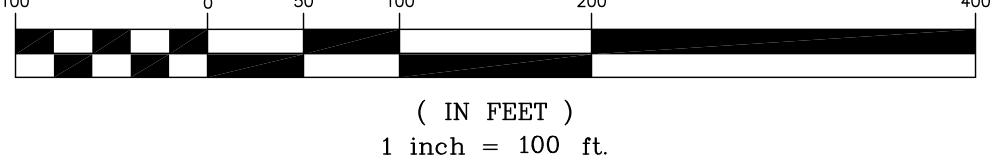


BOUNDARY SURVEY
 LOCATED IN SECTION 26
 TOWNSHIP 4 SOUTH, RANGE 7 EAST
 TAYLOR COUNTY, FLORIDA

GRAPHIC SCALE



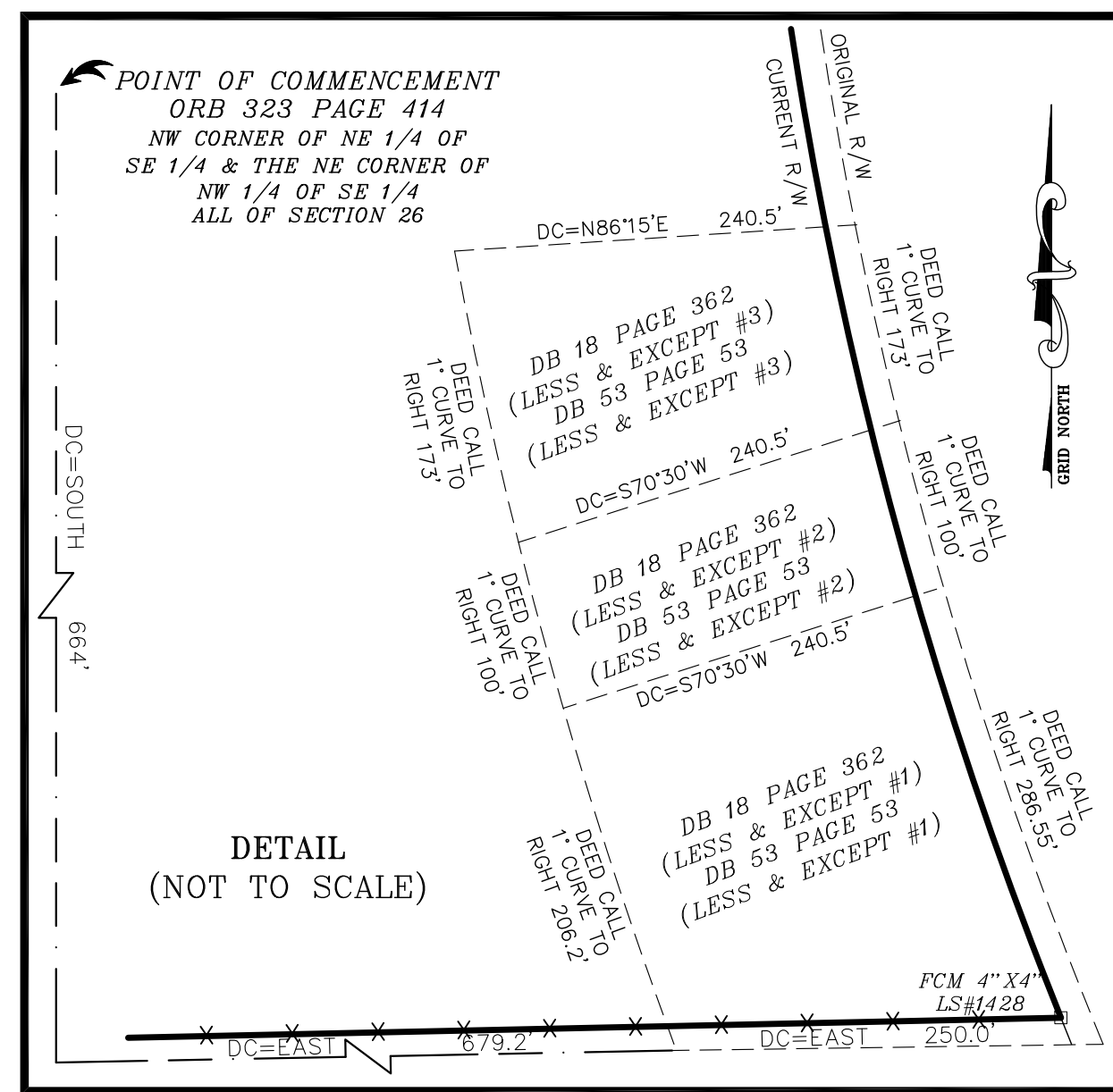
TAYLOR COUNTY
 LEADERSHIP COUNCIL INC
 ORB 356 PAGE 886
 PARCEL ID#05352-000
 (NO OVERLAP IN BOUNDARIES)

CITY LDR ZONING
 RSF-3
 RESIDENTIAL, MULTIPLE FAMILY
 (Section 4.6)

FUTURE LAND USE
 CLASSIFICATION:
 PUBLIC

CITY LDR ZONING
 RSF-3
 RESIDENTIAL, MULTIPLE FAMILY
 (Section 4.6)

FUTURE LAND USE
 CLASSIFICATION:
 RESIDENTIAL - MEDIUM DENSITY
 > than 2 d.u. per acre
 but ≤ 8 d.u. per acre



UNPLOTTABLE ENCUMBRANCE NOTE:
 OFFICIAL RECORDS BOOK 20, PAGE 237
 THIS RECORD REFERS TO COMPENSATION FOR THE
 REMOVAL OF TRUCK SCALES FROM SUBJECT PROPERTY

PARCEL INFORMATION:
 TAYLOR COUNTY PARCEL ID NUMBERS:
 05335-000 (36.14 acre± parcel)
 05351-000 (2.25 acre± parcel)

PROPERTY ADDRESS:
 1509 BYRON BUTLER PARKWAY SOUTH
 PERRY, FLORIDA 32348

FLOOD ZONE INFORMATION:
 THIS PROPERTY LIES IN ZONE "X", AREAS OF MINIMAL
 FLOOD HAZARD THAT IS DETERMINED TO BE OUTSIDE THE
 SPECIAL FLOOD HAZARD AREA AND HIGHER THAN THE
 ELEVATION OF THE 0.2% ANNUAL CHANCE (OR 500-YEAR)
 FLOOD, AND IN FLOOD ZONE "AH", SPECIAL FLOOD
 HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL
 CHANCE (OR 100-YEAR) FLOOD EVENT. WHERE THE BASE
 FLOOD ELEVATIONS HAVE BEEN DETERMINED TO BE 42.3'
 FEET (NAVD 1988), ALL ACCORDING TO THE F.I.R.M. FOR
 THE CITY OF PERRY, FLORIDA (COMMUNITY NUMBER
 120303) AND FOR TAYLOR COUNTY, FLORIDA (COMMUNITY
 NUMBER 120302), AS PER FEMA FLOOD INSURANCE RATE
 MAP NO. 12123C0377E 2.3.2.2., PANEL 0377,
 SUFFIX "E", EFFECTIVE FEBRUARY 1, 2019.

