

Survey Affidavit

STATE OF FLORIDA

COUNTY OF MARION

Before me, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared the undersigned ("Affiant"), who, after being by me first duly sworn, depose(s) and say(s) that:

1. **Crown's Way South, LLC** is the owner of the following described property to, to wit:

A portion of the NE 1/4 of Section 11, Township 13 South, Range 20 East, Marion County, Florida, being more particularly described as follows: Commencing at the NW corner of the NE 1/4 of said Section 11; thence S.0°41'35"W. on an assumed bearing, along the West line thereof, a distance of 30.11 feet to the Point of Beginning; thence continue S.0°41'35"W. along said West line, a distance of 2620.96 feet; thence N.85°40'58"E. on a direct line towards the SE corner of the said NE 1/4 a distance of 1190.24 feet; thence N.4°19'02"W. a distance of 313.02 feet; thence N.47°46'21"E., a distance of 908.44 feet; thence N.2°46'21"E., a distance of 384.53 feet to a point on the arc of a circular curve to the right whose radius point bears N.40°16'40"E., said arc being the Southwesterly right of way line of State Road No. 329; thence Westerly and Northerly along the arc of said curve, having a radius of 1935.79 feet, an arc distance of 1084.03 feet to the point of tangency; thence N.17°38'13"W. along the said right of way line a distance of 437.03 feet; thence S.85°42'17"W. along the South right of way line of County Road 13 N (Becker Road) a distance of 1100.24 feet to the Point of Beginning.

2. That, to the best of Affiants' knowledge and belief, the attached survey by **Moorhead Engineering Company** dated 04/15/2005, (the "Survey"), is an accurate depiction of the above-described property and reveals all improvements located thereon.

3. That, to the best of Affiants' knowledge and belief, there have been no additional improvements, including, but not limited to, buildings, sheds, fences or swimming pools, constructed on the property shown on the survey, other than those shown on the attached survey, nor have there been any alterations to the existing improvements since the date of the survey.

4. That, to the best of Affiant's knowledge and belief, there has been no improvements, including but not limited to, buildings, sheds, fences, or swimming pools, constructed on adjoining property which might encroach onto the above-described property since the date of the attached survey.

THIS AFFIDAVIT is being given for the purpose of inducing Sanibel Captiva Community Bank, Old Republic National Title Insurance Company and Jack Pankow, Attorney at Law, to rely on the herein described survey to issue a Title Insurance Policy on the above-described premises without exception for matters which would be reflected on a current and accurate survey of the property, and to disburse any funds held by it as Escrow/Settlement Agent to Affiants. Affiants warrant that all these statements shall be true and correct at settlement.

Prolaw:

Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

Crown's Way South, LLC

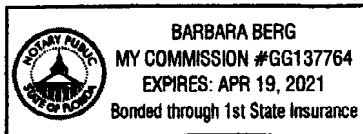
By:

Thomas Groves
Thomas Groves, Manager

Andrea Groves
Andrea Groves, Manager

The foregoing instrument was sworn to, subscribed and acknowledged before me this 20th day of September, 2018, by Thomas Groves, Manager and Andrea Groves, Manager of Crown's Way South, LLC, a Florida limited liability company on behalf of the limited liability company who ☐ is personally known to me or ☐ who has produced Florida O.C. as identification.

[Notary Seal]



