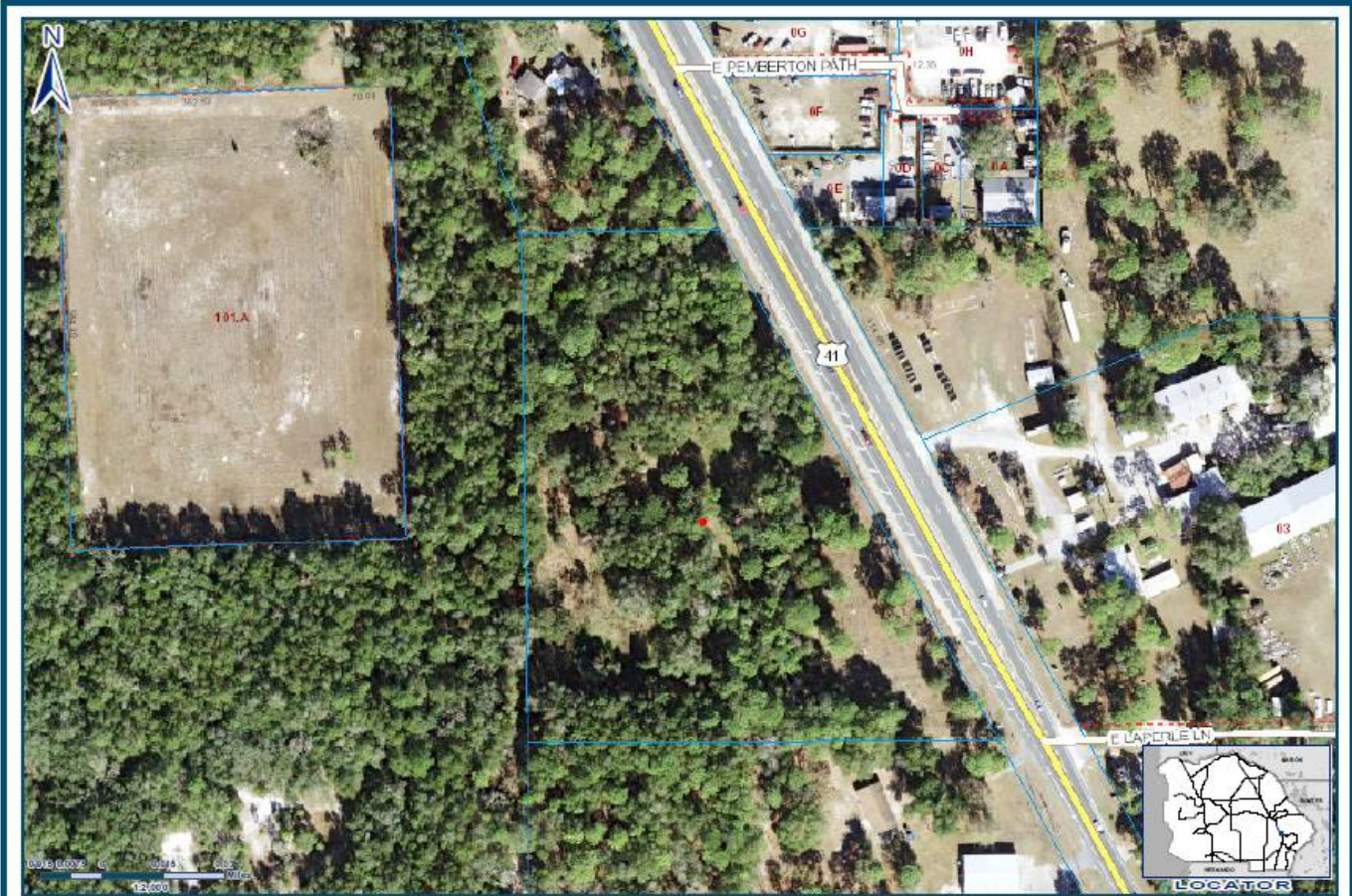


CPA/AA-20-19
VBRL Land Holdings, LLC
d/b/a Rock Solid Creations by
John Crawley
Law Office of Clark A. Stillwell
320 US Hwy 41 South
Inverness, Florida 34450
caslaw@tampabay.rr.com



