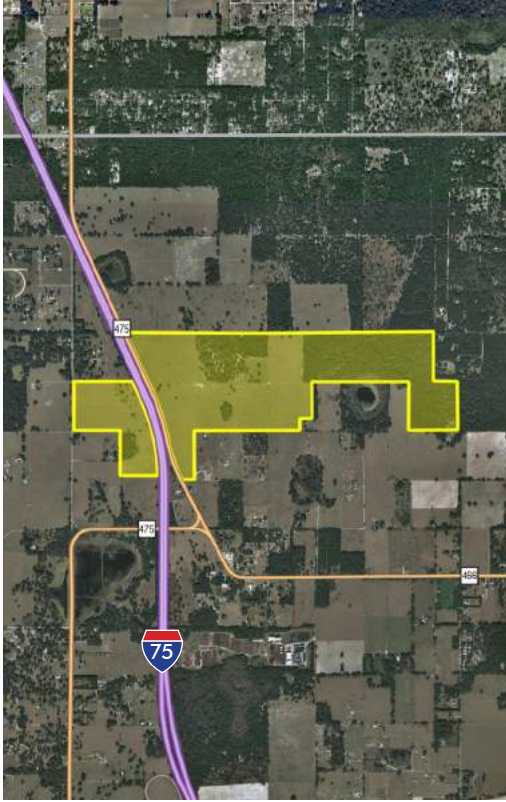


INTERSTATE 75

514 ± acres

Sumter County, FL



LOCATION

Property is located north of County Road 466, four miles west of The Villages. It is bisected by Interstate 75 and County Road 475.

SIZE

514 ± acres

PRICE

\$12,825,000 or \$25,000/acre

ZONING

Agricultural – 1 unit per 5 acres / 46.5± acres
Commercial fronting County Road 475 and NW 122nd Avenue.

ROAD FRONTAGE

4,277' ± on east side of CR 475
2,652' ± on west side of I-75
1,330' ± on east side of CR 245
306' ± on north side of NW 122nd Avenue

UTILITIES

Septic and well.

DESCRIPTION

Agricultural – 1 unit / 5 acres. 46.5+/- acres Commercial fronting CR 475 and NW 122nd Avenue; available for \$2,325,000 (\$50,000/acre).

Offering subject to errors, omission, prior sale or withdrawal without notice.



LAND FOR SALE

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

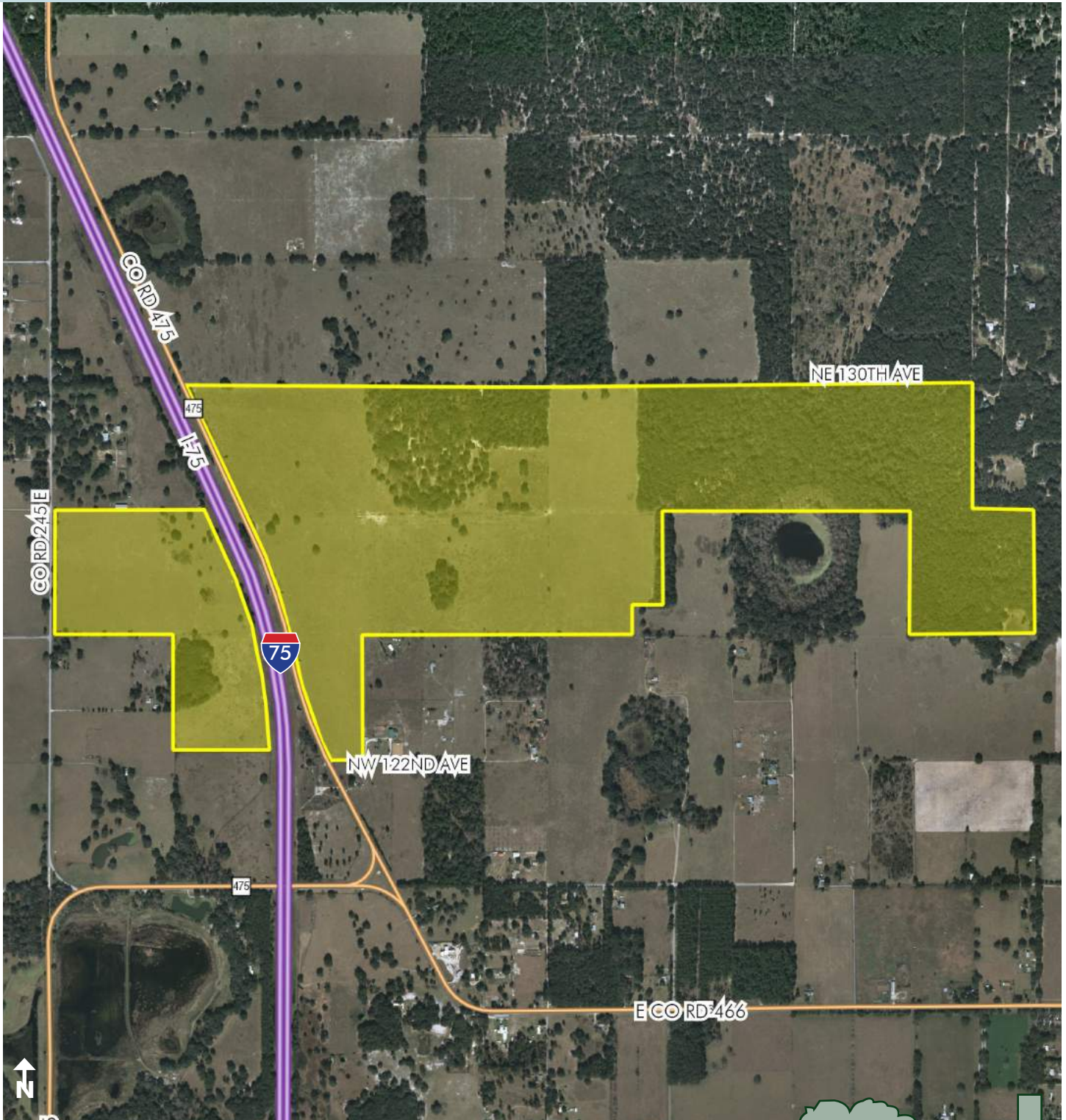
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