CITY FUTURE LAND USE CLASSIFICATIONS
 AMENDED OCTOBER 22, 2019 BY ORDINANCE NO. 993

- [1] INDUSTRIAL
- [2] RECREATION
- [3] PUBLIC

CITY LAND DEVELOPMENT ZONING & REGULATIONS
 AS PER CITY OF PERRY LAND DEVELOPMENT REGULATIONS
 AMENDED JUNE 28, 2022 BY ORDINANCE NO. 1014

- [1] INDUSTRIAL (See Section 4.18.1 of the LDR)
- [2] RSF-3 (RESIDENTIAL, (CONVENTIONAL) SINGLE FAMILY
 (See Section 4.6 of the LDR)

OFFICIAL RECORDS BOOK 417, PAGES 189-193

ALL OF THE FOLLOWING-DESCRIBED LAND LOCATED IN TAYLOR COUNTY, FLORIDA:

COMMENCE AT THE Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 26, Township 4 South, Range 7 East; thence run North 00 degrees 27 minutes 27 seconds West along the forty-acre line 25.0 feet to the north right-of-way line of road for the POINT OF BEGINNING; thence continue North 00 degrees 36 minutes 19 seconds West 653.0 feet; thence run North 88 degrees 49 minutes 56 seconds East 507.26 feet to a point on the westerly right-of-way line of U.S. Highway #19, said point being on a curve concave to the easterly; thence run along said curve on a chord bearing of North 11 degrees 57 minutes 10 seconds West, a chord distance 959.46 feet, arc distance 961.16 feet, radius 2,596.48 feet to a point of intersection of the southerly right-of-way line of the West Coast Railroad and the westerly right-of-way line of U.S. Highway #19; thence run South 67 degrees 59 minutes 35 seconds West, along said southerly right-of-way line of railroad, 1,648.91 feet; thence run South 00 degrees 26 minutes 49 seconds East 989.92 feet to the north right-of-way line of road; thence run North 88 degrees 49 minutes 56 seconds East along road 819.56 feet to the Point Of Beginning.

ALSO COMMENCE AT THE Southwest corner of the Southwest quarter of the Northeast quarter of Section 26, Township 4 South, Range 7 East; thence run North 88 degrees 43 minutes 15 seconds East along said forty-acre line 61.65 feet to the northerly right-of-way line of the West Coast and Hampton Springs Railroad; thence run South 67 degrees 59 minutes 30 seconds West along said northerly right-of-way line 579.67 feet; thence run North 00 degrees 26 minutes 49 seconds West 175.0 feet; thence run North 75 degrees 05 minutes 19 seconds East 492.97 feet; thence run South 00 degrees 32 minutes 15 seconds East 86.0 feet to the Point Of Beginning (as shown in Official Records Book 240, page 41).

ALSO COMMENCING AT THE Northeast corner of the Southwest Quarter of Northeast Quarter of Section 26, Township 4 South, Range 7 East; thence run West 340 feet for a POINT OF BEGINNING; thence from said POINT OF BEGINNING, run South 666 feet to a point on the south boundary line of said Southwest Quarter of Northeast Quarter of Section 26, Township 4 South, Range 7 East; thence run East to the north boundary of the West Coast and Hampton Springs Railroad right-of-way; thence run in a Northeasterly direction along said right-of-way 285 feet to the east boundary line of said Southwest Quarter of Northeast Quarter, Section 26, Township 4 South, Range 7 East; thence run North 555 feet, more or less, to a point due East of the Point Of Beginning; thence run West 340 feet back to the Point Of Beginning (as shown in Official Records Book 226, page 874).

ALSO COMMENCE AT THE Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 26, Township 4 South, Range 7 East, Taylor County, Florida; thence run North 00 degrees 36 minutes 27 seconds West along the forty acre line 442.00 feet for the POINT OF BEGINNING; thence continue North 00 degrees 36 minutes 27 seconds West 221.00 feet; thence run North 88 degrees 49 minutes 56 seconds East 60.0 feet; thence run South 09 degrees 38 minutes 01 seconds East 224.58 feet; thence run North 88 degrees 49 minutes 56 seconds West 20.00 feet back to the Point Of Beginning (as shown in Official Records Book 365, page 496).

LESS AND EXCEPT the following described parcels of land, to-wit: COMMENCING AT the Northeast corner of the Southwest Quarter of the Northeast Quarter (SW 1/4 of NE 1/4) of Section 26, Township 4 South, Range 7 East; thence run South 905 feet for a POINT OF BEGINNING; thence from said POINT OF BEGINNING run South 65 feet; thence run West 420 feet; thence run North 65 feet; thence run East 420 feet back to the Point Of Beginning (as shown in Deed Book 50, page 251).

ALSO LESS AND EXCEPT: COMMENCE AT the Northeast corner of the Southwest Quarter of the Northeast Quarter of Section 26, Township 4 South, Range 7 East, Taylor County, Florida; thence run North 00 degrees 36 minutes 27 seconds West along the centerline of Schwartz Street, 687.95 feet; thence run South 20 seconds West 25.0 feet to the intersection of the west right-of-way line of said Schwartz Street and the south right-of-way line of Martin Luther King Avenue for the POINT OF BEGINNING; thence continue North 88 degrees 42 minutes 20 seconds West along said south right-of-way line of Martin Luther King Avenue 315.0 feet; thence run South 00 degrees 32 minutes 15 seconds East 216.84 feet to the north right-of-way line of a 65.0 foot public right-of-way; thence run North 88 degrees 42 minutes 20 seconds East 315.0 feet to the west right-of-way line of Schwartz Street; thence run North 00 degrees 32 minutes 15 seconds West along said west right-of-way line 216.84 feet to the Point Of Beginning (as shown in Official Records Book 240, page 43).

ALSO, LESS AND EXCEPT: COMMENCE AT the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 26, Township 4 South, Range 7 East, Taylor County, Florida; thence run North 00 degrees 36 minutes 27 seconds West, along the forty acre line 683.00 feet; thence run North 88 degrees 49 minutes 56 seconds East 356.33 feet for the POINT OF BEGINNING; thence continue North 88 degrees 49 minutes 56 seconds East 550.00 feet to a point of the westerly right-of-way line of U.S. Highway #19, said point being on a curve concave to the Northeasterly; thence run along said curve on a chord bearing of North 22 degrees 23 minutes 21 seconds West a chord distance 17.16 feet, arc distance 17.16 feet, radius of 2,596.48 feet, to a point on said curve; thence run South 88 degrees 49 minutes 56 seconds East 543.63 feet; thence run South 00 degrees 36 minutes 27 seconds East, parallel with said forty acre line, 16.00 feet back to the Point Of Beginning (as shown in Official Records Book 365, page 498).

SUBJECT TO a 10-foot wide Distribution Easement to Florida Power Corporation (doing business as Progress Energy Florida, Inc.) lying 5 foot each side of Grantee's facilities to be installed at mutually agreed locations over and across the described property.

