Boundary Survey of:

Heavenly Hills

in Section 18, Township 13 South, Range 18 East, Levy County, Florida.

Description: PARENT PARCEL (that parcel recorded in Official Records Book 1066, page 241, of the public records of Levy County, Florida)

The West 1/2 of the Southeast 1/4 of the Northeast 1/4, AND the Southeast 1/4 of the Northeast 1/4, AND the North 1/2 of the Southeast 1/4, all being in Section 18, Township 13 South, Range 18 East, Levy County, Florida. LESS AND EXCEPT right of way for State Road 316.

LESS AND EXCEPT

A parcel of land located in the South one-half (S 1/2) of the Northeast one-quarter (NE 1/4) of Section 18, Township 13 South, Range 18 East, Levy County, Florida being more particularly described as follows:

Commence at a Railroad spike marking the Northeast corner of the Southeast one-quarter (SE 1/4) of Section 18, Township 13 South, Range 18 East; thence N81°18'53"W, a distance of 727.22 feet to a 1/2-inch iron rod with cap #2965 marking the Southeast corner of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Northeast one-quarter (NE 1/4) and the POINT OF BEGINNING; thence N00°19'50"W along the east line of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Northeast one-quarter (NE 1/4), a distance of 1346.05 feet to a concrete monument with cap #2001 marking the Northeast corner of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Northeast one-quarter (NE 1/4); thence N81°23'35"W along the north line of the South one-half (S 1/2) of the Northeast one-quarter (NE 1/4), a distance of 655.47 feet; thence S03°42'27"W, a distance of 1331.23 feet; thence S81°32'23"E, a distance of 36.47 feet to the Point of Curvature of a curve concave northerly having a radius of 470.00 feet; thence easterly along the arc of said curve 57.99 feet through a central angle of 07°04'18", said curve having a chord bearing of S85°04'28"E, a distance of 57.95 feet to the Point of Tangency; thence S88°36'33"E, a distance of 38.93 feet to the Point of Curvature of a curve concave southerly having a radius of 455.00 feet; thence easterly along the arc of said curve 136.17 feet through a central angle of 17°08'52", said curve having a chord bearing of S80°02'07"E, a distance of 135.67 feet to the Point of Tangency; thence S71°27'41"E, a distance of 43.23 feet to the north line of the Southeast one-quarter (SE 1/4); thence S81°18'53"E along the north line of the Southeast one-quarter (SE 1/4), a distance of 439.75 feet to the POINT OF BEGINNING.

Containing 21.39 acres, more or less.

SUBJECT TO,

An easement for ingress, egress and utilities located in the South one-half (S 1/2) of the Northeast one-quarter (NE 1/4) of Section 18, Township 13 South, Range 18 East, Levy County, Florida being more particularly described as follows:

Commence at a Railroad spike marking the Northeast corner of the Southeast one-quarter (SE 1/4) of Section 18, Township 13 South, Range 18 East; thence N81°18'53"W, a distance of 727.22 feet to the Southeast corner of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Northeast one-quarter (NE 1/4); thence N81°18'53"W along the north line of the Southeast one-quarter (SE 1/4), a distance of 439.75 feet to the POINT OF BEGINNING; thence continue along said North line, a distance of 311.01 feet; thence N 03°42'27"E, a distance of 1.57 feet; thence S81°32'23"E, a distance of 36.47 feet to the Point of Curvature of a curve concave northerly having a radius of 470.00 feet; thence easterly along the arc of said curve 57.99 feet through a central angle of 07°04'18", said curve having a chord bearing of S85°04'28"E, a distance of 57.95 feet to the Point of Tangency; thence S88°36'33"E, a distance of 38.93 feet to the Point of Curvature of a curve concave southerly having a radius of 455.00 feet; thence easterly along the arc of said curve 136.17 feet through a central angle of 17°08'52", said curve having a chord bearing of S80°02'07"E, a distance of 135.67 feet to the Point of Tangency; thence S71°27'41"E, a distance of 43.23 feet to the POINT OF BEGINNING.