INTERSTATE 75

514 ± acres

Sumter County, FL



PROPERTY MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

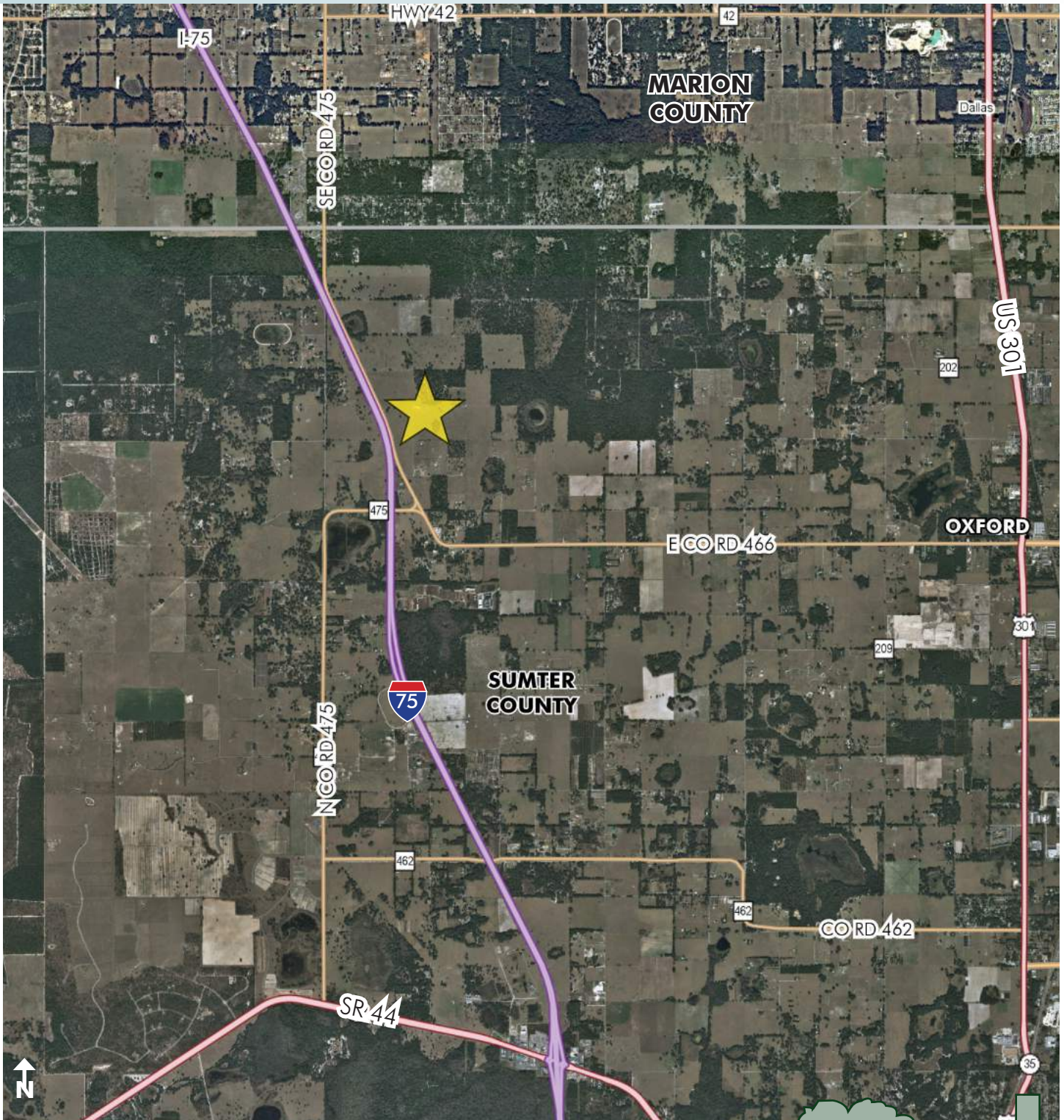
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



