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LIMITED PARTITION

LYING IN SECTION 27, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA

SYMBOL LEGEND

Table with 4 columns of symbols and their corresponding descriptions: FOUND IRON ROD (AS LABELED), FOUND IRON PIPE, FOUND CONCRETE MONUMENT (AS LABELED), FOUND NAIL IN CAP (AS LABELED), SET 4"x4" CONCRETE MONUMENT LB#7245, SET 1/2" IRON PIN W/ CAP LB#7245, SET NAIL IN 1" CAP LB#7245, UTILITY POLE, GUY POLE, GUY WIRE ANCHOR, LIGHT POLE, ELECTRIC MANHOLE, ELECTRIC BOX, ELECTRIC METER, ELECTRIC TRANSFORMER, FIRE HYDRANT, WATER VALVE, WATER METER, BACKFLOW PREVENTER, SIAMESE CONNECTION, POST INDICATOR VALVE, WATER WELL, WATER SPIGOT, WATER SERVICE, SPRINKLER HEAD, IRRIGATION CONTROL VALVE, MONITORING WELL, SANITARY SEWER MANHOLE, GREASE TRAP MANHOLE, SEWER VALVE, AIR RELEASE VALVE, SEWER SERVICE, SEWER CLEANOUT, MANHOLE (TYPE UNKNOWN), CATCH BASIN, STORM MANHOLE, YARD DRAIN, STORMWATER CLEAN OUT, TELEPHONE PEDESTAL, TELEPHONE BOX, FIBER OPTIC SIGN, TELEPHONE MANHOLE, CABLE BOX, TRAFFIC SIGNAL BOX, TRAFFIC SIGNAL POLE, PEDESTRIAN SIGNAL POLE, GAS METER, GAS VALVE, GAS DROP, GAS VENT, BOLLARD, PARKING METER, SINGLE SUPPORT SIGN.

STANDARD ABBREVIATIONS:

Table with 3 columns of abbreviations and their meanings: #0000 LICENSED SURVEY BUSINESS NUMBER, (C) CALCULATED INFORMATION, (D) DEED INFORMATION, (P) PLAT INFORMATION, (S) SURVEY INFORMATION, A= ARC LENGTH, A/C AIR CONDITIONER, AC ACRES, C/L CENTERLINE, CATV CABLE TELEVISION, CH CHORD BEARING AND DISTANCE, CMP CORRUGATED METAL PIPE, CONC CONCRETE, COT CITY OF TALLAHASSEE, DB/PG DEED BOOK AND PAGE, DIP DUCTILE IRON PIPE, Δ= DELTA OR CENTRAL ANGLE, E EAST, ELEV ELEVATION, EXC EXCEPTION, FCM FOUND 4"x4" CONCRETE MONUMENT, FFE FINISHED FLOOR ELEVATION, FIP FOUND IRON PIPE (AS LABELED), FIR FOUND IRON ROD (AS LABELED), FIRC FOUND IRON ROD W/ CAP (AS LABELED), FL FLOW LINE, FO FIBER OPTIC, FNC FOUND NAIL IN CAP (AS LABELED), FND FOUND, FPIP FOUND PINCHED IRON PIPE (AS LABELED), HOA HOME OWNERS ASSOCIATION, HDPE HIGH-DENSITY POLYETHYLENE PIPE, ID IDENTIFICATION, INV INVERT, L= ARC LENGTH, MES MITERED END SECTION, N NORTH, OE OVERHEAD ELECTRIC, OR/PG OFFICIAL RECORDS BOOK AND PAGE, OT OVERHEAD TELEPHONE, OTV OVERHEAD TELEVISION, OU OVERHEAD UTILITY, PB/PG PLAT BOOK AND PAGE, PCP PERMANENT CONTROL POINT, POB POINT OF BEGINNING, POC POINT OF COMMENCEMENT, PPM PARTS PER MILLION, PRM PERMANENT REFERENCE MONUMENT, PVC POLYVINYL CHLORIDE PIPE, R- RANGE, R= RADIUS, RCP REINFORCED CONCRETE PIPE, R/W RIGHT-OF-WAY, S SOUTH, SCM SET 4"x4" CONCRETE MONUMENT LB#7245, SEC SECTION, SIRC SET 1/2" IRON PIN W/ CAP LB#7245, SNC SET NAIL IN 1" CAP LB#7245, T- TOWNSHIP, T= TANGENT DISTANCE, TCP TERRACOTTA PIPE, TOW TOP OF WALL, TV TELEVISION, TYP TYPICAL, TBM TEMPORARY BENCHMARK, VCP VITRIFIED CLAY PIPE, W WEST.

