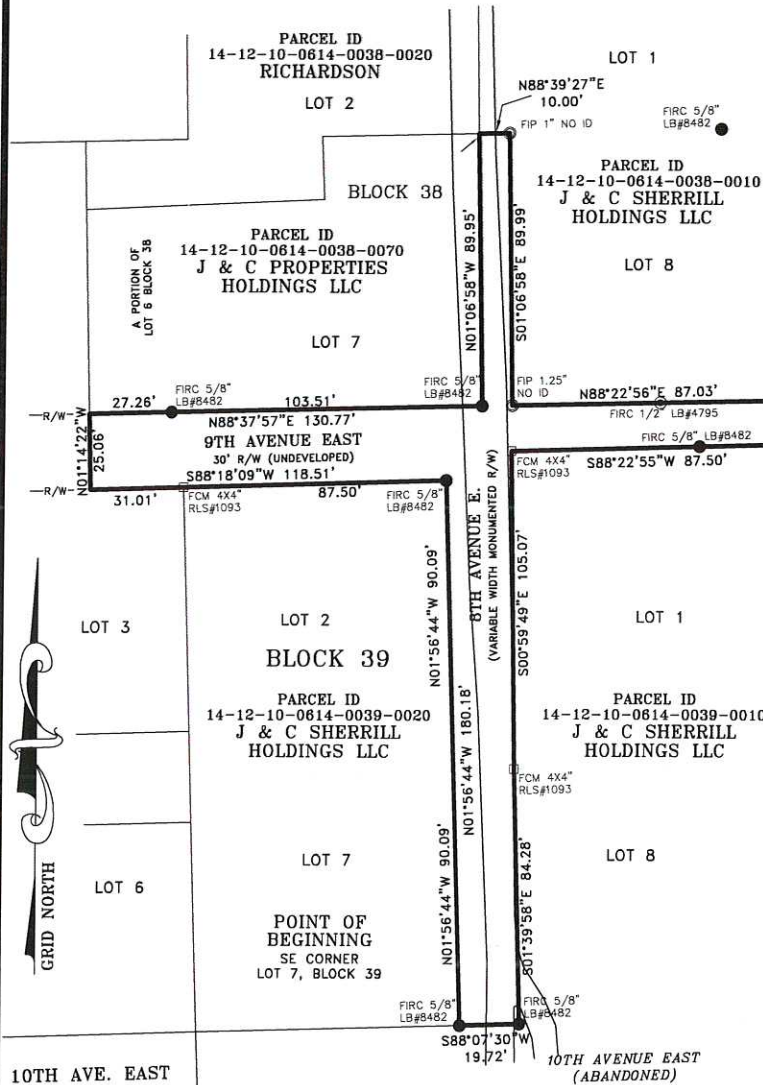THIS IS NOT A BOUNDARY SURVEY

SKETCH OF DESCRIPTION
8TH AVENUE EAST & 9TH AVENUE EAST
HORSESHOE BEACH SUBDIVISION
LOCATED IN SECTION 14
TOWNSHIP 12 SOUTH, RANGE 10 EAST
DIXIE COUNTY, FLORIDA

DESCRIPTION:

A parcel of land lying in Section 14, Township 12 South, Range 10 East, Dixie County, Florida, and portions of 8th Avenue East and of 9th Avenue East situate in Block 38 and Block 39 of Horseshoe Beach Subdivision as per the map or plat thereof, recorded in Plat Book 1, Page 24 of the public records of Dixie County, Florida, and being more particularly described as follows:
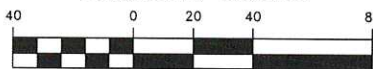
BEGIN AT a 5/8" iron rod (LB#8482 cap) marking the southeast corner of Lot 7, Block 39, of Horseshoe Beach Subdivision, as per the map thereof recorded in Plat Book 1, page 24 in the public records of Dixie County, Florida and run North 01 degree 56 minutes 44 seconds West along the west right-of-way boundary of 8th Avenue East distance of 180.18 feet to a 5/8" iron rod (LB#8482 cap) on the south right-of-way boundary of 9th Avenue East; thence run South 88 degrees 18 minutes 09 seconds West along south right-of-way boundary 118.51 feet; thence North 01 degree 14 minutes 22 seconds West 27.26 feet to the north right-of-way boundary of said 9th Avenue East; thence North 88 degrees 37 minutes 57 seconds East along north right-of-way boundary a distance of 130.77 feet to a 5/8" iron rod (LB#8482 cap); thence North 01 degree 06 minutes 58 seconds West 89.95 feet to the northwest corner of Lot 8, Block 38, of Horseshoe Beach Subdivision; thence run North 88 degrees 39 minutes 27 seconds East along the north boundary of Lot 8 a distance of 10.00 feet to a 1" iron pipe (no identification); thence South 01 degree 06 minutes 58 seconds East 89.99 feet to a point a 1.25" iron pipe (no identification); thence North 88 degrees 22 minutes 56 seconds East 87.03 feet; thence South 01 degrees 15 minutes 59 seconds East 14.58 feet; thence South 88 degrees 22 minutes 55 seconds West 87.50 feet to a 4"x4" concrete monument stamped RLS#1093 on the east right-of-way boundary of 8th Avenue East; thence run South 00 degrees 59 minutes 49 seconds East along east right-of-way boundary a distance of 105.07 feet to a 4"x4" concrete monument stamped RLS#1093 marking the northwest corner of Lot 8, Block 39, Horseshoe Beach Subdivision; thence run South 01 degree 39 minutes 58 seconds East along east right-of-way boundary a distance of 84.28 feet to the southwest corner of Lot 8; thence leaving the east right-of-way boundary of 8th Avenue East, run South 88 degrees 07 minutes 30 seconds West 19.72 feet to the POINT OF BEGINNING; containing 0.23 acre, more or less.

Exhibit "B" 4

GULF OF MEXICO

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.

GRAPHIC SCALE

40 0 20 40 80

1 inch = 40 feet

REVISED 05/14/2025

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 5J-17 Florida Administrative Code, Pursuant to Section 472.027 Florida Statutes.

Kimberly V. Odom, PSM, Florida LS#7302   05/14/2025
Date

LEGEND & ABBREVIATIONS

FD	FOUND	ORB	OFFICIAL RECORDS BOOK	R/W	RIGHT-OF-WAY
FIR	FOUND IRON ROD	DC	DEED CALL	EOR	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#8482	CH	CHORD BEARING & DISTANCE	CONC.	CONCRETE
FCM	FOUND CONCRETE MONUMENT	D	CENTRAL ANGLE	A/C	AIR CONDITIONER
RLS	REGISTERED LAND SURVEYOR	R	RADIUS LENGTH		POWER POLE
PLS	PROFESSIONAL LAND SURVEYOR	L	ARC LENGTH	-OHE-	OVERHEAD ELECTRIC
LS	LICENSED SURVEYOR		BROKEN LINE (NOT TO SCALE)	-X-	FENCE LINE
LB	LICENSED BUSINESS		CENTERLINE	-WDL-	WOODS OR TREE LINE

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

CERTIFIED TO:
J & C SHERRILL HOLDINGS LLC

DELTA LAND SURVEYORS, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER LB#8482
kimberly@deltasurveyorsllc.com   ross@deltasurveyorsllc.com
MONTICELLO: (850)997-0301   275 NORTH MULBERRY STREET
PERRY: (850)584-2849   MONTICELLO, FLORIDA 32344
PROUDLY SERVING ALL OF FLORIDA SINCE 1983

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