INTERSTATE 75

514 ± acres

Sumter County, FL



LOCATION MAP

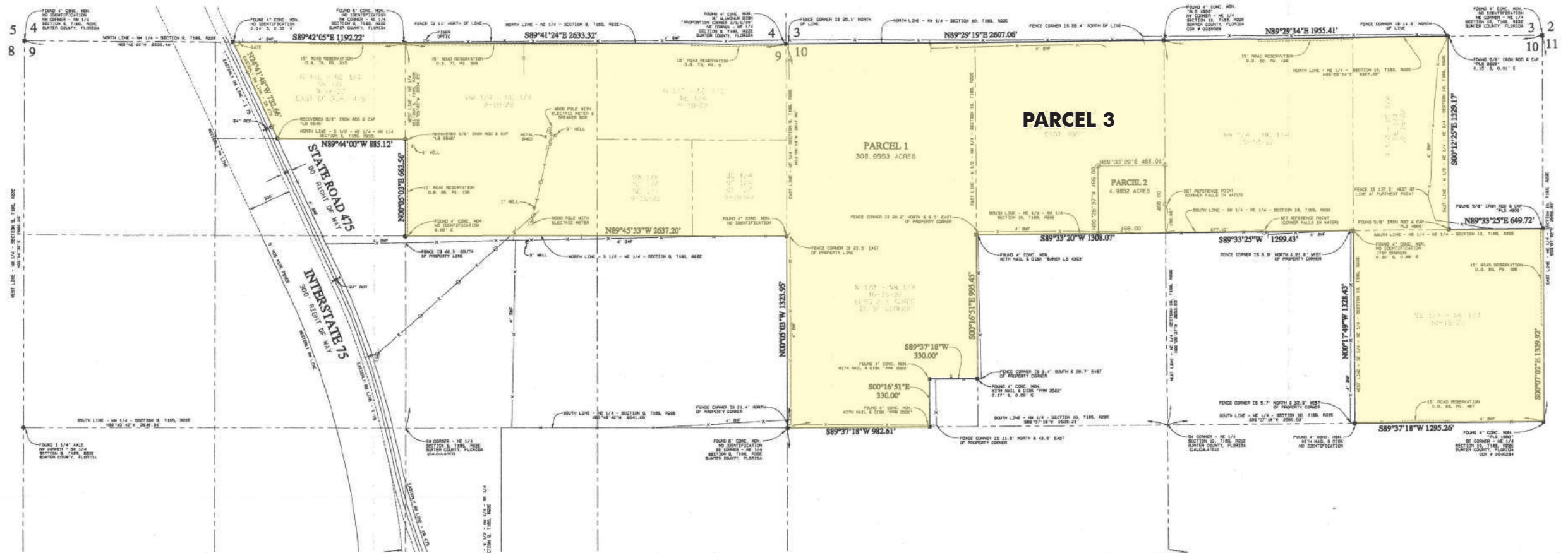
— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



