

GREGORY C HARELL MARION COUNTY FL
 CFN# 2023004235 OR BK 7960 PG 716 Pgs 0711-0726 01/11/2023 04:34:16 PM

**SKETCH OF DESCRIPTION
 INGRESS AND EGRESS EASEMENT**

**TAX PARCELS #04587-000-00,
 #04594-000-00, 04748-000-00**

**SECTIONS 12, 13, & 24, TOWNSHIP 12 SOUTH, RANGE 23 EAST,
 MARION COUNTY, FLORIDA**

"THIS IS NOT A BOUNDARY SURVEY"




SURVEYOR'S NOTES:

1. SKETCH BASED ON MONUMENTATION FOUND AND ACCEPTED AND ON FIELD WORK PERFORMED ON 07-21-2020.
2. BEARINGS ARE BASED ON NAD83, FLORIDA STATE PLANE, WEST ZONE, U.S. FOOT, AS ESTABLISHED BY CERTIFIED CORNER RECORDS SHOWN ON THIS SURVEY, USING TRIMBLE "VRS NOW" GPS SURVEY NETWORK.
3. THE DIGITAL SIGNATURE AND SEAL AS SHOWN ON THIS SKETCH ARE ONLY VALID FOR THIS ELECTRONIC PDF FILE.
4. THE PRINTED SKETCH AND REPRODUCTIONS THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. UNLESS NOTED, NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED FOR THIS SKETCH.
6. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAYS, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
7. ONLY ABOVE GROUND UTILITIES WERE LOCATED FOR THIS SKETCH.
8. NORTH ARROW IS BASED ON BEARING STRUCTURE.
9. CERTIFICATION IS NOT TRANSFERABLE.
10. THE PURPOSE OF THIS SKETCH IS TO PREPARE A LAND DESCRIPTION FOR A 15' INGRESS AND EGRESS EASEMENT. IT IS NOT TO BE USED FOR ARCHITECTURAL, ENGINEERING, DESIGN OR CONSTRUCTION PURPOSES.
11. FENCES, SYMBOLS, MONUMENTATION AND UTILITIES SHOWN HEREON MAY BE EXAGGERATED FOR PICTORIAL PURPOSES ONLY AND MAY NOT BE SHOWN TO SCALE.
12. COPIES AND ELECTRONIC FILES OF THIS SKETCH ARE ONLY AVAILABLE TO THE CLIENT FOR 90 DAYS FROM THE DATE OF SIGNATURE. AFTER 90 DAYS, A MINIMUM FEE OF 50% OF THE ORIGINAL SURVEY COST WILL BE ASSESSED.
13. THIS SKETCH COMPLIES WITH THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

CERTIFY SURVEY TO:

KILGORE CORPORATION, LLC. A LOUISIANA LIMITED LIABILITY COMPANY
 FIRST AMERICAN TITLE INSURANCE COMPANY
 SHUTTS & BOWEN LLP

THIS SKETCH IS 11 PAGES IN TOTAL AND
 ONE IS NOT COMPLETE WITHOUT ALL 11.




SCALE: 1" = 300'	PAGE 1 OF 11		DAVID M. DEREN P.S.M. 4805 N.W. 6TH STREET, SUITE H GAINESVILLE, FLORIDA 32609 PHONE: (352) 331-0010 PHONE: (352) 336-3363 FAX: (352) 336-1084 DERENLANDSURVEYING.COM	
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EASEMENT DESCRIPTION: (PREPARED BY THIS FIRM)