GENERAL NOTES:

- 1. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NAD 83 DATUM.
3. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. ALL UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE. ANY UTILITIES NOT SHOWN ARE LACKING SURFACE EVIDENCE TO MAKE A DETERMINATION OF LOCATION IN THE FIELD.
5. BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12073C 0303 F, DATED AUGUST 18, 2009 THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.)
6. THE NORTHERLY AND EASTERLY BOUNDARY LINES OF THE SUBJECT PROPERTY ARE THE SAME AS THE WESTERLY AND SOUTHERLY RIGHT-OF-WAY BOUNDARIES OF WEEMS ROAD, AND THE SOUTHERLY BOUNDARY OF THE SUBJECT PROPERTY IS THE SAME AS THE NORTHERLY RIGHT-OF-WAY BOUNDARY OF MAHAN DRIVE (U.S. HIGHWAY #90).
7. BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO THE CITY OF TALLAHASSEE, FLORIDA/LEON COUNTY AND THE APPLICABLE ZONING CODES.
8. SHEET 2 IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 80' (OR SMALLER); SHEET 3 IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 200' (OR SMALLER); SHEET 4 IS INTENDED TO BE DISPLAYED AT A SCALE OF 1" = 50' (OR SMALLER).

SHEET LEGEND:

- SHEET 1: ABBREVIATION LEGEND, SYMBOL LEGEND, GENERAL NOTES, AND SURVEYOR'S CERTIFICATION
SHEET 2: OVERALL SURVEY MAP
SHEET 3: PARCEL 3 DETAIL
SHEET 4: INGRESS/EGRESS EASEMENT AND 10'X10' UTILITY EASEMENT DETAIL
SHEET 5: LEGAL DESCRIPTION - PARCELS 1-3
SHEET 6: LEGAL DESCRIPTION - INGRESS/EGRESS EASEMENT AND 10'X10' UTILITY EASEMENT



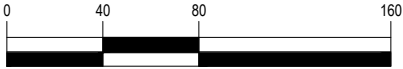
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA (F.A.C. 5J-17). THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACTION OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.

LARRY D. DAVIS
REGISTERED FLORIDA SURVEYOR NO.5254

Table with 4 columns: Moore Bass Consulting (logo and address), Client Name (NEWKIRK ENGINEERING), Project Name (VYSTAR CREDIT UNION - MAHAN), and File/Contract/Notebook/Date/Sheet Title information (FILE # T3107.0003-LP-PC, CONTRACT # T3107.0003, ARCHIVE, DATE 7/20/22, DRAWN BY JAR III, SHEET TITLE LIMITED PARTITION, 1/6).

GRAPHIC SCALE



1 inch = 80 ft.