BOUNDARY SURVEY OF FORE PROPERTY

LOCATED IN SECTIONS 9 & 10, TOWNSHIP 18 SOUTH, RANGE 22 EAST
SUMTER COUNTY, FLORIDA



NOTES

- 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 ISSUING SURVEYOR.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NE 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAN S80°41'24\"/>
- PARCEL 1 OF THIS PROPERTY CONTAINS 306.9903 ACRES OF LAND, MORE OR LESS. PARCEL 2 OF THIS PROPERTY CONTAINS 4.9892 ACRES OF LAND, MORE OR LESS. THIS PROPERTY CONTAINS A TOTAL OF 311.9495 ACRES OF LAND, MORE OR LESS.
- NO UNDERGROUND UTILITIES OR STRUCTURES WERE LOCATED AS A PART OF THIS SURVEY.
- IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.
- A REVIEW OF FLOOD INSURANCE RATE MAPS FOR SUMTER COUNTY, FLORIDA, INDICATES THAT A PORTION OF THIS PROPERTY LIES WITHIN ZONE 1 AREAS OF 100-YEAR FLOOD AND THAT THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE C (AREAS OF MINIMAL FLOODING). THIS INFORMATION WAS TAKEN FROM COMMUNITY PANEL NUMBER 120298 0050 0L, EFFECTIVE DATE MARCH 15, 2002.
- ABSTRACT INFORMATION FOR PARCEL 1 WAS PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 2393188BCA, DATED JANUARY 17, 2005. THE FOLLOWING SCHEDULE B SECTION 2 ITEMS ARE NOTED RELATIVE TO THE SURVEY:
ITEM 5: ROAD RESERVATIONS CONTAINED IN DEED BOOK 82, PAGE 436; DEED BOOK 85, PAGE 463; DEED BOOK 88, PAGE 136; DEED BOOK 89, PAGE 106; DEED BOOK 73, PAGE 8; DEED BOOK 77, PAGE 288 AND DEED BOOK 76, PAGE 211. ALL OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, ARE DEPICTED GRAPHICALLY ON THE SURVEY.
ITEM 7: SUMTER ELECTRIC COOPERATIVE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 115, PAGE 149 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, IS A BLANKET EASEMENT OVER THAT PART OF PARCEL 1 LYING WITHIN SECTION 9, T18S, R22E.
ITEM 8: AMERICAN TELEPHONE AND TELEGRAPH EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 75, PAGE 251 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, IS A BLANKET EASEMENT OVER THAT PART OF PARCEL 1 LYING WITHIN THE NE 1/4 OF THE NE 1/4 OF SECTION 9, T18S, R22E.
ITEM 9: SUMTER ELECTRIC COOPERATIVE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 115, PAGE 149 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, IS A BLANKET EASEMENT OVER THAT PART OF PARCEL 1 LYING WITHIN SECTION 9, T18S, R22E.
ITEM 10: RIGHT OF WAY OF STATE ROAD 475 AS DEPICTED GRAPHICALLY IN THE SURVEY IS TAKEN FROM A FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR INTERSTATE 75 (STATE ROAD 92) SECTION NUMBER 8110-8402, DATED JANUARY 1983.
- ABSTRACT INFORMATION FOR PARCEL 2 WAS PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY TITLE COMMITMENT NUMBER 2393187BCA, DATED JANUARY 17, 2005. THERE ARE NO SCHEDULE B SECTION 2 ITEMS TO NOTE RELATIVE TO THE SURVEY.
- PARCELS 1 AND 2 OF THIS PROPERTY ARE CONTIGUOUS ALONG THEIR EAST, NORTH AND WEST LINES. THERE ARE NO GAPS OR GORES BETWEEN THESE PARCELS.

LEGAL DESCRIPTION (PROVIDED BY CLIENT)

PARCEL 1
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4; THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4; THAT PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 LYING EAST OF S 1/4, 475; ALL 1/4 SECTION 9, TOWNSHIP 18 SOUTH, RANGE 22 EAST; AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 9, TOWNSHIP 18 SOUTH, RANGE 22 EAST; AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, EXCEPT THE SOUTH 486 FEET OF THE EAST 486 FEET; THE WEST 1/2 OF THE NORTHEAST 1/4, EXCEPT 2 1/2 ACRES IN THE SOUTHWEST CORNER, ALL 1/4 SECTION 10, TOWNSHIP 18 SOUTH, RANGE 22 EAST, ALL LYING IN SUMTER COUNTY, FLORIDA.

TOGETHER WITH
PARCEL 2
THE SOUTH 486 FEET OF THE EAST 486 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA.

CERTIFICATION

THIS SURVEY IS HEREBY CERTIFIED TO:
DARYL H. CARTER, TRUSTEE OF CARTER-SUMTER 311 HIGHWAY 202 LAND TRUST
SANDIE J. FORD, JR.
MARY ELLEN FORD
RONNIE JOE FORD, JR.
ROBERT DOUGLAS FORD
CARROLL RANDOLPH FORD
ROY PHILLIP FORD
PAUL WRIGHT FORD
COMMONWEALTH LAND TITLE INSURANCE COMPANY
MYHERRMELDE, HAINES, HADD & WOODMAN, P.A.
RUBUCK, DAVIS, KIRSTE & SAHAB, P.A.

