LEGAL DESCRIPTION:

PARCEL 1:

A PARCEL OF LAND LOCATED IN SECTIONS 24 AND 25, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 24, THENCE SOUTH 89°49'09" WEST ALONG THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 520.51 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 01°27'24" WEST, A DISTANCE OF 680.82 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE CSX RAILROAD;

THENCE NORTH 53°38'38" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2,163.14 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S LEVEE 63 PER DRAWING NUMBER L-63 N-7;

THE FOLLOWING THREE (3) CALLS ARE ALONG SAID EASTERLY RIGHT-OF-WAY LINE:

1) THENCE NORTH 31°20'31" EAST, A DISTANCE OF 100.63 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAS A RADIUS OF 970.00 FEET:

2) THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31°22'19" AN ARC DISTANCE OF 531.12 FEET;

3) THENCE NORTH 00°01'48" WEST, A DISTANCE OF 1,541.01 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNIMPROVED SEYMOUR DRIVE AS DEPICTED ON CONNERS GABLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 71 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA;

THENCE NORTH 88°06'39" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 113.06 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S LEVEE 63 PER DRAWING NUMBER L-63 N-7;

THENCE NORTH 89°58'12" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 187.00 FEET;

THENCE NORTH 0°01'48" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 6.07 FEET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE UNIMPROVED SEYMOUR DRIVE SAID POINT HEREAFTER REFERRED TO AS **REFERENCE POINT "A"**;

THENCE NORTH 88°06'39" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,182.94 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 710 PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 91060-2103;

THENCE SOUTH 55°45'44" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 184.04 FEET TO A POINT ON THE WEST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 735 AT PAGE 1666 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA:

THENCE SOUTH 01°27'24" WEST ALONG SAID WEST LINE, A DISTANCE OF 2,679.93 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH:

PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF BLOCK 7, CONNERS GABLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 71 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, LOCATED IN SECTION 24, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AFOREMENTIONED REFERENCE POINT "A", THENCE NORTH 00°01'48" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S LEVEE 63 PER DRAWING NUMBER L-63 N-7, A DISTANCE OF 30.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE UNIMPROVED SEYMOUR DRIVE AS DEPICTED ON CONNERS GABLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 71 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 00°01'48" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH FLORIDA WATER MANAGEMENT DISTRICT'S LEVEE 63, A DISTANCE OF 813.91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 710 PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 91060-2103;

THENCE SOUTH 55°45'44" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 489.90 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE UNIMPROVED TUNNEY ROAD AS DEPICTED ON SAID CONNERS GABLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 71 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, SAID POINT HEREAFTER REFERRED TO AS **REFERENCE POINT "B"**;

THENCE SOUTH 00°00'37" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 524.93 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UNIMPROVED SEYMOUR DRIVE;

THENCE SOUTH 88°06'39" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 404.89 FEET TO THE **POINT OF BEGINNING**.

TOGETHER WITH:

PARCEL 3:

A PARCEL OF LAND BEING A PORTION OF BLOCK 8, CONNERS GABLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 71 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, LOCATED IN SECTION 24, TOWNSHIP 37 SOUTH, RANGE 35 EAST, OKEECHOBEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AFOREMENTIONED **REFERENCE POINT "B"**, THENCE SOUTH 55°45'44" EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 710 PER FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 91060-2103, A DISTANCE OF 60.49 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE UNIMPROVED TUNNEY ROAD AS DEPICTED ON CONNERS GABLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2 AT PAGE 71 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, SAID POINT BEING THE **POINT OF BEGINNING**;

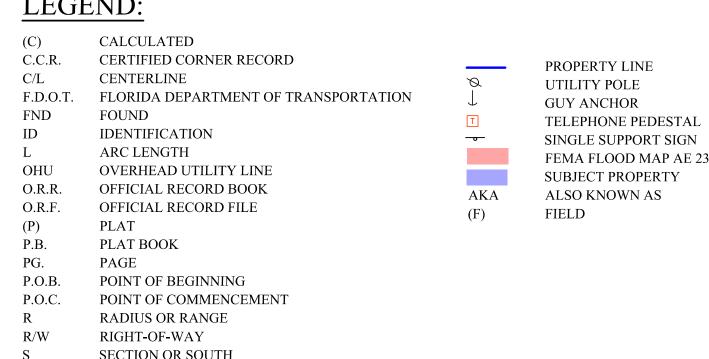
THENCE CONTINUE SOUTH 55°45'44" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 829.39 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UNIMPROVED SEYMOUR DRIVE;

THENCE SOUTH 88°06'39" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 685.95 FEET TO A POINT ON THE SAID EASTERLY RIGHT-OF-WAY LINE OF UNIMPROVED TUNNEY ROAD;

THENCE NORTH 00°00'37" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 489.25 FEET TO THE **POINT OF BEGINNING**.