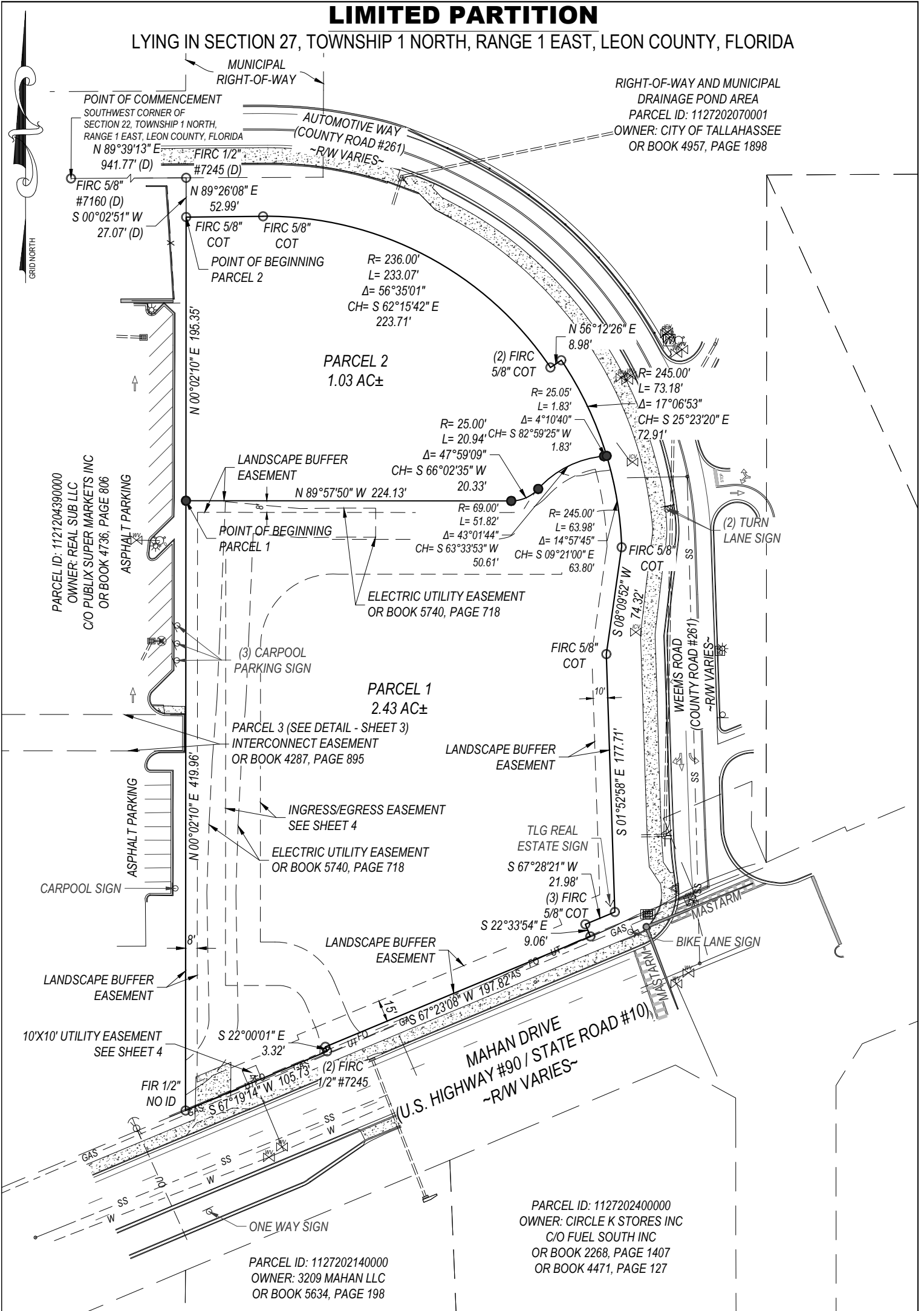


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LIMITED PARTITION

LYING IN SECTION 27, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA



MOORE BASS CONSULTING, INC.
805 N. GADSDEN STREET
TALLAHASSEE, FL. 32303 (850) 222-5678
CERTIFICATE OF AUTHORIZATION No. 00007245

The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.

FILE #	N/A	T3107.0003-LP-PC
CONTRACT #	T3107.0003	ARCHIVE
NOTEBOOK #	N/A	PAGE #
DATE	7/20/22	DRAWN BY
		JAR III

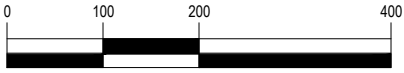
CLIENT NAME
NEWKIRK ENGINEERING

PROJECT NAME
VYSTAR CREDIT UNION - MAHAN

SHEET TITLE
LIMITED PARTITION (OVERALL)

Q:\T3107.0003\SURVEY\Limited Partition\T3107.0003-LP-PC.dwg, 2, jrooks, Jul 20, 2022 - 2:55:09pm

GRAPHIC SCALE



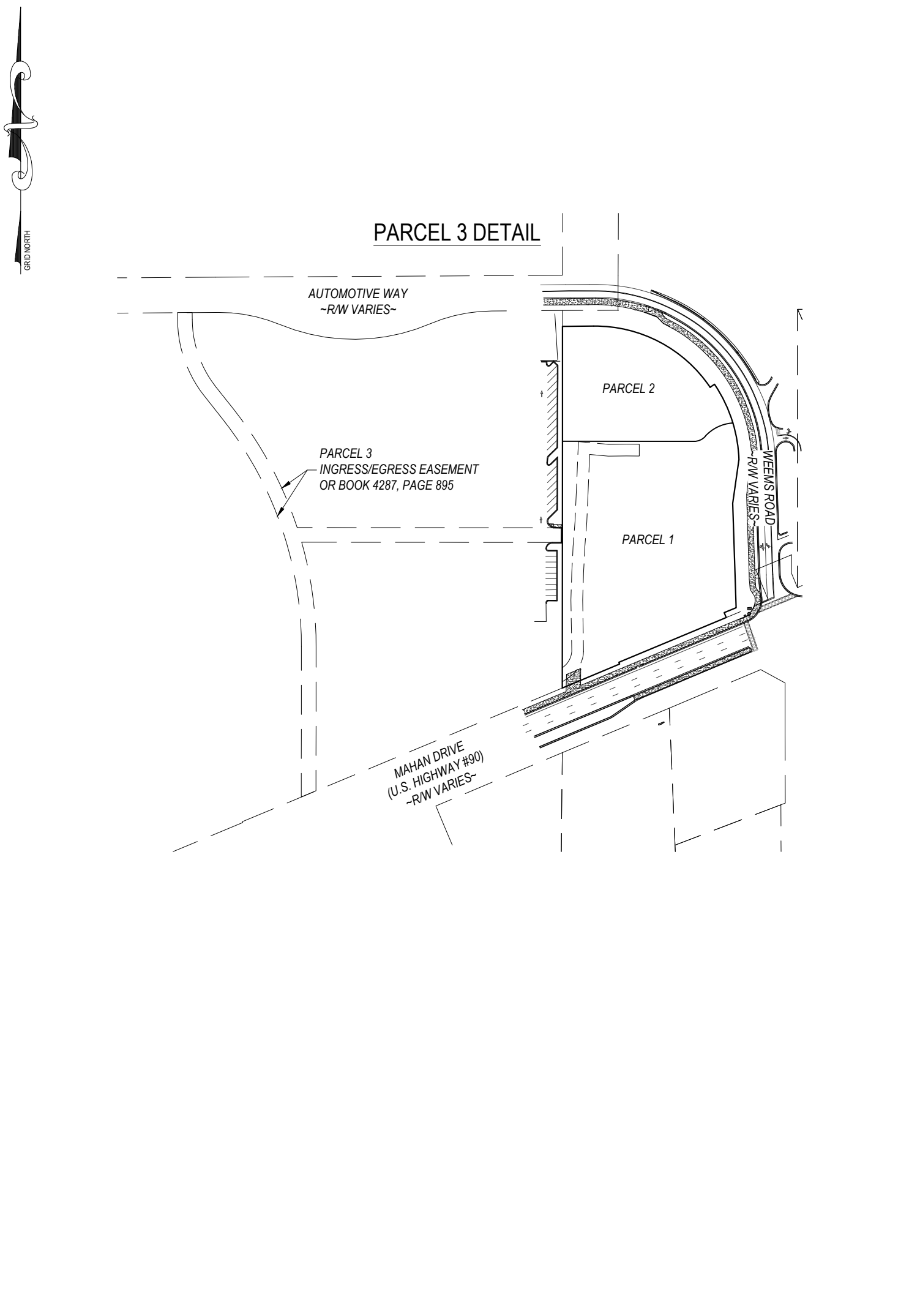
1 inch = 200 ft.