LEGEND

- FOUND CONCRETE MONUMENT
- FOUND IRON ROD OR PIPE
- SET 5/8" IRON ROD & CAP "LB 8848"
- UTILITY MARKER
- POWER POLE
- GUY ANCHOR
- WELL
- FENCE LINE
- OVERHEAD ELECTRIC LINE
- STORM SEWER PIPE
- CONCRETE MONUMENT
- CERTIFIED CORNER RECORD
- BARBED WIRE FENCE
- DEED BOOK
- OFFICIAL RECORDS BOOK
- PAGE
- RIGHT OF WAY
- REINFORCED CONCRETE PIPE
- TOWNSHIP
- RANGE



REVISIONS:

NO. 001	DATE	DESCRIPTION

DATE OF SURVEY: 03/15/2005
 DATE OF CERTIFICATION: 03/15/2005
 PROJECT NUMBER: 043-0015
 FIELD BOOK NUMBER: LE 487
 SCALE: 1" = 300'
 SHEET 1 OF 1

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED, FLORIDA LICENSED SURVEYOR AND MEMBER IN GOOD STANDING AS SET FORTH IN FLORIDA STATUTES, TECHNICAL STANDARDS AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE:

DATE: 3/15/05

THOMAS A. HORN, S.L.S. #4200
 OR CHRISTOPHER J. STULLY, S.L.S. #6400
 OR WILLIAM F. RENARD, S.L.S. #4800
 OR RONALD W. HERR, S.L.S. #4900

BOUNDARY SURVEY

OF
FORE PROPERTY LOCATED IN SECTIONS 9 & 10, T18S, R22E,
SUMTER COUNTY, FLORIDA

FOR
MAURY L. CARTER & ASSOCIATES, INC.

LEADING EDGE LAND SERVICES
 11015 W. STATE ROAD 100, SUITE 100
 BOCA RATON, FLORIDA 33433
 PHONE: (407) 361-4726
 FAX: (407) 361-8893
 www.leadingedge.com
 FLORIDA LICENSED BUSINESS NUMBER LB 8646

BOUNDARY SURVEY OF FORE PROPERTY

LOCATED IN SECTION 9, T18S, R22E
SUMTER COUNTY, FLORIDA

LEGAL DESCRIPTION - PARCEL 1

A PARCEL OF LAND LOCATED IN SECTION 9, T18S, R22E, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NE 1/4 OF SAID SECTION 9; THENCE S00°05'03"W, ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 9, A DISTANCE OF 1327.12 FEET TO A POINT ON THE NORTH LINE OF THE S 1/2 OF THE NW 1/4 OF SAID SECTION 9; THENCE N89°48'14"W, ALONG THE NORTH LINE OF THE S 1/2 OF THE NW 1/4 OF SAID SECTION 9, A DISTANCE OF 597.24 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 75; THENCE S00°05'03"W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 75, A DISTANCE OF 444.07 FEET TO A POINT; THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 75 AND ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 5579.85 FEET, A CENTRAL ANGLE OF 22°49'38" AND A CHORD BEARING AND DISTANCE OF S13°11'00"E, 2208.27 FEET) FROM AN ARC DISTANCE OF 2222.94 FEET TO A POINT; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 75, N89°54'08"W, ALONG THE NORTH LINE OF THE SOUTH 100.00' OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 9, A DISTANCE OF 1021.96 FEET TO A POINT; THENCE N00°09'47"E, ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 9, A DISTANCE OF 1283.65 FEET TO A POINT; THENCE N89°48'42"W, ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 9, A DISTANCE OF 1284.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 245 E (100'-FOOT RIGHT OF WAY); THENCE N00°18'21"E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 245 E, A DISTANCE OF 1320.90 FEET TO A POINT; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 245 E, S89°43'24"E, ALONG THE NORTH LINE OF THE S 1/2 OF THE NW 1/4 OF SAID SECTION 9, A DISTANCE OF 1603.03 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 84.4567 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION - PARCEL 2

A PARCEL OF LAND LOCATED IN SECTION 9, T18S, R22E, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NE 1/4 OF SAID SECTION 9; THENCE S00°05'03"W, ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 9, A DISTANCE OF 663.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 9, S00°05'03"W, A DISTANCE OF 663.56 FEET TO A POINT; THENCE S89°45'33"E, ALONG THE NORTH LINE OF THE S 1/2 OF THE NE 1/4 OF SAID SECTION 9, A DISTANCE OF 2637.20 FEET TO A POINT; THENCE S00°05'03"E, ALONG THE EAST LINE OF THE NE 1/4 OF SAID SECTION 9, A DISTANCE OF 1320.90 FEET TO A POINT; THENCE N89°49'42"W, ALONG THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 9, A DISTANCE OF 1320.90 FEET TO A POINT; THENCE N89°53'28"W, ALONG THE SOUTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 9, A DISTANCE OF 305.59 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 475 (80'-FOOT RIGHT OF WAY); THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 475 THE FOLLOWING COURSE AND DISTANCES: THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 4843.75 FEET, A CENTRAL ANGLE OF 14°18'48" AND CHORD BEARING AND DISTANCE OF N19°41'16"W, 1132.16 FEET) FOR AN ARC DISTANCE OF 1132.16 FEET TO A POINT; THENCE N12°31'52"W, A DISTANCE OF 149.73 FEET TO A POINT; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 5989.85 FEET, A CENTRAL ANGLE OF 12°09'56" AND A CHORD BEARING AND DISTANCE OF N18°38'50"W, 1283.03 FEET) FOR AN ARC DISTANCE OF 1283.03 FEET TO A POINT; THENCE N64°41'48"W, A DISTANCE OF 999.71 FEET TO A POINT; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 475, S89°44'00"E, ALONG THE NORTH LINE OF THE S 1/2 OF THE NE 1/4 OF SAID SECTION 9, A DISTANCE OF 885.12 FEET TO THE POINT OF BEGINNING.