SURVEYOR'S NOTES:

1. Bearings herein are Florida (North) State Plane GRID bearings.
2. Established using Global Positioning System satellites and local continuously operating reference stations, utilizing Spectra SP95 GNSS receivers with fixed rod control.
3. If no difference is shown, deed call bearings and distances are the same as measured.
4. Field work was completed on May 10, 2025.
5. The use of the word "CERTIFY" or "CERTIFICATION" within this survey only constitutes an expression of professional opinion regarding those facts & findings shown hereon and does not constitute a warranty or guarantee, either implied or expressed. This survey does not determine ownership of property.
6. The herein signed surveyor has been provided with The Commitment No. 11074837 survey and confirmed that the lands described therein are the same lands surveyed and shown hereon, and that there is no overlap in deeds between Perry Sawmill LLC property surveyed and adjoining properties.
7. Information shown on adjacent properties, including land owner names and deed references, were compiled using the latest available data taken from unofficial county public records and are shown for informational purposes only.
8. Notice of liability: This survey has been prepared for the exclusive use of the entities named hereon. Certification is made only to the original purchaser, closing agent, and mortgage holder as specified on this survey and is not transferable to any other parties. Fences may meander in-between fence lines at property corners. Ownership of fences is not determined by this survey, maps or reports by any person other than the signing surveyor is STRICTLY PROHIBITED.
9. The use of the word "CERTIFY" or "CERTIFICATION" within this survey only constitutes an expression of professional opinion regarding those facts & findings shown hereon and does not constitute a warranty or guarantee, either implied or expressed. This survey does not determine ownership of property.
10. Elevations were determined using the North American Vertical Datum of 1988 and were taken by methods of differential leveling between pre-existing and established benchmarks.

CITY LAND DEVELOPMENT ZONING & REGULATIONS
 AS PER CITY OF PERRY LAND DEVELOPMENT REGULATIONS
 AMENDED JUNE 28, 2022 BY ORDINANCE NO. 1014

- [1] INDUSTRIAL See Section 4.18.1 of the LDR
 Minimum Lot Requirements (area, width):
 Minimum Lot Area: None
 Minimum Lot Width: None
 Minimum Yard Requirements:
 Front Setback: 20 feet
 Side & Rear: 15 feet except where railroad spur abuts side of rear property line, in which case, no yard is required.
- [2] RSF-3 (RESIDENTIAL, (CONVENTIONAL) SINGLE FAMILY
 See Section 4.6 of the LDR
 Minimum Lot Requirements (area, width):
 Minimum Lot Area 6,000 square feet
 Minimum Lot Width 50 feet
 Minimum Yard Requirements:
 Front Setback: 20 feet
 Side Setback: 10 feet for each yard side
 Rear Setback: 15 feet

FUTURE LAND USE CLASSIFICATION:
 RESIDENTIAL HIGH DENSITY
 (> than 8 d.u. per acre but ≤ 20 d.u. per acre)

PERRYTOWN APARTMENTS LLC
 ORB 780 PAGE 770
 PARCEL ID#05326-000
 (NO OVERLAP IN BOUNDARIES)

CITY ZONING:
 RMF-2
 RESIDENTIAL, MULTIPLE FAMILY
 (Section 4.9)

FUTURE LAND USE CLASSIFICATION:
 RECREATION

PERRY SAWMILL LLC
 ORB 417 PAGE 189 (PARCEL #3)
 ORB 240 PAGE 875
 PARCEL ID #05361-000
 (ALL IMPROVEMENTS NOT SHOWN)
 2.25 ACRES±

PERRY SAWMILL LLC
 ORB 417 PAGE 189
 PARCEL #1 & PARCEL #4
 PARCEL ID #05335-000
 (ALL IMPROVEMENTS NOT SHOWN)
 36.14 ACRES±

113 ESTATES LLC
 ORB 858 PAGE 144
 PARCEL ID#05095-000

01 THOMAS LLC
 ORB 652 PAGE 328
 PARCEL ID#05166-100

CITY LDR ZONING
 "CI" COMMERCIAL, INTENSIVE
 (Section 4.14)

CITY LDR ZONING
 RMF-1
 RESIDENTIAL, MULTIPLE FAMILY
 (Section 4.9)

FUTURE LAND USE CLASSIFICATION:
 COMMERCIAL

FUTURE LAND USE CLASSIFICATION:
 INDUSTRIAL

CITY LDR ZONING
 "I" INDUSTRIAL
 (Section 4.18)

FUTURE LAND USE CLASSIFICATION:
 INDUSTRIAL

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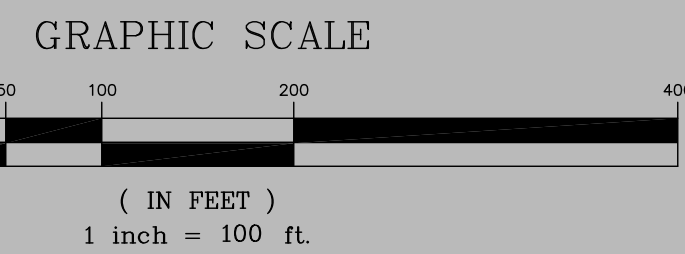
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CITY OF PERRY ZONING CLASSIFICATIONS DETAIL



TAYLOR COUNTY
LEADERSHIP COUNCIL INC
ORB 356 PAGE 886
PARCEL ID#05352-000

CITY LDR ZONING
RSF-3
RESIDENTIAL, MULTIPLE FAMILY
(Section 4.6)

FUTURE LAND USE
CLASSIFICATION:
RECREATION

PERRY SAWMILL LLC
ORB 417 PAGE 189 (PARCEL #3)
ORB 226 PAGE 875
PARCEL ID #05361-000
(ALL IMPROVEMENTS NOT SHOWN)
2.25 ACRES±

FUTURE LAND USE
CLASSIFICATION:
PUBLIC

FLOOD ZONE "AH"
BASE FLOOD ELEVATION:
42.3' NAVD 1988

FUTURE LAND USE
CLASSIFICATION:
RESIDENTIAL - MEDIUM DENSITY
> than 2 d.u. per acre
but ≤ 8 d.u. per acre

CITY LDR ZONING
"I" INDUSTRIAL
(Section 4.18)

FUTURE LAND USE
CLASSIFICATION:
INDUSTRIAL

FLOOD ZONE "AH"
BASE FLOOD ELEVATION:
42.3' NAVD 1988

PERRY SAWMILL LLC
ORB 417 PAGE 189
PARCEL #1 & PARCEL #4
PARCEL ID #05335-000
(ALL IMPROVEMENTS NOT SHOWN)
36.14 ACRES±

FUTURE LAND USE
CLASSIFICATION:
RESIDENTIAL - HIGH DENSITY
(> than 8 d.u. per acre but ≤ 20 d.u. per acre)

CITY ZONING:
RMF-2
RESIDENTIAL, MULTIPLE FAMILY
(Section 4.9)

CITY LDR ZONING
"I" INDUSTRIAL
(Section 4.18)

CITY LDR ZONING
"CI" COMMERCIAL, INTENSIVE
(Section 4.14)

01 THOMAS LLC
ORB 652 PAGE 328
PARCEL ID#05166-100

CITY LDR ZONING
RMF-1
RESIDENTIAL, MULTIPLE FAMILY
(Section 4.9)

FLOOD ZONE "AH"
BASE FLOOD ELEVATION:
42.3' NAVD 1988

100' U.S. HIGHWAY #19
(BYRON BUTLER PARKWAY)
(PAVED ROAD)

OVERALL CURVE
D=2147.20'
R=2,596.48'
L=964.76'
CH=N11°57'56"W
959.22'

DEED CALL
OVERALL CURVE
R=2,596.48'
L=961.16'
CH=N11°57'10"W
959.46'

DEED CALL
OVERALL CURVE
R=2,596.48'
L=17.16'
CH=S22°25'15"E
17.16'

