

**1,082± ACRES
STATE ROAD 33
LAKE COUNTY, FLORIDA**

SIZE: 1,082± acres

PRICE: \$16,319,806.00 — (\$15,083.00 per acre)
\$12,984,000.00 (\$12,000.00 per acre)

LOCATION: Property is located west of State Road 33, south of Austin Merritt Road, and east of Honeycut Road in northwest Lake County.

**ZONING / FUTURE
LAND USE:**

In the process of Annexation, Comprehensive Plan Amendment and Rezoning with the City of Mascotte

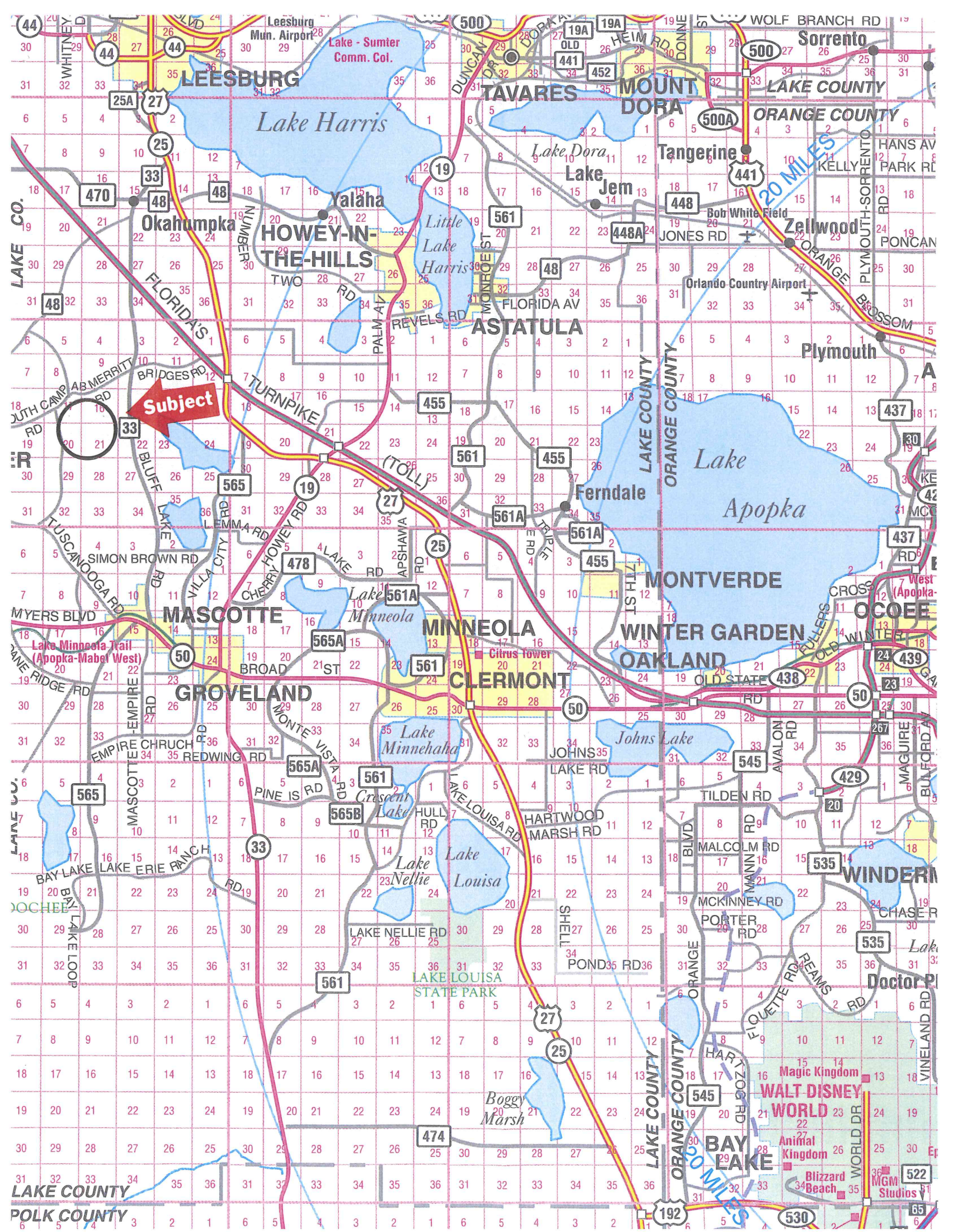
UTILITIES: City of Mascotte

ROAD FRONTAGE: 837± frontage feet on west side of State Road 33
1,110± frontage feet on south side of Austin Merritt Road
6,737± frontage feet on east side of Honeycut Road