Aerial

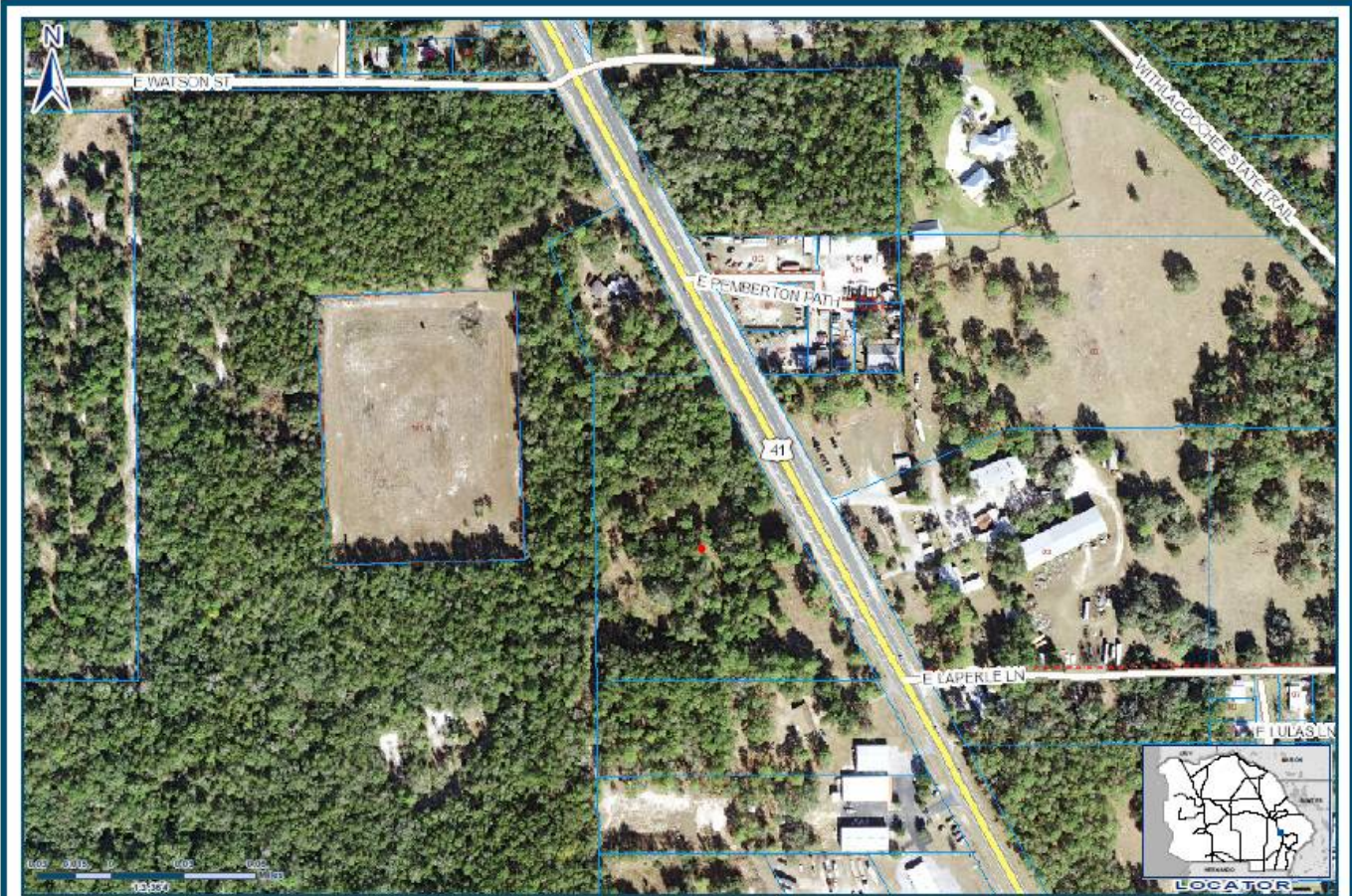
Geographic Information Systems

Prepared By: Web User
 Date: 7/24/2020
 Source: Enterprise Geodatabase
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Cynthia Skelton
 Director

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Scale 0 100 200 300 400 Feet
10.557