AND, SUBJECT TO,

An easement for ingress, egress and utilities located in the North one-half (N 1/2) of the Southeast one-quarter (SE 1/4) of Section 18, Township 13 South, Range 18 East, Levy County, Florida, and being more particularly described as follows:

Commence at a Railroad spike marking the Northeast corner of the Southeast one-quarter (SE 1/4) of Section 18, Township 13 South, Range 18 East; thence N81°18'53"W, along the North line of said Southeast one-quarter (SE 1/4), a distance of 50.64 feet to the westerly Right-of-Way line of Levy County Road No. C-316 and the POINT OF BEGINNING; thence continue N81°18'53"W along the North line of the Southeast one-quarter (SE 1/4), a distance of 1427.34 feet; thence S03°42'27"W, a distance of 90.34 feet; thence S81°18'53"E, a distance of 1433.92 feet to the westerly Right-of-Way line of Levy County Road No. C-316; thence N00°25'06"E, along said Right-of-Way line, a distance of 91.15 feet to the POINT OF BEGINNING.

PARCEL 1

A parcel of land in the West 1/2 of SE 1/4 of NE 1/4, the SW 1/4 of NE 1/4, and the NW 1/4 of SE 1/4 of Section 18, Township 13 South, Range 18 East, Levy County, Florida, being a portion of that property described in Official Records Book 1066, page 241, and being more particularly described as follows:

For a Point of Reference, commence at the NW corner of the SW 1/4 of NE 1/4 of Section 18, Township 13 South, Range 18 East, Levy County, Florida; thence S 00°38'01" E, along the West line of said SW 1/4 of NE 1/4 and the West line of NW 1/4 of SE 1/4 of said Section 18, a distance of 1872.04 feet; thence N 70°58'05" E, 811.94 feet, to the centerline of a 60 foot easement; thence continue N 70°58'05" E, along the centerline of said 60 foot easement, 60.00 feet, to the Point of Beginning; thence N 00°38'01" W, 1463.23 feet, to the North line of said SW 1/4 of NE 1/4; thence S 81°27'37" E, along said North line of SW 1/4 of NE 1/4 and the North line of the SE 1/4 of NE 1/4 of said Section 18, a distance of 688.98 feet, to the NW corner of that property described in O.R. Book 1065, page 443, of the public records of Levy County, Florida; thence S 03°42'27" W, along the West line of last said property, 1331.23 feet, to the SW corner of last said property, also being the NW corner of that easement recorded in said O.R. Book 1065, page 443; thence S 03°42'27" W, along the West line of said easement, 30.11 feet, to said centerline of a 60 foot easement; thence N 81°19'20" W, along said centerline, 400.00 feet; thence S 70°58'05" W, along said centerline, 192.22 feet, to close on the Point of Beginning.

Contains 20.01 acres, more or less.

Subject to, together with, and reserving unto the grantor a 60 foot wide ingress, egress, and public utilities easement that lies 30 feet on each side of the following described centerline:

For a Point of Reference, commence at the NW corner of the SW 1/4 of NE 1/4 of Section 18, Township 13 South, Range 18 East, Levy County, Florida; thence S 00°38'01" E, along the West line of said SW 1/4 of NE 1/4 and the West line of NW 1/4 of SE 1/4 of said Section 18, a distance of 1872.04 feet; thence N 70°58'05" E, 811.94 feet, to the Point of Beginning for this centerline of easement; thence continue N 70°58'05" E, 252.22 feet; thence S 81°19'20" E, 400.00 feet, to the intersection with the West line of that easement described in O.R. Book 1065, page 443, and the Terminus Point of this centerline of easement.

Also together with those easements described in said O.R. Book 1065, page 443, of the public records of Levy County, Florida.

PARCEL 2

A parcel of land in the SW 1/4 of NE 1/4 and the NW 1/4 of SE 1/4 of Section 18, Township 13 South, Range 18 East, Levy County, Florida, being a portion of that property described in Official Records Book 1066, page 241, and being more particularly described as follows:

For a Point of Beginning, commence at the NW corner of the SW 1/4 of NE 1/4 of Section 18, Township 13 South, Range 18 East, Levy County, Florida; thence S 00°38'01" E, along the West line of said SW 1/4 of NE 1/4 and the West line of NW 1/4 of SE 1/4 of said Section 18, a distance of 1872.04 feet; thence N 70°58'05" E, 811.94 feet, to the centerline of a 60 foot easement; thence continue N 70°58'05" E, along the centerline of said 60 foot easement, 60.00 feet; thence N 00°38'01" W, 1463.23 feet, to the North line of said SW 1/4 of NE 1/4; thence N 81°27'37" W, along said North line of SW 1/4 of NE 1/4, a distance of 838.08 feet, to close on the Point of Beginning.

