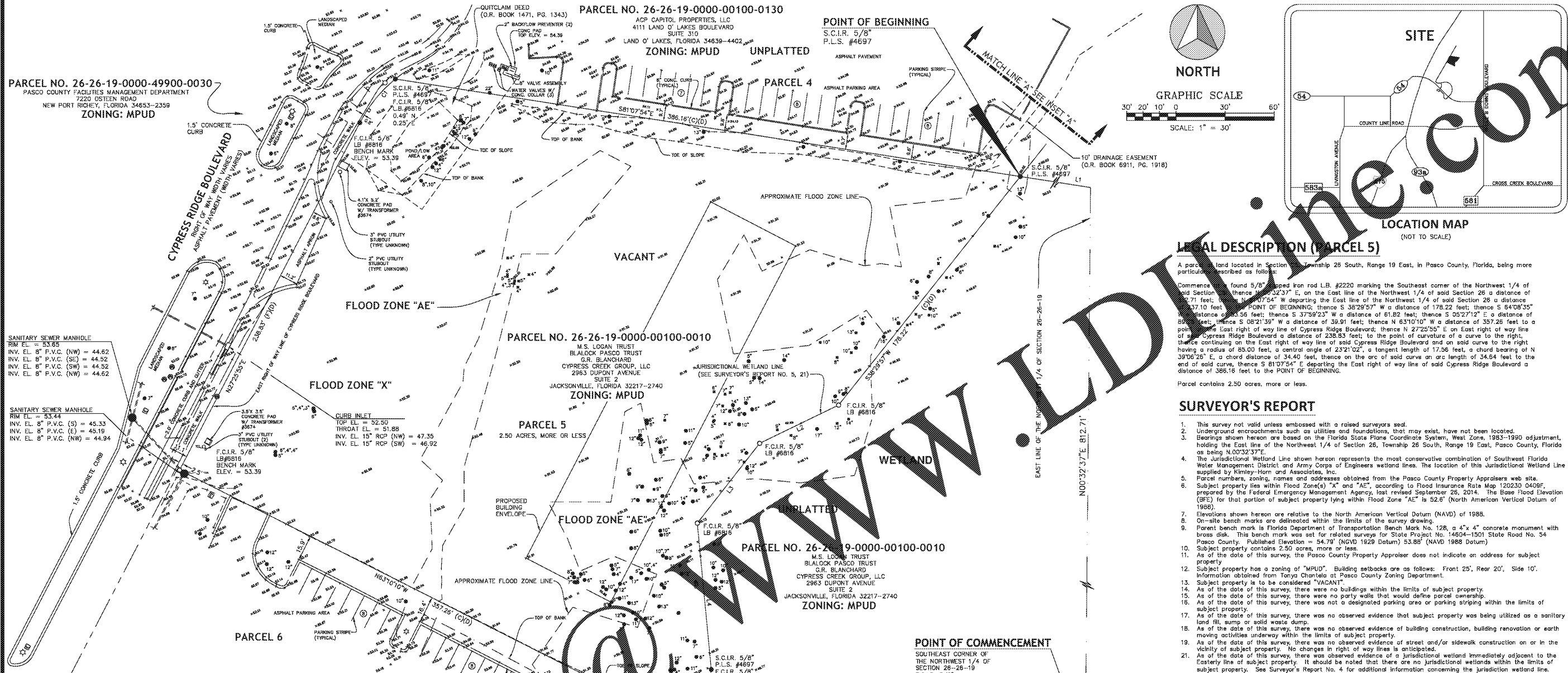


ALTA/NSPS LAND TITLE, TOPOGRAPHIC AND SPECIFIC PURPOSE SURVEY

SECTION 26, TOWNSHIP 26 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA



LEGAL DESCRIPTION (PARCEL 5)

A parcel of land located in Section 26, Township 26 South, Range 19 East, in Pasco County, Florida, being more particularly described as follows:

Commence at found 5/8" capped iron rod L.B. #2220 marking the Southeast corner of the Northwest 1/4 of said Section 26; thence N 32°37' E, on the East line of the Northwest 1/4 of said Section 26 a distance of 71 feet to a point of beginning; thence S 81°07'54" W departing the East line of the Northwest 1/4 of said Section 26 a distance of 337.10 feet to a point of beginning; thence S 35°29'57" W a distance of 178.22 feet; thence S 84°08'35" W a distance of 13.56 feet; thence S 37°59'23" W a distance of 81.82 feet; thence S 05°27'12" E a distance of 89.91 feet; thence S 08°21'39" W a distance of 39.91 feet; thence N 63°10'10" W a distance of 357.26 feet to a point of beginning; thence N 27°25'55" E on the East right of way line of Cypress Ridge Boulevard a distance of 238.53 feet; to the point of curvature of a curve to the right, thence along the East right of way line of said Cypress Ridge Boulevard and on said curve to the right having a radius of 85.00 feet, a central angle of 232°10'2", a tangent length of 17.06 feet, a chord bearing of N 39°30'25" E, a chord distance of 34.40 feet, thence on the arc of said curve an arc length of 34.54 feet to the end of said curve, thence S 81°07'54" E departing the East right of way line of said Cypress Ridge Boulevard a distance of 386.18 feet to the POINT OF BEGINNING.

Parcel contains 2.50 acres, more or less.

SURVEYOR'S REPORT

- This survey not valid unless embossed with a raised surveyor's seal.
- Underground encroachments such as utilities and foundations, that may exist, have not been located.
- Bearings shown hereon are based on the Florida State Plane Coordinate System, West Zone, 1983-1990 adjustment, holding the East line of the Northwest 1/4 of Section 26, Township 26 South, Range 19 East, Pasco County, Florida as being N.00°32'37"E.
- The Jurisdictional Wetland Line shown hereon represents the most conservative combination of Southwest Florida Water Management District and Army Corps of Engineers wetland lines. The location of this Jurisdictional Wetland Line supplied by Kimeley-Horn and Associates, Inc.
- Parcel numbers, zoning, names and addresses obtained from the Pasco County Property Appraiser's web site.
- Subject property lies within Flood Zone(s) "X" and "AE", according to Flood Insurance Rate Map 120230 0409F, prepared by the Federal Emergency Management Agency, last revised September 26, 2014. The Base Flood Elevation (BFE) for that portion of subject property lying within Flood Zone "AE" is 52.6' (North American Vertical Datum of 1988).
- Elevations shown hereon are relative to the North American Vertical Datum (NAVD) of 1988.
- On-site bench marks are delineated within the limits of the survey drawing.
- Parent bench mark is Florida Department of Transportation Bench Mark No. 128, a 4" x 4" concrete monument with brass disk. This bench mark was set for relocation surveys for State Project No. 14650-1501 State Road No. 54 Pasco County. Published Elevation = 54.79' (NGVD 1929 Datum) 53.88' (NAVD 1988 Datum).
- Subject property contains 2.50 acres, more or less.
- As of the date of this survey, the Pasco County Property Appraiser does not indicate an address for subject property.
- Subject property has a zoning of "MPUD". Building setbacks are as follows: Front 25', Rear 20', Side 10'. Information obtained from Tonya Chantela at Pasco County Zoning Department.
- Subject property is to be considered "VACANT".
- As of the date of this survey, there were no buildings within the limits of subject property.
- As of the date of this survey, there were no party walls that would define parcel ownership.
- As of the date of this survey, there was not a designated parking area or parking striping within the limits of subject property.
- As of the date of this survey, there was no observed evidence that subject property was being utilized as a sanitary land fill, sump or solid waste dump.
- As of the date of this survey, there was no observed evidence of building construction, building renovation or earth moving activities underway within the limits of subject property.
- As of the date of this survey, there was no observed evidence of street and/or sidewalk construction on or in the vicinity of subject property. No changes in right of way lines is anticipated.
- As of the date of this survey, there was no observed evidence of a jurisdictional wetland immediately adjacent to the Eastern line of subject property. It should be noted that there are no jurisdictional wetlands within the limits of subject property. See Surveyor's Report No. 4 for additional information concerning the jurisdictional wetland line.
- This survey covered by \$2,000,000 in Professional Liability Insurance.
- The specific purpose of this survey is to delineate trees five inches (5") in diameter and greater within the limits of survey.
- Veticular access to subject property is by way of Cypress Ridge Boulevard (a publicly dedicated right of way maintained by Pasco County, a political subdivision of the State of Florida). The East right of way line of Cypress Ridge Boulevard and the West line of subject property are contiguous with no gaps, gorges or overlaps between them.
- Legal description shown hereon in accord with that shown in the Commitment for Title Insurance supplied for the preparation of this survey.
- Commitment for Title Insurance prepared by Old Republic National Title Insurance Company. Commitment No. 091307, Issuing Office File No. F12614.77 and with a Commitment Date of April 27, 2018 at 11:00 P.M.
- Items 1, 2a, 2b, 2c, 3, 4 and 9 referenced in Schedule B-II of the Commitment for Title Insurance have not been graphically depicted on the survey as they are not matters of survey.
- Field evidence of encroachments, encumbrances, violations, variation or any other matter affecting subject property, if any, (Schedule B-II No. 2c) have been graphically depicted on the survey.
- Field evidence of easements or claims of easements not shown in public record, if any, (Schedule B-II No. 2d) have been graphically depicted on the survey.
- Restrictions, Covenants, Conditions and Easements as recorded in Official Records Book 5340 Page 1531, modified in Official Records Book 6410 Page 1661, corrected in Official Records Book 8888 Page 1625, Second Amendment recorded in Official Records Book 6410 Page 1677 and Third Amendment recorded in Official Records Book 7241 Page 1768 (Schedule B-II No. 5) have not been graphically depicted on the survey. It should be noted that these documents provide common easements for utilities, storm water retention, pedestrian and vehicular access and maintenance of common areas in the development known as "Cypress Creek North", of which, subject property is a part.
- Drainage Easement Agreement as recorded in Official Records Book 6911 Page 1918 (Schedule B-II No. 6) has been graphically depicted on the survey.
- Development Order for the Cypress Creek Development of Regional Impact as evidenced by Notice of Adoption of an Amendment thereto recorded in Official Records Book 8125 Page 738 (Schedule B-II No. 7) has not been graphically depicted on the survey as it is not a matter of survey.
- Quit Claim Deed recorded in Official Records Book 1471 Page 1343 (Schedule B-II No. 8) has not been graphically depicted in its entirety due to the constraints of this sheet. Only that portion that falls within the limits of subject property and closely thereto has been graphically depicted.