OFFICIAL RECORDS BOOK 417, PAGES 189-193

ALL OF THE FOLLOWING-DESCRIBED LAND LOCATED IN TAYLOR COUNTY, FLORIDA:
COMMENCE AT the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 26, Township 4 South, Range 7 East; thence North 00 degrees 27 minutes 27 seconds East along the forty-acre line 25.00 feet to the north right-of-way line of road for the POINT OF BEGINNING; thence continue North 00 degrees 36 minutes 27 seconds West 49 seconds West 88 degrees 56 seconds East 907.26 feet to a point on the westerly right-of-way line of U.S. Highway #19, said point being on a curve concave to the easterly; thence run along said curve on a chord bearing of North 11 degrees 57 minutes 10 seconds West, a chord distance 959.46 feet, arc distance 961.16 feet, radius 2,596.48 feet to a point of intersection of the southerly right-of-way line of the West Coast Railroad and the westerly right-of-way line of U.S. Highway #19; thence run South 67 degrees 59 minutes 30 seconds West, along said southerly right-of-way line of railroad, 1,648.91 feet; thence run South 00 degrees 26 minutes 49 seconds East 989.92 feet to the north right-of-way line of road; thence run North 88 degrees 49 minutes 56 seconds East along road 819.56 feet to the Point of Beginning.

ALSO COMMENCE AT the Southwest corner of the Southwest quarter of the Northeast quarter of Section 26, Township 4 South, Range 7 East; thence run North 88 degrees 43 minutes 15 seconds East along the forty-acre line 992.64 feet for the POINT OF BEGINNING; thence continue North 88 degrees 43 minutes 15 seconds East along said forty-acre line 61.65 feet to the northerly right-of-way line of the West Coast and Hampton Springs Railroad; thence run South 67 degrees 59 minutes 30 seconds West along said northerly right-of-way line 579.67 feet; thence run North 00 degrees 26 minutes 49 seconds West 175.0 feet; thence run North 75 degrees 05 minutes 19 seconds East 492.97 feet; thence run South 00 degrees 15 seconds East 86.0 feet to the Point of Beginning (as shown in Official Records Book 240, page 41).

ALSO COMMENCING AT the Northeast corner of the Southwest Quarter of Northeast Quarter of Section 26, Township 4 South, Range 7 East; thence run South 660 feet; thence run West 340 feet for a POINT OF BEGINNING; thence from said POINT OF BEGINNING, run South 666 feet to a point on the south boundary line of said Southwest Quarter of Northeast Quarter of Section 26, Township 4 South, Range 7 East; thence run East 7 feet to the north boundary of the West Coast and Hampton Springs Railroad right-of-way; thence run in a northeasterly direction along said right-of-way 285 feet to the east boundary line of said Southwest Quarter of Northeast Quarter, Section 26, Township 4 South, Range 7 East; thence run North 555 feet, more or less, to a point due East of the Point of Beginning; thence run West 340 feet back to the Point of Beginning (as shown in Official Records Book 226, page 874).

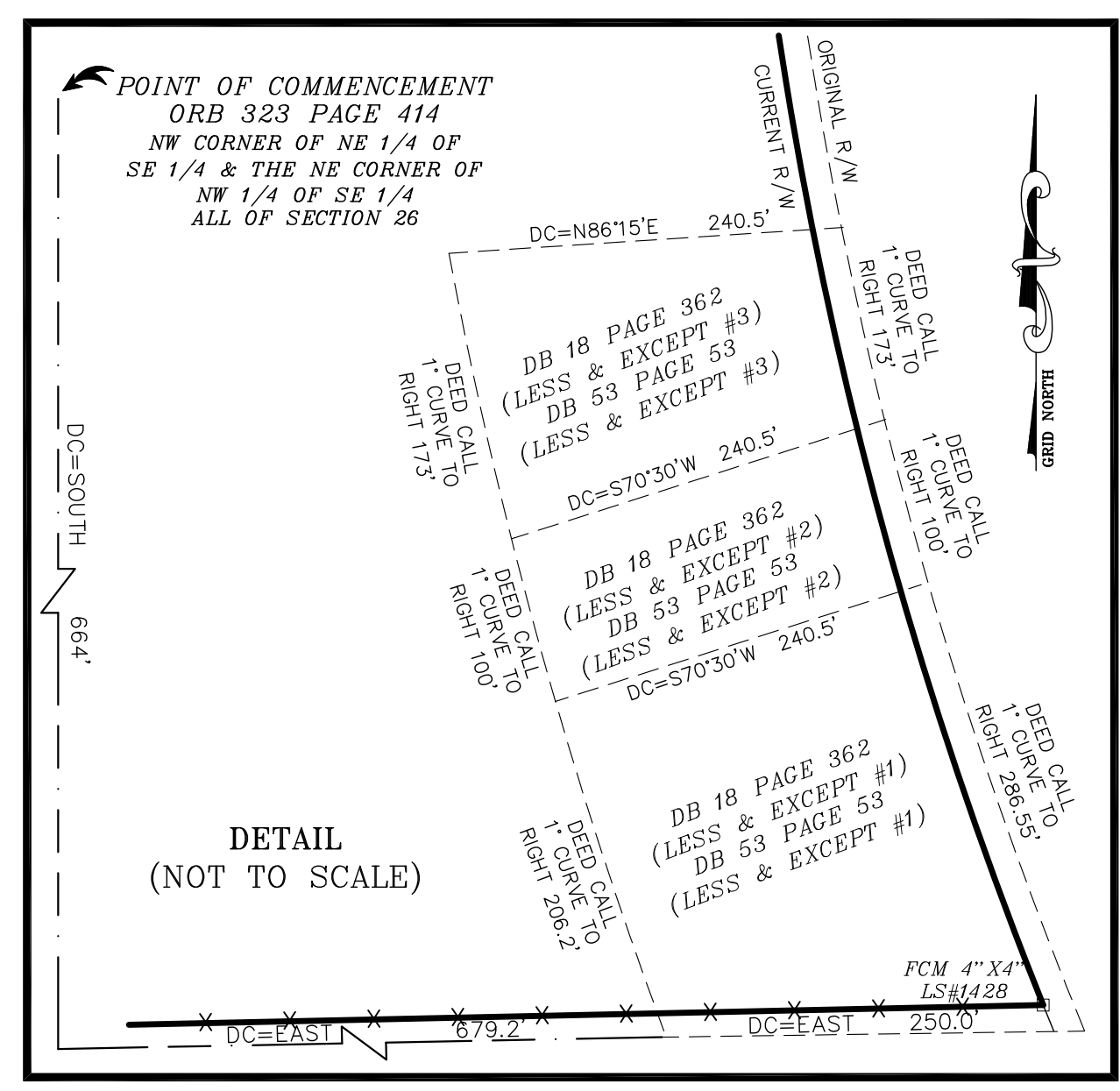
ALSO COMMENCE AT the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 26, Township 4 South, Range 7 East, Taylor County, Florida; thence run North 00 degrees 36 minutes 27 seconds West along the forty acre line 442.00 feet for the POINT OF BEGINNING; thence continue North 00 degrees 36 minutes 27 seconds West 221.00 feet; thence run North 88 degrees 49 minutes 56 seconds East 60.00 feet; thence run South 09 degrees 38 minutes 01 seconds West 224.38 feet; thence run South 88 degrees 49 minutes 56 seconds West 20.00 feet back to the Point of Beginning (as shown in Official Records Book 365, page 496).

