

MAP SHOWING SURVEY OF

A PART OF LOTS 193 AND 194, O.P. SWOPE LAND COMPANY'S PLAT OF BLACK HAMMOCK AS RECORDED IN PLAT BOOK 2, PAGE 110 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA AND A PART OF GOVERNMENT LOT 6, SECTION 26, TOWNSHIP 20 SOUTH, RANGE 31 EAST TOGETHER WITH A PART OF THE SOVERIGNTY SUMMERGED LANDS IN LAKE JESUP, LYING WESTERLY OF SAID GOVERNMENT LOT 6, ALL IN SEMINOLE COUNTY, FLORIDA.

MAIN LEASE PARCEL

A PART OF LOTS 193 AND 194, O.P. SWOPE LAND COMPANY'S PLAT OF BLACK HAMMOCK AS RECORDED IN PLAT BOOK 2, PAGE 110 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 187 AS SHOWN ON SAID O.P. SWOPE LAND COMPANY'S PLAT OF BLACK HAMMOCK; THENCE NORTH 11 DEGREES 59 MINUTES 18 SECONDS WEST, 67.30 FEET TO A POINT ON THE WEST LINE OF SAID LOT 193; THENCE NORTH 00 DEGREES 51 MINUTES 02 SECONDS WEST ALONG SAID WEST LINE OF LOT 193, 202.20 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 58 SECONDS EAST, 25.00 FEET TO A 1/2" IRON ROD MARKED "ACCURIGHT LB 4475"; BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 51 MINUTES 02 SECONDS WEST, 673.44 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF AN UNNAMED ROAD SHOWN ON SAID O.P. SWOPE LAND COMPANY'S PLAT OF BLACK HAMMOCK; THENCE NORTH 44 DEGREES 08 MINUTES 48 SECONDS EAST ALONG SAID MEANDER LINE, 129.13 FEET TO THENCE NORTH 89 DEGREES 08 MINUTES 58 SECONDS EAST, 180.48 FEET TO A 1/2" IRON ROD MARKED "ACCURIGHT LB 4475"; THENCE SOUTH 00 DEGREES 51 MINUTES 02 SECONDS EAST, 764.76 FEET TO A 1/2" IRON ROD MARKED "ACCURIGHT LB 4475"; THENCE SOUTH 89 DEGREES 08 MINUTES 58 SECONDS WEST, 571.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.94 ACRES MORE OR LESS.