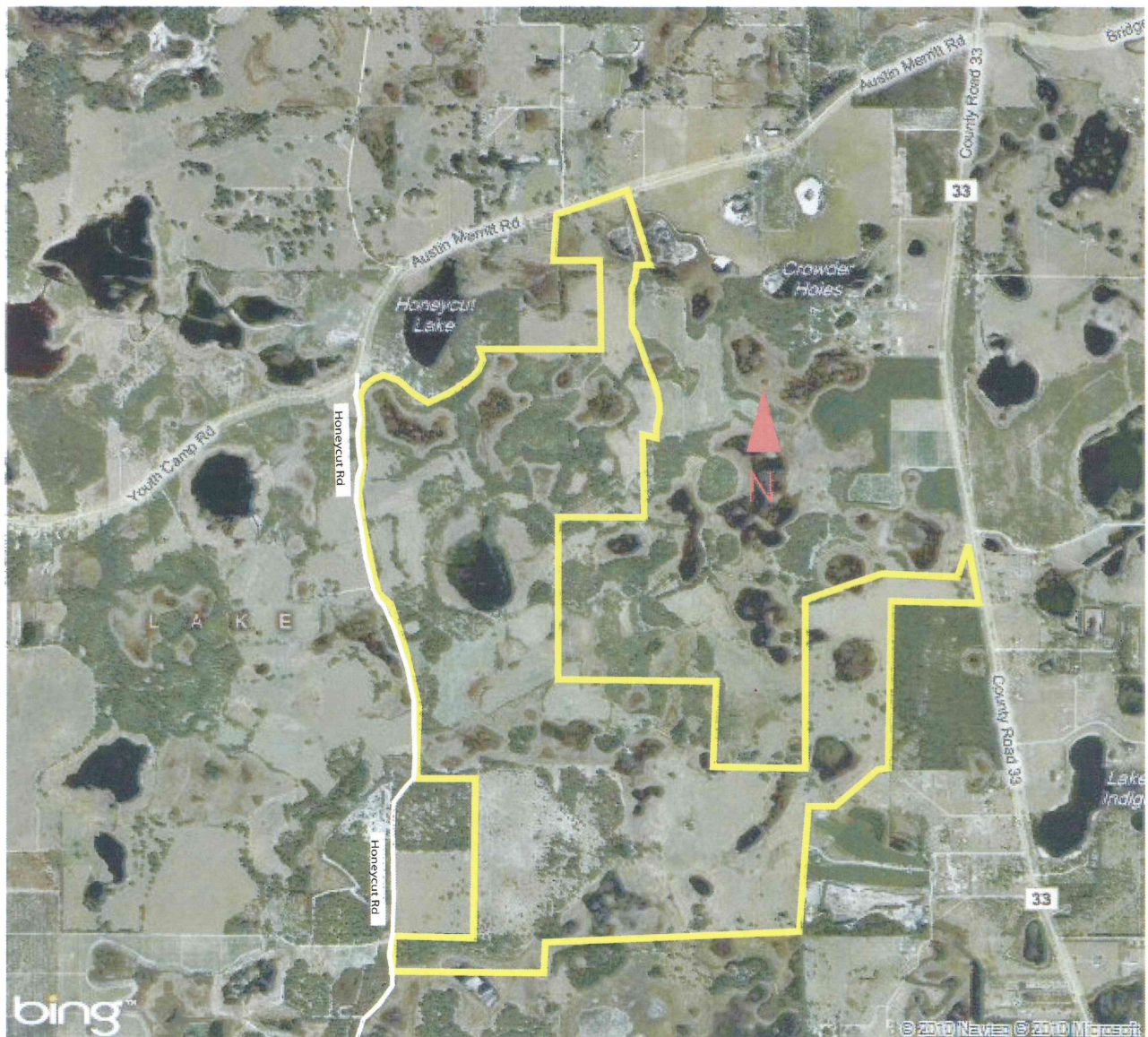
NOTE: Offering subject to errors, omissions, prior sale or withdrawal without notice.