Aerial 2

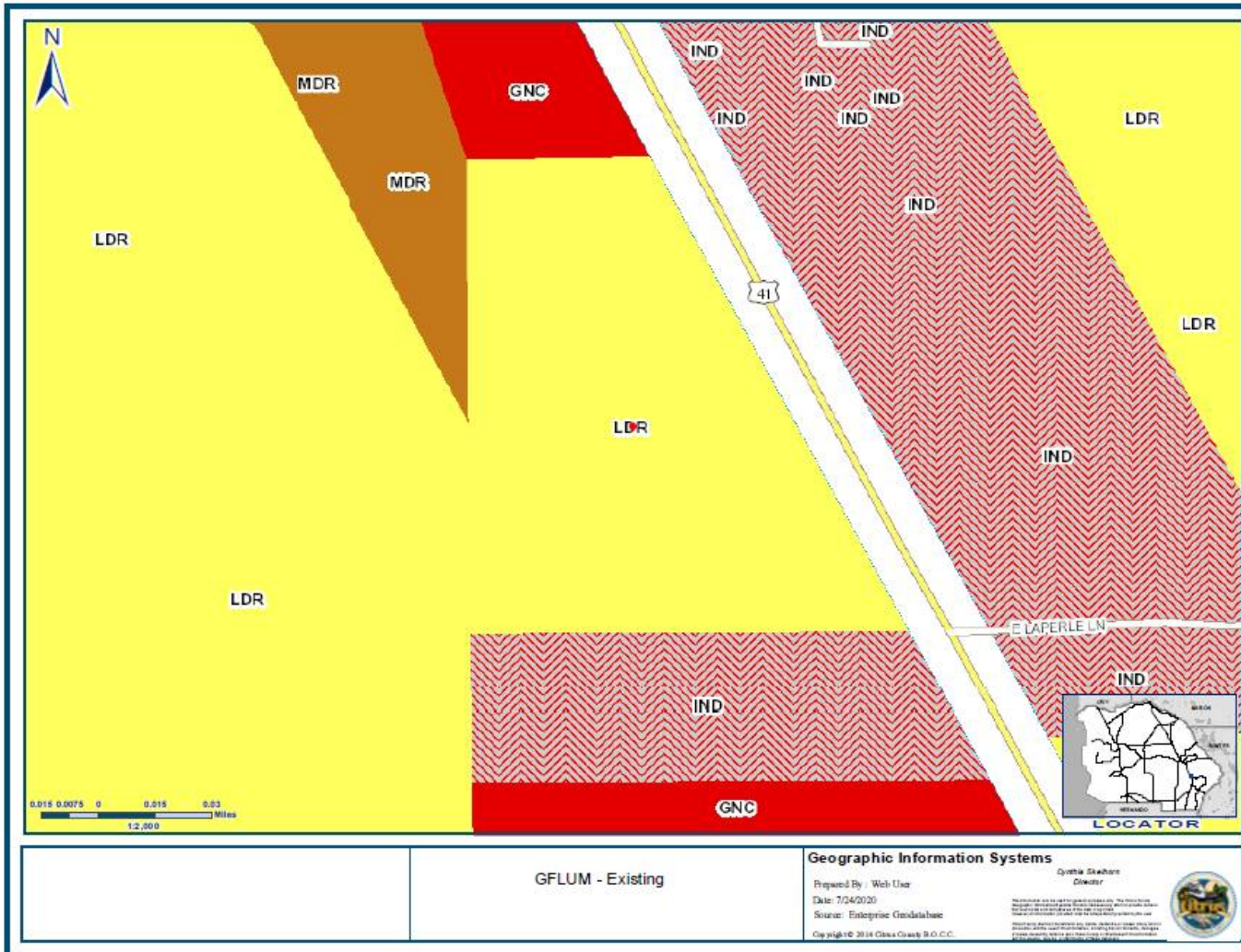
Geographic Information Systems

Prepared By: Web User
 Date: 7/24/2020
 Source: Enterprise Geodatabase
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Cynthia Skelton
 Director