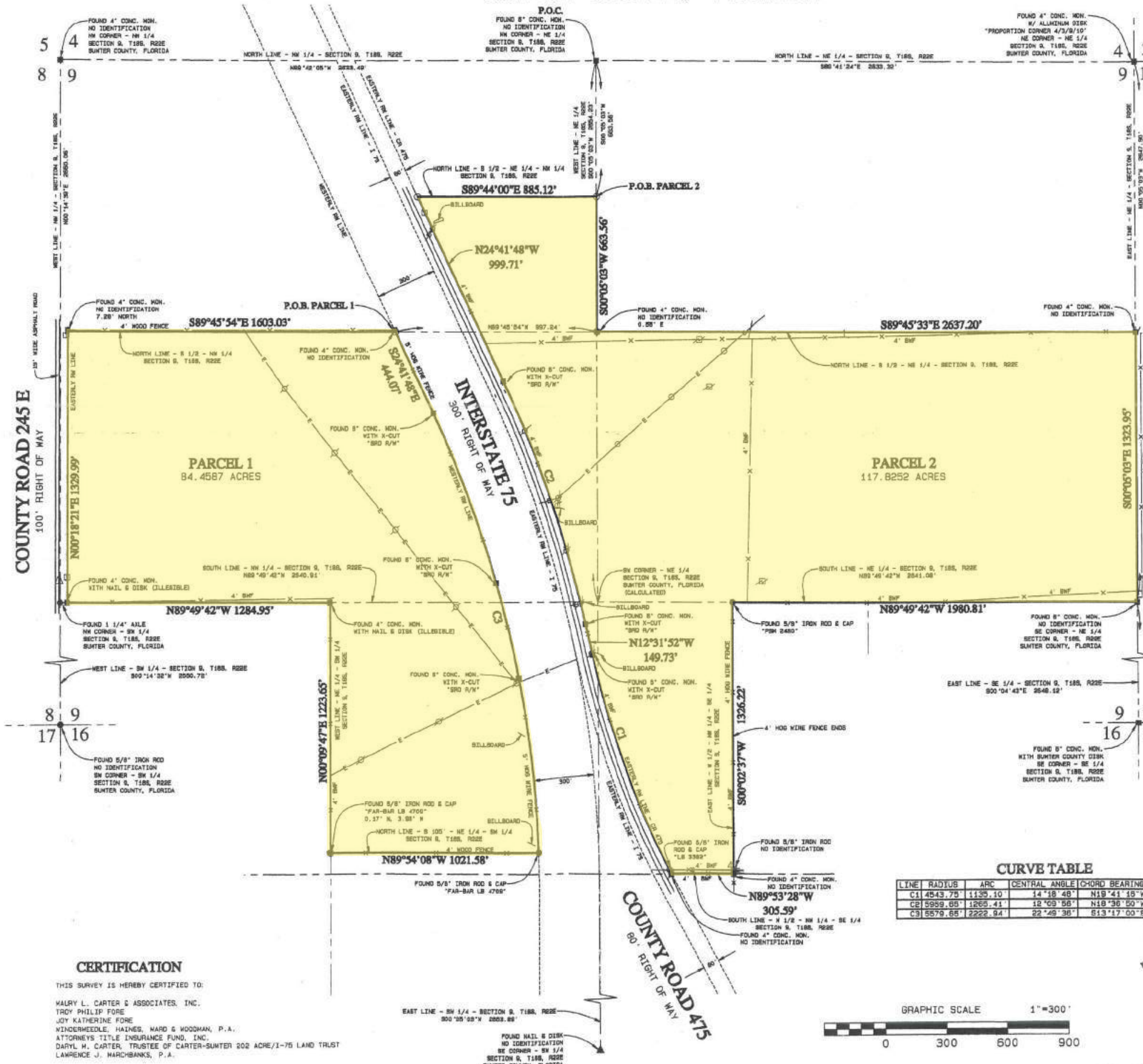
SAID PARCEL CONTAINS 117.8252 ACRES OF LAND, MORE OR LESS.

