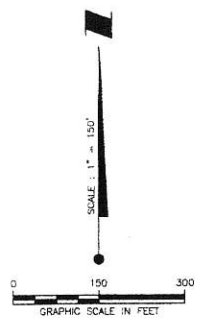


**ACREAGE TABULATION**

JURISDICTIONAL WETLANDS AREA: 2,343,022± SQUARE FEET OR 53.79± ACRES  
 UPLANDS AREA: 1,287,827± SQUARE FEET OR 29.56± ACRES  
 TOTAL AREA: 3,630,829± SQUARE FEET OR 83.35± ACRES



**CURVE 1**  
 RADIUS=28,597.89'  
 ARC=340.90'  
 DELTA=00°40'58"  
 CHORD=340.90'  
 CHORD BEARING= N89°31'2"E

**CURVE 2**  
 RADIUS=28,597.89'  
 ARC=183.18'  
 DELTA=00°22'01"  
 CHORD=183.18'  
 CHORD BEARING= N89°34'42"E

**CURVE 3**  
 RADIUS=85,894.17'  
 ARC=271.93'  
 DELTA=00°10'53"  
 CHORD=271.93'  
 CHORD BEARING= N89°51'09"E

**CURVE 4**  
 RADIUS=85,894.17'  
 ARC=294.33'  
 DELTA=00°11'47"  
 CHORD=294.33'  
 CHORD BEARING= S89°57'30"E

**LEGEND**

○ = 1/2" IRON ROD SET - LB 613	POL = POINT ON-LINE	ORB = OFFICIAL RECORDS BOOK
● = IRON ROD FOUND (RF) AS NOTED	POC = POINT ON CURVATURE	— = FENCE
○ = IRON PIPE FOUND (IPF) AS NOTED	P.T. = POINT OF TANGENCY	CTV = CABLE TELEVISION PEDESTAL
■ = CONCRETE MONUMENT FOUND (CMF) AS NOTED	P.C. = POINT OF CURVATURE	DMT = TELEPHONE CABLE MARKER
SRD = STATE ROAD DEPARTMENT	Cd = SEE CURVE DATA	CMP = CORRUGATED METAL PIPE
LB = LICENSED BUSINESS	L# = SEE LINE NUMBER	DOH = FIRE HYDRANT
PLS = PROFESSIONAL LAND SURVEYOR	(D) = DEED	— = ASPHALT
R/W = RIGHT-OF-WAY	(M) = MEASURED	— = CONC. = CONCRETE
PRMFL = PUBLIC RECORDS OF MANATEE COUNTY FLORIDA	ε = CENTERLINE	— = SHELL
FPL = FLORIDA POWER & LIGHT	⊕ = UTILITY POLE	— = JURISDICTIONAL AREA
PL = POINT OF INTERSECTION	— = DOWN GUY	
	— = OVERHEAD UTILITY LINES	