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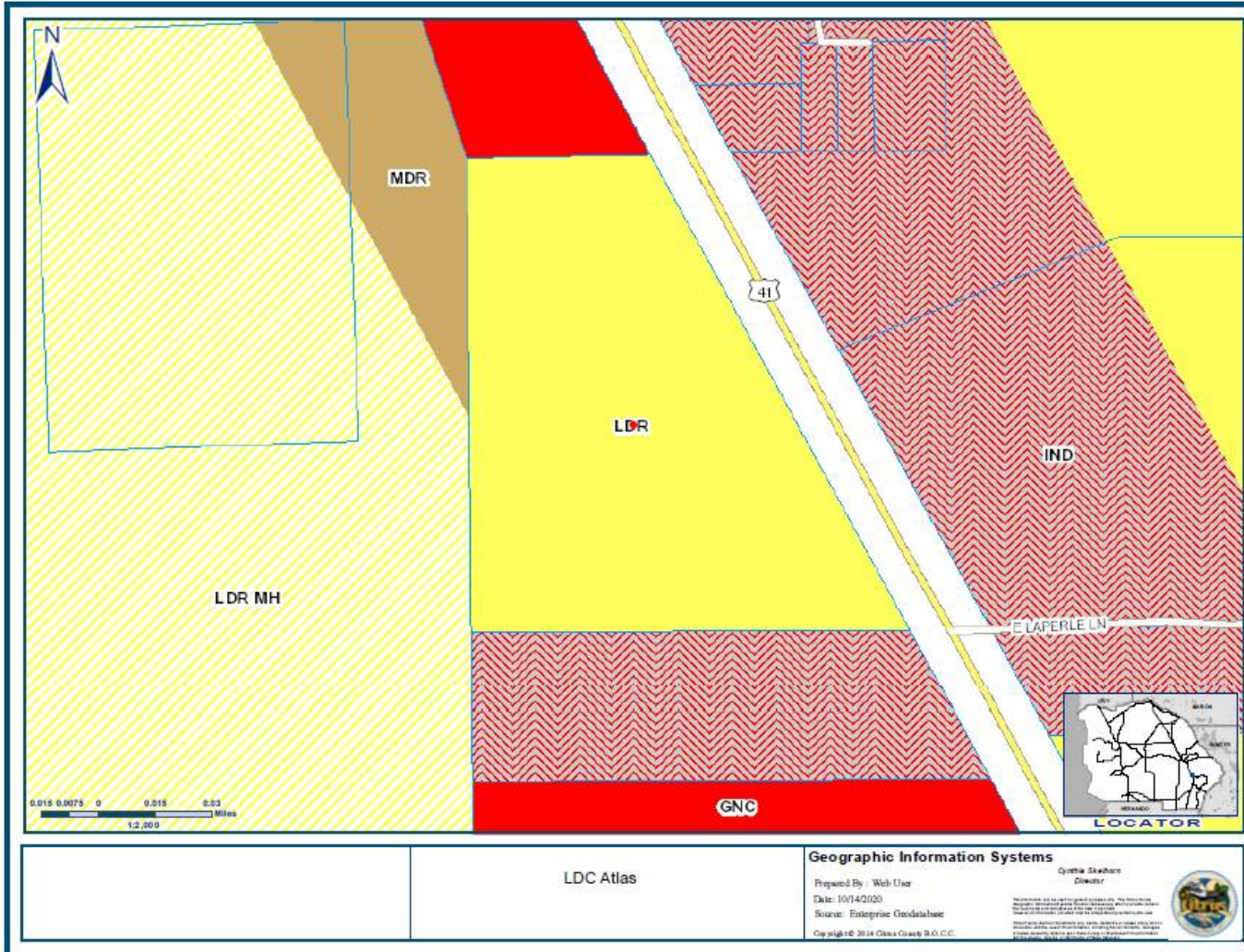
GFLUM - Existing

Geographic Information Systems

Prepared By: Web User
 Date: 7/24/2020
 Source: Enterprise Geodatabase
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Cynthia Skelton
 Director