A 15 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS LOCATED IN SECTIONS 12, 13 & 24, TOWNSHIP 12 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA LYING 7.5 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT A 8" ROUND CONCRETE MONUMENT (MARION COUNTY SECTION SURVEY) MARKING THE NORTH 1/4 CORNER OF SAID SECTION 13; THENCE NORTH 00°43'44" WEST, A DISTANCE OF 245.11 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF N.E. 212TH STREET ROAD (50 FOOT RIGHT-OF-WAY); THENCE SOUTH 63°03'14" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 99.89 FEET TO THE CENTERLINE OF A DIRT DRIVE AND THE POINT OF BEGINNING OF THIS DESCRIBED CENTERLINE; THENCE, LEAVING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 02°52'16" EAST, ALONG THE CENTERLINE OF SAID DIRT DRIVE, A DISTANCE OF 104.35 FEET; THENCE SOUTH 00°35'04" EAST, A DISTANCE OF 425.69 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 300.84 FEET, A CENTRAL ANGLE OF 29°19'29", AND A CHORD BEARING AND DISTANCE OF SOUTH 12°31'58" EAST, 152.30 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 153.98 FEET TO THE END OF THE CURVE; THENCE SOUTH 26°53'12" EAST, A DISTANCE OF 51.48 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, SAID CURVE HAVING A RADIUS OF 295.05 FEET, A CENTRAL ANGLE OF 20°08'40", AND A CHORD BEARING AND DISTANCE OF SOUTH 14°40'17" EAST, 103.20 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 103.74 FEET TO THE END OF THE CURVE; THENCE SOUTH 00°31'29" EAST, A DISTANCE OF 331.50 FEET; THENCE SOUTH 02°00'39" EAST, A DISTANCE OF 172.42 FEET; THENCE SOUTH 00°42'14" WEST, A DISTANCE OF 280.42 FEET; THENCE SOUTH 01°42'29" EAST, A DISTANCE OF 356.76 FEET; THENCE SOUTH 03°09'07" EAST, A DISTANCE OF 47.15 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST, SAID CURVE HAVING A RADIUS OF 88.36 FEET, A CENTRAL ANGLE OF 15°41'11", AND A CHORD BEARING AND DISTANCE OF SOUTH 04°28'50" WEST, 24.12 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 24.19 FEET TO POINT "A"; THENCE, LEAVING SAID CURVE, SOUTH 85°46'01" EAST, A DISTANCE OF 11.61 FEET TO POINT OF TERMINUS #1, SAID POINT OF TERMINUS #1 BEING ON THE WESTERN BOUNDARY OF SECI EASEMENT AS PER OFFICIAL RECORDS BOOK 1028, PAGE 1613 AND OFFICIAL RECORDS BOOK 1091, PAGE 182; RETURN TO POINT "A", BEING ON A CURVE CONCAVE TO THE WEST, SAID CURVE HAVING A RADIUS OF 88.36 FEET, A CENTRAL ANGLE OF 20°37'10", AND A CHORD BEARING AND DISTANCE OF SOUTH 22°38'01" WEST, 31.63 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.80 FEET TO THE END OF THE CURVE; THENCE SOUTH 33°23'34" WEST, A DISTANCE OF 57.44 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 179.55 FEET, A CENTRAL ANGLE OF 31°07'21", AND A CHORD BEARING AND DISTANCE OF SOUTH 14°40'52" WEST, 96.34 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 97.53 FEET TO THE END OF THE CURVE; THENCE SOUTH 00°30'48" EAST, A DISTANCE OF 581.22 FEET; THENCE SOUTH 01°22'17" WEST, A DISTANCE OF 99.58 FEET; THENCE SOUTH 01°57'37" EAST, A DISTANCE OF 145.64 FEET; THENCE SOUTH 07°29'31" EAST, A DISTANCE OF 74.99 FEET; THENCE SOUTH 02°15'30" EAST, A DISTANCE OF 76.92 FEET; THENCE SOUTH 01°06'17" EAST, A DISTANCE OF 84.23 FEET TO POINT "B"; THENCE NORTH 80°35'29" EAST, A DISTANCE OF 77.45 FEET TO POINT OF TERMINUS #2, SAID POINT OF TERMINUS #2 BEING ON THE WESTERN BOUNDARY OF SECI EASEMENT AS PER OFFICIAL RECORDS BOOK 1028, PAGE 1613 AND OFFICIAL RECORDS BOOK 1091, PAGE 182; RETURN TO POINT "B", THENCE SOUTH 01°06'17" EAST, A DISTANCE OF 16.99 FEET; THENCE SOUTH 01°02'16" WEST, A DISTANCE OF 299.48 FEET; THENCE SOUTH 00°32'06" EAST, A DISTANCE OF 853.62 FEET TO POINT "C"; THENCE NORTH 85°57'01" EAST, A DISTANCE OF 92.01 FEET TO POINT OF TERMINUS #3, SAID POINT OF TERMINUS #3 BEING ON THE WESTERN BOUNDARY OF SECI EASEMENT AS PER OFFICIAL RECORDS BOOK 1028, PAGE 1613 AND OFFICIAL RECORDS BOOK 1091, PAGE 182; RETURN TO POINT "C", THENCE SOUTH 00°32'06" EAST, A DISTANCE OF 29.63 FEET; THENCE SOUTH 01°12'55" EAST, A DISTANCE OF 327.38 FEET; THENCE SOUTH 01°08'49" WEST, A DISTANCE OF 184.18 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 1017.15 FEET, A CENTRAL ANGLE OF 05°20'00", AND A CHORD BEARING AND DISTANCE OF SOUTH 01°35'18" EAST, 94.65 FEET; ----CONTINUED ON PAGE 3----