3333 S. Orange Avenue, Suite 200 • Orlando, Florida 32806-8500
Post Office Box 568821 • Orlando, Florida 32856-8821
Telephone (407) 422-3144
Fax (407) 422-3155
www.maurycarter.com





1,082+/- acres CR 33 - Lake County



BOUNDARY SURVEY OF
LANDS OF
VALENTINE RANCH, INC.

LOCATED IN SECTIONS 9, 15, 16, 17, 20, 21 & 22, T21S, R24E
LAKE COUNTY, FLORIDA

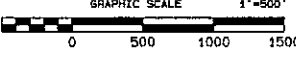
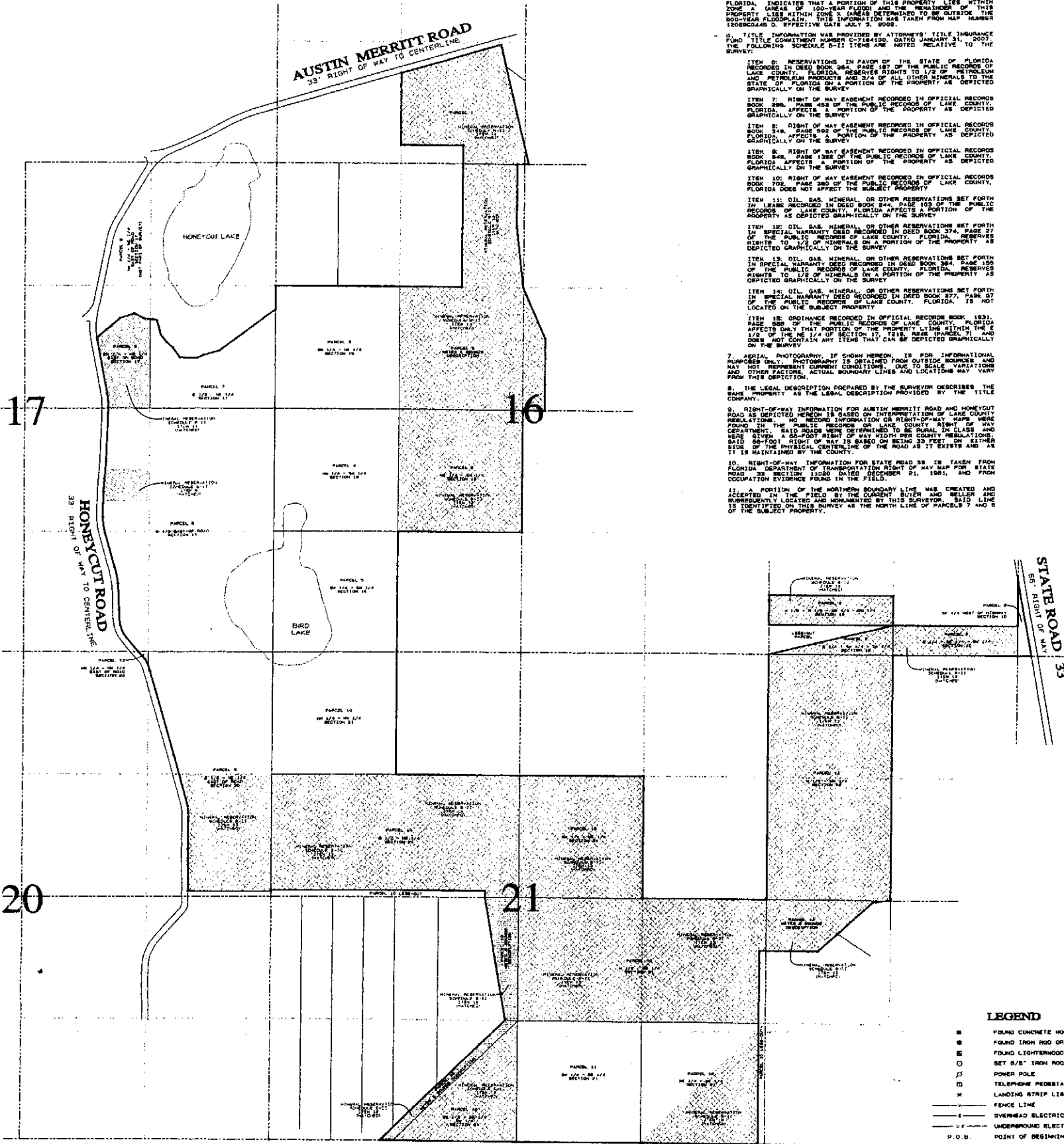