SURVEYOR'S CERTIFICATE:

This is to certify that this map or plot and the survey on which it is based were made in accordance with 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 7(b)(1), 8, 9, 10(a), 11(a), 13, 14, 16, 17, 18, 19, 20(a) and 21 of Table A thereof. The field work was completed on October 18, 2018.

Date of Plot or Map: October 18, 2018.

I further certify that this ALTA/NSPS Land Title, Topographic and Specific Purpose Survey was prepared under my direct supervision, that to the best of my knowledge, information and belief is a true and accurate representation of the land shown and described, and that it meets the Standards of Practice for Land Surveying in the State of Florida Chapter 5J-17, Florida Administrative Code.

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1 (F)(D)	N81°07'54"W	237.10'
L2 (F)(D)	S64°08'35"W	53.56'
L3 (F)(D)	S37°59'23"W	81.82'
L4 (C)(D)	S05°27'12"E	89.91'
L5 (C)(D)	S08°21'39"W	39.91'

CURVE TABLE

CURVE NO.	RADIUS	DELTA	TANGENT	ARC LENGTH	CHORD	CHORD BEARING
C1(C)(D)	85.00'	232°10'2"	17.56'	34.64'	34.40'	N39°30'25"E

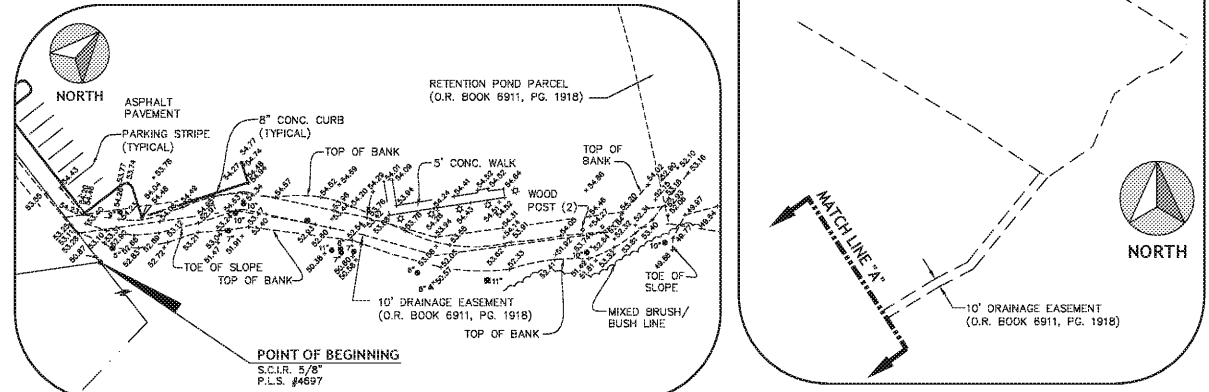
LEGEND

- TREE (SIZE AS NOTED)
- POINT (SIZE AS NOTED)
- MARKER (SIZE AS NOTED)