SCALE: 1" = 300'		PAGE 2 OF 11			DAVID M. DEREN P.S.M. 4606 N.W. 6TH STREET, SUITE H GAINESVILLE, FLORIDA 32609 PHONE: (352) 331-0010 PHONE: (352) 336-3363 FAX: (352) 336-1084 DERENLANDSURVEYING.COM	
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-----CONTINUED FROM PAGE 2----- THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 94.68 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 244.55 FEET, A CENTRAL ANGLE OF 23°36'06" EAST, AND A CHORD BEARING AND DISTANCE OF SOUTH 14°51'33" EAST, 100.03 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.74 FEET TO POINT "D" AND THE BEGINNING OF A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 244.55 FEET, A CENTRAL ANGLE OF 12°00'02", AND A CHORD BEARING AND DISTANCE OF SOUTH 32°39'37" EAST, 51.13 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.22 FEET TO THE END OF THE CURVE; THENCE SOUTH 38°05'54" EAST, A DISTANCE OF 73.60 FEET TO POINT OF TERMINUS #4, SAID POINT OF TERMINUS #4 BEING ON THE WESTERN BOUNDARY OF SECI EASEMENT AS PER OFFICIAL RECORDS BOOK 1028, PAGE 1613 AND OFFICIAL RECORDS BOOK 1091, PAGE 182; RETURN TO POINT "D", BEING ON A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 155.84 FEET, A CENTRAL ANGLE OF 30°21'32", AND A CHORD BEARING AND DISTANCE OF SOUTH 29°22'48", 81.61 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 82.57 FEET TO THE END OF THE CURVE; THENCE SOUTH 52°42'51" WEST, A DISTANCE OF 214.73 FEET; THENCE SOUTH 37°40'30" WEST, A DISTANCE OF 39.41 FEET; THENCE SOUTH 29°00'38" WEST, A DISTANCE OF 195.89 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, SAID CURVE HAVING A RADIUS OF 255.75 FEET, A CENTRAL ANGLE OF 39°51'34", AND A CHORD BEARING AND DISTANCE OF SOUTH 55°35'16" WEST, 174.35 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 177.92 FEET TO THE END OF THE CURVE; THENCE SOUTH 83°42'57" WEST, A DISTANCE OF 132.18 FEET; THENCE SOUTH 79°26'42" WEST, A DISTANCE OF 89.68 FEET; THENCE SOUTH 75°19'31" WEST, A DISTANCE OF 264.27 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 346.99 FEET, A CENTRAL ANGLE OF 19°39'59", AND A CHORD BEARING AND DISTANCE OF SOUTH 67°19'56" WEST, 118.52 FEET; THENCE, ALONG THE ARC OF SAID CURVE, 119.10 FEET TO THE END OF THE CURVE; THENCE SOUTH 54°23'28" WEST, A DISTANCE OF 185.79 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 158.04 FEET, A CENTRAL ANGLE OF 44°29'34", AND A CHORD BEARING AND DISTANCE OF SOUTH 26°40'33" WEST, 119.66 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 122.72 FEET TO THE END OF THE CURVE; THENCE SOUTH 01°41'44" EAST, A DISTANCE OF 776.91 FEET; THENCE SOUTH 07°20'30" WEST, A DISTANCE OF 50.87 FEET; THENCE SOUTH 00°25'41" EAST, A DISTANCE OF 424.72 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 49.68 FEET, A CENTRAL ANGLE OF 56°13'01", AND A CHORD BEARING AND DISTANCE OF SOUTH 28°32'11" EAST, 46.81 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 48.75 FEET TO THE END OF THE CURVE; THENCE SOUTH 56°38'42" EAST, A DISTANCE OF 120.70 FEET; THENCE SOUTH 50°34'48" EAST, A DISTANCE OF 151.61 FEET; THENCE SOUTH 59°46'41" EAST, A DISTANCE OF 154.60 FEET; THENCE SOUTH 55°44'14" EAST, A DISTANCE OF 49.68 FEET; THENCE SOUTH 49°20'13" EAST, A DISTANCE OF 113.88 FEET; THENCE SOUTH 55°01'31" EAST, A DISTANCE OF 284.59 FEET; THENCE SOUTH 52°51'12" EAST, A DISTANCE OF 338.86 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 159.33 FEET, A CENTRAL ANGLE OF 37°44'06", AND A CHORD BEARING AND DISTANCE OF SOUTH 71°43'15" EAST, 103.05 FEET; THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 104.94 FEET TO THE END OF THE CURVE; THENCE NORTH 89°24'42" EAST, A DISTANCE OF 178.81 FEET TO POINT "E"; THENCE SOUTH 09°01'43" WEST, A DISTANCE OF 25.51 FEET TO POINT OF TERMINUS #5, SAID POINT OF TERMINUS #5 BEING ON THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7456, PAGE 149 AND CEC EASEMENT AS PER OFFICIAL RECORDS BOOK 638, PAGE 113; RETURN TO POINT "E", THENCE NORTH 09°01'43" EAST, A DISTANCE OF 66.15 FEET; THENCE NORTH 27°10'56" EAST, A DISTANCE OF 78.70 FEET TO POINT OF TERMINUS #6, SAID POINT OF TERMINUS #6 BEING ON THE WESTERN BOUNDARY OF SECI EASEMENT AS PER OFFICIAL RECORDS BOOK 1028, PAGE 1613 AND OFFICIAL RECORDS BOOK 1091, PAGE 182.