LESS AND EXCEPT the following described parcels of land, to-wit: COMMENCING AT the Northeast corner of the Southwest Quarter of the Northeast Quarter (SW 1/4 of NE 1/4) of Section 26, Township 4 South, Range 7 East; thence run South 905 feet; thence run West 20 feet for a POINT OF BEGINNING; thence from said POINT OF BEGINNING run South 55 feet; thence run West 420 feet; thence run North 65 feet; thence run East 420 feet back to the Point of Beginning (as shown in Deed Book 50, page 251).

ALSO LESS AND EXCEPT: COMMENCE AT the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 26, Township 4 South, Range 7 East, Taylor County, Florida; thence run North 00 degrees 36 minutes 27 seconds West, along the forty acre line 663.00 feet; thence run North 88 degrees 49 minutes 56 seconds East 550.00 feet to a point of the westerly right-of-way line of U. S. Highway #19, said point being on a curve concave to the northeasterly; thence run along said curve on a chord bearing of North 22 degrees 23 minutes 21 seconds West a chord distance 17.16 feet, arc distance 17.16 feet, a radius of 2,596.48 feet, to a point on said curve; thence run South 88 degrees 49 minutes 56 seconds East 543.63 feet; thence run South 00 degrees 36 minutes 27 seconds East, parallel with said forty acre line, 16.00 feet back to the Point of Beginning (as shown in Official Records Book 365, page 498).

SUBJECT TO a 10-foot-wide Distribution Easement to Florida Power Corporation (doing business as Progress Energy Florida, Inc.) lying 5 foot each side of Grantee's facilities to be installed at mutually agreed locations over and across the described property.

- SURVEYOR'S NOTES:**
1. Bearings hereon are Florida (North) State Plane GRID bearings.
 2. Established using Global Positioning System satellites and local continuously operating reference stations, utilizing Spectra SP95 GNSS receivers with real time kinematic (RTK) processing.
 3. If no difference is shown, deed call bearings and distances are the same as measured.
 4. Field work was completed on May 10, 2025.
 5. The use of the word "CERTIFY" or "CERTIFICATION" within this survey only constitutes an expression of professional opinion regarding those facts & findings shown hereon and does not constitute a warranty or guarantee, either implied or expressed, in or by the surveyor.
 6. The herein signed surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to subject property. It is possible there are unrecorded deeds, easements or other interests which could affect the boundaries of subject property.
 7. Information shown on adjacent properties, including land owner names and deed references, were compiled using the latest available data taken from unofficial county public records and are shown for informational purposes only.
 8. Notice of liability: This survey has been prepared for the exclusive use of the entities named hereon. Certification is made only to the original purchaser, closing agent, and mortgage holder as specified on this survey and is not intended to be used by any other party. Any other use, benefit, or reliance by any other party is prohibited without the express written consent of the signing surveyor.
 9. Fences are shown as depicted on this survey, maps or reports by any person other than the signing surveyor is STRICTLY PROHIBITED.
 10. The use of the word "CERTIFY" or "CERTIFICATION" within this survey only constitutes an expression of professional opinion regarding those facts & findings shown hereon and does not constitute a warranty or guarantee, either implied or expressed, in or by the surveyor.
 11. Elevations were determined using the North American Vertical Datum of 1988 and were taken by methods of differential leveling between pre-existing and established benchmarks.



UNPLOTTABLE ENCUMBRANCE NOTE:
OFFICIAL RECORDS BOOK 20, PAGE 237
THIS RECORD REFERS TO COMPENSATION FOR THE REMOVAL OF TRUCK SCALES FROM SUBJECT PROPERTY

PARCEL INFORMATION:
TAYLOR COUNTY PARCEL ID NUMBERS:
05335-000 (36.14 acre± parcel)
05351-000 (2.25 acre± parcel)

PROPERTY ADDRESS:
1509 BYRON BUTLER PARKWAY SOUTH
PERRY, FLORIDA 32348

FLOOD ZONE INFORMATION:
THIS PROPERTY LIES IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD THAT IS DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA AND HIGHER THAN THE ELEVATION OF THE 0.2% ANNUAL CHANCE (OR 500-YEAR) FLOOD, AND IN FLOOD ZONE "AH", SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE (OR 100-YEAR) FLOOD EVENT, WHERE THE BASE FLOOD ELEVATIONS HAVE BEEN DETERMINED TO BE 42.34 FEET (NAVD 1988), ALL ACCORDING TO THE F.I.R.M. FOR THE CITY OF PERRY, FLORIDA (COMMUNITY NUMBER 120303) AND FOR TAYLOR COUNTY, FLORIDA (COMMUNITY NUMBER 120302), AS PER FEMA FLOOD INSURANCE RATE MAP NO. 12123C0377E VERSION 2.3.2.2., PANEL 0377, SUFFIX "E", EFFECTIVE FEBRUARY 1, 2019.

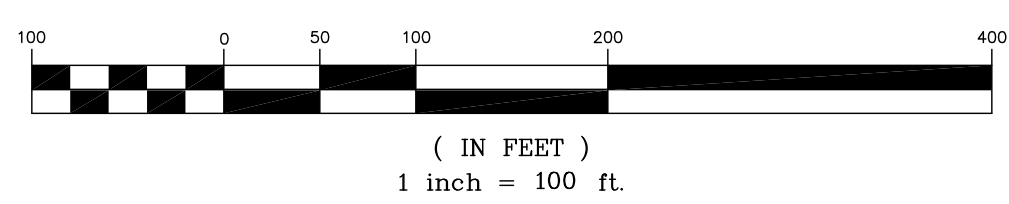
CITY FUTURE LAND USE CLASSIFICATIONS
AMENDED OCTOBER 22, 2019 BY ORDINANCE NO. 993
[1] INDUSTRIAL
[2] RECREATION
[3] PUBLIC

CITY LAND DEVELOPMENT ZONING & REGULATIONS
AS PER CITY OF PERRY LAND DEVELOPMENT REGULATIONS AMENDED JUNE 28, 2022 BY ORDINANCE NO. 1014
[1] INDUSTRIAL (See Section 4.18.1 of the LDR)
[2] RSF-3 (RESIDENTIAL, (CONVENTIONAL) SINGLE FAMILY (See Section 4.6 of the LDR)