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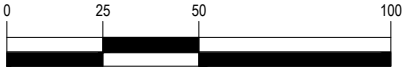
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PARCEL 3 DETAIL



Moore Bass Consulting <small>UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SURVEY MAP OR REPORT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.</small>	The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.		FILE #	N/A	T3107.0003-LP-PC	
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			NOTEBOOK #	N/A	PAGE #	N/A
			DATE	7/20/22	DRAWN BY	JAR III
MOORE BASS CONSULTING, INC. 805 N. GADSDEN STREET TALLAHASSEE, FL. 32303 (850) 222-5678 <small>CERTIFICATE OF AUTHORIZATION No.00007245</small>	CLIENT NAME NEWKIRK ENGINEERING	PROJECT NAME VYSTAR CREDIT UNION - MAHAN	SHEET TITLE LIMITED PARTITION (PARCEL 3)	3/6		

GRAPHIC SCALE



1 inch = 50 ft.

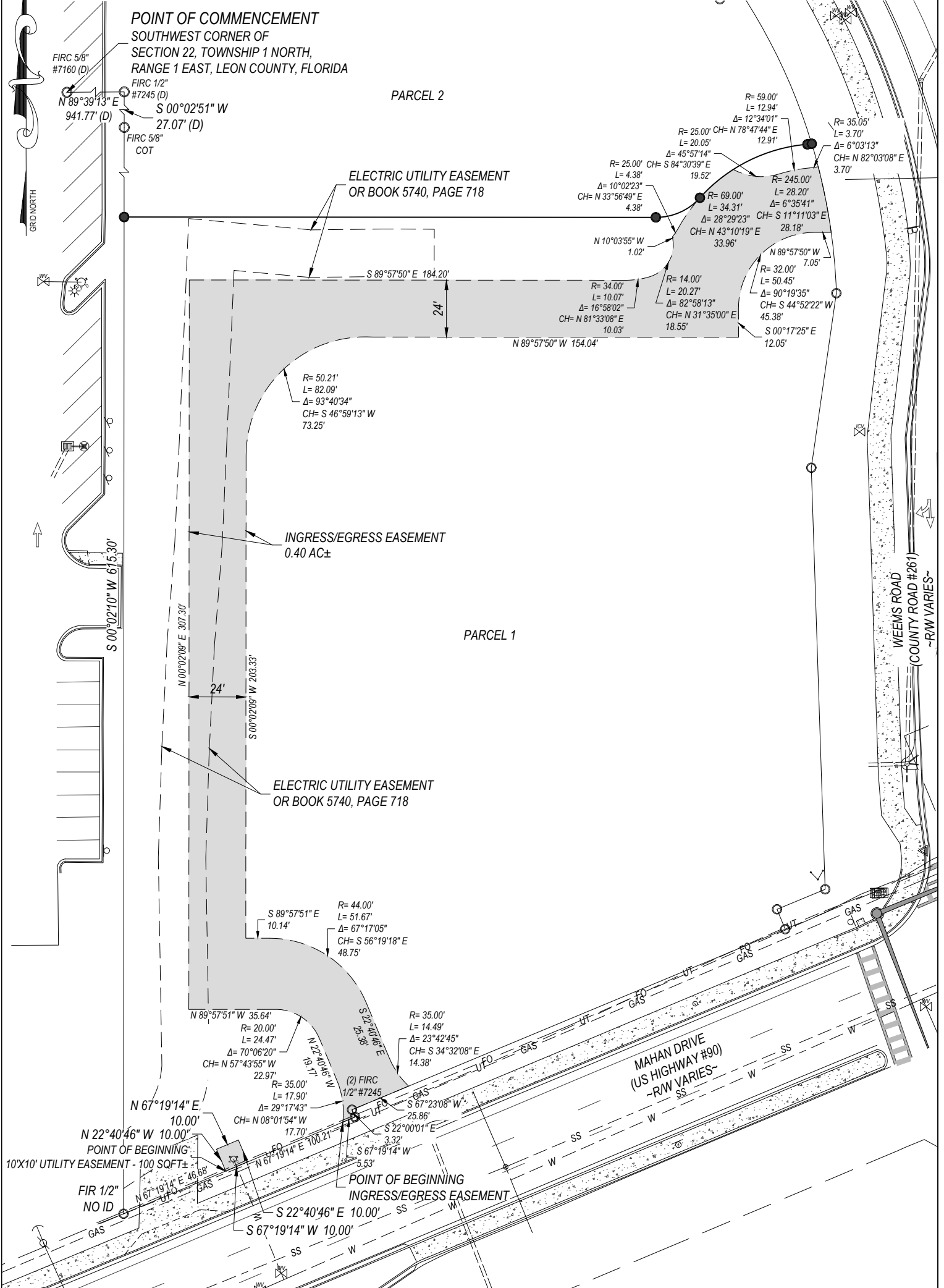


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<p>© Moore Bass Consulting</p> <p>UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SURVEY MAP OR REPORT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.</p>		<p>The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.</p>		<p>FILE # N/A T3107.0003-LP-PC</p>
<p>MOORE BASS CONSULTING, INC. 805 N. GADSDEN STREET TALLAHASSEE, FL. 32303 (850) 222-5678 CERTIFICATE OF AUTHORIZATION No.00007245</p>		<p>CLIENT NAME NEWKIRK ENGINEERING</p>	<p>PROJECT NAME VYSTAR CREDIT UNION - MAHAN</p>	<p>CONTRACT # T3107.0003 ARCHIVE N/A</p>
				<p>NOTEBOOK # N/A PAGE # N/A</p>
				<p>DATE 7/20/22 DRAWN BY JAR III</p>
				<p>SHEET TITLE LIMITED PARTITION (INGRESS/EGRESS AND 10'X10' UTILITY EASEMENTS) 4/6</p>



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LEGAL DESCRIPTION

PARCEL 1

A PORTION OF LANDS LYING WITHIN SECTION 27, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON ROD AND CAP (#7160) MARKING THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY FLORIDA AND ALSO MARKING THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA. THENCE ALONG THE SECTION LINE OF SAID SOUTH BOUNDARY OF SAID SECTION 22 AND THE NORTH BOUNDARY OF SAID SECTION 27, N 89°39'13" E, 941.77 FEET TO A FOUND IRON ROD AND CAP (#7245); THENCE LEAVING SAID BOUNDARY, S 00°02'51" W, 27.07 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5626, PAGE 1319 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF AUTOMOTIVE WAY (COUNTY ROAD #261); THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY AND ALONG THE WESTERLY BOUNDARY OF