Contains 31.67 acres, more or less.

Subject to, together with, and reserving unto the grantor a 60 foot wide ingress, egress, and public utilities easement that lies 30 feet on each side of the following described centerline:

For a Point of Reference, commence at the NW corner of the SW 1/4 of NE 1/4 of Section 18, Township 13 South, Range 18 East, Levy County, Florida; thence S 00°38'01" E, along the West line of said SW 1/4 of NE 1/4 and the West line of NW 1/4 of SE 1/4 of said Section 18, a distance of 1872.04 feet; thence N 70°58'05" E, 811.94 feet, to the Point of Beginning for this centerline of easement; thence continue N 70°58'05" E, 252.22 feet; thence S 81°19'20" E, 400.00 feet, to the intersection with the West line of that easement described in O.R. Book 1065, page 443, and the Terminus Point of this centerline of easement.

Also together with those easements described in said O.R. Book 1065, page 443, of the public records of Levy County, Florida.

PARCEL 3

A parcel of land in the NW 1/4 of SE 1/4 of Section 18, Township 13 South, Range 18 East, Levy County, Florida, being a portion of that property described in Official Records Book 1066, page 241, and being more particularly described as follows:

For a Point of Reference, commence at the NW corner of the SW 1/4 of NE 1/4 of Section 18, Township 13 South, Range 18 East, Levy County, Florida; thence S 00°38'01" E, along the West line of said SW 1/4 of NE 1/4 and the West line of NW 1/4 of SE 1/4 of said Section 18, a distance of 1872.04 feet; thence N 70°58'05" E, 811.94 feet, to the Point of Beginning; thence N 70°58'05" E, 811.94 feet, to the centerline of a 60 foot easement; thence continue N 70°58'05" E, along the centerline of said 60 foot easement, 107.39 feet; thence S 01°00'06" W, 1237.80 feet, to the South line of said NW 1/4 of SE 1/4; thence N 81°01'22" W, along said South line, 848.92 feet, to the SW corner of said NW 1/4 of SE 1/4; thence N 00°38'01" W, along said West line of NW 1/4 of SE 1/4, a distance of 805.41 feet, to close on the Point of Beginning.

Contains 20.01 acres, more or less.

Subject to, together with, and reserving unto the grantor a 60 foot wide ingress, egress, and public utilities easement that lies 30 feet on each side of the following described centerline:

For a Point of Reference, commence at the NW corner of the SW 1/4 of NE 1/4 of Section 18, Township 13 South, Range 18 East, Levy County, Florida; thence S 00°38'01" E, along the West line of said SW 1/4 of NE 1/4 and the West line of NW 1/4 of SE 1/4 of said Section 18, a distance of 1872.04 feet; thence N 70°58'05" E, 811.94 feet, to the Point of Beginning for this centerline of easement; thence continue N 70°58'05" E, 252.22 feet; thence S 81°19'20" E, 400.00 feet, to the intersection with the West line of that easement described in O.R. Book 1065, page 443, and the Terminus Point of this centerline of easement.

Also together with those easements described in said O.R. Book 1065, page 443, of the public records of Levy County, Florida.

PARCEL 4

A parcel of land in the NW 1/4 of SE 1/4, the NE 1/4 of SE 1/4, and the West 1/2 of SE 1/4 of NE 1/4 of Section 18, Township 13 South, Range 18 East, Levy County, Florida, being a portion of that property described in Official Records Book 1066, page 241, and being more particularly described as follows:

For a Point of Reference, commence at the NW corner of the SW 1/4 of NE 1/4 of Section 18, Township 13 South, Range 18 East, Levy County, Florida; thence S 00°38'01" E, along the West line of said SW 1/4 of NE 1/4 and the West line of NW 1/4 of SE 1/4 of said Section 18, a distance of 1872.04 feet; thence N 70°58'05" E, 811.94 feet, to the centerline of a 60 foot easement; thence continue N 70°58'05" E, along the centerline of said 60 foot easement, 107.39 feet; thence S 01°00'06" W, 1237.80 feet, to the South line of said NW 1/4 of SE 1/4; thence S 81°01'22" E, along said South line of NW 1/4 of SE 1/4 of said Section 18; thence continue S 81°01'22" E, along the South line of said NE 1/4 of SE 1/4, a distance of 71.87 feet; thence N 01°00'06" E, 1348.53 feet, to a point on the North boundary of that easement described in O.R. Book 1065, page 443; thence N 88°36'33" W, along said boundary, 38.93 feet, to the Point of Curvature of a curve concave to the North, having a radius of 470.00 feet; thence Westerly, along said boundary and the arc of said curve, through a central angle of 07°04'10", a distance of 57.99 feet, to the Point of Tangency of said curve; thence N 81°32'23" W, along said boundary, 36.47 feet, to the NW corner of said boundary; thence S 03°42'27" W, along the West line of said boundary, 30.11 feet, to the centerline of a 60 foot easement; thence N 81°19'20" W, along said centerline, 400.00 feet; thence S 70°58'05" W, along said centerline, 144.83 feet, to close on the Point of Beginning.

Contains 20.01 acres, more or less.

Subject to, together with, and reserving unto the grantor a 60 foot wide ingress, egress, and public utilities easement that lies 30 feet on each side of the following described centerline:

For a Point of Reference, commence at the NW corner of the SW 1/4 of NE 1/4 of Section 18, Township 13 South, Range 18 East, Levy County, Florida; thence S 00°38'01" E, along the West line of said SW 1/4 of NE 1/4 and the West line of NW 1/4 of SE 1/4 of said Section 18, a distance of 1872.04 feet; thence N 70°58'05" E, 811.94 feet, to the Point of Beginning for this centerline of easement; thence continue N 70°58'05" E, 252.22 feet; thence S 81°19'20" E, 400.00 feet, to the intersection with the West line of that easement described in O.R. Book 1065, page 443, and the Terminus Point of this centerline of easement.

Also together with those easements described in said O.R. Book 1065, page 443, of the public records of Levy County, Florida.

PARCEL 5

A parcel of land in the West 1/2 of SE 1/4 of NE 1/4 and the NE 1/4 of SE 1/4 of Section 18, Township 13 South, Range 18 East, Levy County, Florida, being a portion of that property described in Official Records Book 1066, page 241, and being more particularly described as follows:

For a Point of Reference, commence at the SW corner of the NE 1/4 of SE 1/4 of Section 18, Township 13 South, Range 18 East, Levy County, Florida; thence S 81°01'22" E, along the South line of said NE 1/4 of SE 1/4, a distance of 71.87 feet; thence N 01°00'06" E, 667.12 feet, to the Point of Beginning; thence continue N 01°00'06" E, 681.41 feet, to a point on the North boundary of that easement described in O.R. Book 1065, page 443, also being a point on a curve concave to the South, having a radius of 455.00 feet, and through which point passes a radial bearing of S 01°23'27" W; thence Easterly, along said boundary and the arc of said curve, through a central angle of 17°08'52", a distance of 136.17 feet, to the Point of Tangency of said curve; thence S 71°27'41" E, along said boundary, 43.23 feet, to the North line of said NE 1/4 of SE 1/4; thence S 81°18'53" E, along said North line, 1116.46 feet, to the West right of way line of L.C.R. C-316 (NE 140th Avenue); thence S 00°23'58" E, along said right of way line, 680.11 feet; thence N 81°01'7" W, 1310.98 feet, to close on the Point of Beginning.

Contains 20.01 acres, more or less.

Subject to, together with, and reserving unto the grantor a 60 foot wide ingress, egress, and public utilities easement that lies 30 feet on each side of the following described centerline:

For a Point of Reference, commence at the NW corner of the SW 1/4 of NE 1/4 of Section 18, Township 13 South, Range 18 East, Levy County, Florida; thence S 00°38'01" E, along the West line of said SW 1/4 of NE 1/4 and the West line of NW 1/4 of SE 1/4 of said Section 18, a distance of 1872.04 feet; thence N 70°58'05" E, 811.94 feet, to the Point of Beginning for this centerline of easement; thence continue N 70°58'05" E, 252.22 feet; thence S 81°19'20" E, 400.00 feet, to the intersection with the West line of that easement described in O.R. Book 1065, page 443, and the Terminus Point of this centerline of easement.