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LINE TABLE

LINE #	LINE BEARING AND DISTANCE	LINE #	LINE BEARING AND DISTANCE	LINE #	LINE BEARING AND DISTANCE
L1	N00°43'44"W 245.11'(F)	L21	S01°02'16"W 299.48'(F)	L41	S55°44'14"E 49.68'(F)
L2	S63°03'14"W 99.89'(F)	L22	S00°32'06"E 853.62'(F)	L42	S49°20'13"E 113.88'(F)
L3	S02°52'16"E 104.35'(F)	L23	N85°57'01"E 92.01'(F)	L43	S55°01'31"E 284.59'(F)
L4	S00°35'04"E 425.69'(F)	L24	S00°32'06"E 29.63'(F)	L44	S52°51'12"E 338.86'(F)
L5	S26°53'12"E 51.48'(F)	L25	S01°12'55"E 327.38'(F)	L45	N89°24'42"E 178.81'(F)
L6	S00°31'29"E 331.50'(F)	L26	S01°08'49"W 184.18'(F)	L46	S09°01'43"W 25.51'(F)
L7	S02°00'39"E 172.42'(F)	L27	S38°05'54"E 73.60'(F)	L47	N09°01'43"E 66.15'(F)
L8	S00°42'14"W 280.42'(F)	L28	S52°42'51"W 214.73'(F)	L48	N27°10'56"E 78.70'(F)
L9	S01°42'29"E 356.76'(F)	L29	S37°40'30"W 39.41'(F)		
L10	S03°09'07"E 47.15'(F)	L30	S29°00'38"W 195.89'(F)		
L11	S85°46'01"E 11.61'(F)	L31	S83°42'57"W 132.18'(F)		
L12	S33°23'34"W 57.44'(F)	L32	S79°26'42"W 89.68'(F)		
L13	S00°30'48"E 581.22'(F)	L33	S75°19'31"W 264.27'(F)		
L14	S01°22'17"W 99.58'(F)	L34	S54°23'28"W 185.79'(F)		
L15	S01°57'37"E 145.64'(F)	L35	S01°41'44"E 776.91'(F)		
L16	S07°29'31"E 74.99'(F)	L36	S07°20'30"W 50.87'(F)		
L17	S02°15'30"E 76.92'(F)	L37	S00°25'41"E 424.72'(F)		
L18	S01°06'17"E 84.23'(F)	L38	S56°38'42"E 120.70'(F)		
L19	N80°35'29"E 77.45'(F)	L39	S50°34'48"E 151.61'(F)		
L20	S01°06'17"E 16.99'(F)	L40	S59°46'41"E 154.60'(F)		

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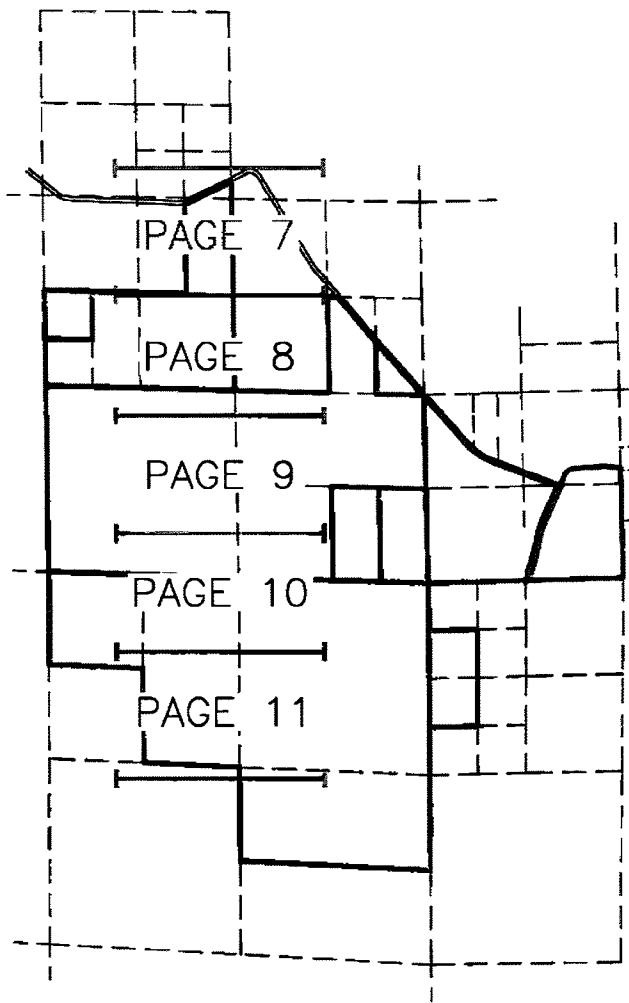


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CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING AND DISTANCE
C1	153.98'(F)	300.84'(F)	29°19'29"(F)	78.71'(F)	S12°31'58"E 152.30'(F)
C2	103.74'(F)	295.05'(F)	20°08'40"(F)	52.41'(F)	S14°40'17"E 103.20'(F)
C3	24.19'(F)	88.36'(F)	15°41'11"(F)	12.17'(F)	S04°28'50"W 24.12'(F)
C4	31.80'(F)	88.36'(F)	20°37'10"(F)	16.07'(F)	S22°38'01"W 31.63'(F)
C5	97.53'(F)	179.55'(F)	31°07'21"(F)	50.00'(F)	S14°40'52"W 96.34'(F)
C6	94.68'(F)	1017.15'(F)	05°20'00"(F)	47.37'(F)	S01°35'18"E 94.65'(F)
C7	100.74'(F)	244.55'(F)	23°36'06"(F)	51.09'(F)	S14°51'33"E 100.03'(F)
C8	51.22'(F)	244.55'(F)	12°00'02"(F)	25.70'(F)	S32°39'37"E 51.13'(F)
C9	82.57'(F)	155.84'(F)	30°21'32"(F)	42.28'(F)	S29°22'48"W 81.61'(F)
C10	177.92'(F)	255.75'(F)	39°51'34"(F)	92.73'(F)	S55°35'16"W 174.35'(F)
C11	119.10'(F)	346.99'(F)	19°39'59"(F)	60.14'(F)	S67°19'56"W 118.52'(F)
C12	122.72'(F)	158.04'(F)	44°29'34"(F)	64.64'(F)	S26°40'33"W 119.66'(F)
C13	48.75'(F)	49.68'(F)	56°13'01"(F)	26.54'(F)	S28°32'11"E 46.81'(F)
C14	104.94'(F)	159.33'(F)	37°44'06"(F)	54.45'(F)	S71°43'15"E 103.05'(F)