SAID LAND LYING IN OKEECHOBEE COUNTY, FLORIDA AND CONTAINING 116.573 ACRES MORE OR LESS.

LEGEND:



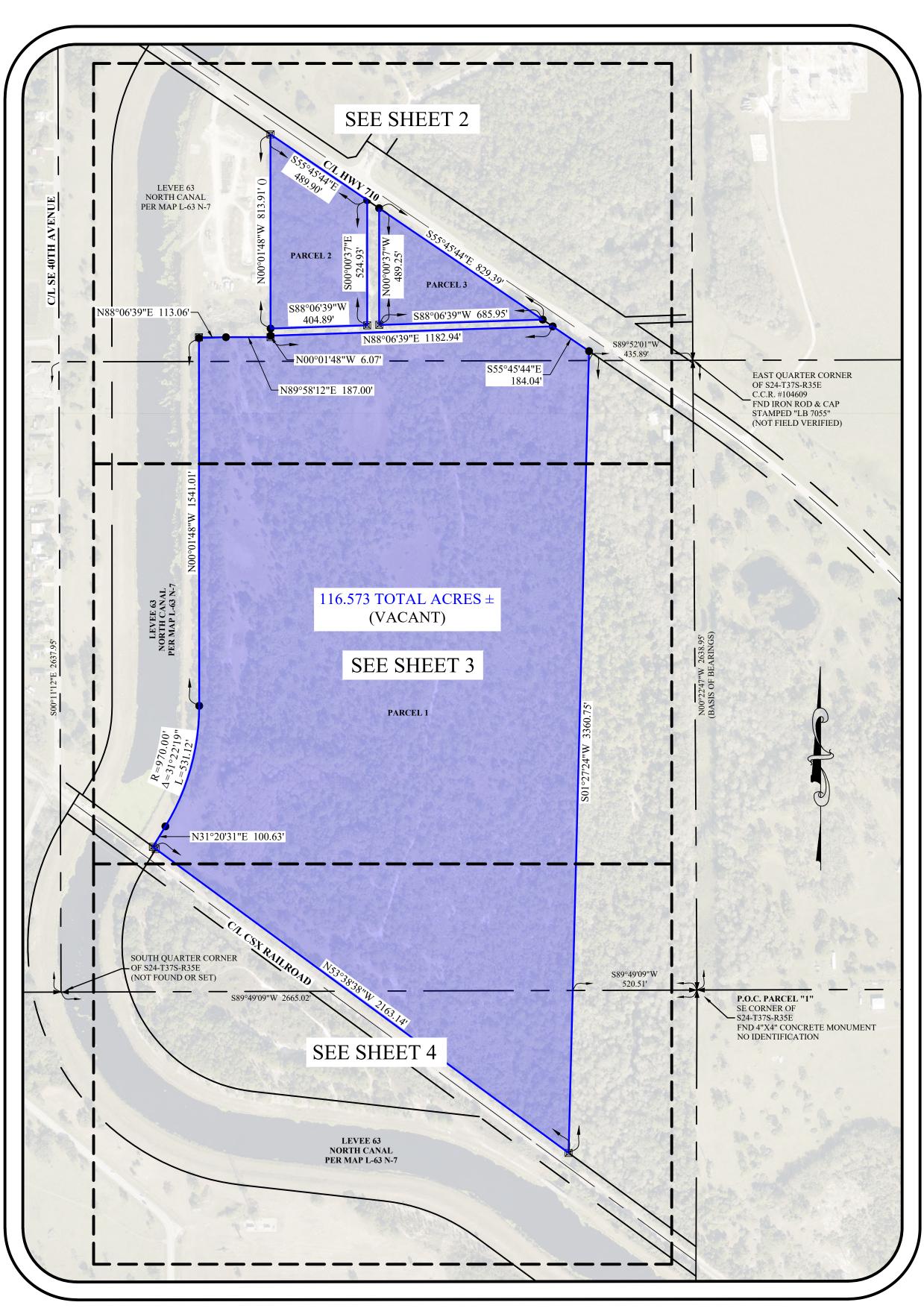
S.F.W.M.D. SOUTH FLORIDA WATER MANAGEMENT DISTRICT

TOWNSHIP

DELTA CURVE ANGLE

BOUNDARY SURVEY

LOCATED IN SECTION 24 & 25 TOWNSHIP 37 SOUTH RANGE 35 EAST



LOCATION MAP:

1 INCH = 300 FT. (INTENDED DISPLAY SCALE)

SURVEYOR'S NOTES:

- 1. THE SURVEY DATE IS AUGUST 3, 2023
- 2. THIS IS A **BOUNDARY SURVEY**, AS DEFINED IN CHAPTER 5J-17.050(11) OF THE FLORIDA ADMINISTRATIVE CODE
- 3. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES
- 5. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH, AND ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT. THE BEARING BASE FOR THIS SURVEY IS THE EAST LINE OF SECTION 24, TOWNSHIP 37 SOUTH, RANGE 35 EAST, SAID LINE BEARS NORTH 00°22'47" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 6. THE COORDINATE SYSTEM UTILIZED HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011), AS ESTABLISHED USING REAL-TIME KINEMATIC GLOBAL POSITIONING SYSTEM (RTK GPS) SURVEY METHODS. THE CORRECTED POSITIONS COMPUTED WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES SHOWN HEREON ARE IN GRID U.S. SURVEY FEET.
- 7. THIS SURVEY IS BASED ON A REVIEW OF A TITLE COMMITMENT BY CERTIFIED ESCROW & TITLE COMPANY DBA, CERTIFIED TITLE FILE NUMBER 110110019, EFFECTIVE DATE: SEPTEMBER 24, 2023 AT 8:00 A.M. THE TITLE EXCEPTIONS LISTED ON THIS SURVEY ARE FROM SCHEDULE B-SECTION 2 OF THE TITLE COMMITMENT LISTED ABOVE.
- 8. THE LEGAL DESCRIPTION OF THE LAND CONTAINED IN THIS BOUNDARY SURVEY WAS PREPARED BY BSM & ASSOCIATES, INC.
- 8. THIS SURVEY DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