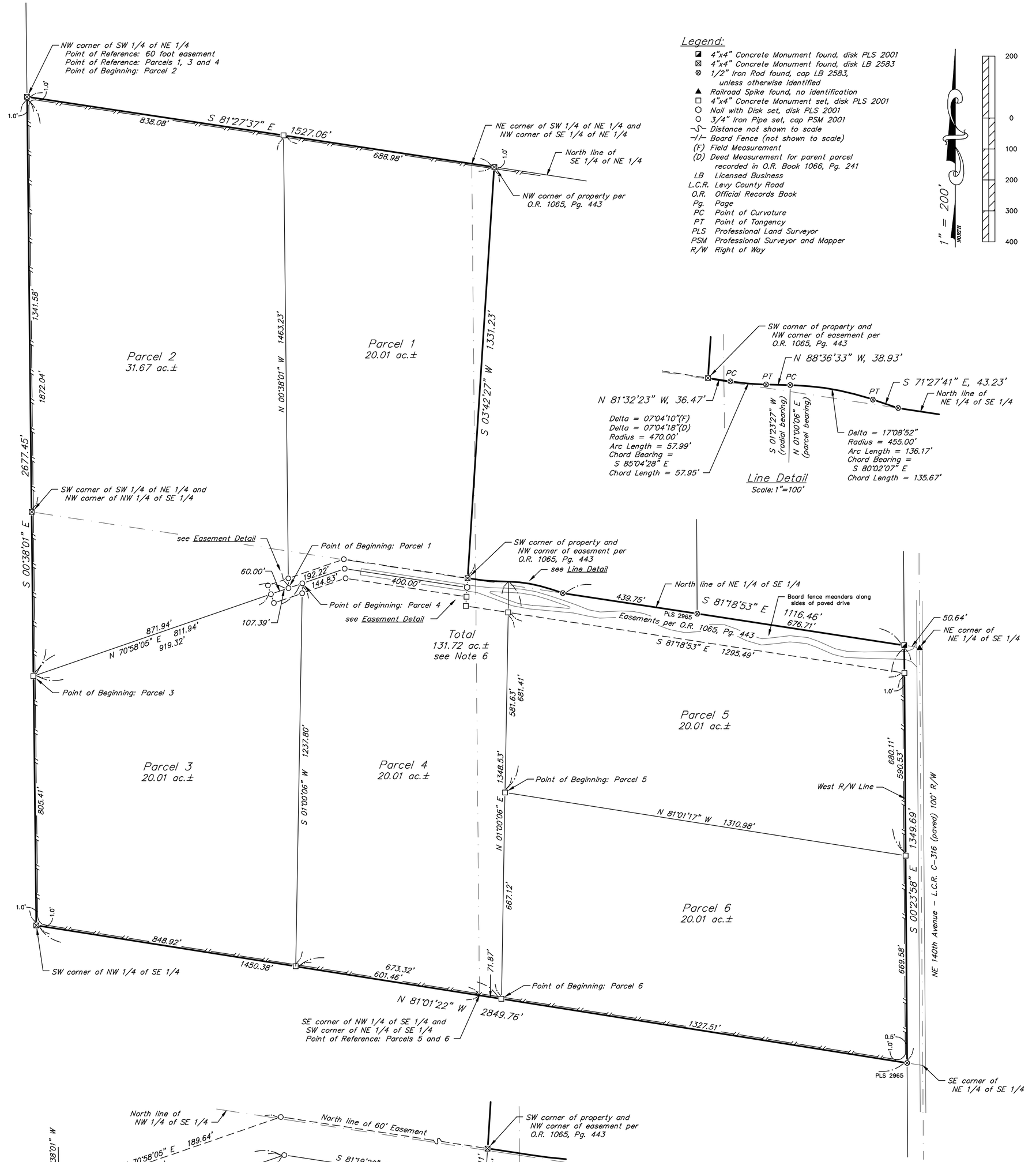
Also together with those easements described in said O.R. Book 1065, page 443, of the public records of Levy County, Florida.