SAID LANDS, S 00°02'10" W, 195.35 FEET TO A SET IRON ROD AND CAP (#7245) FOR THE **POINT OF BEGINNING**; FROM SAID **POINT OF BEGINNING** AND LEAVING SAID WESTERLY BOUNDARY THENCE S 89°57'50" E, 224.13 FEET TO A SET IRON ROD AND CAP (#7245) AND A CURVE CONCAVE NORTHWESTERLY, THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 47°59'09", FOR AN ARC LENGTH OF 20.94 FEET (CHORD BEARS N 66°02'35" E, 20.33 FEET) TO A SET IRON ROD AND CAP (#7245) AND A CURVE CONCAVE SOUTHEASTERLY, THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 69.00 FEET, THROUGH A CENTRAL ANGLE OF 43°01'44", FOR AN ARC LENGTH OF 51.82 FEET (CHORD BEARS N 63°33'53" E, 50.61 FEET) TO A SET IRON ROD AND CAP (#7245) AND A CURVE CONCAVE NORTHERLY, THENCE EASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.05 FEET, THROUGH A CENTRAL ANGLE OF 4°10'40", FOR AN ARC LENGTH OF 1.83 FEET (CHORD BEARS N 82°59'25" E, 1.83 FEET) TO A SET IRON ROD AND CAP (#7245) LYING ON THE WESTERLY RIGHT-OF-WAY BOUNDARY OF WEEMS ROAD (COUNTY ROAD #261), THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5626, PAGE 1319, AND A CURVE CONCAVE WESTERLY, THENCE SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 245.00 FEET, THROUGH A CENTRAL ANGLE OF 14°57'45", FOR AN ARC LENGTH OF 63.98 FEET (CHORD BEARS S 09°21'00" E, 63.80 FEET) TO A FOUND IRON ROD AND CAP (CITY OF TALLAHASSEE); THENCE S 08°09'52" W, 74.32 FEET TO A FOUND IRON ROD AND CAP (CITY OF TALLAHASSEE); THENCE S 01°52'58" E, 177.71 FEET TO A FOUND IRON ROD AND CAP (CITY OF TALLAHASSEE) MARKING THE SOUTHEAST CORNER OF SAID LANDS, AND THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY BOUNDARY WITH THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF MAHAN DRIVE (US HIGHWAY #90, STATE ROAD #10); THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS AND SAID NORTHWESTERLY RIGHT-OF-WAY BOUNDARY, S 67°28'21" W, 21.98 FEET TO A FOUND IRON ROD AND CAP (CITY OF TALLAHASSEE); THENCE S 22°33'54" E, 9.06 FEET TO A FOUND IRON ROD AND CAP (CITY OF TALLAHASSEE); THENCE S 67°23'08" W, 197.82 FEET TO A FOUND IRON ROD AND CAP (#7245); THENCE S 22°00'01" E, 3.32 FEET TO A FOUND IRON ROD AND CAP (#7245); THENCE S 67°19'14" W, 105.73 FEET TO A FOUND IRON ROD (NO ID) MARKING THE SOUTHWEST CORNER OF SAID LANDS; THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY BOUNDARY AND ALONG THE WESTERLY BOUNDARY OF SAID LANDS, N 00°02'10" E, 419.96 FEET TO THE **POINT OF BEGINNING**; CONTAINING 2.43 ACRES, MORE OR LESS.