LEGAL DESCRIPTION (PROVIDED BY CLIENT)

THE EAST 1/2 OF THE SOUTHWEST 1/4, LESS (PARCEL WEST OF I-75) THAT PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, LYING WEST OF INTERSTATE NO. 75 AND NORTH OF COUNTY ROAD 475N, AND LESS THE SOUTH 100.00 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 LYING WEST OF INTERSTATE 75; THE WEST 1/2 OF THE NORTHWEST 1/4 AND THE SOUTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4, LESS THE NORTH 1320.45 FEET OF THE WEST 1842.45 FEET OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 22 EAST, LYING EAST OF OLD STATE ROAD 475 AND WEST OF INTERSTATE 75, SUMTER COUNTY, FLORIDA; THE SOUTH 1/2 OF THE NORTHEAST 1/4, THE NORTH 3/4 OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4, LESS THE RIGHT OF WAY OF I-75, LESS THAT PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 LYING EASTERLY OF SR 475, LESS (PARCEL EAST OF INTERSTATE 75) THAT PORTION OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 WITH THE EAST RIGHT OF WAY OF INTERSTATE NO. 75; THENCE RUN NORTH ALONG SAID RIGHT OF WAY 180.00 FEET; THENCE PERPENDICULAR TO SAID RIGHT OF WAY RUN EAST 271.00 FEET; THENCE ALONG A LINE PERPENDICULAR TO THE WEST RIGHT OF WAY OF COUNTY ROAD NO. 475 RUN NORTHEASTERLY 228 FEET, MORE OR LESS, TO SAID WEST RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY, RUN SOUTHEASTERLY 303.00 FEET, MORE OR LESS, TO THE SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE WEST ALONG SAID NORTH LINE 619 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LESS THAT PORTION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, BEING THE SAME LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 128, PAGE 543, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT A NAIL AND DISK (NO IDENTIFICATION) AT THE SOUTHWEST CORNER OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 22 EAST; THENCE RUN N89°54'53"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 9 A DISTANCE OF 0.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 475 (INTERSTATE 75); THENCE N00°16'08"E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 819.86 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1041, PAGE 144-147, PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA; THENCE CONTINUE N00°16'08"E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 136.78 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1315.00 FEET, A CHORD BEARING OF S10°42'53"E AND A CHORD LENGTH OF 136.31 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°04'06" A DISTANCE OF 139.39 FEET TO A POINT ON SAID NORTH LINE; THENCE N89°43'58"W ALONG SAID NORTH LINE A DISTANCE OF 86.54 FEET TO THE POINT OF BEGINNING; LESS THAT PORTION LYING BETWEEN C-475 AND I-75, ALL LANDS LYING AND BEING IN SUMTER COUNTY, FLORIDA.

CERTIFICATION

THIS SURVEY IS HEREBY CERTIFIED TO:
MAURY L. CARTER & ASSOCIATES, INC.
TROY PHILLIP FORD
JOY KATHERINE FORD
WINDERMEEDLE, HAINES, WARD & WOODMAN, P.A.
ATTORNEYS TITLE INSURANCE FUND, INC.
DARYL H. CARTER, TRUSTEE OF CARTER-SUMTER 202 ACRES/1-75 LAND TRUST
LAWRENCE J. MARC-BANKS, P.A.



CURVE TABLE

LINE	RADIUS	ARC	CENTRAL ANGLE	CHORD BEARING	CHORD
C1	4543.75	1132.16	14°18'48"	N19°41'16"W	1132.16
C2	5989.85	1283.03	12°09'56"	N18°38'50"W	1283.03
C3	5579.85	2222.94	22°49'38"	S13°11'00"E	2222.94