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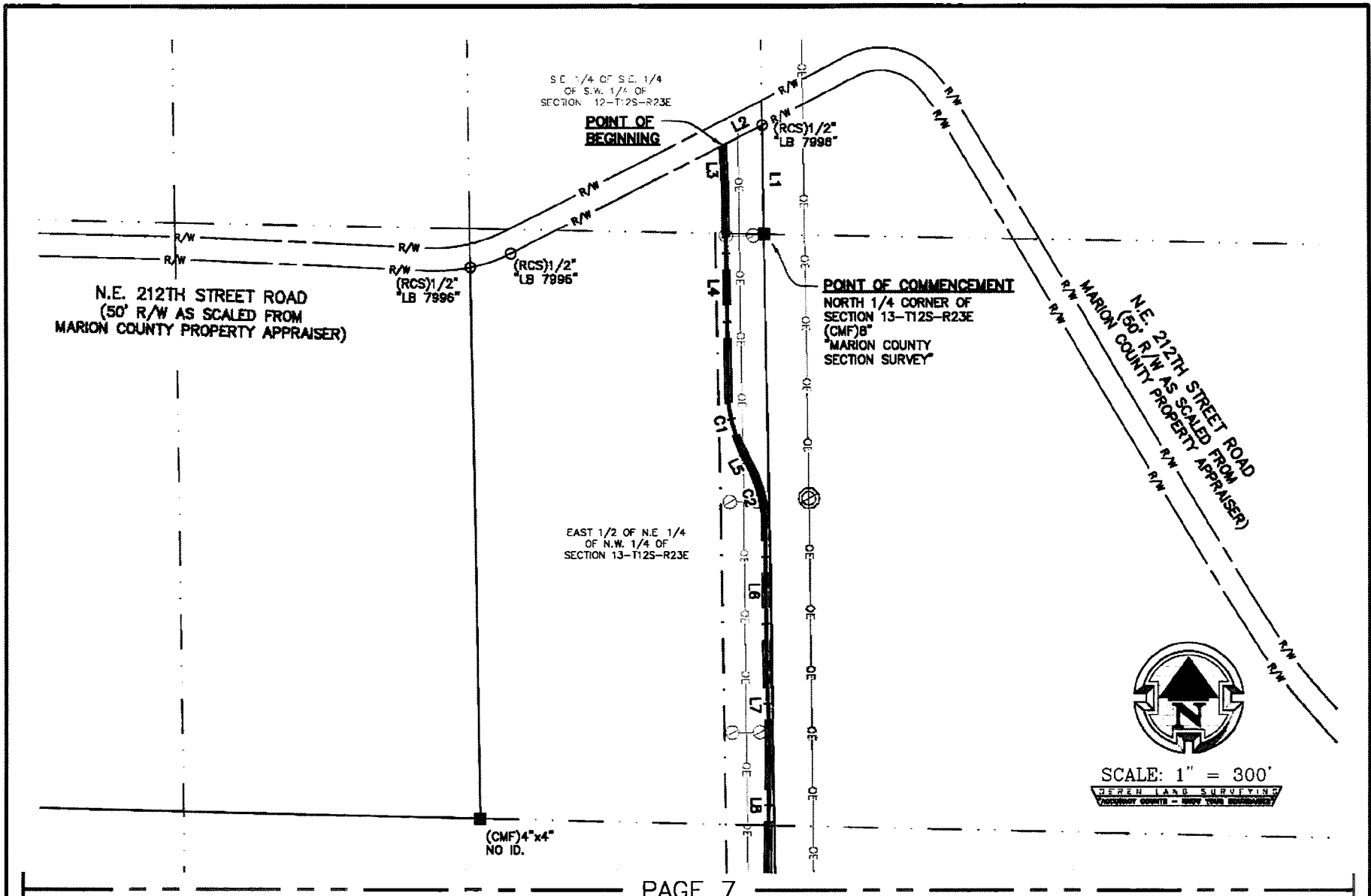
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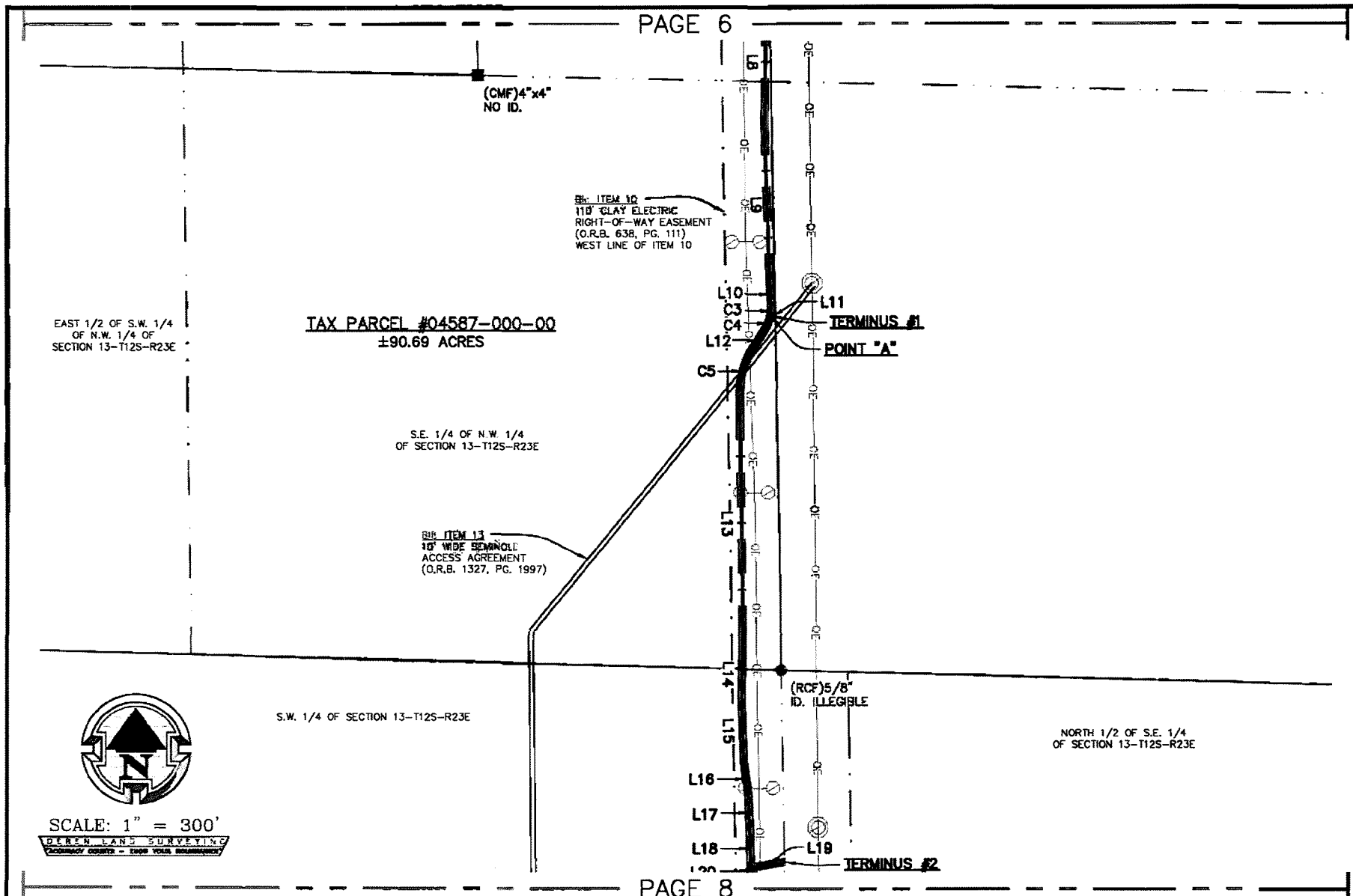