PARCEL 2

A PORTION OF LANDS LYING WITHIN SECTION 27, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON ROD AND CAP (#7160) MARKING THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY FLORIDA AND ALSO MARKING THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA. THENCE ALONG THE SECTION LINE OF SAID SOUTH BOUNDARY OF SAID SECTION 22 AND THE NORTH BOUNDARY OF SAID SECTION 27, N 89°39'13" E, 941.77 FEET TO A FOUND IRON ROD AND CAP (#7245); THENCE LEAVING SAID BOUNDARY, S 00°02'51" W, 27.07 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5626, PAGE 1319 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF AUTOMOTIVE WAY (COUNTY ROAD #261) FOR THE **POINT OF BEGINNING**. FROM SAID **POINT OF BEGINNING**, ALONG SAID RIGHT-OF-WAY BOUNDARY AND THE NORTHERLY BOUNDARY OF SAID LANDS THENCE N 89°26'08" E, 52.99 FEET TO A FOUND IRON ROD AND CAP (CITY OF TALLAHASSEE) AND A CURVE CONCAVE SOUTHWESTERLY, THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 236.00 FEET, THROUGH A CENTRAL ANGLE OF 56°35'01", FOR AN ARC LENGTH OF 233.07 FEET (CHORD BEARS S 62°15'42" E, 223.71 FEET) TO A FOUND IRON ROD AND CAP (CITY OF TALLAHASSEE); THENCE N 56°12'26" E, 8.98 FEET TO A FOUND IRON ROD AND CAP (CITY OF TALLAHASSEE) AND A CURVE CONCAVE SOUTHWESTERLY, THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 245.00 FEET, THROUGH A CENTRAL ANGLE OF 17°06'53", FOR AN ARC LENGTH OF 73.18 FEET (CHORD BEARS S 25°23'20" E, 72.91 FEET) TO A SET IRON ROD AND CAP (#7245); THENCE WESTERLY, LEAVING SAID RIGHT-OF-WAY BOUNDARY AND THE EASTERLY BOUNDARY OF SAID LANDS IN A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.05 FEET, THROUGH A CENTRAL ANGLE OF 4°10'40", FOR AN ARC LENGTH OF 1.83 FEET (CHORD BEARS S 82°59'25" W, 1.83 FEET) TO A SET IRON ROD AND CAP (#7245) AND A CURVE CONCAVE SOUTHEASTERLY, THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 69.00 FEET, THROUGH A CENTRAL ANGLE OF 43°01'44", FOR AN ARC LENGTH OF 51.82 FEET (CHORD BEARS S 63°33'53" W, 50.61 FEET) TO A SET IRON ROD AND CAP (#7245) AND A CURVE CONCAVE NORTHWESTERLY, THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 47°59'09", FOR AN ARC LENGTH OF 20.94 FEET (CHORD BEARS S 66°02'35" W, 20.33 FEET) TO A SET IRON ROD AND CAP (#7245); THENCE N 89°57'50" W, 224.13 FEET TO A SET IRON ROD AND CAP (#7245) LYING ON THE WESTERLY BOUNDARY OF SAID LANDS; THENCE ALONG SAID WESTERLY BOUNDARY, N 00°02'10" E, 195.35 FEET TO THE **POINT OF BEGINNING**; CONTAINING 1.03 ACRES, MORE OR LESS.

PARCEL 3 (EASEMENT PARCEL):

NON-EXCLUSIVE RIGHTS FOR THE BENEFIT OF PARCEL 1 OVER THAT INTERCONNECT EASEMENT FOR INGRESS, EGRESS, BETWEEN MAHAN VILLAGE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND WINSLETT PROPERTIES, INC., A FLORIDA CORPORATION, RECORDED SEPTEMBER 9, 2011 IN OFFICIAL RECORDS BOOK 4287, PAGE 895 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA.

<p>UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SURVEY MAP OR REPORT IS FOR INFORMATION PURPOSES ONLY AND IS NOT VALID.</p>	<p>The Drawings, Specifications and other documents prepared by Moore Bass Consulting, Inc. (MB) for this Project are instruments of MB for use solely with respect to this Project and, unless otherwise provided, MB shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright.</p>	FILE #	N/A	T3107.0003-LP-PC			
		CONTRACT #	T3107.0003	ARCHIVE	N/A		
		NOTEBOOK #	N/A	PAGE #	N/A		
		DATE	7/20/22	DRAWN BY	JAR III		
<p>MOORE BASS CONSULTING, INC. 805 N. GADSDEN STREET TALLAHASSEE, FL. 32303 (850) 222-5678 CERTIFICATE OF AUTHORIZATION No.00007245</p>	CLIENT NAME	NEWKIRK ENGINEERING	PROJECT NAME	VYSTAR CREDIT UNION - MAHAN	SHEET TITLE	LIMITED PARTITION - LEGAL DESCRIPTIONS (PARCELS 1-3)	5/6