CERTIFICATION

THIS SURVEY IS HEREBY CERTIFIED TO:
DARYL W. CARTER, TRUSTEE OF CARTER-LAKE 518 HIGHWAY 33 LAND TRUST
VALENTINE RANCH, INC., A FLORIDA CORPORATION
ATTORNEYS: TITLE INSURANCE FUND, INC.
MEMPHIS, TENNESSEE; HAINES, HARRIS & HODGSON, P.A.
ROBERT H. CYRUS, P.A.

NOTES

1. THIS SURVEY WAS MADE FOR THE PARTIES LISTED IN THE CERTIFICATION AND SHALL NOT BE USED BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
2. THE BASIS OF READINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NW 1/4 OF SECTION 16, TOWNSHIP 21 SOUTH, RANGE 24, EAST, LAKE COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR 189°00'37.4".
3. PARCEL 1 OF THIS PROPERTY CONTAINS 808.3374 ACRES OF LAND, MORE OR LESS. PARCEL 2 OF THIS PROPERTY CONTAINS 8.8581 ACRES OF LAND, MORE OR LESS. THIS PROPERTY CONTAINS A TOTAL OF 818.2005 ACRES OF LAND, MORE OR LESS.
4. NO UNDERGROUND UTILITIES OR STRUCTURES WERE LOCATED AS A PART OF THIS SURVEY.
5. A REVIEW OF FLOOD INSURANCE RATE MAPS FOR LAKE COUNTY, FLORIDA, INDICATES THAT A PORTION OF THIS PROPERTY LIES WITHIN ZONE 1 OF 100-YEAR FLOOD AND THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE 1, JONES (INTENDING TO BE OUTSIDE THE 100-YEAR FLOOD). INFORMATION WAS TAKEN FROM MAP NUMBER 120855A-D, EFFECTIVE DATE JULY 2, 2005.
6. INFORMATION WAS PROVIDED BY ATTORNEYS: TITLE INSURANCE FUND, INC. TITLE COMMITMENT NUMBER C-7184130, DATED JANUARY 31, 2003. THE FOLLOWING SCHEDULE D-11 ITEMS ARE NOTED RELATIVE TO THE SURVEY:
 - ITEM 01: RESERVATIONS IN FAVOR OF THE STATE OF FLORIDA RECORDED IN DEED BOOK 384, PAGE 187 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RESERVE RIGHTS TO 1/3 OF PETROLEUM AND PETROLEUM PRODUCTS AND 3/4 OF ALL OTHER MINERALS TO THE STATE OF FLORIDA ON A PORTION OF THE PROPERTY AS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 02: RIGHT OF WAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 388, PAGE 183 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AFFECTS A PORTION OF THE PROPERTY AS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 03: RIGHT OF WAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 388, PAGE 183 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AFFECTS A PORTION OF THE PROPERTY AS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 04: RIGHT OF WAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 388, PAGE 183 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AFFECTS A PORTION OF THE PROPERTY AS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 05: RIGHT OF WAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 388, PAGE 183 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AFFECTS A PORTION OF THE PROPERTY AS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 06: RIGHT OF WAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 388, PAGE 183 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AFFECTS A PORTION OF THE PROPERTY AS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 07: OIL, GAS, MINERAL OR OTHER RESERVATIONS SET FORTH IN DEED BOOK 384, PAGE 187 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AFFECTS A PORTION OF THE PROPERTY AS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 08: OIL, GAS, MINERAL OR OTHER