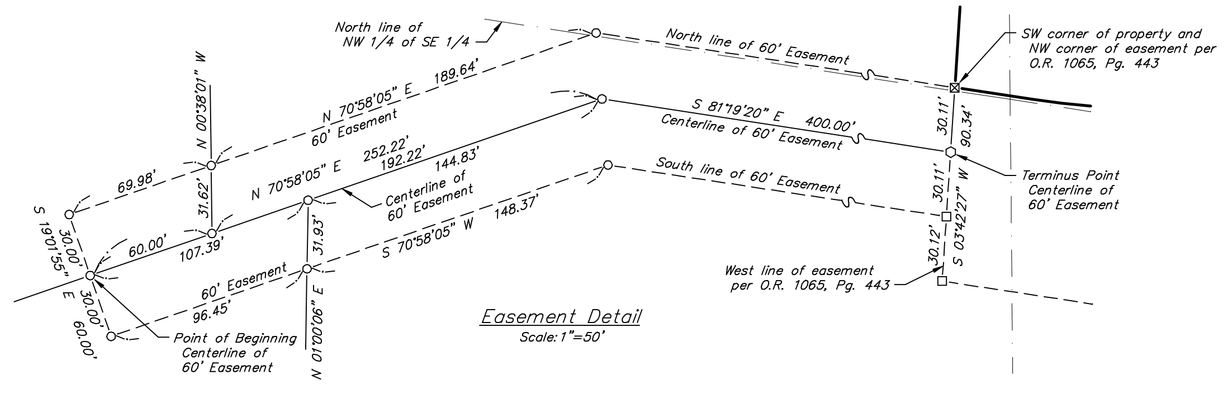
PARCEL 6

A parcel of land in the NE 1/4 of SE 1/4 of Section 18, Township 13 South, Range 18 East, Levy County, Florida, being a portion of that property described in Official Records Book 1066, page 241, and being more particularly described as follows:

For a Point of Reference, commence at the SW corner of the NE 1/4 of SE 1/4 of Section 18, Township 13 South, Range 18 East, Levy County, Florida; thence S 81°01'22" E, along the South line of said NE 1/4 of SE 1/4, a distance of 71.87 feet, to the Point of Beginning; thence N 01°00'06" E, 667.12 feet; thence S 81°01'7" E, 1310.98 feet, to the West right of way line of L.C.R. C-316 (NE 140th Avenue); thence S 00°23'58" E, along said right of way line, 669.58 feet, to said South line of NE 1/4 of SE 1/4; thence N 81°01'22" W, along said South line, 1327.51 feet, to close on the Point of Beginning.

Contains 20.01 acres, more or less.





Survey Notes:

1) Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2) This is a boundary survey to establish the new parcels only and is not a survey of the parent parcel. The description of the parent parcel is shown for reference, but information shown in the description of the parent parcel that is not in the descriptions of the new parcels may not have been shown on this map.
3) The bearings shown hereon are referenced to an assumed bearing of S 00°23'58" E along the West right of way line of NE 140th Avenue - L.C.R. C-316.
4) No search of the public records was done by Daniel M. Croft Land Surveying, Inc. Visible evidence of easements will be shown hereon, but no certification is given that easements, deed overlaps, underground improvements, or apparent use does not exist.
5) There may be additional restrictions that are not shown on this survey that may be found in the public records of Levy County, Florida.
6) The total property shown contains 131.72 acres, and fixed improvements, including interior fences, were not located per request of the client.

Daniel M. Croft Land Surveying Inc.
146 Masonic Street; P.O. Box 461
Bronson, Florida 32621 (352) 486-2055
Licensed Business No. 7517

FIELD DATE: 13 Sep 2007		
DWG. DATE: 19 Sep 2007		
FIELD BOOK(S): 414/36-38	DATE	REVISION

The survey depicted hereon is not covered by professional liability insurance.

Certified To:

McBride Land and Development Company

Certification:

I hereby certify that this is a true and correct representation of a survey made under my responsible direction and supervision that meets the minimum technical standards set forth by the Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Daniel M. Croft, P.L.S.
Florida Certification No. 2001

C07-201