ALTA/NSPS LAND TITLE SURVEY

205 E BURLEIGH BOULEVARD

TAVARES, FLORIDA 32778

COUNTY OF LAKE

A PORTION OF SECTION 20, T-19-S, R-26-E

SITE INFORMATION

N/F: BCM TAVARES LLC
205 EAST BURLEIGH BOULEVARD
APN: 2019260400000900501
19,441 ± SQUARE FEET, OR 0.446 ± ACRES

TITLE COMMITMENT INFORMATION

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, TITLE COMMITMENT #24078929NP, DATED JULY 02, 2024 AT 8:00 AM

SCHEDULE A DESCRIPTION

FROM THE MOST EASTERLY CORNER OF LOT 95 IN VISTA DEL LARGO, A SUBDIVISION IN THE CITY OF TAVARES, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 39, PAGE 53 THROUGH 57, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA RUN SOUTH 37 DEGREES 43'03" WEST ALONG THE SOUTHEASTERLY LINE THEREOF 31.21 FEET FOR A POINT OF BEGINNING, THENCE CONTINUE SOUTH 37 DEGREES 43'03" WEST ALONG SAID SOUTHEASTERLY LINE 92.21 FEET TO A POINT ON THE SOUTHEASTERLY EXTENSION OF THE NORTHEASTERLY LINE OF A D. T. DRAINAGE EASEMENT AS SHOWN ON SAID PLAT OF VISTA DEL LARGO, THENCE RUN NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND ALONG SAID NORTHEASTERLY LINE 200 FEET, MORE OR LESS, TO THE NORTHWESTERLY LINE OF SAID LOT 95, THENCE NORTH 37 DEGREES 43'03" EAST ALONG SAID NORTHWESTERLY LINE 107.79 FEET, MORE OR LESS, TO A POINT SOUTH 37 DEGREES 43'03" WEST AND 192.75 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 95, THENCE SOUTH 47 DEGREES 42'14" EAST 198.165 FEET TO POINT OF BEGINNING

TOGETHER WITH ALL RIGHTS IN THAT CERTAIN INGRESS AND EGRESS EASEMENT RESERVED AT OFFICIAL RECORD BOOK 731, PAGE 1178, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, OVER, ACROSS AND UPON BEGIN AT THE MOST EASTERLY CORNER OF SAID LOT 95 AND RUN THENCE NORTH 42 DEGREES 16'00" WEST 39.63 FEET, THENCE SOUTH 37 DEGREES 45'00" WEST 36.15 FEET, THENCE SOUTH 47 DEGREES 42'14" EAST 50.16 FEET, THENCE NORTH 37 DEGREES 43'03" EAST 31.21 FEET TO POINT OF BEGINNING

LESS AND EXCEPT THAT PART OF THE ABOVE-DESCRIBED TRACT CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN THAT WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5534, PAGE 1731, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT A 4" X 4" CONCRETE MONUMENT WITH NO REGISTERED LAND SURVEYOR NUMBER, MARKING THE SOUTHEAST CORNER, OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, THENCE RUN NORTH 84 °33'21" WEST ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 20, A DISTANCE OF 266.643 METERS (874.94 FEET) TO THE CENTERLINE OF SURVEY OF STATE ROAD NO. 500, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 11010-2504; THENCE DEPARTING SAID SOUTH LINE OF SECTION 20, NORTH 38°38'34" EAST, ALONG SAID SURVEY LINE, 29.769 METERS (97.64 FEET) TO THE INTERSECTION OF SAID SURVEY LINE WITH THE SOUTHEASTERLY EXTENSION OF THE NORTHERLY LINE OF AN EXISTING 10.296 METER (60.00 FOOT) FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS OF BOOK 951, PAGES 36-37 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND SHOWN ON THE PLAT OF VISTA DEL LARGO, AS RECORDED IN PLAT BOOK 39, PAGES 53 THOUGH 57, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR A POINT OF BEGINNING, THENCE DEPARTING SAID SURVEY LINE, NORTH 52°08'56" WEST, ALONG SAID EXTENSION AND EASEMENT LINE, 22.903 METERS (75.14 FEET) TO A POINT ON THE EXISTING NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 500; THENCE DEPARTING SAID EXISTING RIGHT-OF-WAY LINE AND THE NORTHERN 1/ LINE OF SAID FLORIDA DEPARTMENT OF TRANSPORTATION DRAINAGE EASEMENT, NORTH 38°08'34" EAST, 61.094 METERS (200.37 FEET) TO A POINT ON THE SOUTHEASTERLY LINE OF LOT 94, OF SAID PLAT OF VISTA DEL LARGO, BEING A POINT ON SAID EXISTING NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE 500 AS SHOWN ON SAID RIGHT-OF-WAY MAP; THENCE SOUTH 31°31'00" EAST, 22.903 METERS (75.14 FEET) TO A POINT OF SAID SURVEY LINE, THENCE SOUTH 38°08'34" WEST, ALONG SAID SURVEY LINE, 67.983 METERS (888.34 FEET) TO THE POINT OF BEGINNING.

NOTES CORRESPONDING TO SCHEDULE B

7. — EASEMENTS, DEDICATIONS AND ALL OTHER MATTERS SET-FORTH AND CONTAINED ON THE PLAT OF VISTA DEL LARGO, RECORDED IN PLAT BOOK 39, PAGE 53 (APPECTS, PLOTTED AS SHOWN)

8. — EASEMENT RESERVATION BEING SET-FORTH AND DESCRIBED IN THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS [illegible] WITH ALL RIGHTS THEREIN BEING TRANSFERRED BY THOSE DEEDS RECORDED IN OFFICIAL RECORDS [illegible] IN OFFICIAL RECORDS [illegible] IN OFFICIAL RECORDS [illegible]