RESERVATIONS SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN DEED BOOK 374, PAGE 27 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RESERVE RIGHTS TO 1/3 OF MINERALS ON A PORTION OF THE PROPERTY AS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 09: OIL, GAS, MINERAL OR OTHER RESERVATIONS SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN DEED BOOK 384, PAGE 183 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, RESERVE RIGHTS TO 1/3 OF MINERALS ON A PORTION OF THE PROPERTY AS DEPICTED GRAPHICALLY ON THE SURVEY.
 - ITEM 10: OIL, GAS, MINERAL OR OTHER RESERVATIONS SET FORTH IN SPECIAL WARRANTY DEED RECORDED IN DEED BOOK 377, PAGE 27 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, IS NOT LOCATED ON THE SUBJECT PROPERTY.
 - ITEM 11: ORDINANCE RECORDED IN OFFICIAL RECORDS BOOK 1833, PAGE 088 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AFFECTS ONLY THAT PORTION OF THE PROPERTY LYING WITHIN THE E 1/2 OF THE E 1/4 OF SECTION 15, T21S, R24E (PARCEL 7) AND DOES NOT CONTAIN ANY ITEMS THAT CAN BE DEPICTED GRAPHICALLY ON THE SURVEY.
7. AERIAL PHOTOGRAPHY, IF SHOWN HEREON, IS FOR INFORMATIONAL PURPOSES ONLY. PHOTOGRAPHY IS OBTAINED FROM OUTSIDE SOURCES, AND MAY NOT REPRESENT CURRENT CONDITIONS, DUE TO SCALE VARIATIONS AND OTHER FACTORS. ACTUAL BOUNDARY LINES AND LOCATIONS MAY VARY FROM THEIR DEPICTION.
8. THE LEGAL DESCRIPTION PREPARED BY THE SURVEYOR DESCRIBES THE SAME PROPERTY AS THE LEGAL DESCRIPTION PROVIDED BY THE TITLE COMPANY.
9. RIGHT-OF-WAY INFORMATION FOR AUSTIN MERRITT ROAD AND HONEYCUT ROAD AS DEPICTED HEREON IS BASED ON INFORMATION OF LAKE COUNTY RECORDS. NO RECORD INFORMATION ON RIGHT-OF-WAY MAPS WERE FOUND IN THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. DEPARTMENT OF TRANSPORTATION RECORDS OF RIGHT-OF-WAY MAPS WERE OBTAINED AND DETERMINED TO BE CORRECT. SAID RIGHT-OF-WAY MAPS WERE OBTAINED FROM THE DEPARTMENT OF TRANSPORTATION. SAID RIGHT-OF-WAY MAPS ARE BASED ON BEING 33 FEET ON EITHER SIDE OF THE CENTERLINE OF THE ROAD AS IT EXISTS AND AS IT IS MAINTAINED BY THE COUNTY.
10. RIGHT-OF-WAY INFORMATION FOR STATE ROAD 33 IS TAKEN FROM FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 33, SECTION 1520 DATED DECEMBER 21, 1981, AND FROM OCCUPATION EVIDENCE FOUND IN THE FIELD.
11. A PORTION OF THE NORTHERN BOUNDARY LINE WAS CREATED AND ACCEPTED IN THE FIELD BY THE CURRENT BUYER AND SELLER AND SUBSEQUENTLY LOCATED AND MONUMENTED BY THIS SURVEYOR. SAID LINE IS IDENTIFIED ON THIS SURVEY AS THE NORTH LINE OF PARCELS 7 AND 8 OF THE SUBJECT PROPERTY.



LEGEND

- FOUND CONCRETE MONUMENT
- FOUND IRON ROD OR PIPE
- ⊙ FOUND LIGHTWOOD POST
- SET 5/8" IRON ROD & CAP "18 1845"
- ⊙ POWER POLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ LANDING STRIP LIGHT
- FENCE LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- POINT OF BEGINNING
- CONCRETE MONUMENT
- CERTIFIED CORNER RECORD
- OFFICIAL RECORD BOOK
- RIGHT OF WAY
- NON OR FORMERLY
- TYPICAL
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- HOD WIRE FENCE
- TOWNSHIP
- RANGE

BOUNDARY SURVEY

OF
LANDS OF VALENTINE RANCH, INC.
SECTIONS 9, 15, 16, 17, 20, 21 & 22, T21S, R24E
LAKE COUNTY, FLORIDA

FOR
MAURY L. CARTER & ASSOCIATES, INC.