<p>NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p> <p>DELTA LAND SURVEYORS, LLC FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB#482 kmatdel@gmail.com richarddel8@gmail.com</p> <p>MONTICELLO: (850)997-0301 275 NORTH MULBERRY STREET PERRY: (850)564-2849 MONTICELLO, FLORIDA 32344 PROUDLY SERVING SOUTH GEORGIA AND ALL OF FLORIDA SINCE 1983 www.DeltaSurveyorsLLC.com</p>		<p>I hereby certify that in my opinion this is a true representation of the property shown hereon. I further certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 51-17 Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.</p> <p><i>Kimberly V. Odom</i> 06/18/2025 Kimberly V. Odom, FSM, F.R.C. LS#7302 Date</p>		<p>DRAWN BY: PAF CHECKED BY: RMO SCALE: 1" = 100' CREW: RO/KO FIELD BOOK: 24-501 PAGE: 46-48, 51-54</p>		<p>LEGEND & ABBREVIATIONS</p> <p>FD FOUND FIR FOUND IRON ROD FIP FOUND IRON PIPE FIRC FOUND IRON ROD & CAP SIRC SET 5/8" IRON ROD LB#482 FCM FOUND CONCRETE MONUMENT RLS REGISTERED LAND SURVEYOR PLS PROFESSIONAL LAND SURVEYOR LB LICENSED SURVEYOR LS LICENSED BUSINESS</p> <p>ORB OFFICIAL RECORDS BOOK DEED CALL DEED BOOK PC PLAT CALL CH CHORD BEARING & DISTANCE C CENTERLINE R RADIUS LENGTH L ARC LENGTH B BROKEN LINE (NOT TO SCALE) C CENTERLINE</p> <p>R/W RIGHT-OF-WAY EOR EDGE OF ROAD EOP EDGE OF PAVEMENT W/F WOOD FRAME CONC. CONCRETE A/C AIR CONDITIONER O/P OVERHEAD ELECTRIC F FENCE LINE WDL WOODS OR TREE LINE</p>		<p>PROJECT PERRY SAWMILL LLC WEST FRASER MILL</p> <p>JOB NO. 25-115-21 SUPPLEMENTAL PAGES 2 OF 3</p>		<p>DATE 6-11-2025 REVISIONS</p> <p>6-11-2025 PLOTTED DEEDS/ENCUMBRANCES PROVIDED BY TITLE COMPANY ADDED ADDITIONAL PROPERTY INFORMATION (PARCEL ID NUMBERS & ADDRESS) ADDED FEMA FLOOD ZONING INFORMATION ADDED BUILDING & ZONING CLASSIFICATIONS ADDED SETBACK REQUIREMENTS</p> <p>6-18-2025 REVIEWED TITLE COMMITMENT & REVISED SURVEYOR'S NOTES CONFIRMED ADDITIONAL PROVIDED DEEDS DID NOT ENCUMBER PROPERTY FOR BOUNDARY SURVEY WITHOUT ZONING INFORMATION AND FUTURE LAND USE CLASSIFICATIONS OF SUBJECT PROPERTY, SEE PAGE 1 OF 3.</p>	
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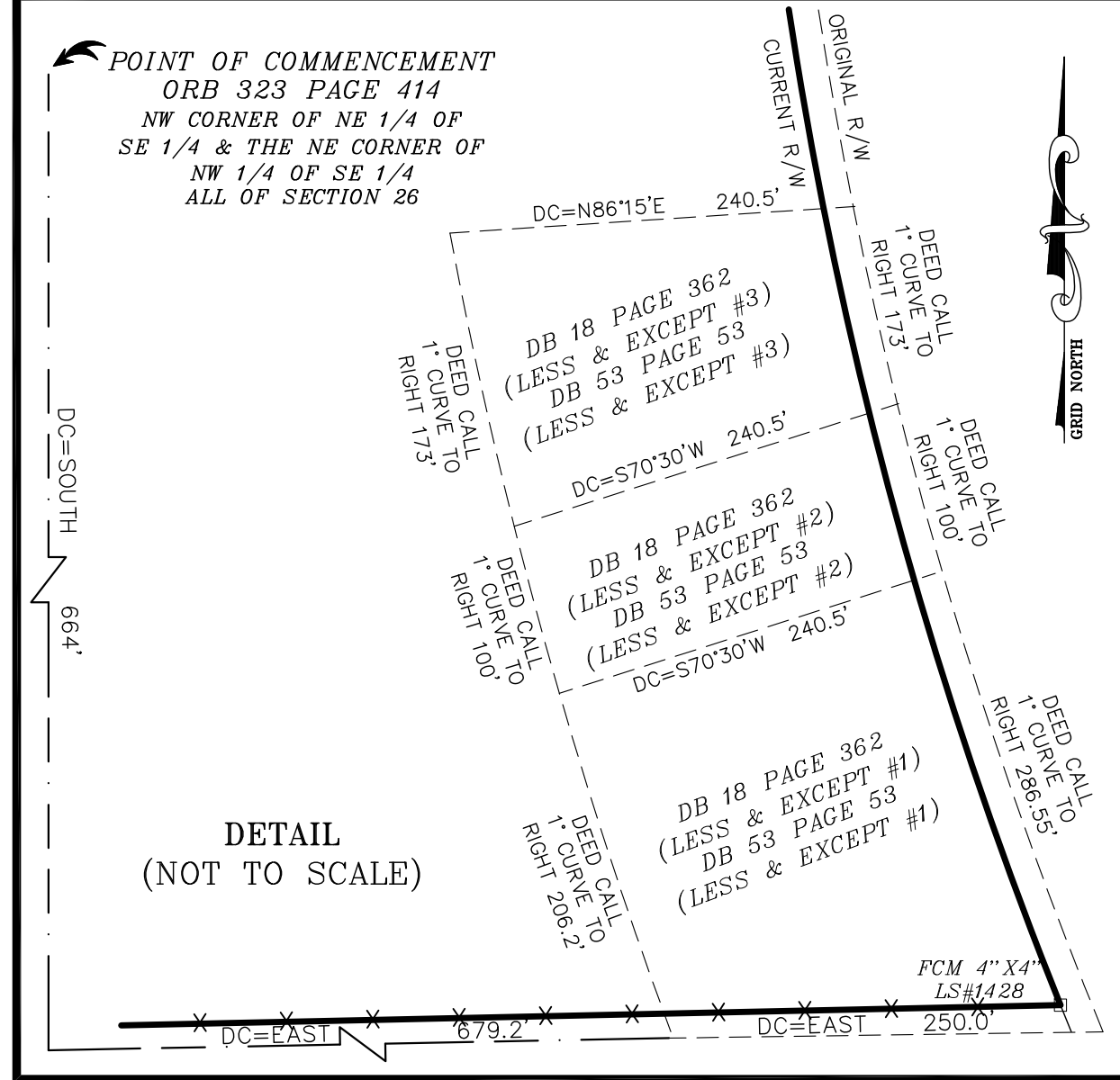
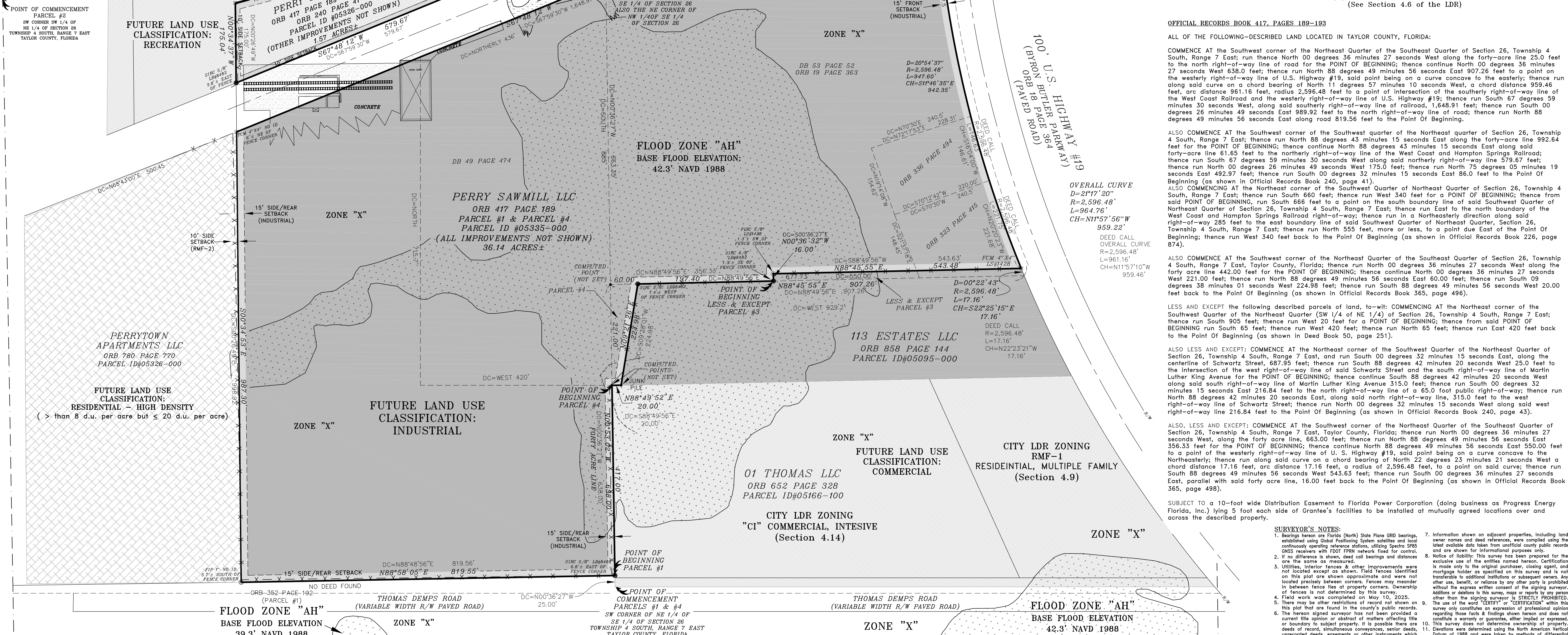
CITY OF PERRY FUTURE LAND USE CLASSIFICATIONS DETAIL