SUBMERGED LAND LEASE

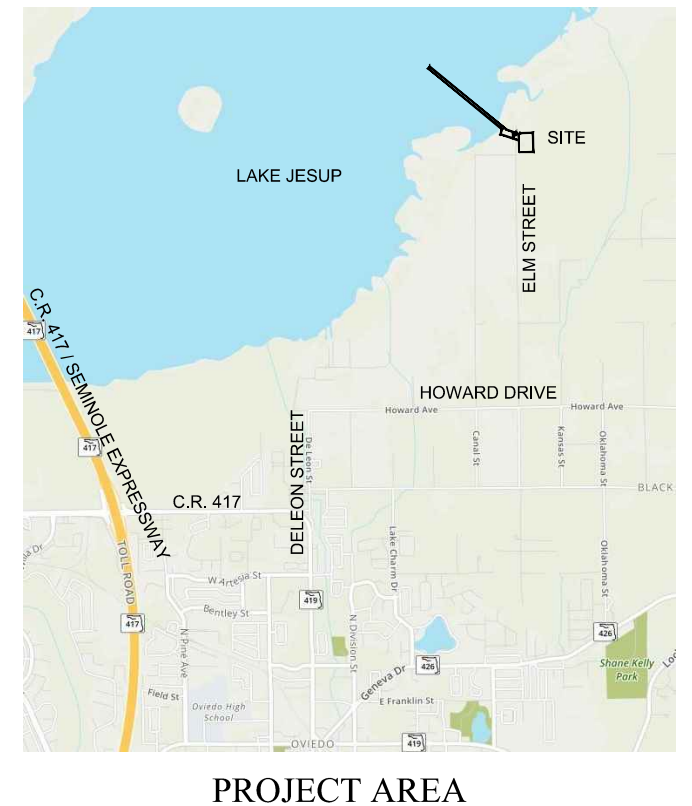
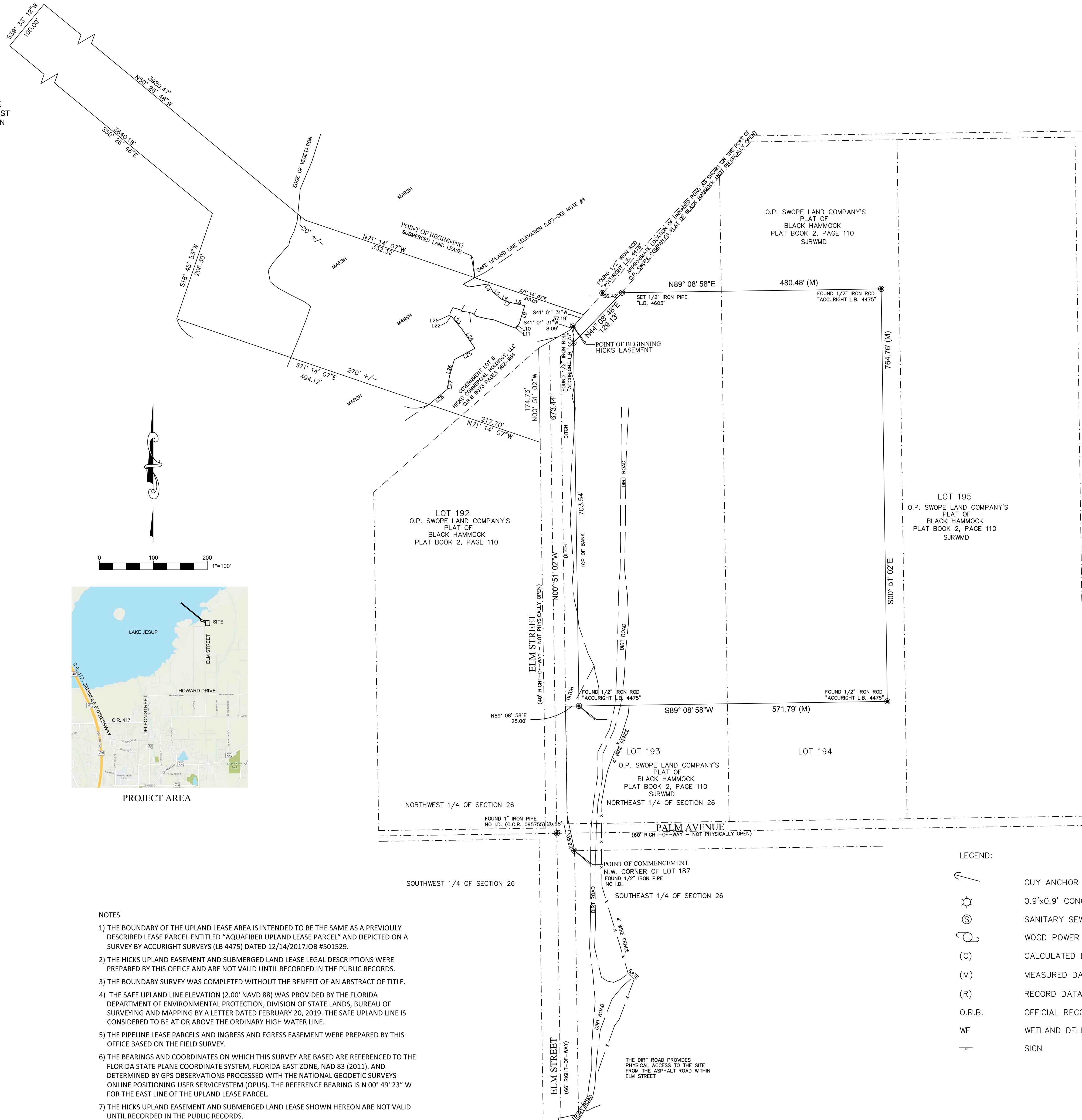
A PART OF THE SOVERIGNTY SUMMERGED LANDS IN LAKE JESUP, LYING WESTERLY OF GOVERNMENT LOT 6, SECTION 26, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 187 AS SHOWN ON SAID O.P. SWOPE LAND COMPANY'S PLAT OF BLACK HAMMOCK; THENCE NORTH 11 DEGREES 59 MINUTES 18 SECONDS WEST, 67.30 FEET TO A POINT ON THE WEST LINE OF SAID LOT 193; THENCE NORTH 00 DEGREES 51 MINUTES 02 SECONDS WEST ALONG SAID WEST LINE OF LOT 193, 202.20 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 58 SECONDS EAST, 25.00 FEET TO A 1/2" IRON ROD MARKED "ACCURIGHT LB 4475"; THENCE NORTH 00 DEGREES 51 MINUTES 02 SECONDS WEST, 703.54 FEET TO A 1/2" IRON ROD MARKED "ACCURIGHT LB 4475"; BEING ON THE GOVERNMENT MEANDER LINE ALONG THE EASTERLY LINE OF GOVERNMENT LOT 6, SECTION 26, TOWNSHIP 20 SOUTH, RANGE 31 EAST, ALSO BEING THE NORTHEASTERLY LINE OF SAID O.P. SWOPE LAND COMPANY'S PLAT OF BLACK HAMMOCK; THENCE NORTH 41 DEGREES 01 MINUTES 31 SECONDS EAST ALONG SAID MEANDER LINE, 32.19 FEET; THENCE NORTH 71 DEGREES 14 MINUTES 07 SECONDS WEST, 213.03 FEET TO AN INTERSECTION WITH THE ORDINARY HIGH WATER LINE OF LAKE