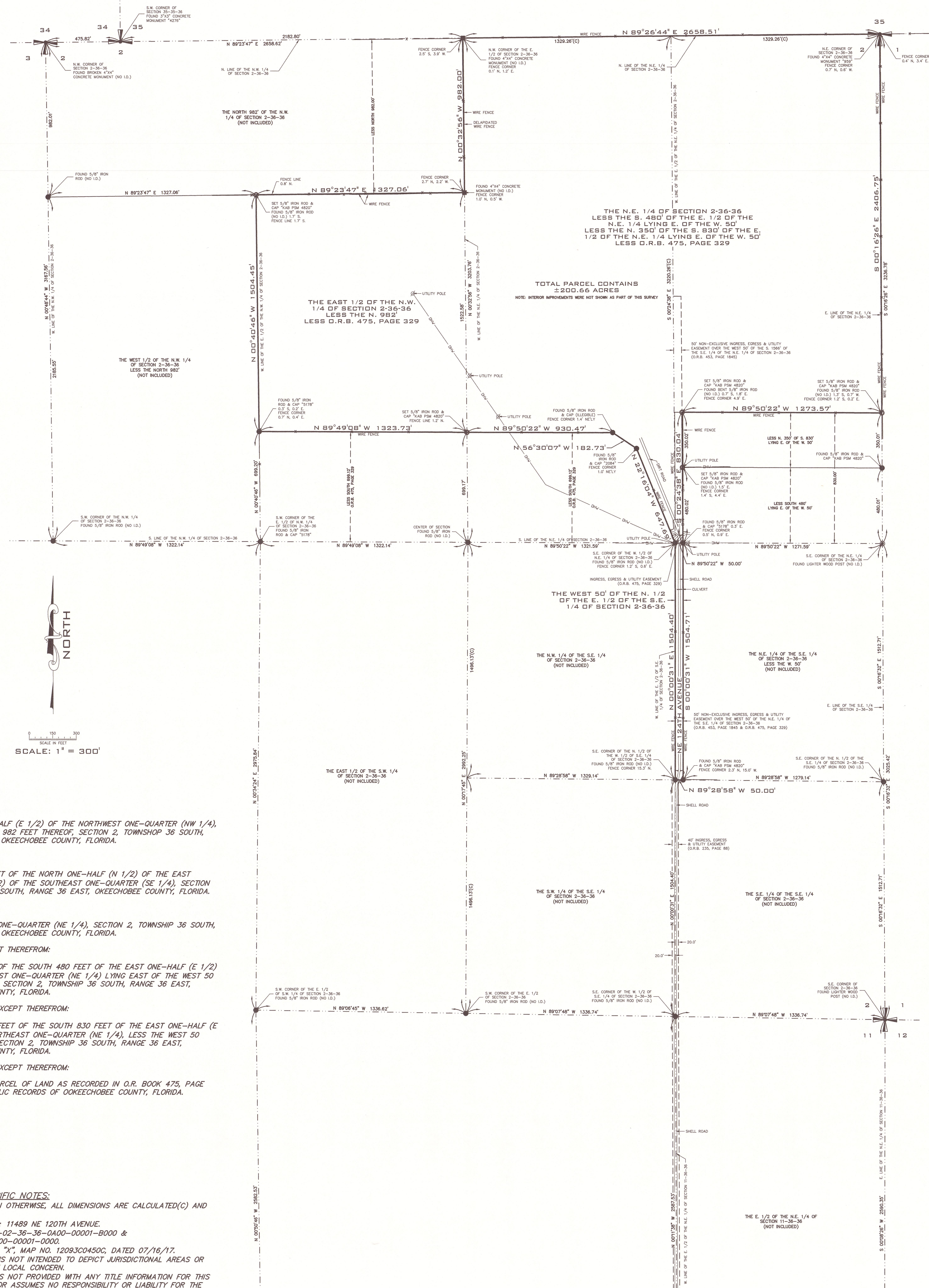
BOUNDARY SURVEY PREPARED FOR ROMERO ESTATE RANCHES REVOCABLE TRUST



DESCRIPTION:

THE EAST ONE-HALF (E 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4), LESS THE NORTH 982 FEET THEREOF, SECTION 2, TOWNSHOP 36 SOUTH, RANGE 36 EAST, OKEECHOBEE COUNTY, FLORIDA.

AND:

THE WEST 50 FEET OF THE NORTH ONE-HALF (N 1/2) OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4), SECTION 2, TOWNSHIP 36 SOUTH, RANGE 36 EAST, OKEECHOBEE COUNTY, FLORIDA.