GRAPHIC SCALE



GRID NORTH

POINT OF COMMENCEMENT
PARCEL #2
SW CORNER SW 1/4 OF
NE 1/4 OF SECTION 26
TOWNSHIP 4 SOUTH, RANGE 7 EAST
TAYLOR COUNTY, FLORIDA



UNPLOTTABLE ENCUMBRANCE NOTE:
OFFICIAL RECORDS BOOK 20, PAGE 237
THIS RECORD REFERS TO COMPENSATION FOR THE
REMOVAL OF TRUCK SCALES FROM SUBJECT PROPERTY

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SPECIAL FLOOD HAZARD AREA AND HIGHER THAN THE
ELEVATION OF THE 0.2% ANNUAL CHANCE (OR 500-YEAR)
FLOOD, AND IN FLOOD ZONE "AH", SPECIAL FLOOD
HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL
CHANCE (OR 100-YEAR) FLOOD EVENT, WHERE THE BASE
FLOOD ELEVATIONS HAVE BEEN DETERMINED TO BE 42.34
FEET (NAVD 1988), ALL ACCORDING TO THE F.I.R.M. FOR
THE CITY OF PERRY, FLORIDA (COMMUNITY NUMBER
120303) AND FOR TAYLOR COUNTY, FLORIDA (COMMUNITY
NUMBER 120302), AS PER FEMA FLOOD INSURANCE RATE
MAP NO. 12123C0377E VERSION 2.3.2.2., PANEL 0377,
SUFFIX "E", EFFECTIVE FEBRUARY 1, 2019.

CITY FUTURE LAND USE CLASSIFICATIONS
AMENDED OCTOBER 22, 2019 BY ORDINANCE NO. 993
[1] INDUSTRIAL
[2] RECREATION
[3] PUBLIC

CITY LAND DEVELOPMENT ZONING & REGULATIONS
AS PER CITY OF PERRY LAND DEVELOPMENT REGULATIONS
AMENDED JUNE 28, 2022 BY ORDINANCE NO. 1014
[1] INDUSTRIAL (See Section 4.18.1 of the LDR)
[2] RSP-3 (RESIDENTIAL, (CONVENTIONAL) SINGLE FAMILY
(See Section 4.6 of the LDR)

OFFICIAL RECORDS BOOK 417, PAGES 189-193

ALL OF THE FOLLOWING-DESCRIBED LAND LOCATED IN TAYLOR COUNTY, FLORIDA:

COMMENCE AT the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 26, Township 4 South, Range 7 East; thence North 00 degrees 36 minutes 27 seconds West along the forty-acre line 25.0 feet to the north right-of-way line of road for the POINT OF BEGINNING; thence continue North 00 degrees 36 minutes 27 seconds West 638.0 feet; thence run North 88 degrees 49 minutes 56 seconds East 907.26 feet to a point on the westerly right-of-way line of U.S. Highway #19, said point being on a curve concave to the easterly; thence run along said curve on a chord bearing of North 11 degrees 57 minutes 10 seconds West, a chord distance 959.46 feet, arc distance 961.16 feet, radius 2,596.48 feet to a point of intersection of the southerly right-of-way line of the West Coast Railroad and the westerly right-of-way line of U.S. Highway #19; thence run South 67 degrees 59 minutes 30 seconds West, along said southerly right-of-way line of railroad, 1,648.91 feet; thence run South 00 degrees 26 minutes 49 seconds East 989.92 feet to the north right-of-way line of road; thence run North 88 degrees 49 minutes 56 seconds East along road 819.56 feet to the Point of Beginning.

ALSO COMMENCE AT the Southwest corner of the Southwest quarter of the Northeast quarter of Section 26, Township 4 South, Range 7 East; thence run North 88 degrees 43 minutes 15 seconds East along the forty-acre line 992.64 feet for the POINT OF BEGINNING; thence continue North 88 degrees 43 minutes 15 seconds East along said forty-acre line 61.65 feet to the northerly right-of-way line of the West Coast and Hampton Springs Railroad; thence run North 67 degrees 59 minutes 30 seconds West along said northerly right-of-way line 579.67 feet; thence run South 00 degrees 26 minutes 49 seconds West 175.0 feet; thence run North 75 degrees 05 minutes 19 seconds East 492.97 feet; thence run South 00 degrees 32 minutes 15 seconds East 86.0 feet to the Point of Beginning (as shown in Official Records Book 240, page 41).

ALSO COMMENCING AT the Northeast corner of the Southwest Quarter of Northeast Quarter of Section 26, Township 4 South, Range 7 East; thence run South 660 feet; thence run West 340 feet for a POINT OF BEGINNING; thence from said POINT OF BEGINNING, run South 666 feet to a point on the south boundary line of said Southwest Quarter of Northeast Quarter of Section 26, Township 4 South, Range 7 East; thence run East to the north boundary of the West Coast and Hampton Springs Railroad right-of-way; thence run in a Northeasterly direction along said right-of-way 285 feet to the east boundary line of said Southwest Quarter of Northeast Quarter, Section 26, Township 4 South, Range 7 East; thence run North 555 feet, more or less, to a point due East of the Point of Beginning; thence run West 340 feet back to the Point of Beginning (as shown in Official Records Book 226, page 874).