JESUP AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 71 DEGREES 14 MINUTES 07 SECONDS WEST, 332.32 FEET; THENCE NORTH 50 DEGREES 26 MINUTES 48 SECONDS WEST, 3980.47 FEET; THENCE SOUTH 39 DEGREES 33 MINUTES 12 SECONDS WEST, 100.00 FEET; THENCE SOUTH 50 DEGREES 26 MINUTES 48 SECONDS EAST, 3840.18 FEET; THENCE SOUTH 18 DEGREES 45 MINUTES 53 SECONDS WEST, 206.30 FEET; THENCE SOUTH 71 DEGREES 14 MINUTES 07 SECONDS EAST, 494.12 FEET TO AN INTERSECTION WITH SAID ORDINARY HIGH WATER LINE OF LAKE JESUP; THENCE RUN THE FOLLOWING 28 COURSES AND DISTANCES ALONG SAID ORDINARY HIGH WATER LINE OF LAKE JESUP: NORTH 50 DEGREES 12 MINUTES 14 SECONDS EAST, 43.62 FEET; THENCE NORTH 10 DEGREES 26 MINUTES 01 SECONDS EAST, 26.42 FEET; THENCE NORTH 16 DEGREES 39 MINUTES 44 SECONDS EAST, 30.64 FEET; THENCE NORTH 61 DEGREES 13 MINUTES 56 SECONDS EAST, 43.63 FEET; THENCE NORTH 34 DEGREES 23 MINUTES 20 SECONDS WEST, 41.25 FEET; THENCE NORTH 38 DEGREES 58 MINUTES 01 SECONDS WEST, 31.32 FEET; THENCE NORTH 73 DEGREES 41 MINUTES 47 SECONDS WEST, 3.69 FEET; THENCE NORTH 01 DEGREES 53 MINUTES 48 SECONDS EAST, 5.48 FEET; THENCE NORTH 26 DEGREES 36 MINUTES 03 SECONDS EAST, 11.72 FEET; THENCE SOUTH 73 DEGREES 55 