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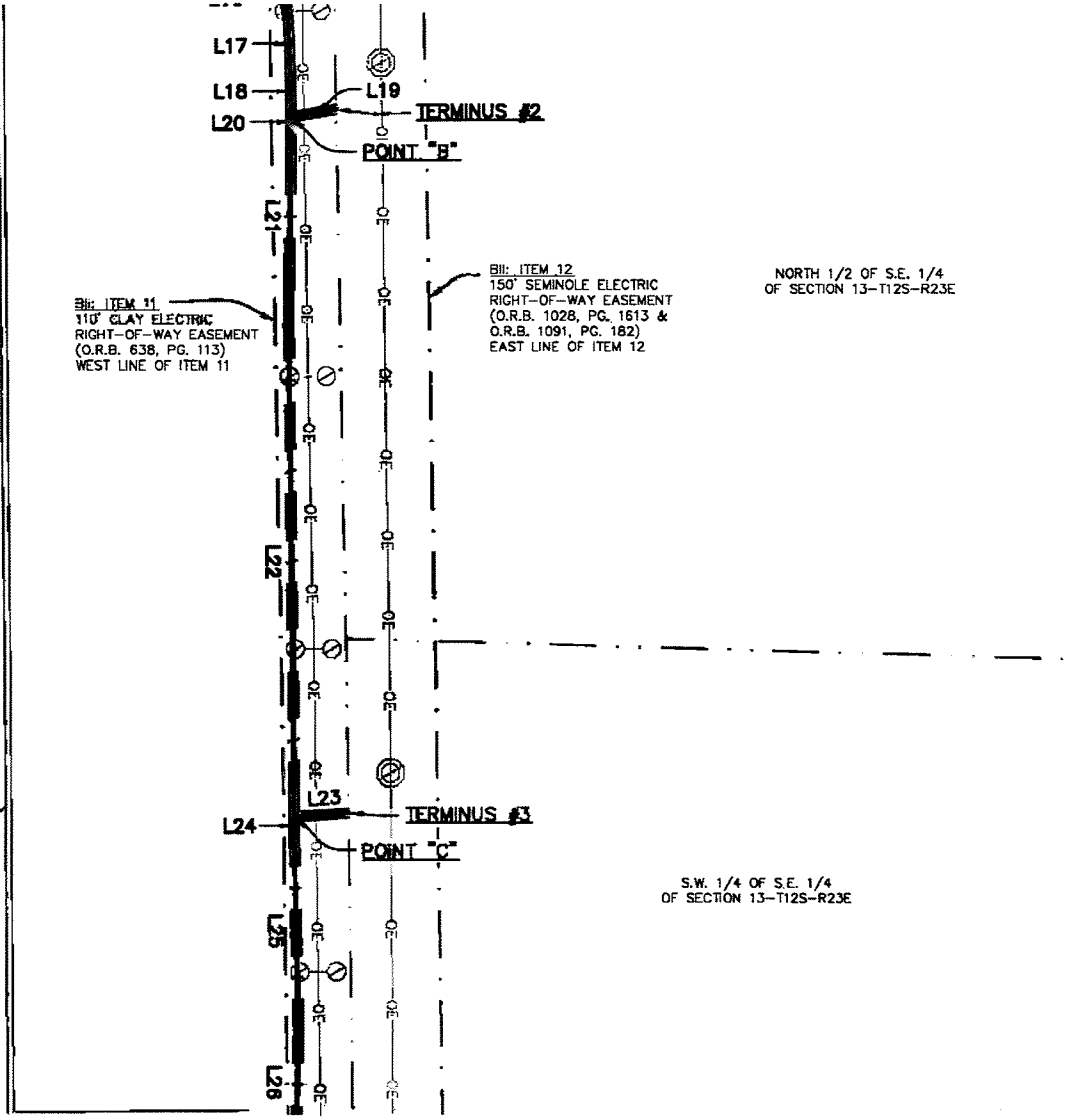
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S.W. 1/4 OF SECTION 13-T12S-R23E