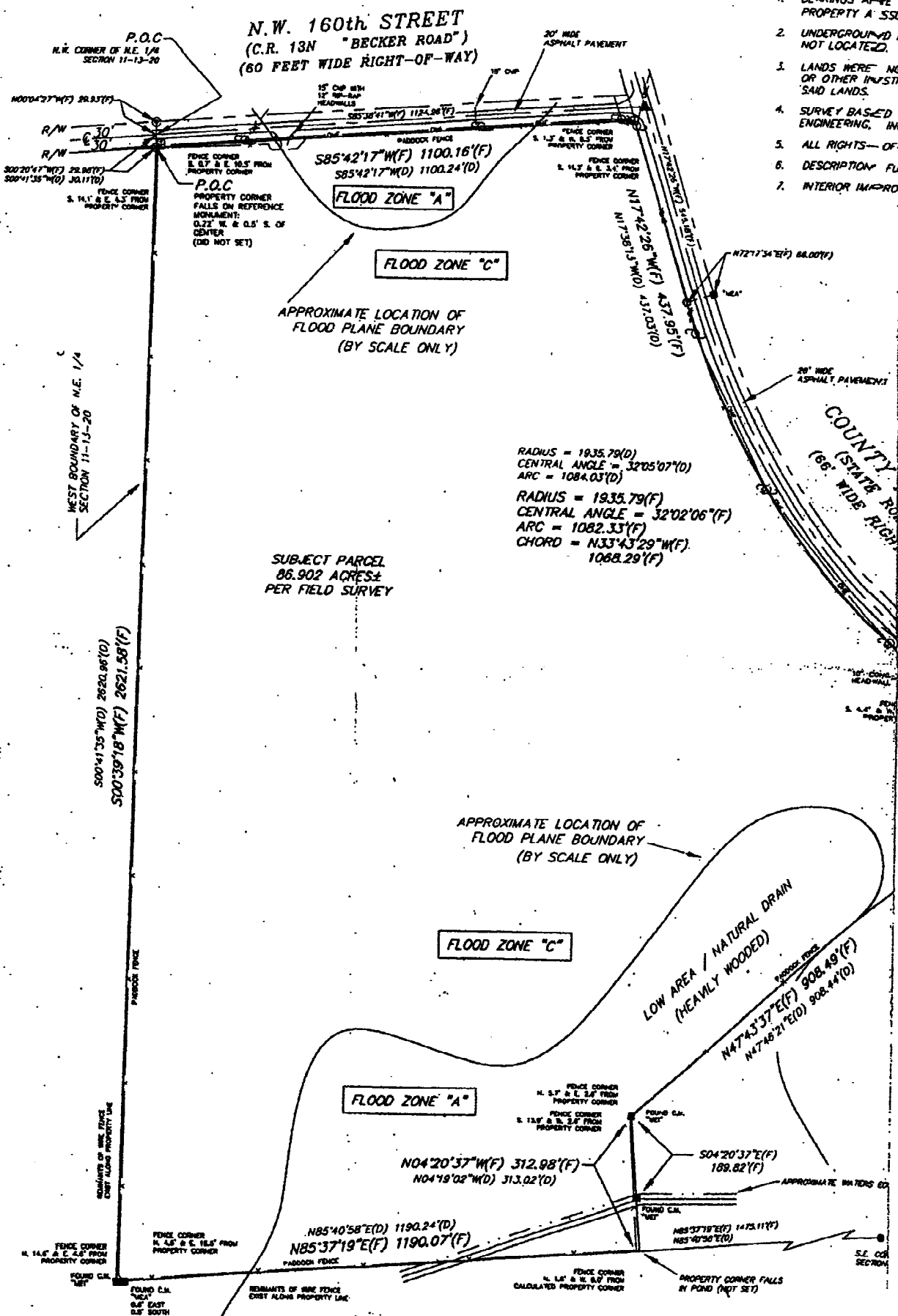
Barbara Berg
Notary Public

Printed Name: Barbara Berg

My Commission Expires: 4-19-21

Prolaw:

1. BEARINGS ARE BASED ON PROPERTY A SURVEY
2. UNDERGROUND NOT LOCATED.
3. LANDS WERE NOT OF OTHER INDIAN SAID LANDS.
4. SURVEY BASED ON ENGINEERING, INC.
5. ALL RIGHTS—OF—
6. DESCRIPTION FOR
7. INTERIOR MINERAL



USED ON THE NORTH BOUNDARY OF THE SUBJECT
ED TO BEAR: S85°42'17"W.

PROVEMENTS AND UNDERGROUND ENCROACHMENTS, IF ANY.

