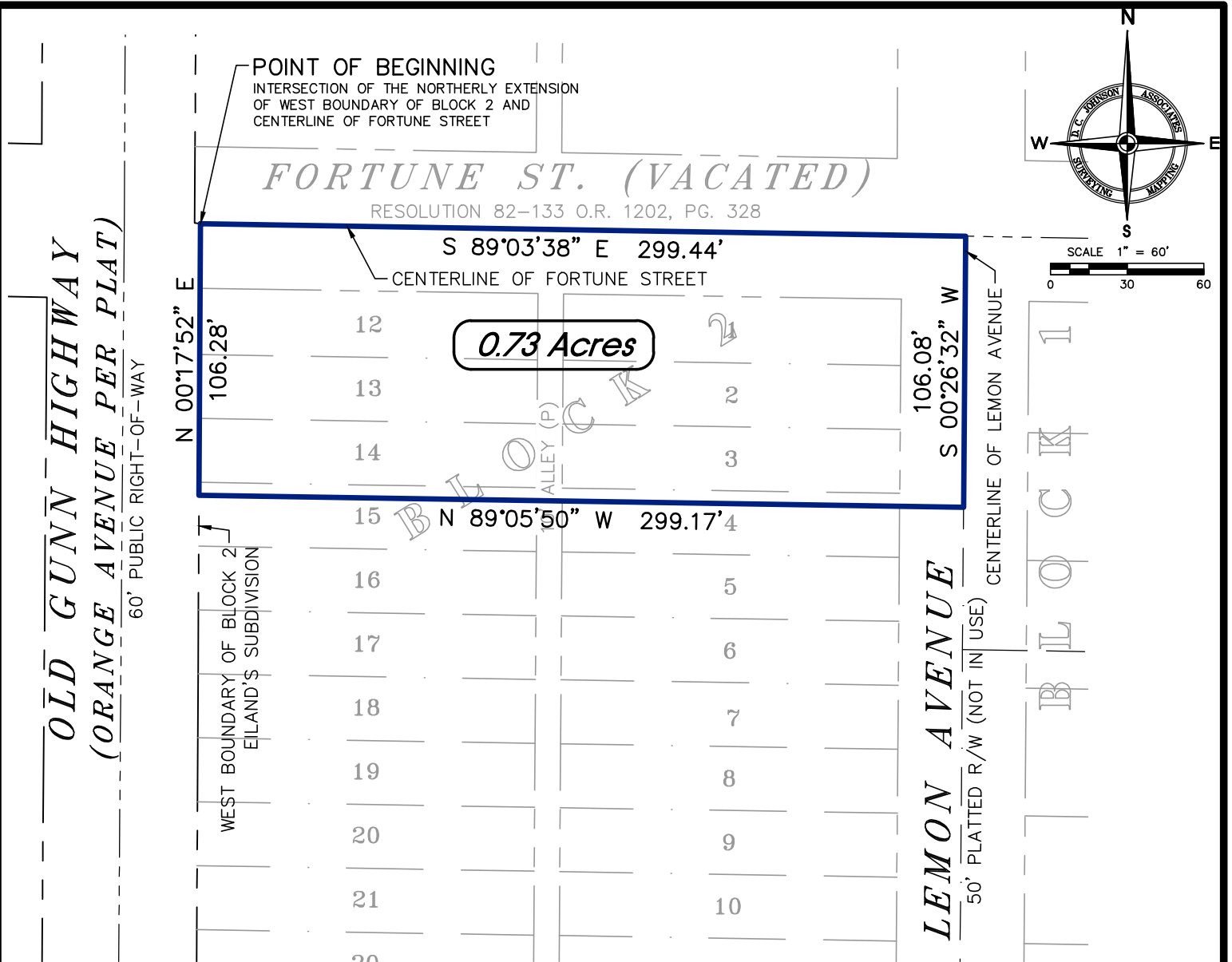




DESCRIPTION:

A portion of Block 2, EILAND'S SUBDIVISION, AS RECORDED IN Plat Book 2, Page 65 of the Public Records of Pasco County, and a Portion of the former right-of-way of Fortune Street and a portion of the right-of-way of Lemon Avenue, being further described as follows:

For a POINT OF BEGINNING, commence at the intersection of the Northerly extension of the West boundary of said Block 2, EILAND'S SUBDIVISION (the same being the East right-of-way line of Old Gunn Highway) and the Centerline of Fortune Street, thence S.89°03'38"E. along said centerline of Fortune Street, a distance of 299.44 feet to a point of intersection with the centerline of Lemon Avenue, thence S.00°26'32"W. along said centerline of said Lemon Avenue, a distance of 106.08 feet; thence N.89°05'50"W., a distance of 299.17 feet to the aforementioned West boundary of Block 2, EILAND'S SUBDIVISION, thence N.00°17'52"E. along said West boundary, a distance of 106.28 feet to the POINT OF BEGINNING. Containing 0.73 acres, more or less.

DESCRIPTION AND SKETCH NOT A BOUNDARY SURVEY

8/3/2021	REVISE PER CURRENT SITE PLAN	LDJ
DATE	REVISION	BY

Corner Monuments were not set in conjunction with the preparation of this sketch. Improvements, if any, have not been located in conjunction with the preparation of this sketch. This sketch is for graphic illustration only, and does not represent a field survey. Descriptions created per this sketch.

**GUNN HIGHWAY FLEA MARKET
REZONING PARCEL**

PREPARED FOR
Dunphy Properties, LLC

JOB NO: 2020-290A01.BG00004 | DRAWN BY: LDJ

We hereby certify that the sketch and description shown hereon are true and correct to the best of our knowledge and belief, and were prepared in accordance with the "Standards of Practice" as set forth by the Florida Board of Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

STATE OF FLORIDA
REGISTERED LAND SURVEYOR
Date: 6/24/2021
Daniel C. Johnson
PLS/PSM License Number 3653
For D.C. Johnson & Associates, Inc.
Not valid without the signature and raised seal of a Florida Licensed Surveyor

**JOHNSON
ASSOCIATES**
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