LDC Atlas

Geographic Information Systems

Prepared By: Web User

Date: 10/14/2020

Source: Enterprise Geodatabase

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Cynthia Skelton
Director



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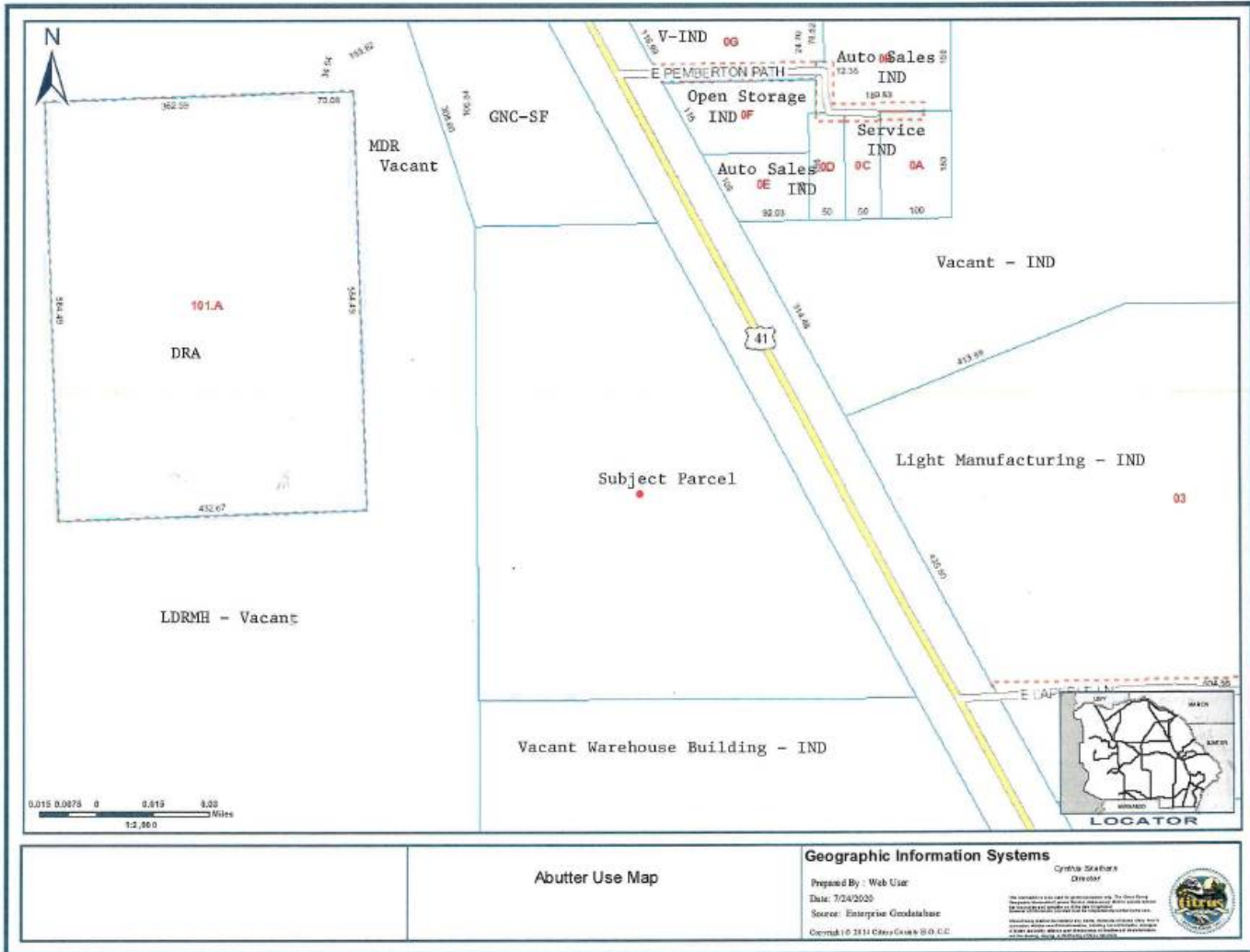


EXHIBIT 1

BOUNDARY SURVEY IN SECTION 34,
TOWNSHIP 19 SOUTH, RANGE 20 EAST
CITRUS COUNTY, FLORIDA



- LEGEND**
- N = NORTH
 - E = EAST
 - S = SOUTH
 - W = WEST
 - = BOUNDARY LINE
 - - - = CENTERLINE OF ROAD
 - = RIGHT-OF-WAY LINE
 - = RIGHT-OF-WAY LINE WITH A STRIKE
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6.79 ACRES +/-
PARCEL ID #34 19S 20E 34300