SYMBOLS AND ABBREVIATIONS LEGEND

(C)	CALCULATED	P.S.M.	PROFESSIONAL SURVEYOR & MAPPER	●	SPOT ELEVATION
(D)	CONCRETE	(N)	POINT OF BEGINNING	○	WATER METER
(F)	FIELD	(R)	RECORDED	○	WATER VALVE
(FND)	FOUND	(S)	SET	○	BACKFLOW PREVENTER
F.C.I.P.	FOUND CAPPED IRON PIPE	(S.P.K.)	SET 5/8" CAPPED IRON ROD	○	ELECTRIC METER BOX
F.C.I.R.	FOUND CAPPED IRON ROD	(S.P.K.)	SET 5/8" CAPPED IRON ROD	○	WELL
F.C.M.	FOUND CONCRETE MONUMENT	(S.P.K.)	SET 5/8" CAPPED IRON ROD	○	IRRIGATION CONTROL VALVE
F.I.P.	FOUND IRON PIPE	(S.P.K.)	SET 5/8" CAPPED IRON ROD	○	FLOOD GAS VALVE
F.I.R.	FOUND IRON ROD	(S.P.K.)	SET 5/8" CAPPED IRON ROD	○	YARD LIGHT
F.P.K.&D	FOUND P.K.&D IDENTIFICATION	(S.P.K.)	SET 5/8" CAPPED IRON ROD	○	GREASE TRAP
(INV.)	INVERT ELEVATION	(S.P.K.)	SET 5/8" CAPPED IRON ROD	○	MAILBOX
(L.B.)	LANDSCAPED BENCH MARK	(S.P.K.)	SET 5/8" CAPPED IRON ROD	○	MONITOR WELL
(M)	MEAN SEA LEVEL	(S.P.K.)	SET 5/8" CAPPED IRON ROD	○	TELEVISION VAULT
(M.C.)	MEAN CORNER	(S.P.K.)	SET 5/8" CAPPED IRON ROD	○	REFLECTOR
(O.V.)	OVERHEAD OFFICIAL RECORDS	(S.P.K.)	SET 5/8" CAPPED IRON ROD	○	CABLE TV MARKER
(P)	PLAT	(S.P.K.)	SET 5/8" CAPPED IRON ROD	○	M.E.S. GAS MARKER
(P.B.)	POINT OF BEGINNING	(S.P.K.)	SET 5/8" CAPPED IRON ROD	○	ELECTRICAL MARKER
(P.L.)	PLAT BOOK	(S.P.K.)	SET 5/8" CAPPED IRON ROD	○	TELEPHONE MARKER
(P.O.)	POINT OF OUR SURVEY	(S.P.K.)	SET 5/8" CAPPED IRON ROD	○	YARD DRAIN
(P.P.)	PARKER K&L LAND SURVEYOR	(S.P.K.)	SET 5/8" CAPPED IRON ROD	○	
(P.R.M.)	PROFESSIONAL REFERENCE MONUMENT	(S.P.K.)	SET 5/8" CAPPED IRON ROD	○	

NOTE: NOT ALL SYMBOLS OR ABBREVIATIONS MAY BE USED



10' DRAINAGE EASEMENT DETAIL
SCALE: 1" = 50'

INSET "A"
SCALE: 1" = 100'

DENNIS J. BENTHAM
PROFESSIONAL SURVEYOR & MAPPER
11921 WANDSWORTH DRIVE
TAMPA, FLORIDA 33626
TEL: (813) 403-0220

GOLD COAST PREMIER PROPERTIES
16155 SW 117TH AVENUE
UNIT B2
MIAMI, FLORIDA 33177
TEL: (786) 701-3584

CYPRESS CREEK NORTH
PARCEL 5
PASCO COUNTY, FLORIDA
ALTA/NSPS LAND TITLE, TOPOGRAPHIC
AND SPECIFIC PURPOSE SURVEY

P.N.	2018
SCALE:	1" = 30'
DATE:	07/05/2018
CREW CHIEF:	S.A.W.
DRAWN BY:	B.A.B.
CHECKED BY:	D.J.B.

10/19/2018

Dennis J. Bentham
Professional Surveyor and Mapper No. 4697
State of Florida