- 9. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM OKEECHOBEE COUNTY PROPERTY APPRAISER OFFICE AND PER PLAT.
- 10. AERIAL IMAGERY SHOWN HEREON WAS OBTAINED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION DATED 2021 AND IS SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- 11. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X & AE 23 PER FEMA MAP NUMBER 12093C, PANEL NUMBER 0485C WITH AN EFFECTIVE DATE OF 7/16/2015.

TITLE INFORMATION:

(NOT A SURVEY MATTER)

CERTIFIED ESCROW & TITLE COMPANY DBA, CERTIFIED TITLE

SCHEDULE B - SECTION 2

COMMITMENT NUMBER 110110019, EFFECTIVE DATE: SEPTEMBER 24, 2023 @ 8:00 A.M. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST

- APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY MATTER)
- 2. ANY RIGHTS, INTERESTS, OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY PUBLIC RECORDS. (NOT A SURVEY MATTER)
- 3. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (AS SHOWN HEREON)
- 4. ANY LIEN, FOR SERVICES, LABOR, OR MATERIALS IN CONNECTION WITH IMPROVEMENTS, REPAIRS OR RENOVATIONS PROVIDED BEFORE, ON, OR AFTER DATE OF POLICY, NOT SHOWN BY THE PUBLIC RECORDS. (NOT A SURVEY MATTER)
- 5. ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL OF THE LAND THAT IS, AT DATE OF POLICY, OR WAS PREVIOUSLY UNDER WATER. (DOES NOT AFFECT SUBJECT PARCEL)
- 6. TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN THE PUBLIC RECORDS OR IN THE RECORDS OF THE LOCAL TAX COLLECTING AUTHORITY, AT DATE OF POLICY. (NOT A SURVEY MATTER)
- 7. ANY MINERALS OR MINERAL RIGHTS LEASED, GRANTED OR RETAINED BY CURRENT OR PRIOR OWNERS.
- 8. TAXES AND ASSESSMENTS FOR THE YEAR 2023 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. (NOT A SURVEY MATTER)