MINUTES 25 SECONDS EAST, 15.12 FEET; THENCE SOUTH 38 DEGREES 22 MINUTES 24 SECONDS EAST, 3.30 FEET; THENCE SOUTH 82 DEGREES 30 MINUTES 39 SECONDS EAST, 12 FEET; THENCE SOUTH 74 DEGREES 16 MINUTES 07 SECONDS EAST, 9.03 FEET; THENCE SOUTH 48 DEGREES 02 MINUTES 01 SECONDS EAST, 7.71 FEET; THENCE SOUTH 76 DEGREES 54 MINUTES 48 SECONDS EAST, 19.13 FEET; THENCE SOUTH 80 DEGREES 41 MINUTES 28 SECONDS EAST, 14.62 FEET; THENCE SOUTH 68 DEGREES 52 MINUTES 23 SECONDS EAST, 42.49 FEET; THENCE NORTH 69 DEGREES 39 MINUTES 09 SECONDS EAST, 2.90 FEET; THENCE NORTH 33 DEGREES 21 MINUTES 40 SECONDS EAST, 8.50 FEET; THENCE NORTH 17 DEGREES 09 MINUTES 33 SECONDS EAST, 35.02 FEET; THENCE NORTH 77 DEGREES 18 MINUTES 19 SECONDS WEST, 26.37 FEET; THENCE NORTH 72 DEGREES 54 MINUTES 48 SECONDS WEST, 10.89 FEET; THENCE NORTH 05 DEGREES 34 MINUTES 24 SECONDS WEST, 9.05 FEET; THENCE NORTH 48 DEGREES 38 MINUTES 25 SECONDS WEST, 19.66 FEET; THENCE NORTH 28 DEGREES 47 MINUTES 30 SECONDS WEST, 16.72 FEET; THENCE SOUTH 81 DEGREES 05 MINUTES 17 SECONDS WEST, 37.05 FEET; THENCE NORTH 63 DEGREES 52 MINUTES 07 SECONDS WEST, 11.54 FEET; THENCE NORTH 60 DEGREES 31 MINUTES 41 SECONDS EAST, 24.78 FEET TO THE POINT OF BEGINNING

