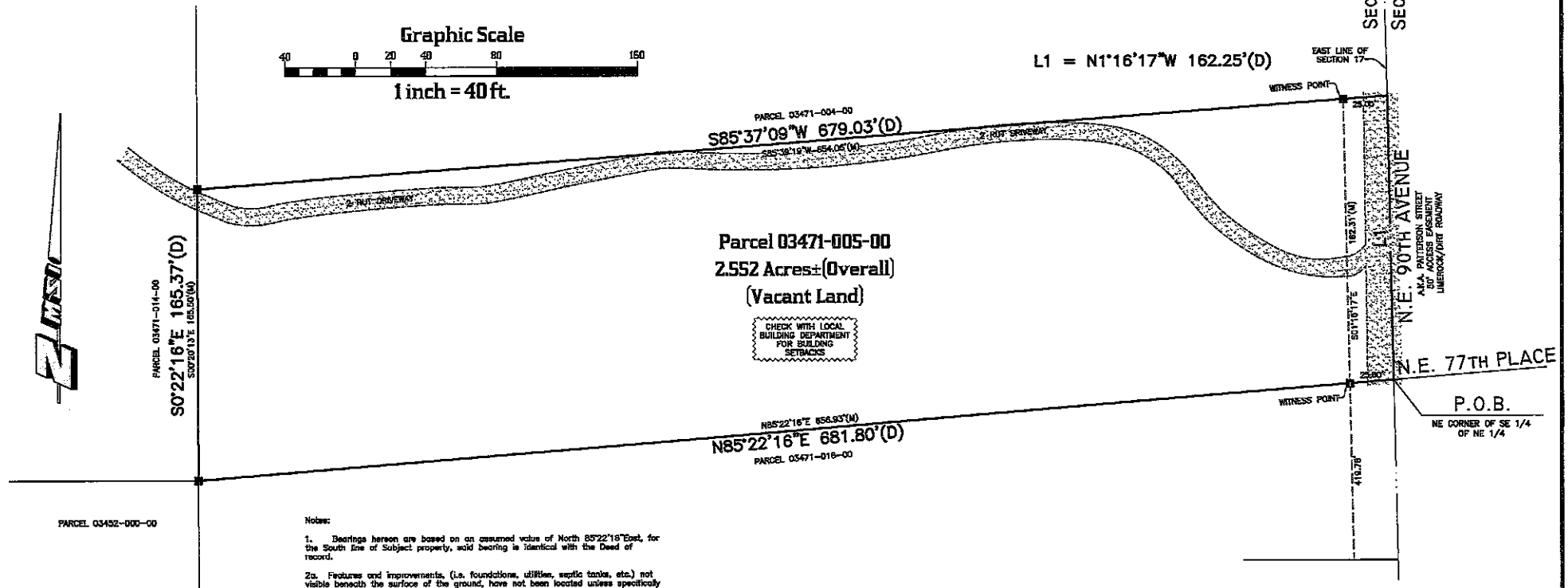
Map of Boundary Survey

Lot 12A, Bronson Ranchettes (Unrecorded) Lying in the Northeast 1/4 of Section 17, Township 12 South, Range 17 East, Levy County, Florida



LEGEND:

- ■ = 4"x4" CONC. MONUMENT FOUND (NO IDENT. UNLESS SHOWN)
- ● = IRON MARKER FOUND
- ○ = 1/2" IRON ROD SET MARKED "McMILLEN P.S.M. 5469"
- ⊗ = 1/2" IRON ROD SET MARKED "WITNESS P.S.M. 5469"
- △ = NAIL & DISK SET "PRM PCP "McMILLEN P.S.M. 5469"
- = UTILITY POLE
- (P) = PLAT
- (M) = MEASURED
- (D) = DESCRIPTION
- (C) = CALCULATED
- IDENT. = IDENTIFICATION
- (R.B.) = REFERENCE BEARING
- P.O.C. = POINT-OF-COMMENCEMENT
- P.O.B. = POINT-OF-BEGINNING
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.U.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
- CH = CHORD
- B.S. = BUILDING SETBACK
- = FENCE LINE
- = GUY WIRE ANCHOR
- CO = CLEANOUT
- (W) = WELL
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- = ASPHALT
- = CONCRETE
- = COVERED CONCRETE
- = BUILDING
- = DIRT/LIMEROCK DRIVEWAY
- = BRICK PAVERS
- = COVERED AREA

Notes:

1. Bearings hereon are based on an assumed value of North 85°22'16"East, for the South line of Subject property, said bearing is identical with the Deed of record.