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- Landscape Architecture
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LEGAL DESCRIPTION

INGRESS/EGRESS EASEMENT

A PORTION OF LANDS LYING WITHIN SECTION 27, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON ROD AND CAP (#7160) MARKING THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY FLORIDA AND ALSO MARKING THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA. THENCE ALONG THE SECTION LINE OF SAID SOUTH BOUNDARY OF SAID SECTION 22 AND THE NORTH BOUNDARY OF SAID SECTION 27, N 89°39'13" E, 941.77 FEET TO A FOUND IRON ROD AND CAP (#7245); THENCE LEAVING SAID BOUNDARY, S 00°02'51" W, 27.07 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5626, PAGE 1319 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF AUTOMOTIVE WAY (COUNTY ROAD #261); THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY AND ALONG THE WESTERLY BOUNDARY OF SAID LANDS, S 00°02'10" W, 615.30 FEET TO A FOUND IRON ROD (NO ID) MARKING THE SOUTHWEST CORNER OF SAID LANDS, LYING ON THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF MAHAN DRIVE (US HIGHWAY #90, STATE ROAD #10); THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS AND SAID RIGHT-OF-WAY BOUNDARY, N 67°19'14" E, 100.21 FEET TO THE **POINT OF BEGINNING** AND A CURVE CONCAVE WESTERLY. FROM SAID **POINT OF BEGINNING**, LEAVING SAID RIGHT-OF-WAY BOUNDARY AND SAID SOUTHERLY BOUNDARY, AND NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 29°17'43", FOR AN ARC LENGTH OF 17.90 FEET (CHORD BEARS N 08°01'54" W, 17.70 FEET); THENCE N 22°40'46" W, 19.17 FEET TO A CURVE CONCAVE SOUTHWESTERLY, THENCE NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 70°06'20", FOR AN ARC LENGTH OF 24.47 FEET (CHORD BEARS N 57°43'55" W, 22.97 FEET); THENCE N 89°57'51" W, 35.64 FEET; THENCE N 00°02'09" E, 307.30 FEET; THENCE S 89°57'50" E, 184.20 FEET TO A CURVE CONCAVE NORTHERLY, THENCE EASTERLY ALONG SAID CURVE HAVING A RADIUS OF 34.00 FEET, THROUGH A CENTRAL ANGLE OF 16°58'02", FOR AN ARC LENGTH OF 10.07 FEET (CHORD BEARS N 81°33'08" E, 10.03 FEET) TO A CURVE CONCAVE NORTHWESTERLY, THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 14.00 FEET, THROUGH A CENTRAL ANGLE OF 82°58'13", FOR AN ARC LENGTH OF 20.27 FEET (CHORD BEARS N 31°35'00" E, 18.55 FEET); THENCE N 10°03'55" W, 1.02 FEET TO A CURVE CONCAVE NORTHWESTERLY, THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 10°02'23", FOR AN ARC LENGTH OF 4.38 FEET (CHORD BEARS N 33°56'49" E, 4.38 FEET) TO A CURVE CONCAVE SOUTHEASTERLY, THENCE NORTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 69.00 FEET, THROUGH A CENTRAL ANGLE OF 28°29'23", FOR AN ARC LENGTH OF 34.31 FEET (CHORD BEARS N 43°10'19" E, 33.96 FEET) TO A CURVE CONCAVE NORTHERLY, THENCE EASTERLY ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 45°57'14", FOR AN ARC LENGTH OF 20.05 FEET (CHORD BEARS S 84°30'39" E, 19.52 FEET) TO A CURVE CONCAVE SOUTHERLY, THENCE EASTERLY ALONG SAID CURVE HAVING A RADIUS OF 59.00 FEET, THROUGH A CENTRAL ANGLE OF 12°34'01", FOR AN ARC LENGTH OF 12.94 FEET (CHORD BEARS N 78°47'44" E, 12.91 FEET) TO A CURVE CONCAVE NORTHERLY, THENCE EASTERLY ALONG SAID CURVE HAVING A RADIUS OF 35.05 FEET, THROUGH A CENTRAL ANGLE OF 6°03'13", FOR AN ARC LENGTH OF 3.70 FEET (CHORD BEARS N 82°03'08" E, 3.70 FEET) TO THE EASTERLY BOUNDARY OF SAID LANDS, THE WESTERLY RIGHT-OF-WAY BOUNDARY OF WEEMS ROAD (COUNTY ROAD #261), AND A CURVE CONCAVE WESTERLY, THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY BOUNDARY, SAID EASTERLY BOUNDARY, AND SAID CURVE HAVING A RADIUS OF 245.00 FEET, THROUGH A CENTRAL ANGLE OF 6°35'41", FOR AN ARC LENGTH OF 28.20 FEET (CHORD BEARS S 11°11'03" E, 28.18 FEET); THENCE LEAVING SAID EASTERLY BOUNDARY AND SAID WESTERLY RIGHT-OF-WAY BOUNDARY, N 89°57'50" W, 7.05 FEET TO A CURVE CONCAVE SOUTHEASTERLY, THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 32.00 FEET, THROUGH A CENTRAL ANGLE OF 90°19'35", FOR AN ARC LENGTH OF 50.45 FEET (CHORD BEARS S 44°52'22" W, 45.38 FEET); THENCE S 00°17'25" E, 12.05 FEET; THENCE N 89°57'50" W, 154.04 FEET TO A CURVE CONCAVE SOUTHEASTERLY, THENCE SOUTHWESTERLY ALONG SAID CURVE HAVING A RADIUS OF 50.21 FEET, THROUGH A CENTRAL ANGLE OF 93°40'34", FOR AN ARC LENGTH OF 82.09 FEET (CHORD BEARS S 46°59'13" W, 73.25 FEET); THENCE S 00°02'09" W, 203.33 FEET; THENCE S 89°57'51" E, 10.14 FEET TO A CURVE CONCAVE SOUTHWESTERLY, THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 44.00 FEET, THROUGH A CENTRAL ANGLE OF 67°17'05", FOR AN ARC LENGTH OF 51.67 FEET (CHORD BEARS S 56°19'18" E, 48.75 FEET); THENCE S 22°40'46" E, 25.38 FEET TO A CURVE CONCAVE NORTHEASTERLY, THENCE SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 23°42'45", FOR AN ARC LENGTH OF 14.49 FEET (CHORD BEARS S 34°32'08" E, 14.38 FEET) TO THE SOUTHERLY BOUNDARY OF SAID LANDS AND THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF MAHAN DRIVE; THENCE ALONG SAID RIGHT-OF-WAY BOUNDARY, S 67°23'08" W, 25.86 FEET TO A FOUND IRON ROD AND CAP (#7245); THENCE S 22°00'01" E, 3.32 FEET TO A FOUND IRON ROD AND CAP (#7245); THENCE S 67°19'14" W, 5.53 FEET TO THE **POINT OF BEGINNING**; CONTAINING 0.40 ACRES, MORE OR LESS.