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND MAPPER DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SURVEY IN COMPLIANCE WITH FLORIDA MINIMUM TECHNICAL STANDARDS AS OBTAINED IN FLORIDA ADMINISTRATIVE CODE

THOMAS A. JENKINS, FLS #4640
OR WILLIAM F. KIMMEL, LS #6628
OR CHRISTOPHER J. STELLY, LS #6445
OR KEVIN J. TIERMAN, LS #4157

REVISIONS:

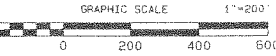
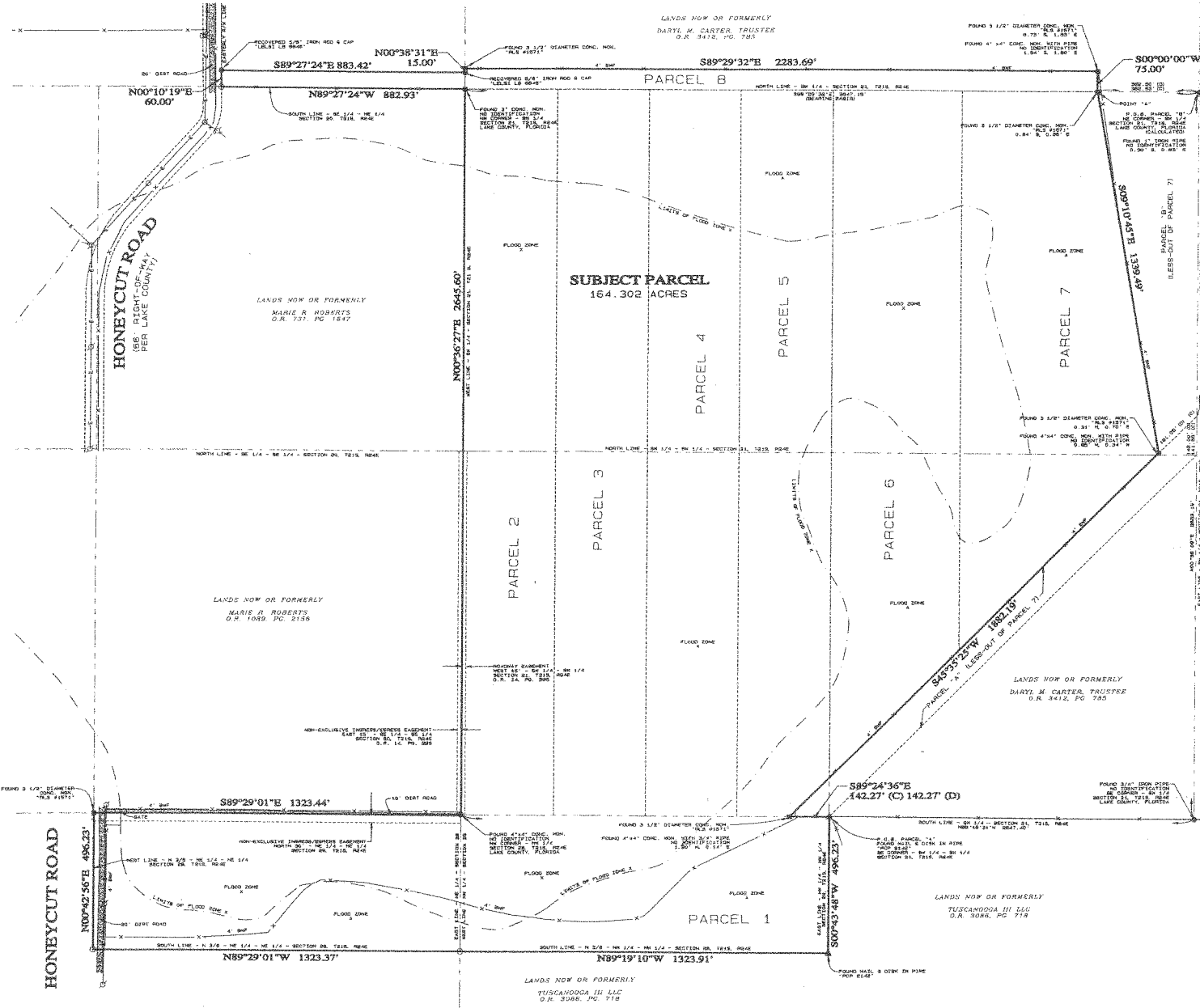
13 APR 2007	ADDED PARCEL 11
DATE OF DRAWING: 11 APR 2007	DATE FIELD WORK: 11 APR 2007
DRAWN BY: J.T.	CHECKED BY: CLM, HSC, NAC
PROJECT NUMBER: 040-07121	COMPUTER FILE: 040101011.DWG
FIELD BOOK NUMBER: LB 086.080	SCALE: 1" = 500'
	SHEET 1 OF 1