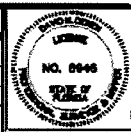


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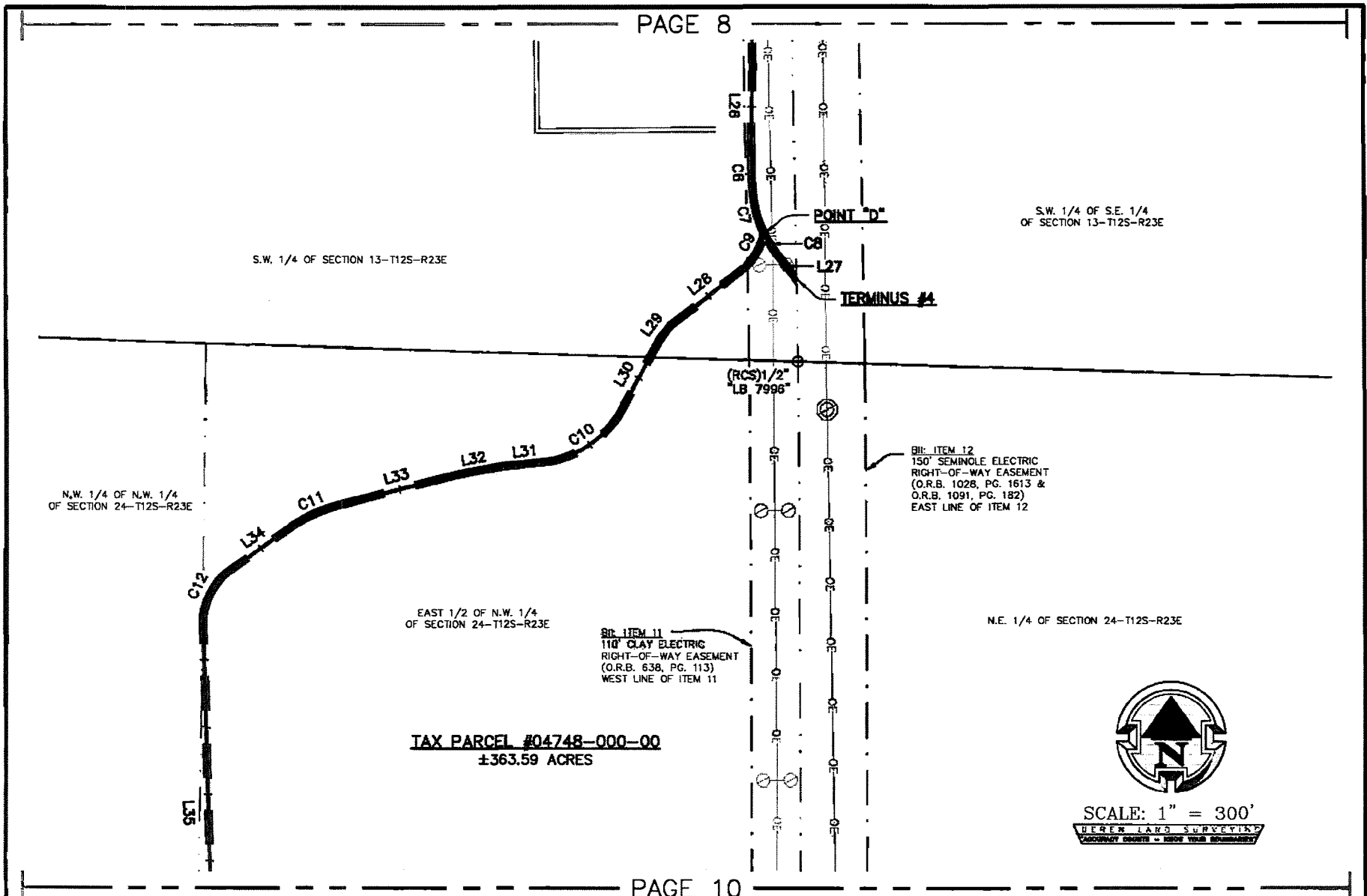