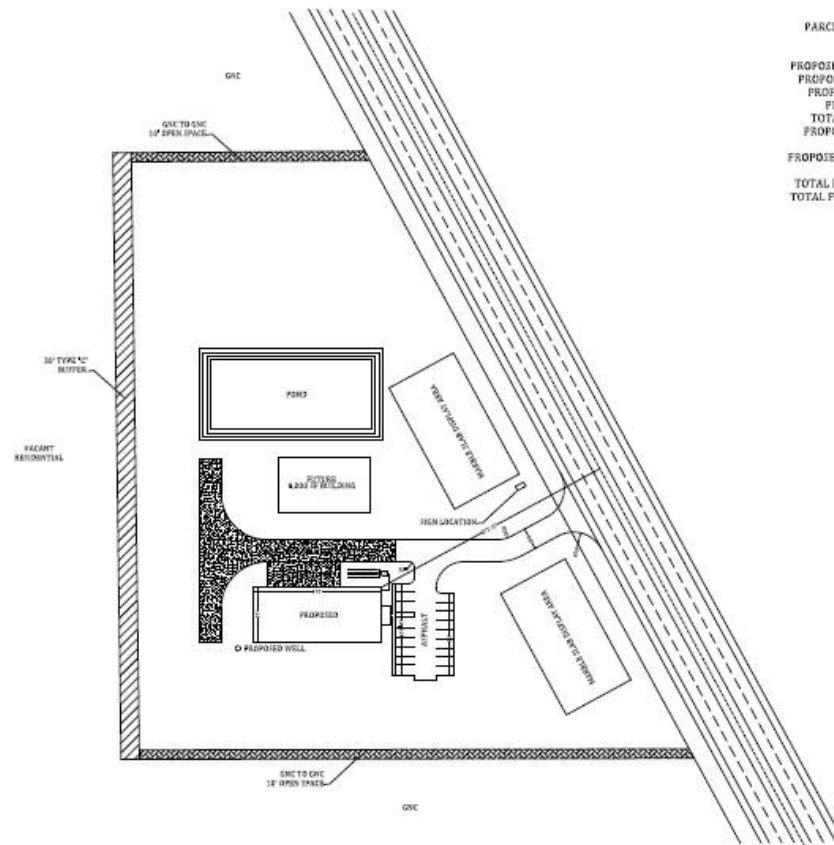
NOT USED BY THE SURVEYOR

- NOTES**
1. ALL SURVEY DATA ON THIS INSTRUMENT IS BASED ON AN ASSUMED BENCHMARK DATUM OF 1983.
 2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
 3. ALL BEARINGS ARE TRUE BEARINGS.
 4. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
 5. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
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 19. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.
 20. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE ROAD.

LEGAL DESCRIPTION
THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 WEST OF U.S. HIGHWAY NO. 41, OF SECTION 34, TOWNSHIP 19 SOUTH, RANGE 20 EAST, W. CITRUS COUNTY, FLORIDA.

BOUNDARY SURVEY
This survey is subject to any and all recorded easements and liens.
Digitally signed by John C. Counts
Date: 2023.06.15 10:45:00
168-45-0001

NO.	REVISIONS	BY	DATE	REASON	SCALE	JOB NUMBER	OWNER
1							GRADY BROS. LLC
2							GRADY BROS. LLC
3							GRADY BROS. LLC
4							GRADY BROS. LLC
5							GRADY BROS. LLC
6							GRADY BROS. LLC
7							GRADY BROS. LLC
8							GRADY BROS. LLC
9							GRADY BROS. LLC
10							GRADY BROS. LLC



SITE DATA
 PARCEL AREA = 272,350 SF / 6.25 ACRES

IMPERVIOUS SURFACE
 PROPOSED PAVED ASPHALT AREA = 11,786 SF
 PROPOSED ASPHALT MILLINGS = 10,345 SF
 PROPOSED BUILDING AREAS = 9,400 SF
 PROPOSED SIDEWALKS = 308 SF
 TOTAL IMPERVIOUS AREA = 30,839 SF
 PROPOSED IMPERVIOUS RATIO = 11.32%

PROPOSED PHASE 2 BUILDING AREA = 6,000 SF
 TOTAL PROJECT IMPERVIOUS AREA = 36,839
 TOTAL PROJECT IMPERVIOUS RATIO = 13.53%

	ENGINEERING PAGE: _____ SCALE: 1" = 40' DATE: 4/29/2020		INSPECTIONS JOB NUMBER: _____ DATE: 4/29/2020	DRAFTING ENGINEER OF RECORD: MICHAEL W. BOYD, P.E. FEDERAL CITY, MD 20740 PHONE: (301) 971-5348	DESIGN ARCHITECT: ANDREWS P.C. 4800 WOODBURN RD. ANNAPOLIS, MD 21403
	SITE PLAN				
CERTIFICATE OF AUTHORIZATION 32355					