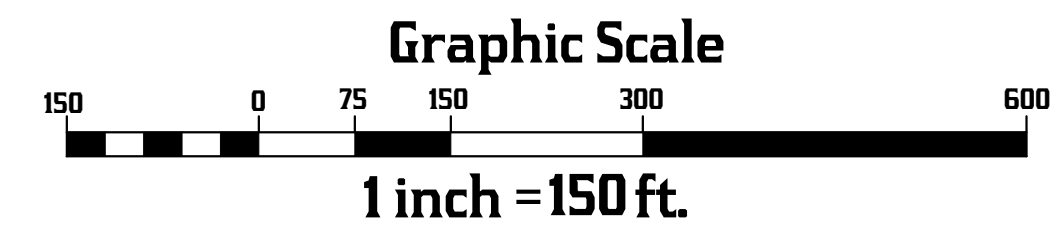


# Map of Boundary Survey

Lying in the Southeast 1/4 of Section 25, Township 14 South, Range 17  
East, Levy County, Florida

## Certificate Approval:

INSTRUMENT # 746632  
ORB 1771, PG 894  
RECORDED 02/03/2025



### Notes:

- Bearings hereon are based on an assumed value of S87°46'29"E, for the South line of Section 30, said bearing is identical with the adjoining Plat of record.
- Features and improvements, (i.e. foundations, utilities, septic tanks, etc.) not visible beneath the surface of the ground, have not been located unless specifically depicted or noted hereon. If a septic tank is shown upon the map, it was located by probing the ground only and not by excavation. Additional wells and septic tanks may exist which are unknown to the surveyor.
  - Fences, overhead wires, and symbols shown hereon may be exaggerated for pictorial purposes only and are not to scale.
  - Property lines should not be reconstructed based on distances to improvements.
  - Additions or deletions to Survey Maps by other than the signing surveyor is prohibited without written consent of the signing surveyor.
  - This survey does not reflect or determine ownership.
  - This survey is certified to the date of the data acquisition in the field (shown hereon as survey date), ONLY.
- No instruments of record reflecting easements, rights-of-way, and/or ownership were furnished to the surveyor except as shown. No search of the public records has been done by the surveyor for any encumbrances for subject property or adjoining properties.
- The building setbacks shown hereon were taken from the record plat or information furnished to the surveyor only. Therefore, if no building setbacks are shown hereon, this does not imply that there are none on subject property. It is suggested, by the surveyor, that all building setbacks (whether shown or not) are verified at the proper building department with the current zoning of the subject property.
- Subject Property shown hereon may be a division of a parent tract based on information provided by the client. If so, this survey does not guarantee a building permit and it is suggested that all divisions are verified at the proper building department with the current zoning of the subject property.
- Information from the Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map shown hereon was current as of the effective or revised date of said map. Map revisions and amendments are periodically made by letter and may not be reflected on said map.
- Fence locations shown hereon (if any) are located at the corners or ends only, unless specified otherwise. Fencing may meander between said fence corners.
- Subject Property lies in F.E.M.A. Flood Zone "X" per the County Property Appraiser's website.

Description: PART OF (ORB 1743, PG 782) - OVERALL

PARCEL 2:  
THE SE 1/4 OF SE 1/4 OF SECTION 25, TOWNSHIP 14 SOUTH, RANGE 17 EAST, LYING EAST OF STATE ROAD NO. 121, LEVY COUNTY, FLORIDA.

Description: (By Surveyor) - NEW PARCEL "A"

A part of lands described in ORB 1743, Page 782 Public Records of Levy County, Florida; lying in the Southeast 1/4 of Section 25, Township 14 South, Range 17 East, Levy County, Florida; being more particularly described as follows:

Commence at the Southeast corner of said Section 25 and run thence North 00°14'49" East, along the East line of said Section, a distance of 662.02 feet to the Point-of-Beginning of the herein described parcel; thence continue North 00°14'49" East, along said East line, a distance of 662.02 feet to the Northeast corner of the Southeast 1/4 of said Southeast 1/4; thence North 88°49'31" West, along the North line of said Southeast 1/4 of the Southeast 1/4, a distance of 765.25 feet to the East right-of-way line of S.E. State Road 121; thence South 21°32'23" West, along said East right-of-way line, a distance of 686.01 feet; thence South 87°45'50" East, a distance of 1014.88 feet to said East line of Section 25 and said Point-of-Beginning. Containing 13.356 Acres, more or less.