ABSTRACTED BY THIS COMPANY FOR OWNERSHIP EASEMENTS
MENTS OF RECORD WHICH MAY AFFECT USE OF THIS OF

V. EXISTING MONUMENTATION, PREVIOUS SURVEY BY MARION
AND RECORDS OF THIS COMPANY.

WAY SHOWN ARE PHYSICALLY OPEN UNLESS NOTED.

ISHED BY CLIENT.

EMENTS, INCLUDING CROSS FENCING, NOT LOCATED.

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

GENERAL LEGEND

SYMBOLS:

- = FOUND 4" X 4" CM MARKED AS NOTED
- = FOUND 4" X 4" CM NO I.D.
- = FOUND 8" OCTAGON COUNTY MONUMENT
- = SET 1/2" IRON ROD WITH CAP MARKED "LB 315"
- ⊙ = FOUND 8" OCTAGON COUNTY REF. MONUMENT
- ▲ = FOUND NAIL WITH DISH MARKED "3005"
- = SPOT ELEVATION
- ⊕ = BENCH MARK
- = LIGHT POLE
- ⊙ = POWER POLE
- = GUY WIRE
- = OVERHEAD POWER LINE
- ⊕ = TELEPHONE PEDESTAL
- ⊕ = WATER METER
- ⊕ = ELECTRIC BOX
- ⊕ = CABLE TV RISER
- = FENCE LINE
- = LINE NOT DRAWN TO SCALE
- = CENTER LINE
- ⊕ = STORM DRAINAGE MANHOLE
- ⊕ = SIGN
- ⊕ = HANDICAP PARKING
- ⊕ = SANITARY MANHOLE
- ⊕ = GATE VALVE
- ⊕ = FIRE HYDRANT

ABBREVIATIONS:

- CM = CONCRETE MONUMENT
- MEC = MOORHEAD ENGINEERING COMPANY
- RLS = REGISTERED LAND SURVEYOR
- PLS = PROFESSIONAL LAND SURVEYOR
- LB# = LICENSED BUSINESS NUMBER
- MEA = MARION ENGINEERING ASSOCIATES
- (D) = DESCRIBED
- MEI = MARION ENGINEERING, INC.
- (F) = FIELD MEASUREMENT
- R/W = RIGHT-OF-WAY LINE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- P.T. = POINT OF TANGENCY
- P.C. = POINT OF CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.B. = PLAT BOOK
- PG = PAGE
- O.R. = OFFICIAL RECORDS BOOK
- SC FT = SQUARE FEET
- AC = ACRES
- R = RADIUS
- L = ARC LENGTH
- DELTA = CENTRAL ANGLE
- CB = CHORD BEARING
- CH = CHORD LENGTH
- CLF = CHAIN LINK FENCE
- CONC. = CONCRETE
- TBM = TEMPORARY BENCH MARK
- CMP = CORRUGATED METAL PIPE
- RCP = REINFORCED CONCRETE PIPE
- DIP = DUCTILE IRON PIPE

DESCRIPTION:

A PORTION OF THE N.E. 1/4 OF SECTION 11, TOWNSHIP 13 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF THE N.E. 1/4 OF SAID SECTION 11; THENCE S00°41'35"W ON AN ASSUMED BEARING, ALONG THE WEST LINE THEREOF, A DISTANCE OF 30.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°41'35"W ALONG SAID WEST LINE, A DISTANCE OF 2620.96 FEET; THENCE N85°40'38"E ON A DIRECT LINE TOWARDS THE S.E. CORNER OF THE SAID N.E. 1/4, A DISTANCE OF 1190.24 FEET; THENCE N04°18'02"W, A DISTANCE OF 313.02 FEET; THENCE N47°48'21"E, A DISTANCE OF 908.44 FEET; THENCE N02°46'21"E, A DISTANCE OF 384.53 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N40°18'40"E, SAID ARC BEING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 329; THENCE WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1935.79 FEET, AN ARC DISTANCE OF 1084.03 FEET TO THE POINT OF TANGENCY; THENCE N17°38'13"W ALONG THE SAID RIGHT-OF-WAY LINE, A DISTANCE OF 437.03 FEET; THENCE S85°42'17"W ALONG THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 13 N. (BECKER ROAD) A DISTANCE OF 1100.24 FEET TO THE POINT OF BEGINNING. CONTAINING 86.908 ACRES, MORE OR LESS.