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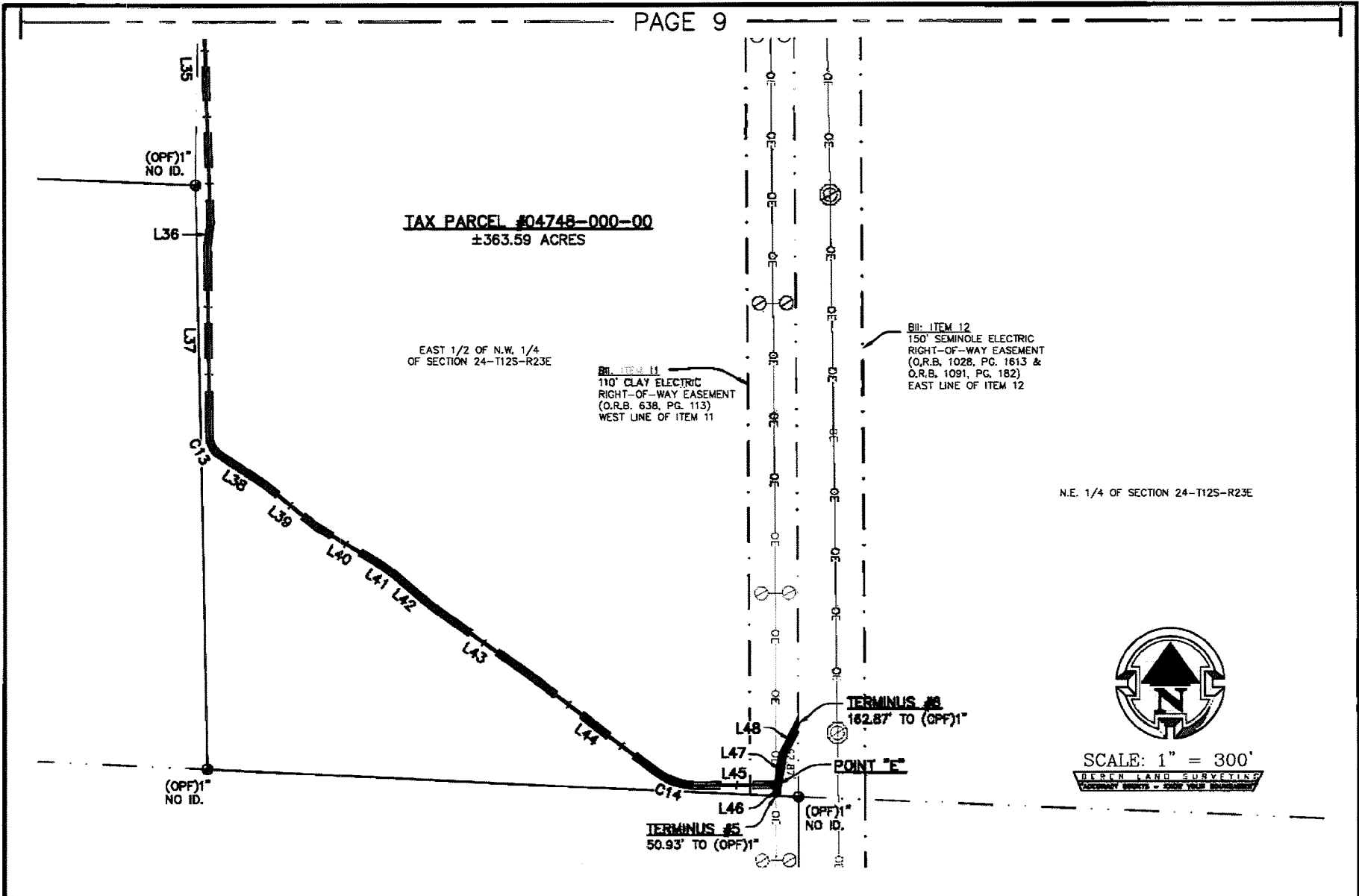
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