

SKETCH OF DESCRIPTION
FOR THE EAST 50' OF 10TH AVENUE EAST
LOCATED IN HORSESHOE BEACH SUBDIVISION
AND LYING SITUATE WITHIN SECTION 14
TOWNSHIP 12 SOUTH, RANGE 10 EAST
DIXIE COUNTY, FLORIDA

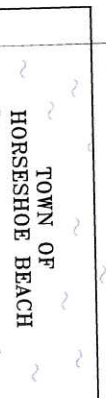
THIS IS NOT A BOUNDARY SURVEY.

DESCRIPTION: NEW PARCEL (A PORTION OF 10TH AVENUE EAST)

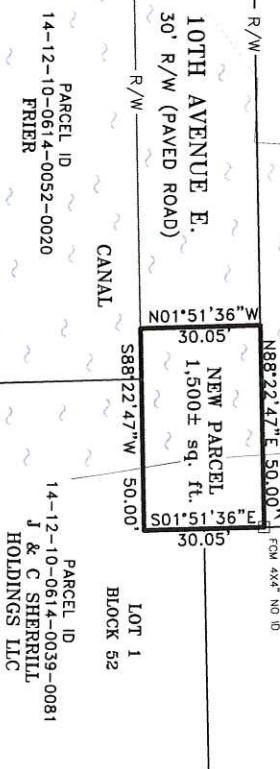
A 50 foot by 30.05 foot strip of land lying situate in Section 14, Township 12 South, Range 10 East, Dixie County, Florida, being the East 50.00 feet of 10th Avenue East in Horseshoe Beach Subdivision, as per the map or plat thereof, recorded in Plat Book 1, page 24, in the public records of Dixie County, Florida; said strip being more particularly described as follows:

BEGIN AT a found 4"x4" concrete monument marking the southeast corner of Lot 6, Block 39, of Horseshoe Beach Subdivision, as per the plat thereof recorded in Plat Book 1, page 24, in the public records, and run South 01 degree 51 minutes 36 seconds East along the east boundary of 10th Avenue East a distance of 30.05 feet to the southeast corner of 10th Avenue East, thence run South 88 degrees 22 minutes 47 seconds West along the south right-of-way boundary of 10th Avenue East a distance of 50.00 feet; thence leaving south right-of-way boundary, run North 01 degree 51 minutes 36 seconds West 30.05 feet to the north right-of-way boundary of 10th Avenue East; thence run North 88 degrees 22 minutes 47 seconds East along the north right-of-way boundary of 10th Avenue East distance of 50.00 feet to the found 4"x4" concrete monument marking the northeast corner of 10th Avenue East and the Point of Beginning; containing 1,500 square feet (0.03 acre), more or less.

HORSESHOE BEACH
SUBDIVISION
PLAT BOOK 1, PAGE 24



LOT 5
BLOCK 39
PARCEL ID
14-12-10-0614-0039-0030
J & C SHERILL
HOLDINGS LLC
CANAL
LOT 6
POINT OF BEGINNING
SE CORNER LOT 6, BLOCK 39
HORSESHOE BEACH SUBDIVISION
LOT 7
PARCEL ID
14-12-10-0614-0039-0020
J & C SHERILL
HOLDINGS LLC



GRAPHIC SCALE



CERTIFIED TO:

J & C SHERILL
HOLDINGS LLC



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 and Mappers in Chapter 51-17 Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.
Kimberly V. Odom, FSM Florida LS#7302
05/14/2025
Date

REVISED 05/14/2025

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

DELTA LAND SURVEYORS, LLC



FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: BR48482
Kimberly@deltalandsurveyors.com rso@deltalandsurveyors.com
MONTICELLO, (850)987-0301 276 NORTH MULBERRY STREET
PERRY: (850)584-2848 MONTICELLO, FLORIDA 32344
PROUDLY SERVING ALL OF FLORIDA SINCE 1983

LEGEND & ABBREVIATIONS

FD FOUND	ORB OFFICIAL RECORDS BOOK	R/W RIGHT-OF-WAY
FIR FOUND IRON ROD	DC DEED CALL	EOP EDGE OF ROAD
FIP FOUND IRON PIPE	DB DEED BOOK	EOP EDGE OF PAVEMENT
FIRC FOUND IRON ROD & CAP	PC PLAT CALL	W/F WOOD FRAME
SIRC SET 5/8" IRON ROD LB#2482	CH CHORD BEARING & DISTANCE	CONC. CONCRETE
FCM FOUND CONCRETE MONUMENT	R CENTRAL ANGLE	A/C AIR CONDITIONER
RLS REGISTERED LAND SURVEYOR	R RADIUS LENGTH	OP POWER POLE
PLS PROFESSIONAL LAND SURVEYOR	L ARC LENGTH	-OHE OVERHEAD ELECTRIC
LS LICENSED SURVEYOR	BL BROKEN LINE (NOT TO SCALE)	-X- FENCE LINE
	CL CENTERLINE	-WD- WOODS OR TREE LINE

SURVEYOR'S NOTES:

1. Bearings hereon are Florida (North) State Plane GRID bearings. Bearing base and source of information derived from previous surveys and available county public records.
2. If no difference is shown, plat call bearings and distances are the same as previously measured.
3. Utilities, interior fences & other improvements were not located except as shown.
4. This is not a boundary survey.
5. There may be other restrictions of record not shown on this plat that are found in the county's public records.
6. The hereon 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 deeds of record, simultaneous conveyances, senior deeds, unrecorded deeds, easements or other instruments which could affect the boundaries of subject property.
7. This sketch does not determine ownership of property.

SURVEY TECH: DRC	MAY 14, 2025
PROJECT MGR: KO	DATE
SCALE: 1" = 30'	
CENW: N/A	
FIELD BOOK: N/A	
PAGE: N/A	
	24-222-21(1c)
	JOB NO.

exhibit "A" 3