NOTE FOR STANDARD EXCEPTIONS: STANDARD EXCEPTIONS FOR PARTIES IN POSSESSION, FOR MECHANICS LIENS, AND FOR TAXES OR SPECIAL ASSESSMENTS NOT SHOWN AS LIENS IN PUBLIC RECORDS SHALL BE DELETED UPON RECEIPT OF AN ACCEPTABLE NON-LIEN AND POSSESSION AFFIDAVIT ESTABLISHING WHO IS IN POSSESSION OF THE LANDS, THAT THERE ARE NO LIENS OR ENCUMBRANCES UPON THE LANDS OTHER THAN AS SET FORTH IN THE COMMITMENT, THAT NO IMPROVEMENTS TO THE LANDS HAVE BEN MADE WITHIN THE PAST 90 DAYS OR ARE CONTEMPLATED TO BE MADE BEFORE CLOSING THAT WILL NOT BE PAID IN FULL, AND THAT THERE ARE NO UNRECORDED TAXES OR ASSESSMENTS THAT ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. ANY POLICIES ISSUED HEREUNDER MAY BE SUBJECT TO A SPECIAL EXCEPTION FOR MATTERS DISCLOSED BY SAID AFFIDAVIT.

STANDARD EXCEPTION(S) FOR QUESTIONS OF SURVEY MAY BE DELETED UP RECEIPT AND REVIEW OF A PROPERTY CERTIFIED SURVEY MEETING THE FLORIDA MINIMUM TECHNICAL STANDARDS FOR ALL LAND SURVEYS DATED NO MORE THAN 90 DAYS PRIOP TO CLOSING OR SUCH OTHER PROOF AS MAY BE ACCEPTABLE TO THE COMPANY. ANY POLICIES ISSUED HEREUNDER MAY BE SUBJECT TO A SPECIAL EXCEPTION FOR MATTERS DISCLOSED BY SAID SURVEY OR PROOF.

- 9. TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARTIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S). (NOT A SURVEY MATTER)
- 10. THE LAND LIES WITHIN THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT AND MAY BE SUBJECT TO ASSESSMENTS, IF ANY, AND ANY RULES AND REGULATIONS WHICH SAID DISTRICT MAY BE ALLOWED TO ESTABLISH. (AS SHOWN HEREON)

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17,FLORIDA ADMINISTRATIVE CODE.

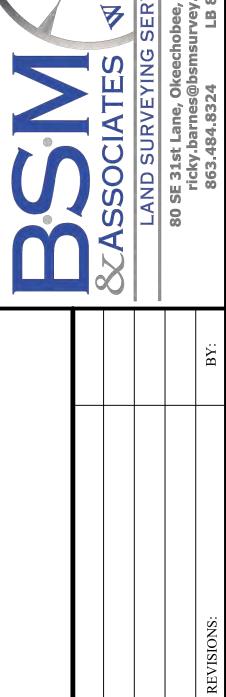
FOR THE BENEFIT OF THE FOLLOWING PARTIES ONLY:

- 1) PACIFIC ST CAPITAL HOLDINGS LLC
- 2) CERTIFIED ESCROW & TITLE COMPANY DBA, CERTIFIED TITLE

FOR THE FIRM: BSM & ASSOCIATES, INC.

DATE_
RICHARD E. BARNES III
PROFESSIONAL SURVEYOR AND MAPPER

STATE OF FLORIDA LICENSE NO. 7074



	REF G:Wy Drive BSM & ASSOCIATES, IN	JC_2023/23-316 BND- BERMAN RANCH 4 PAR	G:\My Drive\BSM & ASSOCIATES, INC_2023\23-316 BND- BERMAN RANCH 4 PARCELS- SEE BRANDON TUCKER EMAIL\DRAWINGS\MGOI	
	FLD JF, WF	FB./PG. RJ #1/20-22		
74	OFF TJL		DATE 08/03/23	
	CKD REB	SHEET 1 OF 4	DWG23-316 SURVEY	DA