LEADING EDGE
LAND SERVICES
INCORPORATED
8750 FURNACE DRIVE
SUITE 310
ORLANDO, FLORIDA 32831
PHONE: (407) 351-8730
FAX: (407) 351-9801
WWW.LEADINGEDGELANDSERVICES.COM
FLORIDA LICENSED SURVEYOR NUMBER LB 0840

SURVEY A

BOUNDARY SURVEY OF
LANDS OF HONEYCUT RANCH, LLC

LOCATED IN SECTIONS 20, 21, 28 & 29, TOWNSHIP 21 SOUTH, RANGE 24 EAST
LAKE COUNTY, FLORIDA



LEGAL DESCRIPTION

PARCEL 1:
THE NORTH 3/8 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING NORTH OF PARCEL 2, AS DESCRIBED BELOW.

PARCEL 2:
THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING NORTH OF PARCEL 1, AS DESCRIBED BELOW.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 30 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND OVER THE EAST 15 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 24 EAST.

SUBJECT TO EASEMENT FOR ROADWAY ACROSS THE WEST 15 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 24 EAST, FILED MAY 13, 1987, IN OFFICIAL RECORDS BOOK 14, PAGE 285, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

SUBJECT TO RESERVATIONS OF ONE-HALF MINERAL RIGHTS AS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED IN DEED BOOK 374, PAGE 27, AND A NOTICE THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 602, PAGE 1895, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 3:
THE EAST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING NORTH OF PARCEL 2, AS DESCRIBED BELOW.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 30 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND OVER THE EAST 15 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 24 EAST.

SUBJECT TO EASEMENT FOR ROADWAY ACROSS THE WEST 15 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 24 EAST, FILED MAY 13, 1987, IN OFFICIAL RECORDS BOOK 14, PAGE 285, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

SUBJECT TO RESERVATIONS OF ONE-HALF MINERAL RIGHTS AS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED IN DEED BOOK 374, PAGE 27, AND A NOTICE THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 602, PAGE 1895, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 4:
THE WEST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING NORTH OF PARCEL 3, AS DESCRIBED BELOW.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 30 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND OVER THE EAST 15 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 24 EAST.

SUBJECT TO EASEMENT FOR ROADWAY ACROSS THE WEST 15 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 24 EAST, FILED MAY 13, 1987, IN OFFICIAL RECORDS BOOK 14, PAGE 285, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

SUBJECT TO RESERVATIONS OF ONE-HALF MINERAL RIGHTS AS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED IN DEED BOOK 374, PAGE 27, AND A NOTICE THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 602, PAGE 1895, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 5:
THE EAST 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING NORTH OF PARCEL 4, AS DESCRIBED BELOW.

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE NORTH 30 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND OVER THE EAST 15 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 21 SOUTH, RANGE 24 EAST.

SUBJECT TO EASEMENT FOR ROADWAY ACROSS THE WEST 15 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 24 EAST, FILED MAY 13, 1987, IN OFFICIAL RECORDS BOOK 14, PAGE 285, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

SUBJECT TO RESERVATIONS OF ONE-HALF MINERAL RIGHTS AS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED IN DEED BOOK 374, PAGE 27, AND A NOTICE THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 602, PAGE 1895, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 6:
THAT PART OF THE WEST 405.00 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING NORTH OF PARCEL 5, AS DESCRIBED BELOW.

PARCEL 7:
THAT PART OF THE WEST 405.00 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING NORTH OF PARCEL 6, AS DESCRIBED BELOW.

PARCEL 8:
THAT PART OF THE WEST 405.00 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, LYING NORTH OF PARCEL 7, AS DESCRIBED BELOW.