ALSO COMMENCE AT the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 26, Township 4 South, Range 7 East, Taylor County, Florida; thence run North 00 degrees 36 minutes 27 seconds West along the forty acre line 442.00 feet for the POINT OF BEGINNING; thence continue North 00 degrees 36 minutes 27 seconds West 221.00 feet; thence run North 88 degrees 49 minutes 56 seconds East 60.00 feet; thence run South 09 degrees 38 minutes 01 seconds West 224.38 feet; thence run North 88 degrees 49 minutes 56 seconds West 20.00 feet back to the Point of Beginning (as shown in Official Records Book 365, page 496).

LESS AND EXCEPT the following described parcels of land, to-wit: COMMENCING AT the Northeast corner of the Southwest Quarter of the Northeast Quarter SW 1/4 of NE 1/4 of Section 26, Township 4 South, Range 7 East; thence run South 905 feet; thence run West 20 feet for a POINT OF BEGINNING; thence from said POINT OF BEGINNING run South 65 feet; thence run West 420 feet; thence run North 65 feet; thence run East 420 feet back to the Point of Beginning (as shown in Deed Book 50, page 251).

ALSO LESS AND EXCEPT: COMMENCE AT the Southwest corner of the Northeast Quarter of the Southeast Quarter of Section 26, Township 4 South, Range 7 East, Taylor County, Florida; thence run North 00 degrees 36 minutes 27 seconds West, along the forty acre line 663.00 feet; thence run North 88 degrees 49 minutes 56 seconds East 356.33 feet for the POINT OF BEGINNING; thence continue North 88 degrees 49 minutes 56 seconds East 550.00 feet to a point of the westerly right-of-way line of U. S. Highway #19, said point being on a curve concave to the Northeasterly; thence run along said curve on a chord bearing of North 22 degrees 23 minutes 21 seconds West a chord distance 17.16 feet, arc distance 17.16 feet, a radius of 2,596.48 feet, to a point on said curve; thence run South 88 degrees 49 minutes 56 seconds East 16.00 feet back to the Point of Beginning (as shown in Official Records Book 365, page 498).

SUBJECT TO a 10-foot-wide Distribution Easement to Florida Power Corporation (doing business as Progress Energy Florida, Inc.) lying 5 foot each side of Grantee's facilities to be installed at mutually agreed locations over and across the described property.

SURVEYOR'S NOTES:

1. Bearings herein are Florida (North) State Plane GRID bearings.
2. Established using Global Positioning System satellites and local continuously operating reference stations, utilizing Spectra SP95 GNSS receiver with real-time kinematic (RTK) mode.
3. If no difference is shown, deed call bearings and distances are the same as measured.
4. Field work was completed on May 10, 2025.
5. The use of the word "CERTIFY" or "CERTIFICATION" within this survey only constitutes an expression of professional opinion regarding those facts & findings shown hereon and does not constitute a warranty or guarantee, either implied or expressed, of the accuracy of the survey.
6. The herein signed surveyor has not been provided a current title opinion or abstract by any other party.
7. Information shown on adjacent properties, including land owner names and deed references, were compiled using the latest available data taken from unofficial county public records and are shown for informational purposes only.
8. Notice of liability: This survey has been prepared for the exclusive use of the entities named hereon. Certification is made only to the original purchaser, closing agent, and mortgage holder as specified on this survey and is not transferable to additional institutions or subsequent owners. Any other use, benefit, or reliance by any other party is prohibited without the express written consent of the signing surveyor.
9. The use of the word "CERTIFY" or "CERTIFICATION" within this survey only constitutes an expression of professional opinion regarding those facts & findings shown hereon and does not constitute a warranty or guarantee, either implied or expressed, of the accuracy of the survey.
10. This survey does not determine ownership of property; deeds of record, simultaneous conveyances, senior deeds, unrecorded deeds, easements or other instruments which could affect the boundaries of subject property.
11. Elevations were determined using the North American Vertical Datum of 1988 and were taken by methods of differential leveling between pre-existing and established benchmarks.

OVERALL CURVE
D=2177.20"
R=2,596.48"
L=961.16"
CH=N11°57'56"W
959.22'

DEED CALL
OVERALL CURVE
R=2,596.48"
L=961.16"
CH=N11°57'10"W
959.46'

CITY LDR ZONING
RMF-1
RESIDENTIAL, MULTIPLE FAMILY
(Section 4.9)

CITY LDR ZONING
"C1" COMMERCIAL, INTENSIVE
(Section 4.14)

NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DELTA LAND SURVEYORS, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB#482
kmatdelat@gmail.com richarddelat@gmail.com

MONTICELLO: (850)997-0301 275 NORTH MULBERRY STREET
PERRY: (850)564-2849 MONTICELLO, FLORIDA 32344
PROUDLY SERVING SOUTH GEORGIA AND ALL OF FLORIDA SINCE 1983
www.DeltaSurveyorsLLC.com

CERTIFIED TO:
SHERRILL COASTAL HOLDINGS, LLC
TITLE OF THE NATURE COAST LLC
FIRST AMERICAN TITLE INSURANCE COMPANY

I hereby certify that in my opinion this is a true representation of the property shown hereon. I further certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 51-17 Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.

Kimberly V. Odom
Kimberly V. Odom, FSM, F.R.C. LS#7302
06/18/2015
Date

DRAWN BY: PAF
CHECKED BY: RMO
SCALE: 1" = 100'
CREW: RO/KO
FIELD BOOK: 24-501
PAGE: 46-48, 51-54

LEGEND & ABBREVIATIONS

FD FOUND	ORB OFFICIAL RECORDS BOOK	R/W RIGHT-OF-WAY
FIR FOUND IRON ROD	DC DEED CALL	EDP EDGE OF ROAD
FIP FOUND IRON PIPE	DB DEED BOOK	EDF EDGE OF PAVEMENT
FIRC FOUND IRON ROD & CAP	PC PLAT CALL	W/F WOOD FRAME
SIR SET 5/8" IRON ROD LǢ	CH CHORD BEARING & DISTANCE	CONC. CONCRETE
FCM FOUND CONCRETE MONUMENT	C ANG CENTRAL ANGLE	A/C AIR CONDITIONER
RLS REGISTERED LAND SURVEYOR	R ARC RADIUS LENGTH	OP OVERHEAD ELECTRIC
PLS PROFESSIONAL LAND SURVEYOR	L ARC LENGTH	F FENCE LINE
LS LICENSED SURVEYOR	BK BROKEN LINE (NOT TO SCALE)	-WDL- WOODS OR TREE LINE
LB LICENSED BUSINESS	CL CENTERLINE	

PROJECT
PERRY SAWMILL LLC
WEST FRASER MILL

JOB NO.	SUPPLEMENTAL PAGE SHEET NO.
25-115-21	3 OF 3

DATE	REVISIONS
6-11-2025	ADDED DEEDS/ENCUMBRANCES PROVIDED BY TITLE COMPANY ADDED ADDITIONAL PROPERTY INFORMATION (PARCEL ID NUMBERS & ADDRESS) ADDED FEMA FLOOD ZONING INFORMATION ADDED BUILDING & ZONING CLASSIFICATIONS ADDED 15' SIDE/REAR SETBACK REQUIREMENTS
6-18-2025	REVIEWED TITLE COMMITMENT & REVISED SURVEYOR'S NOTES CONFIRMED ADDITIONAL PROVIDED DEEDS DID NOT ENCUMBER PROPERTY FOR BOUNDARY SURVEY WITHOUT ZONING INFORMATION AND FUTURE LAND USE CLASSIFICATIONS OF SUBJECT PROPERTY, SEE PAGE 1 OF 3.