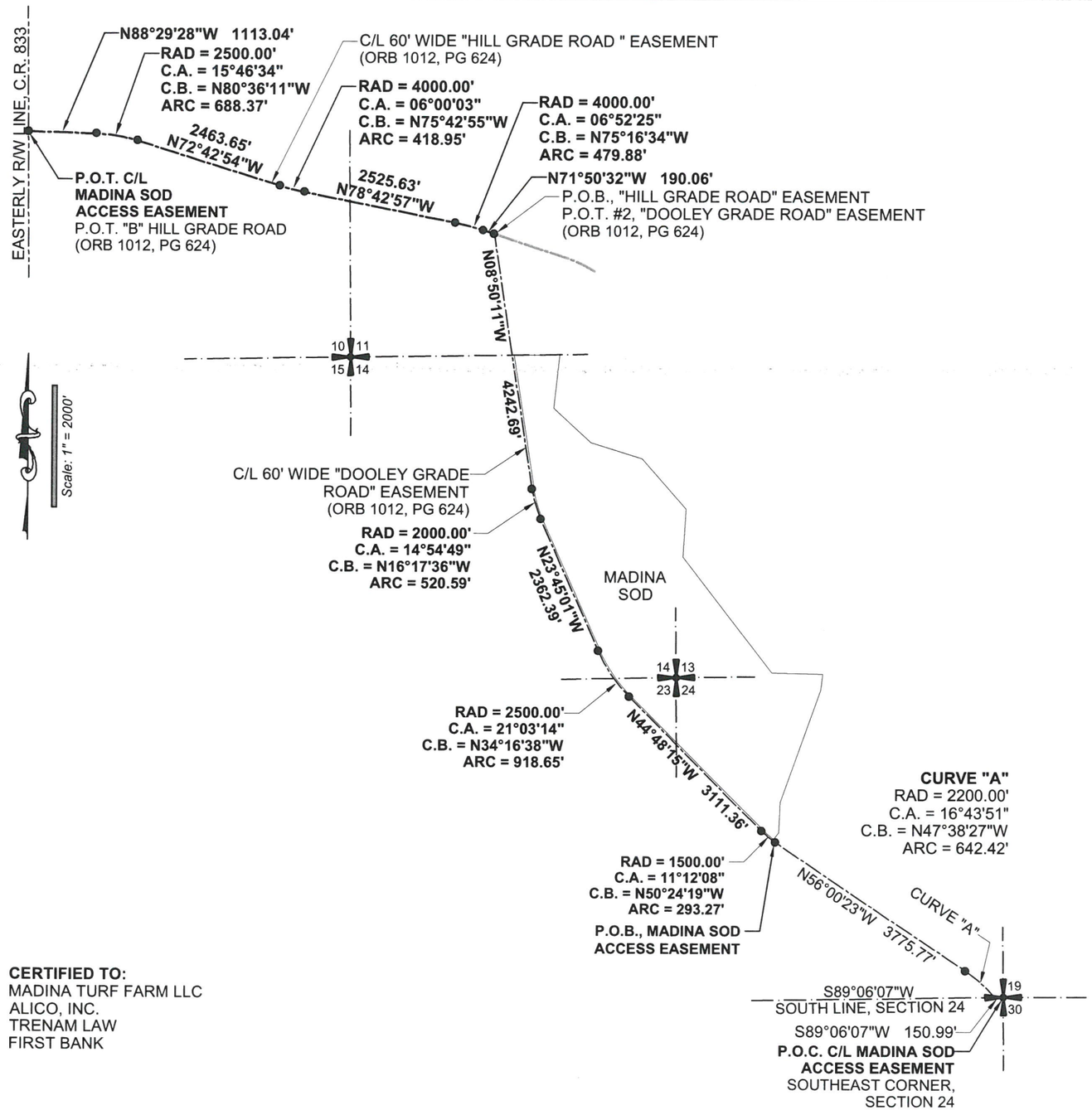

MADINA SOD CORPORATION - ACCESS EASEMENT

A PARCEL OF LAND LYING IN TOWNSHIP 45 SOUTH, RANGE 32 EAST, HENDRY COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A STRIP OF LAND 60 FEET IN WIDTH, LYING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE; COMMENCE AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 45 SOUTH, RANGE 32 EAST; THENCE S89°06'07"W ALONG THE SOUTH LINE OF SAID SECTION 24, A DISTANCE OF 150.99 FEET TO AN INTERSECTION WITH THE CENTERLINE OF AN EXISTING DIRT ROAD (DOOLEY GRADE), SAID POINT BEING ON A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 2200.00 FEET, A CENTRAL ANGLE OF 16°43'51" AND A CHORD BEARING OF N47°38'27"W; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 642.42 FEET TO THE TANGENT END OF SAID CURVE; THENCE N56°00'23"W A DISTANCE OF 3775.77 FEET TO THE **POINT-OF-BEGINNING** OF THIS DESCRIPTION, AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1500.00 FEET, A CENTRAL ANGLE OF 11°12'08", AND A CHORD BEARING OF N50°24'19"W; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 293.27 FEET TO THE TANGENT END OF SAID CURVE; THENCE N44°48'15"W A DISTANCE OF 3111.36 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2500.00 FEET, A CENTRAL ANGLE OF 21°03'14", AND A CHORD BEARING OF N34°16'38"W; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 918.65 FEET TO THE TANGENT END OF SAID CURVE; THENCE N23°45'01"W A DISTANCE OF 2362.39 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2000.00 FEET, A CENTRAL ANGLE OF 14°54'49" AND A CHORD BEARING OF N16°17'36"W; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 520.59 FEET TO THE TANGENT END OF SAID CURVE; THENCE N08°50'11"W A DISTANCE OF 4242.69 FEET TO AN INTERSECTION WITH THE CENTERLINE OF AN EXISTING DIRT ROAD (HILL GRADE); THENCE N71°50'32"W ALONG SAID CENTERLINE, A DISTANCE OF 190.06 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 4000.00 FEET, A CENTRAL ANGLE OF 06°52'25" AND A CHORD BEARING OF N75°16'34"W; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 479.88 FEET TO THE TANGENT END OF SAID CURVE; THENCE N78°42'57"W ALONG SAID CENTERLINE, A DISTANCE OF 2525.63 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 4000.00 FEET, A CENTRAL ANGLE OF 06°00'03" AND A CHORD BEARING OF N75°42'55"W; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 418.95 FEET TO THE TANGENT END OF SAID CURVE; THENCE N72°42'54"W