FLOOD CERTIFICATION:

BY GRAPHIC PLOTTING ONLY, THE DESCRIBED PROPERTY AS SHOWN HEREON IS IN ZONES "A" AND "C" OF FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL No. 120160 0075 B AND 120160 0250 B, BOTH OF WHICH BEAR AN EFFECTIVE DATE OF JANUARY 19, 1983.

CERTIFICATION:

FOR THE BENEFIT OF:
THOMAS GROVES AND ANDREA CARRIERE
DANIEL HICKS, P.A.
COMMONWEALTH LAND TITLE INSURANCE COMPANY
SAMBEL CAPTIVA COMMUNITY BANK, ITS IMMEDIATE SUCCESSORS AND/OR ASSIGNS
AS THEIR INTERESTS MAY APPEAR

I HEREBY CERTIFY THAT THE HEREON DEPICTED PARCEL OF LAND WAS SURVEYED UNDER MY DIRECTION AND THAT SAID SURVEY CONFORMS TO THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATE OF FIELD SURVEY: APRIL 14, 2005

DATE OF SIGNATURE: 22 APR 05

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

MOORHEAD ENGINEERING COMPANY LEW 315
DUT L. A. E. IN
REGISTERED LAND SURVEYOR # 4729
STATE OF FLORIDA

BOUNDARY SURVEY

THOMAS GROVES
&
ANDREA CARRIERE

IN SECTION 11-13-20

MOORHEAD ENGINEERING COMPANY

CONSULTING ENGINEERS - LAND SURVEYORS
LAND PLANNERS

P.O. BOX 998 305 S.E. 1st AVENUE OCALA, FLORIDA
PHONE: 352-732-4406 FAX: 352-867-0112

Job No.: 05-070

Drawing: 050705

Scale: 1" = 200'

Drawn by: CAD

Approved by: CM

F.B. 2148 Pg. 14-

Date Finished:

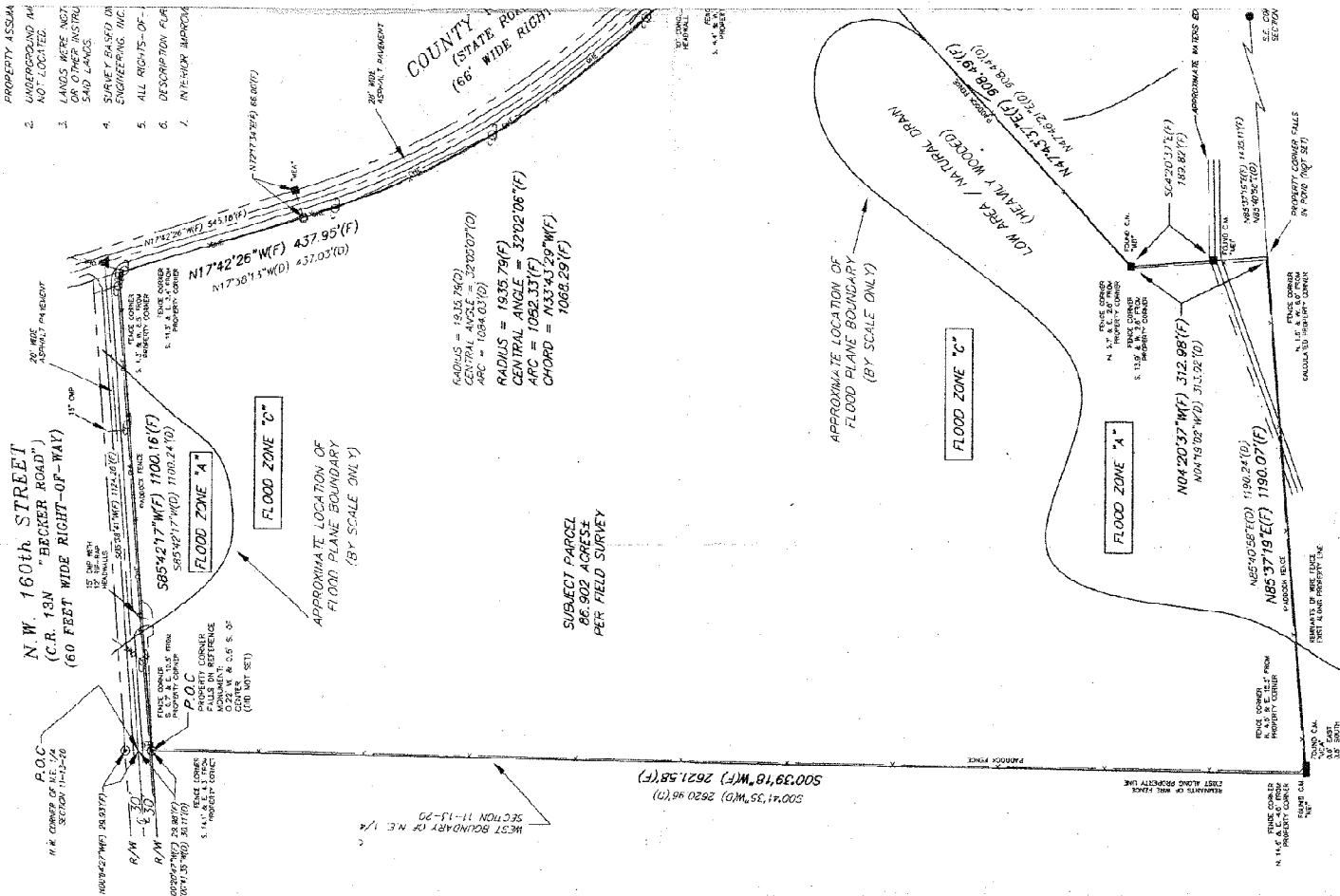
Office: 15 APR 05

Field: 14 APR 05

SHEET NO. 1 OF 1 SHEETS

This plot has been produced for the purposes and use of the client named hereon, his agents or assigns. Any reproduction of this plot, in total or part, by any method, without authorization or approval of said client or this company is strictly forbidden.

1.	BEARINGS ARE BA PROPERTY ASSUM
2.	UNDERGROUND IN NOT LOCATED.
3.	LANDS WERE NOT OR OTHER INSTR SAID LANDS.
4.	SURVEY BASED ON ENGINEERING, INC.
5.	ALL RIGHTS-OF-
6.	DESCRIPTION PLAT
7.	INTENTION IMPROV



GRAPHIC SCALE

0 100 200 300 400 500 600

(IN FEET)

1 inch = 200 ft.

[illegible][illegible]

THOMAS GROVES

ANDREA CARRIERE

MOORHEAD ENGINEERING COMPANY

**CONSULTING ENGINEERS - LAND SURVEYORS
LAND PLANNERS**
P.O. BOX 998 305 S.E. 1st AVENUE OCALA, FLORIDA
PHONE: 352-712-4406 FAX: 352-867-0112

Job No.: 05-070	Drawing: 050705	Scale: 1" = 200'
Drawn by: CAD	Approved by: CM	F.H. 2145 Pg. 14-
Date Finished: Office: 15 APR 05 Filed: 14 APR 05		

SHEET NO. 1 OF 1 SHEETS

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ROAD No. 329
ROAD No. 329)
(TWO-WAY)

FLOOD CERTIFICATION:

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DATE OF FIELD SURVEY: APRIL 14, 2005

DATE OF SIGNATURE: 22 APR 05

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL PAPERED

STAFF ARRANGED MEETINGS OF 300000
AND 700000