10'X10' UTILITY EASEMENT

A PORTION OF LANDS LYING WITHIN SECTION 27, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON ROD AND CAP (#7160) MARKING THE SOUTHWEST CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY FLORIDA AND ALSO MARKING THE NORTHWEST CORNER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 1 EAST, LEON COUNTY, FLORIDA. THENCE ALONG THE SECTION LINE OF SAID SOUTH BOUNDARY OF SAID SECTION 22 AND THE NORTH BOUNDARY OF SAID SECTION 27, N 89°39'13" E, 941.77 FEET TO A FOUND IRON ROD AND CAP (#7245); THENCE LEAVING SAID BOUNDARY, S 00°02'51" W, 27.07 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5626, PAGE 1319 OF THE PUBLIC RECORDS OF LEON COUNTY, FLORIDA, AND THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF AUTOMOTIVE WAY (COUNTY ROAD #261); THENCE LEAVING SAID RIGHT-OF-WAY BOUNDARY AND ALONG THE WESTERLY BOUNDARY OF SAID LANDS, S 00°02'10" W, 615.30 FEET TO A FOUND IRON ROD (NO ID) MARKING THE SOUTHWEST CORNER OF SAID LANDS, LYING ON THE NORTHWESTERLY RIGHT-OF-WAY BOUNDARY OF MAHAN DRIVE (US HIGHWAY #90, STATE ROAD #10); THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS AND SAID RIGHT-OF-WAY BOUNDARY, N 67°19'14" E, 46.68 FEET TO THE **POINT OF BEGINNING**. FROM SAID **POINT OF BEGINNING**, LEAVING SAID SOUTHERLY BOUNDARY AND SAID NORTHWESTERLY RIGHT-OF-WAY BOUNDARY THENCE N 22°40'46" W, 10.00 FEET; THENCE N 67°19'14" E, 10.00 FEET; THENCE S 22°40'46" E, 10.00 FEET TO THE SAID SOUTHERLY BOUNDARY AND SAID NORTHWESTERLY RIGHT-OF-WAY BOUNDARY, THENCE ALONG SAID SOUTHERLY BOUNDARY AND SAID NORTHWESTERLY RIGHT-OF-WAY BOUNDARY, S 67°19'14" W, 10.00 FEET TO THE **POINT OF BEGINNING**; CONTAINING 100 SQUARE FEET, MORE OR LESS.

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		CONTRACT #	T3107.0003	ARCHIVE	N/A
		NOTEBOOK #	N/A	PAGE #	N/A
		DATE	7/20/22	DRAWN BY	JAR III
MOORE BASS CONSULTING, INC. 805 N. GADSDEN STREET TALLAHASSEE, FL. 32303 (850) 222-5678 <small>CERTIFICATE OF AUTHORIZATION No.00007245</small>	CLIENT NAME	PROJECT NAME	SHEET TITLE		
	NEWKIRK ENGINEERING	VYSTAR CREDIT UNION - MAHAN	LIMITED PARTITION - LEGAL DESCRIPTIONS (INGRESS/EGRESS AND 10'X10' UTILITY EASEMENTS)		
			6/6		