CONTAINING 511,526 SQUARE FEET (11.74 ACRES MORE OR LESS)

UPLAND LEASE

A PART OF GOVERNMENT LOT 6, SECTION 26, TOWNSHIP 20 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 187 AS SHOWN ON SAID O.P. SWOPE LAND COMPANY'S PLAT OF BLACK HAMMOCK; THENCE NORTH 11 DEGREES 59 MINUTES 18 SECONDS WEST, 67.30 FEET TO A POINT ON THE WEST LINE OF SAID LOT 193; THENCE NORTH 00 DEGREES 51 MINUTES 02 SECONDS WEST ALONG SAID WEST LINE OF LOT 193, 202.20 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 58 SECONDS EAST, 25.00 FEET TO A 1/2" IRON ROD MARKED "ACCURIGHT LB 4475"; THENCE NORTH 00 DEGREES 51 MINUTES 02 SECONDS WEST, 703.54 FEET TO A 1/2" IRON ROD MARKED "ACCURIGHT LB 4475"; BEING ON THE GOVERNMENT MEANDER LINE ALONG THE EASTERLY LINE OF GOVERNMENT LOT 6, SECTION 26, TOWNSHIP 20 SOUTH, RANGE 31 EAST, ALSO BEING THE NORTHEASTERLY LINE OF SAID O.P. SWOPE LAND COMPANY'S PLAT OF BLACK HAMMOCK ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 41 DEGREES 01 MINUTES 31 SECONDS WEST ALONG SAID MEANDER LINE, 8.09 FEET; THENCE SOUTH 60 DEGREES 01 MINUTES 31 SECONDS WEST ALONG SAID MEANDER LINE, 67.84 FEET TO THE WEST RIGHT OF WAY LINE OF ELM STREET (A 60 FOOT RIGHT OF WAY AS SHOWN ON O.P. SWOPE LAND COMPANY'S PLAT OF BLACK HAMMOCK AS RECORDED IN PLAT BOOK 2, PAGE 110 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA); THENCE SOUTH 00 DEGREES 51 MINUTES 02 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, 174.73 FEET; THENCE NORTH 71 DEGREES 14 MINUTES 07 SECONDS WEST, 217.70 FEET TO AN INTERSECTION WITH THE ORDINARY HIGH WATER LINE OF LAKE JESUP; THENCE RUN THE FOLLOWING 28 COURSES AND DISTANCES ALONG SAID ORDINARY HIGH WATER LINE OF LAKE JESUP: NORTH 50 DEGREES 12 MINUTES 14 SECONDS EAST, 43.62 FEET; THENCE NORTH 10 DEGREES 26 MINUTES 01 SECONDS EAST, 26.42 FEET; THENCE NORTH 16 DEGREES 39 MINUTES 44 SECONDS EAST, 30.64 FEET; THENCE NORTH 61 DEGREES 13 MINUTES 56 SECONDS EAST, 43.63 FEET; THENCE NORTH 34 DEGREES 23 MINUTES 20 SECONDS WEST, 41.25 FEET; THENCE NORTH 38 DEGREES 58 MINUTES 01 SECONDS WEST, 31.32 FEET; THENCE NORTH 73 DEGREES 41 MINUTES 47 SECONDS WEST, 3.69 FEET; THENCE NORTH 01 DEGREES 53 MINUTES 48 SECONDS EAST, 5.48 FEET; THENCE NORTH 26 DEGREES 36 MINUTES 03 SECONDS EAST, 11.72 FEET; THENCE SOUTH 73 DEGREES 55 MINUTES 25 SECONDS EAST, 15.12 FEET; THENCE SOUTH 38 DEGREES 22 MINUTES 24 SECONDS EAST, 3.30 FEET; THENCE SOUTH 82 DEGREES 30 MINUTES 39 SECONDS EAST, 12.03 FEET; THENCE SOUTH 74 DEGREES 16 MINUTES 07 SECONDS EAST, 9.03 FEET; THENCE SOUTH 48 DEGREES 02 MINUTES 01 SECONDS EAST, 7.71 FEET; THENCE SOUTH 76 DEGREES 54 MINUTES 48 SECONDS EAST, 19.13 FEET; THENCE SOUTH 80 DEGREES 41 MINUTES 28 SECONDS EAST, 14.62 FEET; THENCE SOUTH 68 DEGREES 52 MINUTES 23 SECONDS EAST, 42.49 FEET; THENCE NORTH 69 DEGREES 39 MINUTES 09 SECONDS EAST, 2.90 FEET; THENCE NORTH 33 DEGREES 21 MINUTES 40 SECONDS EAST, 8.50 FEET; THENCE NORTH 17 DEGREES 09 MINUTES 33 SECONDS EAST, 35.02 FEET; THENCE NORTH 77 DEGREES 18 MINUTES 19 SECONDS WEST, 26.37 FEET; THENCE NORTH 72 DEGREES 54 MINUTES 48 SECONDS WEST, 10.89 FEET; THENCE NORTH 05 DEGREES 34 MINUTES 24 SECONDS WEST, 9.05 FEET; THENCE NORTH 48 DEGREES 38 MINUTES 25 SECONDS WEST, 19.66 FEET; THENCE NORTH 28 DEGREES 47 MINUTES 30 SECONDS WEST, 16.72 FEET; THENCE SOUTH 81 DEGREES 05 MINUTES 17 SECONDS WEST, 37.05 FEET; THENCE NORTH 63 DEGREES 52 MINUTES 07 SECONDS WEST, 11.54 FEET; THENCE NORTH 60 DEGREES 31 MINUTES 41 SECONDS EAST, 24.78 FEET TO AN INTERSECTION WITH SAID MEANDER LINE OF GOVERNMENT LOT 6; THENCE SOUTH 41 DEGREES 01 MINUTES 31 SECONDS WEST ALONG SAID MEANDER LINE, 37.19 FEET TO THE POINT OF BEGINNING;

CONTAINING 39,245 SQUARE FEET (0.90 ACRES MORE OR LESS)



