DESCRIPTION
A PARCEL OF LAND LYING IN SECTIONS 13, 14, 23 & 24 TOWNSHIP 45 SOUTH, RANGE 32 EAST, HENDRY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE S89°07'31"W ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 1878.63 FEET TO THE **POINT-OF-BEGINNING** OF THIS DESCRIPTION; THENCE S06°09'25"W, A DISTANCE OF 878.07 FEET; THENCE S47°13'22"E, A DISTANCE OF 834.19 FEET; THENCE S72°32'50"E, A DISTANCE OF 879.27 FEET; THENCE S41°23'25"E, A DISTANCE OF 1105.20 FEET; THENCE S03°15'41"W, A DISTANCE OF 784.77 FEET; THENCE S37°41'41"E, A DISTANCE OF 2412.02 FEET; THENCE S88°49'21"E, A DISTANCE OF 837.89 FEET; THENCE S06°36'47"W, A DISTANCE OF 262.49 FEET; THENCE S19°41'36"W, A DISTANCE OF 1971.77 FEET; THENCE S01°41'12"W, A DISTANCE OF 501.35 FEET; THENCE S39°42'25"W, A DISTANCE OF 131.71 TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF THE DOOLEY GRADE ROAD EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1012, PAGE 624, PUBLIC RECORDS OF HENDRY COUNTY FLORIDA, AND THE BEGINNING OF A NON-TANGENT CURVE BEING CONCAVE NORTHEASTERLY; SAID CURVE HAVING A RADIUS OF 1470.00 FEET, A CENTRAL ANGLE OF 09°01'02", AND A CHORD BEARING OF N49°18'46"W; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 231.35 FEET TO THE TANGENT END OF SAID CURVE; THENCE N44°48'15"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 3111.36 FEET TO THE BEGINNING OF A TANGENT CURVE BEING CONCAVE NORTHEASTERLY; SAID CURVE HAVING A RADIUS OF 2470.00 FEET, A CENTRAL ANGLE OF 21°03'14", AND A CHORD BEARING OF N34°16'38"W; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 907.63 FEET TO THE TANGENT END OF SAID CURVE; THENCE N23°45'01"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2362.39 FEET TO THE BEGINNING OF A TANGENT CURVE BEING CONCAVE EASTERLY; SAID CURVE HAVING A RADIUS OF 1970.00 FEET, A CENTRAL ANGLE OF 14°54'49", AND A CHORD BEARING OF N16°17'36"W; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 512.78 FEET TO THE TANGENT END OF SAID CURVE; THENCE N08°50'11"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2219.11 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 14; THENCE N89°07'31"E ALONG THE NORTH LINE OF SAID SECTION 14, A DISTANCE OF 750.00 FEET TO THE **POINT-OF-BEGINNING.**
CONTAINING 326.54 ACRES, MORE OR LESS.
SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

FLOOD ZONE STATEMENT
ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120107 0425 D, EFFECTIVE DATE: JULY 06, 2015, THIS PARCEL OF LAND IS IN FLOOD ZONES "A" & "X"

ABBREVIATIONS

CM	=	CONCRETE MONUMENT
F.C.	=	FENCE CORNER
FD	=	FOUND
ORB	=	OFFICIAL RECORDS BOOK
PID	=	PROPERTY I.D. NUMBER
P.O.B.	=	POINT-OF-BEGINNING
R/W	=	RIGHT-OF-WAY
YIP	=	1/2" IRON PIN WITH YELLOW CAP STAMPED "JP1042"

SURVEYOR'S NOTES:
THIS SURVEY IS NEW AND THE DESCRIPTION CREATED BY THIS OFFICE.
SCHEDULE B-II EXCEPTIONS WERE PROVIDED BASED ON TITLE COMMITMENT FROM FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO: 11068208, COMMITMENT DATE: MARCH 29th, 2023 AT 8:00 AM.

SCHEDULE B-II EXCEPTIONS ARE AS FOLLOWS:

ITEM 6 Rights of the Devil's Garden Water Control District incorporated by Final Judgement recorded May 4, 1971 in Official Records Book 135, Page 209 as affected by Order Approving Change to Boundary Lines recorded June 24, 1997 in Official Records Book 553, Page 111, and rights of way for canals, laterals, levees and related facilities of said district. **(Parcel falls within Devils Garden WCD)**

ITEM 7 Water Control Easement Grant by Alico Land Development Company in favor of the Devil's Garden Water Control District recorded March 8, 1974 in Official Records Book 177, Page 246. **(Shown on Survey)**

ITEM 8 Terms and conditions contained in Access Easement Agreement by and between Alico, Inc., a Florida corporation and Global Ag Properties USA LLC, a Delaware limited liability company, recorded in Official Records Book 885, Page 588, as assigned to United States Sugar Corporation, a Delaware corporation, by Assignment and Assumption of Access Easements recorded in Official Records Book 953, Page 611. **(Shown on Survey)**

ITEM 9 Drainage Easement Agreement in favor of Global Ag Properties USA, LLC, recorded in Official Records Book 885, Page 604, assigned to United States Sugar Corporation, a Delaware corporation, by Assignment and Assumption of Access Easements recorded in Official Records Book 953, Page 607. **(Does not affect parcel)**

ITEM 10 Restrictions, covenants, conditions and easements, which include provisions for A. an easement on the land; B. a lien for liquidated damages and C. a private charge or assessments, as contained in Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions - Alico East Ranch, recorded November 9, 2021 in Official Records Book 1012, Page 624, as affected by that First Amendment to Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions recorded July 8, 2022, in Official Records Book 1029, Page 1271, as further affected by that Second Amendment to Amended and Restated Declaration of Covenants, Conditions, Easements and Restrictions recorded November 1, 2022, in Official Records Book 1037, Page 1680, as may be subsequently amended. **(Blankets parcel)**

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 NORTH LINE OF SECTION 14, BEING ASSUMED AT S89°07'31"W.
THE WEST BOUNDARY LINE OF THE PARCEL IS THE SAME LINE AS THE EAST LINE OF THE DOOLEY GRADE EASEMENT, THERE ARE NO GAPS, GORES OR OVERLAPS.
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 THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS NOT VALID.