AND:

THE NORTHEAST ONE-QUARTER (NE 1/4), SECTION 2, TOWNSHIP 36 SOUTH, RANGE 36 EAST, OKEECHOBEE COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM:

ALL THAT PART OF THE SOUTH 480 FEET OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) LYING EAST OF THE WEST 50 FEET THEREOF IN SECTION 2, TOWNSHIP 36 SOUTH, RANGE 36 EAST, OKEECHOBEE COUNTY, FLORIDA.

AND LESS AND EXCEPT THEREFROM:

THE NORTH 350 FEET OF THE SOUTH 830 FEET OF THE EAST ONE-HALF (E 1/20 OF THE NORTHEAST ONE-QUARTER (NE 1/4), LESS THE WEST 50 FEET THEREOF, SECTION 2, TOWNSHIP 36 SOUTH, RANGE 36 EAST, OKEECHOBEE COUNTY, FLORIDA.

AND LESS AND EXCEPT THEREFROM:

THAT CERTAIN PARCEL OF LAND AS RECORDED IN O.R. BOOK 475, PAGE 329 OF THE PUBLIC RECORDS OF OOKEECHOBEE COUNTY, FLORIDA.

PROJECT SPECIFIC NOTES:

1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE CALCULATED(C) AND MEASURED(M).
2) SITE ADDRESS: 11489 NE 120TH AVENUE.
3) PARCEL ID: 1-02-36-36-0A00-00001-B000 & 1-02-36-36-0A00-00001-0000.
4) F.I.R.M. ZONE: "X", MAP NO. 12093C0450C, DATED 07/16/17.
5) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
6) SURVEYOR WAS NOT PROVIDED WITH ANY TITLE INFORMATION FOR THIS PARCEL. SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF EASEMENT DIMENSIONS SHOWN HEREON, THERE MAY BE OTHER EASEMENTS OR RESTRICTIONS THAT EFFECT THIS PARCEL.
7) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8) DATE OF LAST FIELD SURVEY: 09/06/17.

PREPARED FOR THE EXCLUSIVE USE OF:

1. ROMERO ESTATE RANCHES REVOCABLE TRUST DATED JANUARY 20, 2016
2. FARM CREDIT OF FLORIDA, ACA, AS AGENT NOMINEE
3. TRIDENT TITLE, A DIVISION OF LANDCASTLE TITLE GROUP, LLC.
4. COMMONWEALTH LAND TITLE INSURANCE COMPANY

DESCRIPTION	DWG. DATE	FB/PG	BY	CK
BOUNDARY SURVEY	09/14/17	FILE	WC	KAB
REVISE PREPARED FOR NAMES	09/21/17	FILE	WC	KAB

SCALE 1" = 300'

SHEET 1 OF 1

DRAWING NUMBER: 31330

LEGEND
◎–Set Iron Rod and Cap "KAB LS 4820" ■–Found CM
●–Found Iron Rod (and Cap) ⊙–Found Pipe (and Cap)

ABBREVIATIONS
B=Baseline; BM=Benchmark; CL=Centerline; C=Calculated; CATV=Cable TV; CM=Concrete Monument; CONC=Concrete; D=Deed; Δ=Delta or Central Angle; E=East; E'LY=Easterly; E/P=Edge of Pavement; ESMT=Easement; F.I.R.M.=Flood Insurance Rate Map; FND=Found; IP=Iron Pipe; IR&(C)=Iron Rod (and ID Cap); L=(Arc) Length; M=Measured; MH=Manhole; N=North; N'LY=Northerly; NGV(D)=National Geodetic Vertical (Datum) of 1929; NTS=Not to Scale; OHW=Overhead Wires; PL=Property Line; P=Plat; PC=Point of Curvature; PCC=Point of Compound Curvature; PCP=Permanent Control Point; POB=Point of Beginning; POC=Point of Commencement; PRC=Point of Reverse Curvature; PRM=Permanent Reference Monument; PT=Point of Tangency; PU&D=Public Utilitiy and Drainage; R=Radius; R/W=Right-of-Way; S=South; S'LY=Southerly; T=Tangent; TEL=Telephone Splice or Switch Box; W=West; W'LY=Westerly; UTIL=Utility(ies); x.xx=Spot Elevation based on indicated Datum.

STANDARD NOTES: No search of the public records for determination of ownership or restrictions affecting the lands shown was performed by the surveyor. The survey depicted here is prepared exclusively for those parties noted. No responsibility or liability is assumed by the surveyor for use by others not specifically named. Not valid without the signature and embossed seal of Florida licensed surveyor and mapper #4820. There are no visible above ground encroachments except as shown. No attempt was made to locate underground improvements and/or encroachments (if any) as part of this survey. This survey was prepared in accordance with minimum technical standards established by the Florida Board of Surveyors and Mappers (Chapter 61G17-6, F.A.C.) pursuant to Section 472.027, Florida Statutes.

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