**DESCRIPTION:**

A PARCEL OF LAND LYING AND BEING IN SECTIONS 27, 28, 33 AND 34, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

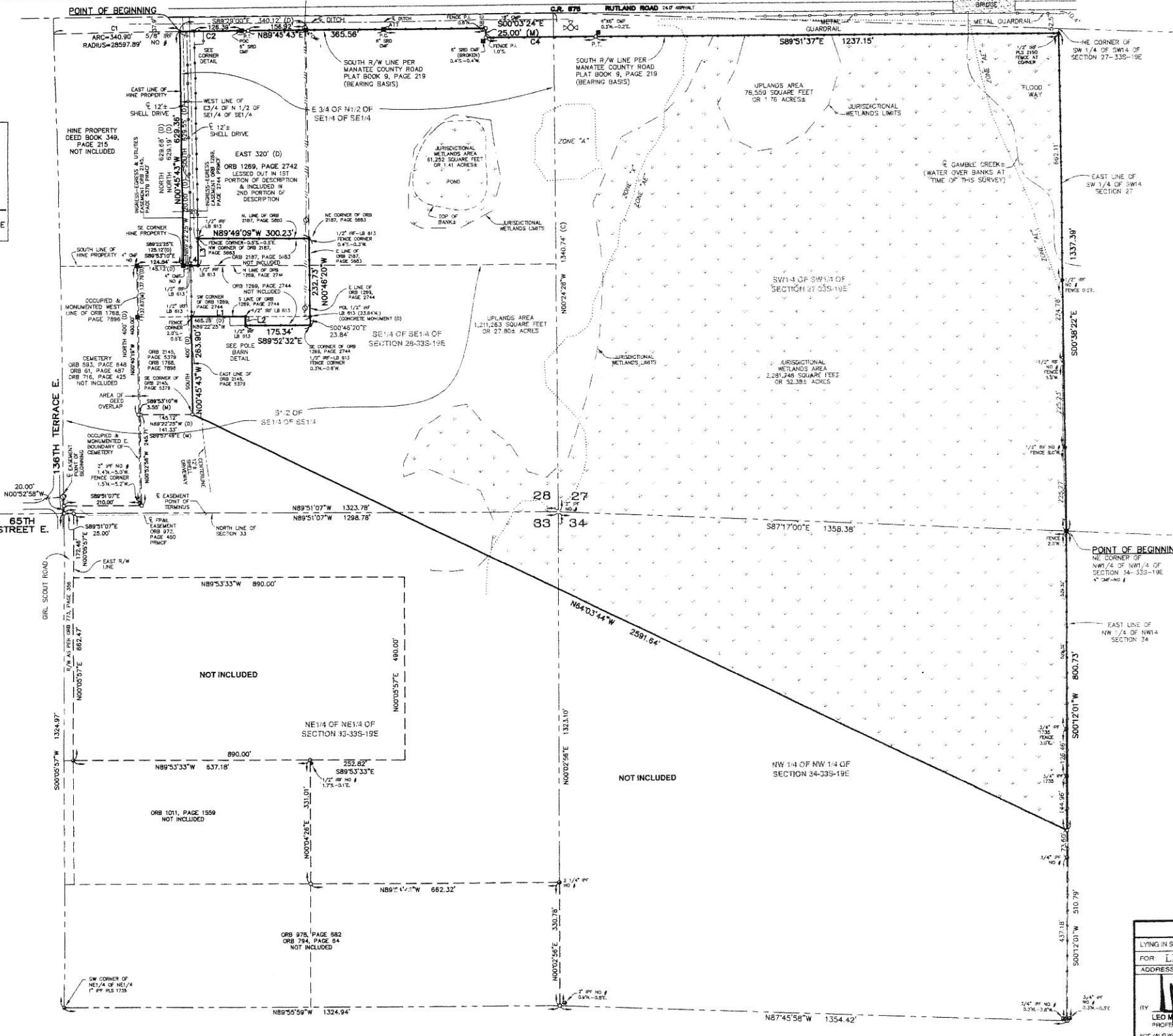
BEGIN AT THE NORTHEAST CORNER OF NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34; THENCE S00°12'01"W, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 34, A DISTANCE OF 800.73 FEET; THENCE N64°03'44"W, THROUGH SAID SECTIONS 34, 33 AND 28, A DISTANCE OF 2591.84 FEET TO THE SOUTHEAST CORNER OF THAT CERTAIN PARCEL AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2145, PAGE 5379, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N00°45'43"W, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 263.90 FEET TO THE SOUTHWEST CORNER OF THE CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1289, PAGE 2744, OF SAID PUBLIC RECORDS; THENCE ALONG THE SOUTH BOUNDARY OF SAID PARCEL, THE FOLLOWING 3 COURSES AND DISTANCES: (1) S89°49'27"E, 145.00 FEET, (2) S00°35'52"E, 24.00 FEET, (3) S89°52'32"E, 175.34 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE N00°46'20"W, ALONG THE EAST LINE OF SAID PARCEL AND THE EAST LINE OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2187, PAGE 5683, OF SAID PUBLIC RECORDS, A DISTANCE OF 232.73 FEET TO THE NORTHEAST CORNER OF SAID PARCEL IN OFFICIAL RECORDS BOOK 2187, PAGE 5683; THENCE ALONG THE NORTH AND WEST LINES OF SAID PARCEL, THE FOLLOWING 2 COURSES AND DISTANCES: (1) N89°49'09"W, 300.23 FEET (2) S00°45'43"E, 72.60 FEET TO A POINT ON THE NORTH LINE OF AFOREMENTIONED PARCEL IN OFFICIAL RECORDS BOOK 1269, PAGE 2744; THENCE S89°34'06"W, ALONG SAID NORTH LINE AND ITS WESTERLY EXTENSION, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 3/4 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 28; THENCE N00°45'43"W, ALONG SAID WEST LINE, A DISTANCE OF 829.36 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 675 (RUTLAND ROAD) AS PER MANATEE COUNTY ROAD PLAT BOOK 9, PAGE 219, OF AFOREMENTIONED PUBLIC RECORDS, SAID POINT BEING A POINT ON A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 28,597.89 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°22'01", A DISTANCE OF 183.18 FEET (CHORD = 183.18 FEET); CHORD BEARING = N89°34'42"E TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N89°45'43"E, ALONG SAID SOUTH LINE RIGHT-OF-WAY LINE, A DISTANCE OF 365.56 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 85,894.17 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°10'53", A DISTANCE OF 271.93 FEET (CHORD = 271.93 FEET, CHORD BEARING = N89°51'09"E); THENCE S00°03'24"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO A POINT ON A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 85,894.17 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND SAID SOUTH RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°11'47", A DISTANCE OF 294.33 FEET (CHORD = 294.33 FEET; CHORD BEARING = S89°57'30"E) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S89°51'37"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1237.15 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF AFOREMENTIONED SECTION 27; THENCE S00°38'22"E, ALONG SAID EAST LINE, A DISTANCE OF 1337.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,630,829 SQUARE FEET OR 83.35 ACRES, MORE OR LESS.