CERTIFIED TO:
MADINA TURF FARM LLC
FIRST BANK
ALICO, INC.
TRENAM LAW
FIDELITY NATIONAL TITLE INSURANCE COMPANY

Thomas C. Perry, Jr. CERTIFICATE No. 5847 STATE OF FLORIDA Registered Surveyor & Mapper

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

REVISIONS	DATE	BY
UPDATED CERTIFICATIONS	10/26/23	S.N.F.
REVISE CURVE "B"	10/12/23	N.J.N.

SURVEYED DATE: 2023-06-14 W.O. NO: 23-6772
FIELD BOOKS AND PAGES: BOOK 744, PG 48
DRAWING DATE: 2023-07-19 DRAWING SCALE: 1" = 600'

DESIGNED BY:	DRAWN BY:	CHECKED 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

BOUNDARY SURVEY
IN SECTIONS 13, 14, 23 & 24, T. 45 S., R. 32 E.,
HENDRY COUNTY, FLORIDA TO SERVE
"MADINA SOD"

Scale: 1" = 800'

CURVE "A"
ARC = 231.35'
RAD = 1470.00'
C.A = 09°01'02"
C.B = N49°18'46"W

CURVE "B"
ARC = 907.63'
RAD = 2470.00'
C.A = 02°13'14"
C.B = N34°16'38"W

CURVE "C"
ARC = 512.78'
RAD = 1970.00'
C.A = 14°54'49"
C.B = N16°17'36"W

PROPOSED 60' MIDWAY CANAL EXTENSION TO BE RECORDED (ORB xxx, PG xxx)

S06°36'47"W 262.49'

SET YIP

SET YIP

PORTION OF PID 1-32-45-24-A00-0001.0000 ALICO, INC

SET YIP 13.38' N. & 12.41' E. OF FC

S01°41'12"W 501.35'

S19°41'36"W 1971.77'

837.89' S88°49'21"E

FLOOD ZONE "X"

SET YIP

PORTION OF PID 1-32-45-13-A00-0001.0000 ALICO, INC

SET YIP 174.31' N. & 63.45' E. OF FC

S39°42'25"W 131.71'

SET YIP

CURVE "A"

NOT SET, FALLS IN CANAL SET YIP 20.0' O/S SW

FLOOD ZONE "A"

PORTION OF PID 1-32-45-24-A00-0001.0000 (93.01 ACRES)

2412.02'

S37°41'41"E

3111.36'

PORTION OF PID 1-32-45-24-A00-0001.0000 ALICO, INC

FLOOD ZONE "A"

PORTION OF PID 1-32-45-13-A00-0001.0000 (43.69 ACRES)

SET YIP

784.77' S03°15'41"W

SET YIP

EXCEPTION ITEM 7 (ORB 177, PG 246)

NORTH LINE, SEC. 24-45-32

14 13 23 24

60'

50'

FLOOD ZONE "X"

N44°48'15"W

EXCEPTION ITEM 8 & 10 ACCESS EASEMENT "HILL GRADE" (ORB 953, PG 611) (ORB 1012, PG 624)

P.O.C., NE CORNER, SECTION 14-45-32 FOUND YIP

PORTION OF PID 1-32-45-14-A00-0003.0000 ALICO, INC

1105.20' S41°23'25"E

FLOOD ZONE "A"

FLOOD ZONE "A"

CURVE "B"

PORTION OF PID 1-32-45-23-A00-0001.0000 (12.50 ACRES)

NOT SET, FALLS IN CANAL SET YIP 20.0' O/S SW

5315.39' (TOTAL)

NORTH LINE, SEC. 14-45-32

S89°07'31"W

1878.63'

879.27' S72°32'50"E

SET YIP

PORTION OF PID 1-32-45-14-A00-0003.0000 (177.34 ACRES)

NOT SET, FALLS IN CANAL SET YIP 20.0' O/S SW

PORTION OF PID 1-32-45-23-A00-0001.0000 ALICO, INC

834.19' S47°13'22"E

SET YIP

FLOOD ZONE "X"

2362.39'

PORTION OF PID 1-32-45-14-A00-0001.0000 ALICO, INC

878.07' S06°09'25"W

EXISTING DIRT DRIVE

CURVE "C"

N23°45'01"W

EXCEPTION ITEM 8 & 10 ACCESS EASEMENT "DOOLEY GRADE" (ORB 953, PG 611) (ORB 1012, PG 624)

P.O.B. SET YIP

SET YIP

750.00' N89°07'31"E

N89°07'31"E

2219.11'

N08°50'11"W

NOT SET, FALLS IN CANAL SET YIP 20.0' O/S SW

NOT SET, FALLS IN CANAL SET YIP 15.0' O/S W.

PORTION OF PID 1-32-45-14-A00-0003.0000 ALICO, INC

NOT SET, FALLS IN CANAL SET YIP 15.0' O/S W.

LANDS DESCRIBED IN ORB 0999, PAGE 1143 PID 1-32-45-11-A00-0002.0000

LANDS DESCRIBED IN ORB 1040, PAGE 0690 PID 1-32-45-14-A00-0003.0000

11 14

FOUND YIP

Thomas C. Perry, Jr. CERTIFICATE No. 5847 STATE OF FLORIDA Registered Surveyor & Mapper

PREPARED BY:

Thomas C. Perry, Jr., P.S.M.
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