2a. Features and improvements, (i.e. foundations, utilities, septic tanks, etc.) not visible beneath the surface of the ground, have not been located unless specifically depicted or noted hereon. If a septic tank is shown upon the map, it was located by probing the ground only and not by excavation. Additional walls and septic tanks may exist which are unknown to the surveyor.
b. Fences, overhead wires, and symbols shown hereon may be exaggerated for pictorial purposes only and are not to scale.
c. Property lines should not be reconstructed based on distances to improvements.
d. Additions or deletions to Survey Maps by other than the signing surveyor is prohibited without written consent of the signing surveyor.
e. This survey does not reflect or determine ownership.
f. This survey is certified to the date of the data acquisition in the field (shown hereon as survey date), ONLY.

3. No instruments of record reflecting easements, rights-of-way, and/or ownership were furnished to the surveyor except as shown. No search of the public records has been done by the surveyor for any encumbrances for subject property or adjoining properties.

4. The building setbacks shown hereon were taken from the record plat or information furnished to the surveyor only. Therefore, if no building setbacks are shown hereon, this does not imply that there are none on subject property. It is suggested, by the surveyor, that all building setbacks (whether shown or not) are verified at the proper building department with the current zoning of the subject property.

5. Subject Property shown hereon may be a division of a parent tract based on information provided by the client. If so, this survey does not guarantee a building permit and it is suggested that all divisions are verified at the proper building department with the current zoning of the subject property.

6. Information from the Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map shown hereon was current as of the effective or revised date of said map. Map revisions and amendments are periodically made by letter and may not be reflected on said map.

7. Fence locations shown hereon (if any) are located at the corners or ends only, unless specified otherwise. Fencing may meander between said fence corners.

8. Subject Property lies in F.E.M.A. Flood Zone "X" per the County Property Appraiser's website.

Description: (ORB 1465, PGS 340 & 341)
The property hereby conveyed (the "Real Property") is described as follows:
Parcel 12-A, BRONSON RANCHETTES, more particularly described as:
A parcel of land in the East 1/2 of the Northeast 1/4 of Section 17, Township 12 South, Range 17 East, in the Town of Bronson, Levy County, Florida, being more particularly described as follows:
For a Point of Beginning, commence at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 17, Township 12 South, Range 17 East, Levy County, Florida; thence N 01 deg. 16 min. 17 sec. W, along the East line of Section 17, Township 12 South, Range 17 East, 162.25 feet; thence S 85 deg. 37 min. 09 sec. W, 679.03 feet; thence S 00 deg. 22 min. 16 sec. E, 165.37 feet; thence N 85 deg. 22 min. 16 sec. E, 681.80 feet to close on the Point of Beginning. Parcel Account Number 17-12-17-03471-005-00. Levy County, Florida.

Prepared By:
McMILLEN SURVEYING, INC.
444 N.W. Main Street
Williston, Florida, 32696
Office: 352 528-6277

For more information please visit our website www.mcsurveying.com or email us at info@mcsurveying.com

This survey meets the Standards of Practice set forth by the Florida Board of Surveyors & Mappers, pursuant to Chapter 61-17, Florida Administrative Code.

Florida Professional Surveyor and Mapper License No. LS 5469
Florida Professional Surveyor and Mapper Business License No. LB 8041
NOT VALID WITHOUT THE SIGNATURE & ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

Digitally signed by Stephen M. McMillen, P.S.M.
Date: 2025.08.25
11:26:30 -04'00'

PREPARED FOR:
VENUS CLEOPE JACOB SALES
ANADEE MANALO SALES
SECURITY TITLE SERVICES INC. D/B/A GILCHRIST TITLE SERVICES
NEXSTOR LAND TITLE INSURANCE COMPANY

Scale: 1"= 40'	
Proj. No. 2025-130a	
Drawn: M.S.C.	
Chk'd: S.M.M.	
Dwg. Name: 2025-130a	
Survey Date: 8/18/25	
Field Book: 225	
Page: 66	