ALONG SAID CENTERLINE, A DISTANCE OF 2463.65 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 2500.00 FEET, A CENTRAL ANGLE OF 15°46'34" AND A CHORD BEARING OF N80°36'11"W; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID CENTERLINE, A DISTANCE OF 688.37 FEET TO THE TANGENT END OF SAID CURVE; THENCE N88°29'28"W ALONG SAID CENTERLINE, A DISTANCE OF 1113.04 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO 833. AND THE **POINT-OF-TERMINUS** OF THIS DESCRIPTION, SAID POINT-OF-TERMINUS LABELED AS "POINT-OF-TERMINUS B" AS DESCRIBED IN OFFICIAL RECORDS BOOK 1012, PAGE 624, PUBLIC RECORDS OF HENDRY COUNTY, FLORIDA.

SURVEYOR'S NOTES:

THIS DESCRIPTION IS NEW AND CREATED BY THIS OFFICE.
THIS DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF AN ABSTRACT.
NO SEARCH OF THE PUBLIC RECORDS WAS MADE BY THIS OFFICE FOR EXISTING EASEMENTS, ABANDONMENTS, DEED RESTRICTIONS, ZONING SETBACKS OR RIGHTS OF WAY.
ORIENTATION BASED ON WEST LINE OF SECTION 24, BEING ASSUMED AT S89°06'07"W.
I HEREBY CERTIFY THAT THE SURVEY SHOWN AND DESCRIBED HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH IN THE FLORIDA ADMINISTRATIVE CODE 5J-17.052. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS NOT VALID.

ABBREVIATIONS

C.A.	=	CENTRAL ANGLE
C.B.	=	CHORD BEARING
C/L	=	CENTERLINE
CM	=	CONCRETE MONUMENT
FD	=	FOUND
ORB	=	OFFICIAL RECORDS BOOK
P.O.B.	=	POINT-OF-BEGINNING
RAD	=	RADIUS
R/W	=	RIGHT-OF-WAY
YIP	=	1/2" IRON PIN WITH YELLOW CAP STAMPED "JP1042"

CERTIFIED TO:
MADINA TURF FARM LLC
ALICO, INC.
TRENAM LAW
FIRST BANK

Thomas C. Perry, Jr. P.S.M. No. 5847 STATE OF FLORIDA Registered Surveyor & Mapper

PREPARED BY:
Thomas C. Perry, Jr., P.S.M.
Fl. Cert. No. 5847

THIS IS NOT A SURVEY!!

			SURVEYED DATE: N/A		W.O. NO: 23-6775
			FIELD BOOKS AND PAGES: N/A		
UPDATED CERTIFICATIONS	10-26-23	S.N.F.	DRAWING DATE: 2023-06-24		DRAWING SCALE: 1"=2000'
REVISED PER ATTORNEY COMMENTS	08-31-23	N.J.N.			
REVISED PER ATTORNEY COMMENTS	08-27-23	N.J.N.	DESIGNED BY:	DRAWN BY:	CHECKED BY:
REVISIONS	DATE	BY	N/A	N.J.N.	F.A.S.

JOHNSON - PREWITT & ASSOCIATES, INC.
ENGINEERS ● PLANNERS ● LAND SURVEYORS
STATE AUTHORIZATION NUMBER LB1042, EB1042
P.O. BOX 1029 850 WEST VENTURA AVENUE CLEWISTON, FLORIDA
PH: (863) 983-9188 FAX: (863) 983-9854 www.johnsonprewitt.com

PROPOSED ACCESS EASEMENT
IN SECTIONS 10, 11, 14, 23 & 24, T. 45 S., R. 32 E.,
HENDRY COUNTY, FLORIDA TO SERVE
"MADINA SOD"

SHEET 1 OF 1