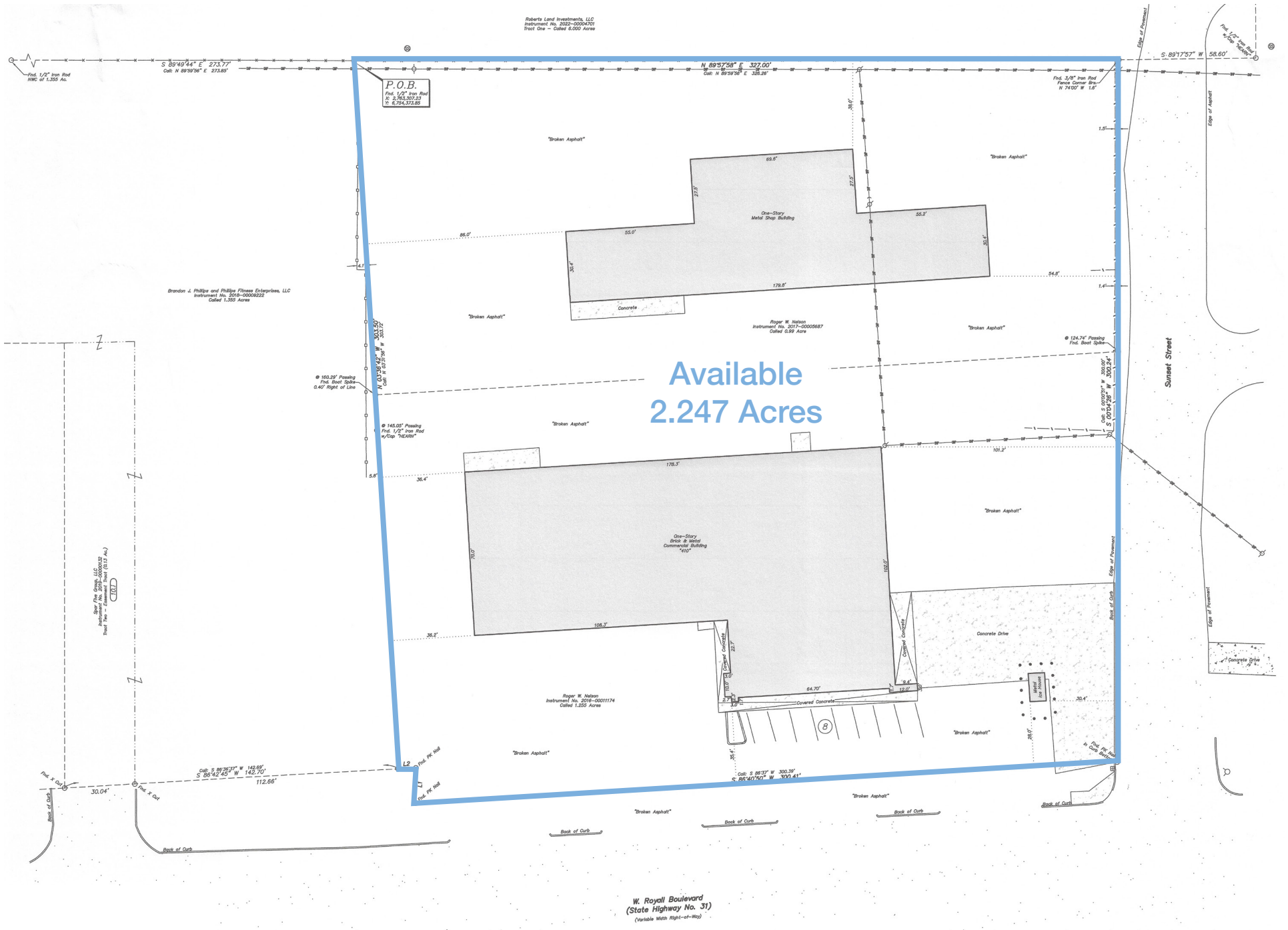

Available
2.247 Acres
P.O.B.
Fnd. 1/2" Iron Rod
X: 2,763,207.23
Y: 6,754,373.85
Roberts Land Investments, LLC
Instrument No. 2022-00004701
Tract One – Called 6.000 Acres
S 89°49'44" E 273.77'
Calc: N 89°39'56" E 273.85'
Fnd. 1/2" Iron Rod
NWC of 1.355 Ac.
N 89°57'58" E 327.00'
Calc: N 89°39'56" E 326.26'
Fnd. 3/8" Iron Rod
Fence Corner Brs-
N 74°00' W 1.6'
S 89°17'57" W 58.60'
Fnd. 1/2" Iron Rod
w/Cap
Edge of Pavement
Edge of Asphalt
Sunset Street
"Broken Asphalt"
One-Story
Metal Shop Building
69.6'
27.5'
55.2'
55.0'
30.4'
179.8'
Concrete
86.0'
54.8'
1.4'
1.5'
4.1'
Brandon J. Phillips and Phillips Fitness Enterprises, LLC
Instrument No. 2016-00009222
Called 1.355 Acres
Roger W. Nelson
Instrument No. 2017-00005687
Called 0.99 Acre
N 01°04'43" W 303.50'
Calc: N 03°31'56" W 303.72'
@ 160.29' Passing
Fnd. Boot Spike
0.40' Right of Line
@ 145.05' Passing
Fnd. 1/2" Iron Rod
w/Cap "HEARN"
@ 124.74' Passing
Fnd. Boot Spike
S 01°04'26" W 300.24'
Calc: S 00°02'57" W 300.00'
101.2'
5.8'
36.4'
178.3'
One-Story
Brick & Metal
Commercial Building
"410"
70.0'
102.6'
108.3'
36.2'
Covered Concrete
22.7'
10.0'
64.70'
9.4'
12.0'
2.7'
1.0'
Concrete Drive
Back of Curb
Edge of Pavement
Metal Building
30.4'
28.0'
35.4'
Roger W. Nelson
Instrument No. 2016-00011174
Called 1.255 Acres
Calc: S 86°37' W 300.39'
S 86°40'50" W 300.41'
Fnd. PK Nail
Fnd. PK Nail in Curb Bottom
L1
L2
Spar Five Group, LLC
Instrument No. 2019-00000132
Tract Two – Called 10.113 Ac.
10.1
Fnd. X Cut
Calc: S 86°39'37" W 142.69'
S 86°42'45" W 142.70'
112.66'
30.04'
Back of Curb
W. Royall Boulevard
(State Highway No. 31)
(Variable Width Right-of-Way)