Line #	Direction	Length
L1	N80° 31' 41"E	24.78
L2	N63° 52' 07"W	11.54
L3	S81° 05' 17"W	37.05
L4	N28° 47' 30"W	16.72
L5	N48° 38' 25"W	19.66
L6	N65° 34' 24"W	9.05
L7	N72° 54' 34"W	10.89
L8	N77° 18' 19"W	26.37
L9	N17° 09' 33"E	35.02
L10	N33° 21' 40"E	8.50
L11	N69° 39' 09"E	2.90
L12	S68° 52' 23"E	42.49
L13	S80° 41' 28"E	14.62
L14	S76° 54' 48"E	19.13
L15	S48° 02' 01"E	7.71
L16	S74° 16' 07"E	9.03
L17	S82° 30' 39"E	12.03
L18	S38° 22' 24"E	3.30
L19	S73° 55' 25"E	15.12
L20	N26° 36' 03"E	11.72
L21	N01° 53' 48"E	5.48
L22	N73° 41' 47"W	3.69
L23	N38° 58' 01"W	31.32
L24	N34° 23' 20"W	41.25
L25	N81° 13' 56"E	43.63
L26	N16° 39' 44"E	30.64
L27	N10° 26' 01"E	26.42
L28	N50° 12' 14"E	43.62

- LEGEND:
- GUY ANCHOR
  - 0.9'x0.9' CONCRETE LIGHT POLE
  - SANITARY SEWER MANHOLE
  - WOOD POWER POLE
  - (C) CALCULATED DATA
  - (M) MEASURED DATA
  - (R) RECORD DATA
  - O.R.B. OFFICIAL RECORDS BOOK
  - WF WETLAND DELINEATION MARKER
  - SIGN

- NOTES
- 1) THE BOUNDARY OF THE UPLAND LEASE AREA IS INTENDED TO BE THE SAME AS A PREVIOUSLY DESCRIBED LEASE PARCEL ENTITLED "AQUAFIBER UPLAND LEASE PARCEL" AND DEPICTED ON A SURVEY BY ACCURIGHT SURVEYS (LB 4475) DATED 12/14/2017 JOB #501529.
  - 2) THE HICKS UPLAND EASEMENT AND SUBMERGED LAND LEASE LEGAL DESCRIPTIONS WERE PREPARED BY THIS OFFICE AND ARE NOT VALID UNTIL RECORDED IN THE PUBLIC RECORDS.
  - 3) THE BOUNDARY SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
  - 4) THE SAFE UPLAND LINE ELEVATION (2.00' NAVD 88) WAS PROVIDED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF STATE LANDS, BUREAU OF SURVEYING AND MAPPING BY A LETTER DATED FEBRUARY 20, 2019. THE SAFE UPLAND LINE IS CONSIDERED TO BE AT OR ABOVE THE ORDINARY HIGH WATER LINE.
  - 5) THE PIPELINE LEASE PARCELS AND INGRESS AND EGRESS EASEMENT WERE PREPARED BY THIS OFFICE BASED ON THE FIELD SURVEY.
  - 6) THE BEARINGS AND COORDINATES ON WHICH THIS SURVEY ARE BASED ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 83 (2011), AND DETERMINED BY GPS OBSERVATIONS PROCESSED WITH THE NATIONAL GEODETIC SURVEYS ONLINE POSITIONING USER SERVICE SYSTEM (OPUS), THE REFERENCE BEARING IS N 00° 49' 23" W FOR THE EAST LINE OF THE UPLAND LEASE PARCEL.
  - 7) THE HICKS UPLAND EASEMENT AND SUBMERGED LAND LEASE SHOWN HEREON ARE NOT VALID UNTIL RECORDED IN THE PUBLIC RECORDS.

SURVEY DATE: MAY 13, 2019	DRAWING DATE: MAY 13, 2019
FIELD BOOK <u>875</u> , PAGE(S) <u>39</u>	DRAWING SCALE: 1" = 100'
DRAFTED BY: GRN	REVISION DATE:
CHECKED BY: GRN	
COMPUTER FILE: 2019027	
JOB FILE No. 2019027	

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THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 5J-17.051 & 5J-17.052, F.A.C.

GORDON R. NILES, P.S.M., FLORIDA CERTIFICATION NO. 4112

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

THE EVERGLADE'S FOUNDATION GEORGE BARLEY WATER PRIZE