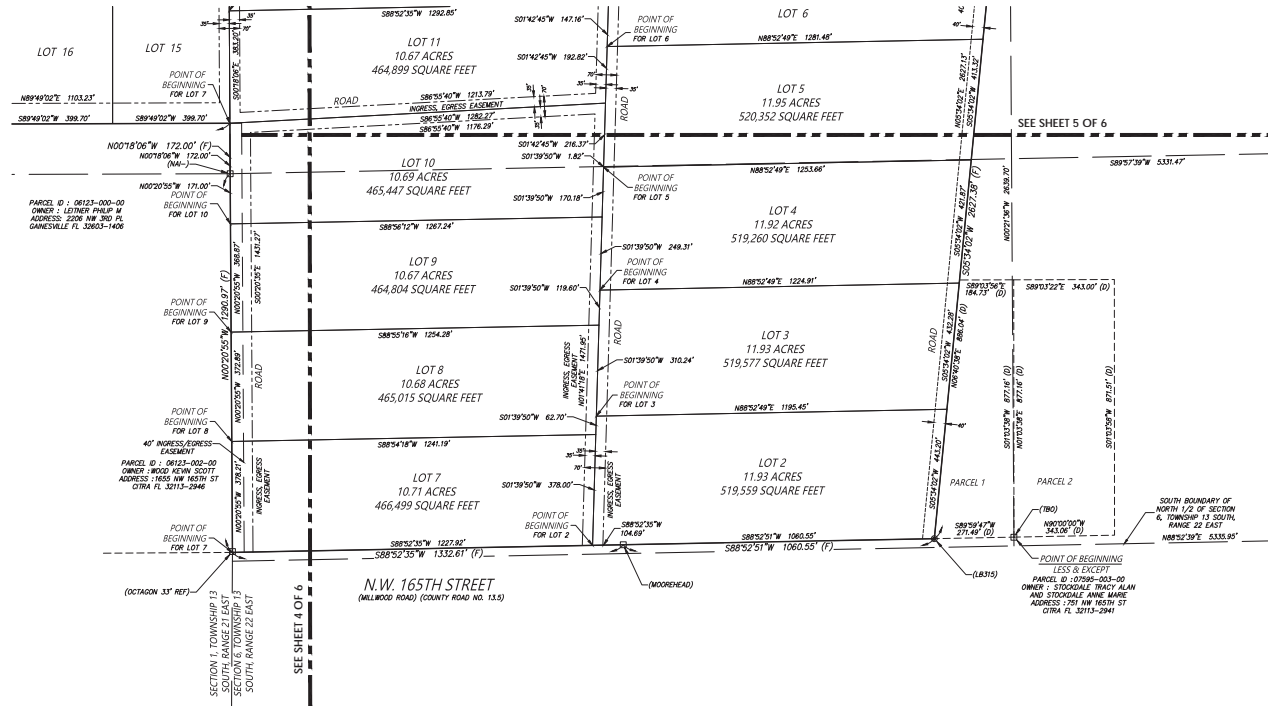
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614 N.W. 11TH STREET, SUITE 100, FLORIDA 33407
PHONE: 352.481-1482 FAX: 352.481-1483 WWW.JCHG.COM
CERTIFICATE OF AUTHORIZATION - L.B. 001

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