NOTES

- 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.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH LINE OF THE NE 1/4 OF SECTION 9, TOWNSHIP 18 SOUTH, RANGE 22 EAST, SUMTER COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR S89°41'24"E.
- PARCEL 1 OF THIS PROPERTY CONTAINS 84.4567 ACRES OF LAND, MORE OR LESS. PARCEL 2 OF THIS PROPERTY CONTAINS A TOTAL OF 202.2836 ACRES OF LAND, MORE OR LESS.
- NO UNDERGROUND UTILITIES OR STRUCTURES WERE LOCATED AS A PART OF THIS SURVEY.
- IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.
- A REVIEW OF FLOOD INSURANCE RATE MAPS FOR SUMTER COUNTY, FLORIDA, INDICATES THAT THIS PROPERTY LIES WITHIN ZONE C (AREAS OF MINIMAL FLOODING). THIS INFORMATION WAS TAKEN FROM COMMUNITY PANEL NUMBER 120295 0050 B, EFFECTIVE DATE MARCH 25, 1992.
- RIGHT OF WAY INFORMATION FOR COUNTY ROAD 245 E AS DEPICTED ON THE SURVEY WAS OBTAINED FROM THE SUMTER COUNTY, FLORIDA ROAD DEPARTMENT.
- ABSTRACT INFORMATION WAS PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER 2320744CA, DATED NOVEMBER 8, 2004. THE FOLLOWING SCHEDULE B SECTION 2 ITEMS ARE NOTED RELATIVE TO THE SURVEY:
ITEM 2: AMERICAN TELEPHONE AND TELEGRAPH EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 75, PAGE 251 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, IS A BLANKET EASEMENT OVER THAT PART OF PARCEL 2 LYING WITHIN THE NE 1/4 OF THE SW 1/4 OF SECTION 9, T18S, R22E
ITEM 3: SUMTER ELECTRIC COOPERATIVE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 102, PAGE 288 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, IS A BLANKET EASEMENT OVER PARCEL 2 IN ITS ENTIRETY
ITEM 4: SUMTER ELECTRIC COOPERATIVE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 111, PAGE 140 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, IS A BLANKET EASEMENT OVER THAT PART OF PARCEL 1 LYING WITHIN THE NE 1/4 OF THE SW 1/4 OF SECTION 9, T18S, R22E
ITEM 5: SUMTER ELECTRIC COOPERATIVE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 102, PAGE 288 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA, IS A PERPETUAL RIGHT OF WAY EASEMENT OVER THE SOUTH 30 FEET OF PARCEL 2
ITEM 22: INGRESS AND EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 650, PAGE 180 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA ENCUMBERS THE SOUTH 20 FEET OF PARCEL 2
ITEM 23: INGRESS AND EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 686, PAGE 57 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA ENCUMBERS THE SOUTH 20 FEET OF PARCEL 2
ITEM 24: INGRESS AND EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 686, PAGE 57 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA ENCUMBERS THE SOUTH 20 FEET OF PARCEL 2
ITEM 25: INGRESS AND EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 728, PAGE 309 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA ENCUMBERS THE SOUTH 20 FEET OF PARCEL 2
ITEM 26: INGRESS AND EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 730, PAGE 325 OF THE PUBLIC RECORDS OF SUMTER COUNTY, FLORIDA ENCUMBERS THE SOUTH 20 FEET OF PARCEL 2

LEGEND

- FOUND IRON ROD & CAP OR IRON PIPE
- ▲ FOUND NAIL & DISK OR RAILROAD SPIKE
- ⊠ FOUND X-CUT
- FOUND CONCRETE MONUMENT
- SET 5/8" IRON ROD & CAP (L&S) LB 8948
- ⊘ POWER POLE
- OVERHEAD ELECTRIC LINE
- - - FENCE LINE
- CDR CERTIFIED CORNER RECORD
- (C) PER CALCULATION
- (D) PER DEED
- D.R. OFFICIAL RECORDS BOOK
- PE. PAGE
- RM. RIGHT OF WAY
- CONC. MON. CONCRETE MONUMENT
- RR. RAILROAD
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- SWF. BARBED WIRE FENCE

REVISIONS

NO.	DATE	DESCRIPTION
1	03 FEB 2005	REVISED CERTIFICATION & CLIENT LEGAL DESCRIPTION
2	03 FEB 2005	LAST FIELD WORK: 13 DEC 2004
3	03 FEB 2005	CREW CHIEF (S): CLH
4	03 FEB 2005	PROJECT NUMBER: 046-04059
5	03 FEB 2005	COMPUTER FILE: 405988N.P00
6	03 FEB 2005	FIELD BOOK NUMBER: LE 380
7	03 FEB 2005	SCALE: 1" = 300'
8	03 FEB 2005	SHEET 1 OF 1

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 DEFINED IN FLORIDA ADMINISTRATIVE CODE.

THOMAS A. KORN, PLS #4626
OR ROGER H. HARRIS, PLS #4294
OR CHRISTOPHER J. STELLY, PLS #6445
OR WILLIAM F. HENARD, PLS #6625

DATE: 6/1/05

BOUNDARY SURVEY OF FORE PROPERTY

LOCATED IN SECTION 9, T18S, R22E
SUMTER COUNTY, FLORIDA

FOR
MAURY L. CARTER & ASSOCIATES, INC.

LEADING EDGE LAND SERVICES

1400 W. STATE ROAD 10
SUITE 310
ORLANDO, FLORIDA 32821
PHONE: (407) 251-9839
FAX: (407) 251-9838
www.leadingedge1.com

FLORIDA LICENSED BUSINESS NUMBER LB 9846

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