CERTIFICATION

THIS SURVEY IS HEREBY CERTIFIED TO:
MAURY L. CARTER & ASSOCIATES, INC.
HONEYCUT RANCH, LLC, & FLORIDA LIMITED LIABILITY COMPANY
COMMONWEALTH LAND TITLE INSURANCE COMPANY
MINDERMEDELL, HATNER, WARD AND WOODMAN, PA

SURVEYOR'S REPORT & NOTES

1. THIS SURVEY WAS MADE FOR THE PARTIES LISTED IN THE CERTIFICATION AND SHALL NOT BE USED BY ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.
2. THIS SURVEY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
3. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE 1/4 OF SECTION 21, TOWNSHIP 21 SOUTH, RANGE 24 EAST, WHICH IS ASSUMED TO BEAR S89°29'32"E.
4. A BOUNDARY SURVEY OF LANDS OF VALENTINE RANCH, INC., PREPARED BY LEAD ESTATE LAND SERVICES, INC., DATED APRIL 22, 2007 AND LAST REVISED OCTOBER 18, 2007 WAS USED IN THE PREPARATION OF THIS SURVEY.
5. THIS PROPERTY CONTAINS 164.302 ACRES OF LAND, MORE OR LESS.
6. A REVIEW OF FLOOD INSURANCE RATE MAPS FOR LAKE COUNTY, FLORIDA INDICATES THAT A PORTION OF THIS PROPERTY LIES WITHIN ZONE X (AREAS OF 100-YEAR FLOOD, NO BASE FLOOD ELEVATIONS DETERMINED) AND THAT THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN). THIS INFORMATION WAS TAKEN FROM MAP NUMBER 100000045 D, EFFECTIVE DATE JULY 3, 2006.
7. ONLY VISIBLE IMPROVEMENTS WERE LOCATED AND ARE SHOWN ON THIS SURVEY.
8. TITLE INFORMATION WAS PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER 2837728, DATED SEPTEMBER 17, 2006, THE FOLLOWING SCHEDULE 8-17 ITEM IS NOTED RELATIVE TO THE SURVEY:
ITEM 8. OIL GAS AND MINERAL RIGHTS RESERVED IN DEED BOOK 374, PAGE 27, AND A NOTICE THEREOF AS RECORDED IN OFFICIAL RECORDS BOOK 602, PAGE 1895, BOTH OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AFFECT PARCELS 5-7 OF THE SUBJECT PROPERTY IN THEIR ENTIRETY AS DEPICTED ON THE SURVEY.

LEGEND

- FOUND CONCRETE MONUMENT
- FOUND NAIL & DISK
- FOUND IRON PIPE OR IRON ROD & CAP
- SET 5/8" IRON ROD & CAP "LESS LB 9845"
- POWER POLE
- GUY ANCHOR
- TELEPHONE PEDESTAL
- OVERHEAD ELECTRIC LINES
- FENCE LINE
- P.O.B. POINT OF BEGINNING
- CONC. MON. CONCRETE MONUMENT
- BWP BARBED WIRE FENCE
- O.R. OFFICIAL RECORDS BOOK
- PAGE PAGE
- R/W RIGHT OF WAY
- (C) CALCULATED
- (D) DEED
- T TOWNSHIP
- R RANGE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

REVIEWS

CITY OF JACKSONVILLE	DATE
PROJECT NUMBER: 048-0110	DATE
PROJECT NAME: 048-0110	DATE
FIELD BOOK NUMBER: 164.302	DATE

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND MAPPER DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE BY ME OR BY A FLORIDA ALIENATE TECHNICAL STANDARDS AS DEFINED IN FLORIDA ADMINISTRATIVE CODE

BOUNDARY SURVEY

OF
LANDS OF HONEYCUT RANCH, LLC
SECTIONS 20, 21, 28 & 29, T21S, R24E, LAKE COUNTY FLORIDA

FOR
MAURY L. CARTER & ASSOCIATES, INC.

LEADING EDGE
LAND SERVICES

5700 FLEMING DRIVE
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PHONE: (407) 351-9730
FAX: (407) 351-9691
www.leadingedgesurvey.com
FLORIDA LICENSED BUSINESS NUMBER: LB 0846