Description: (By Surveyor) - NEW PARCEL "B"

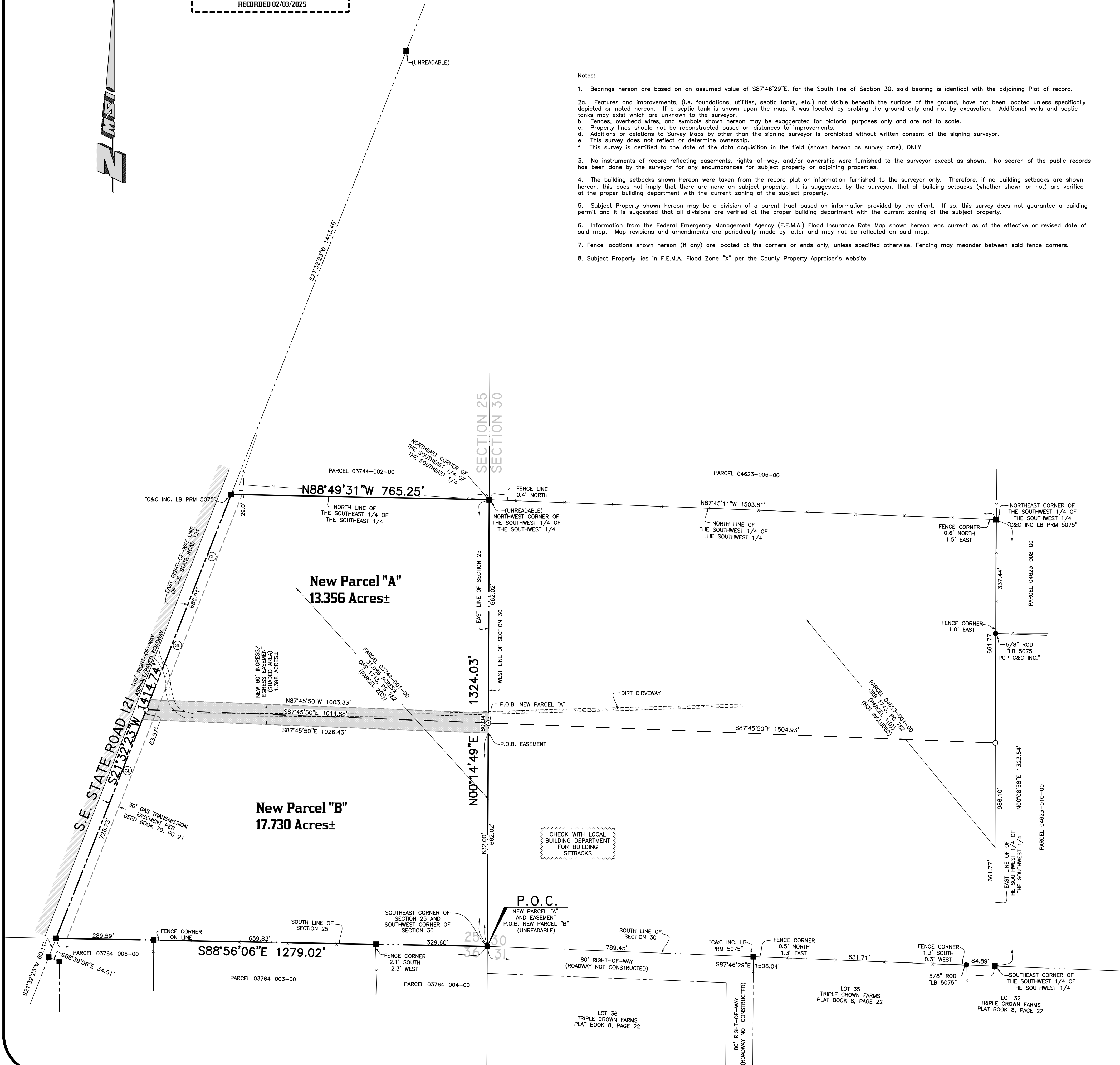
A part of lands described in ORB 1743, Page 782 Public Records of Levy County, Florida; lying in the Southeast 1/4 of Section 25, Township 14 South, Range 17 East, Levy County, Florida; being more particularly described as follows:

Begin at the Southeast corner of said Section 25 and run thence North 00°14'49" East, along the East line of said Section, a distance of 662.02 feet; thence North 87°45'50" West, a distance of 1014.88 feet to the East right-of-way line of S.E. State Road 121; thence South 21°32'23" West, along said East right-of-way line, a distance of 728.73 feet to the Southwest corner of said O.R. Book 1743, Pg 782 and the South line of said Section 25; thence South 88°56'06" East, along said South line, a distance of 1279.02 feet to the Southeast corner of said Section 25 and said Point-of-Beginning. Containing 17.730 Acres, more or less.

Description: (By Surveyor) - 60' INGRESS/EGRESS EASEMENT

A part of lands described in ORB 1743, Page 782 Public Records of Levy County, Florida; lying in the Southeast 1/4 of Section 25, Township 14 South, Range 17 East, Levy County, Florida; being more particularly described as follows:

Commence at the Southeast corner of said Section 25 and run thence North 00°14'49" East, along the East line of said Section, a distance of 632.00 feet to the Point-of-Beginning of the herein described easement; thence continue North 00°14'49" East, along said East line, a distance of 60.04 feet; thence North 87°45'50" West, a distance of 1003.33 feet to the East right-of-way line of S.E. State Road 121; thence South 21°32'23" West, along said East right-of-way line, a distance of 63.57 feet; thence South 87°45'50" East, a distance of 1026.43 feet to the said East line of Section and the said Point-of-Beginning. Containing 1.398 Acres, more or less.



LEGEND:	
■	4"x4" CONC. MONUMENT FOUND (NO IDENT. UNLESS SHOWN)
●	IRON MARKER FOUND
○	1/2" IRON ROD SET MARKED "McMILLEN P.S.M. 5469"
⊙	1/2" IRON ROD SET MARKED "WITNESS P.S.M. 5469"
△	NAIL & DISK SET FROM PCP "McMILLEN P.S.M. 5469"
⊙	UTILITY POLE
(P)	PLAT
(M)	MEASURED
(D)	DESCRIPTION
(C)	CALCULATED
IDENT.	IDENTIFICATION
(R.B.)	REFERENCE BEARING
P.O.B.	POINT-OF-BEGINNING
P.O.E.	POINT-OF-EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
P.U.&D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
CH	CHORD
B.S.	BUILDING SETBACK
---	FENCE LINE
---	GLY WIRE ANCHOR
⊙	CLEANOUT
⊙	WELL
ORB	OFFICIAL RECORD BOOK
PG	PAGE
▨	ASPHALT
▨	CONCRETE
▨	COVERED CONCRETE
▨	BUILDING
▨	DIRT/LIMEROCK DRIVEWAY
▨	BRICK PAVERS
▨	COVERED AREA
⊙	GAS LINE MARKER

Prepared By:  <b>McMILLEN SURVEYING, INC.</b> 444 N.W. Main Street Williston, Florida, 32696 Office: 352 528-6277	REVISION "A" - CERTIFICATE APPROVAL "ADDED" - K.A.H. 02/04/2025	Florida Professional Surveyor and Mapper, License No. 15,3469 Florida Professional Surveyor and Mapper Business License No. LB 8041 NOTE: VALID WITHOUT THE SIGNATURE & ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER	PREPARED FOR: 3KS FAMILY LIMITED PARTNERSHIP	Scale: 1"= 150' Proj. No. 2024-504a Drawn: K.A.H. Chk'd: S.M.M. Dwg. Name: 2024-504a Survey Date: 10/8/24 Field Book: 221 Pages: 62
	For more information please visit our website: www.mcsurveying.com or email us at: info@mcsurveying.com	This survey meets the Standards of Practice set forth by the Florida Board of Surveyors & Mappers, pursuant to Chapter 5J-17, Florida Administrative Code.		