- NOTES:**
- BEARINGS SHOWN HEREON REFER TO THE SOUTH R/W LINE OF RUTLAND ROAD BEING S89°51'37"E AS DERIVED USING REAL TIME KINEMATIC (RTK) METHODS AND THE FLORIDA DEPARTMENT OF TRANSPORTATION'S PERMANENT REFERENCE NETWORK, NORTH AMERICAN DATUM 1983 (1999 ADJUSTMENT), FLORIDA WEST ZONE.
  - UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS OTHER THAN THOSE SHOWN, IF ANY, NOT LOCATED FOR PURPOSES OF THIS SURVEY.
  - THE SUBJECT LAND LIES IN ZONES "X", "A" & "AE" OF THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12061C0184F (EFFECTIVE DATE 8/10/2021). SUBJECT TO VERIFICATION.
  - THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
  - THE DESCRIPTION SHOWN HEREON CREATED BY THIS FIRM, BASED ON A PREVIOUS SURVEY PREPARED FOR LENORE STEWART ESTATE, JOB NO. C1517; DATE: 05-06-21, AND INFORMATION PROVIDED BY CLIENT.
  - THIS SURVEY IS INTENDED FOR THE EXCLUSIVE USE OF THOSE CERTIFIED PARTIES APPEARING HEREON AND IS WARRANTED FOR A PERIOD OF ONE (1) YEAR BEYOND THE DATE SHOWN.
  - SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
  - THE SUBJECT LAND AS SURVEYED CONTAINS 3,630,829 SQUARE FEET OR 83.35 ACRES, MORE OR LESS.
  - MANATEE COUNTY PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS FOR THIS PARCEL IS NOW OR FORMERLY 425310059 AND A PORTION OF 490900109.
  - LOCATION OF FENCES SHOWN HEREON ARE LIMITED TO ONLY THOSE POINTS NOTED AND MAY NOT BE DRAWN TO SCALE FOR PURPOSE OF CLARITY.
  - THIS PLAT DENOTES JURISDICTIONAL LIMITS AS ESTABLISHED BY AGENTS OF HORNER ENVIRONMENTAL PROFESSIONALS ON OR ABOUT 10/01/21 (PROVIDED ON AN AERIAL PHOTOGRAPH) AND DOES NOT WARRANT THE LOCATION OF THESE LINES BEYOND THE DATE OF THIS SURVEY.

**LINE TABLE**

L1	S89°49'27"E	145.00'
L2	S00°35'52"E	24.00'
L3	S00°45'43"E	72.60'
L4	S89°34'06"W	40.00'



**BOUNDARY SURVEY**

LYING IN SECTION 27, 28, 33, 34, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA

FOR **LENORE STEWART ESTATE**

ADDRESS: 13828 COUNTY ROAD 675, RAFFISH, FLORIDA 34786

DATE OF SURVEY: 05-18-23

BY: *Leo Mills, Jr.*

Leo Mills & Associates, Inc.  
 LICENSED BUSINESS NO. 613 • SURVEYING • LAND PLANNING  
 820 8th AVENUE WEST, PALMETTO, FL 34201 PHONE: (841) 722-2460 FAX: (841) 722-0640

CERTIFIED TO:  
 LENORE STEWART ESTATE

JOB NO. E1517	REVISION	DATE	BY
DRAWN BY: GJM	CHECKED BY: LJM	08-01-24	GJM
FILE: E1517-NORTH 83 ADJG			
COGO FILE: E1517.CGO			
SCALE: 1" = 150' (SEE GRAPHIC SCALE)			

Dr. 31 # 422