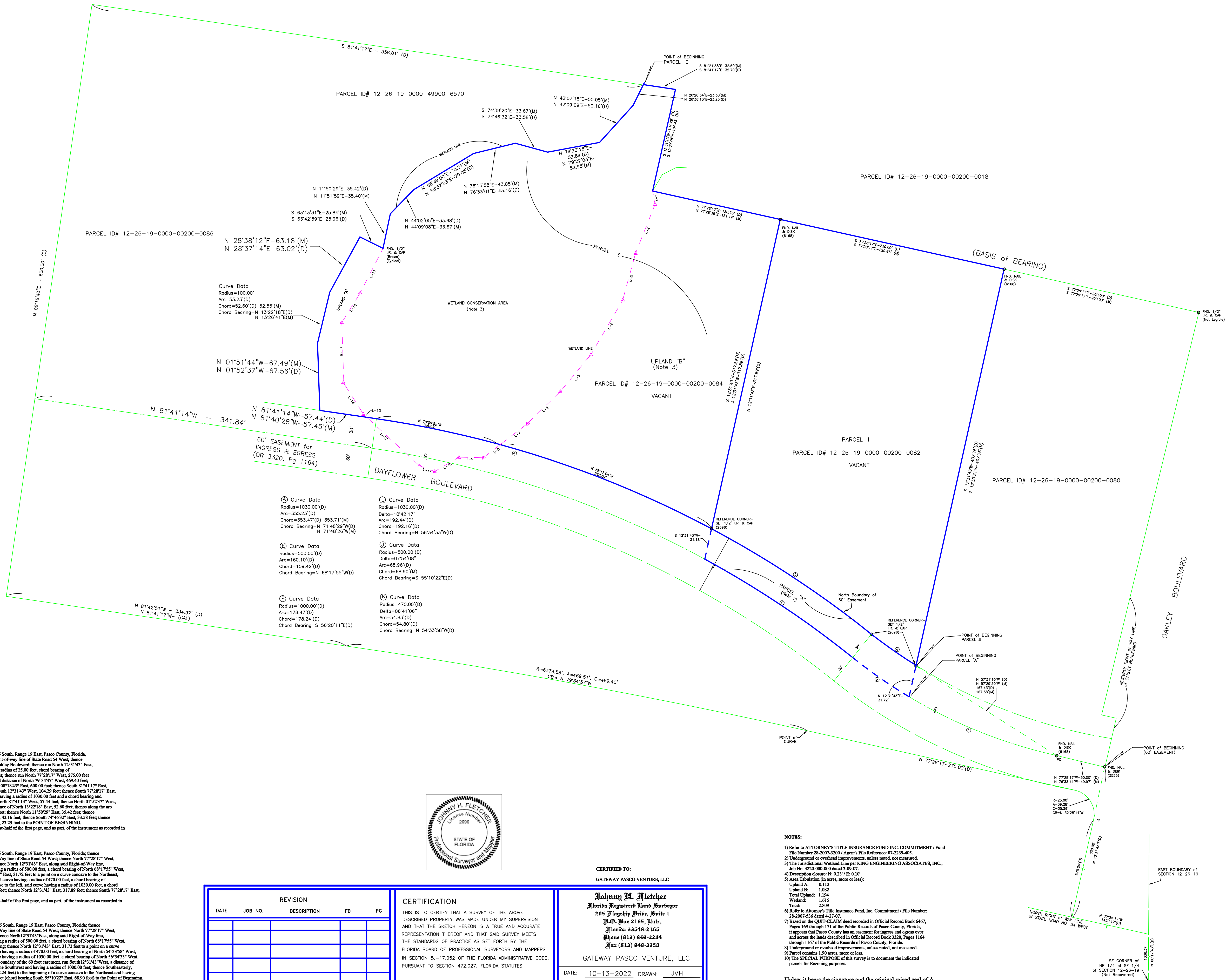




LEGEND:
CAL=CALCULATED DATA
CCR=CERTIFIED CORNER RECORD
C.M.=CONCRETE MONUMENT
CONC.=CONCRETE
D-PIPE=DESCRIPTION
DB=DEED BOOK
ELEV.=ELEVATION
EPCH= ENVIRONMENTAL PROTECTION COMMISSION OF HILLSBOROUGH COUNTY
FND. = FOUND
I.P. = IRON PIPE
I.R. = IRON ROD
M=MEASURED DATA
NAVD=NORTH AMERICAN
VERTICAL DATUM
NGVD=NATIONAL GEODETIC
VERTICAL DATUM
NFS=NOT FND. OR SET
OH = OVERHEAD
OR=OFFICIAL RECORD
P = PER PLAT
PCP = PERMANENT CONTROL POINT
POB=POINT OF BEGINNING
REF.=REFERENCE
R/W=RIGHT-OF-WAY
SHW=SEASONAL HIGH WATER
S/W=SIDEWALK
SWFWMD=SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT



LEGAL DESCRIPTIONS:

PARCEL I (NOTES 1 - 5):

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 12, Township 26 South, Range 19 East, Pasco County, Florida, and run North 0°17'43" East, along the East boundary of said Section 12, 1,336.37 feet to the North Right-of-Way line of State Road 54 West, thence North 77°28'17" West, along said Right-of-Way line, 1,450.17 feet to the Westerly Right-of-Way line of Oakley Boulevard, thence North 12°31'43" East, along said Right-of-Way line, 630.00 feet; thence North 77°28'17" West, 50.00 feet to the P.C. of a curve to the right, said curve having a radius of 500.00 feet, a chord bearing of North 0°17'55" West, and a chord of 159.42 feet; thence along said curve, an arc distance of 160.19 feet; thence North 12°31'43" East, 31.72 feet to a point on a curve concave to the Northeast, said point also being the Point of Beginning and lying on the North boundary of a 60 foot easement, said curve having a radius of 470.00 feet, a chord bearing of North 3°13'38" West, and a chord of 54.80 feet; thence along said curve, 54.80 feet to a point on a curve to the left, said curve having a radius of 1030.00 feet, a chord bearing of North 0°17'43" West, a chord of 192.16 feet; thence along said curve a distance of 192.16 feet; thence North 12°31'43" East, 31.72 feet; thence South 77°28'17" East, 230.00 feet; thence South 12°31'43" West, 407.75 feet to the POINT OF BEGINNING.

TOGETHER WITH a 60 foot non-exclusive easement for ingress and egress as described in the top one-half of the first page, and as part, of the instrument as recorded in Official Record Book 3320, Page 1164, Public Records of Pasco County, Florida.

PARCEL II (NOTES 6 - 9):

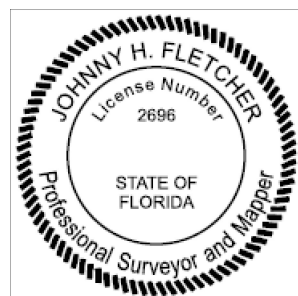
Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 12, Township 26 South, Range 19 East, Pasco County, Florida, thence North 0°17'43" East, along the East boundary of said Section 12, 1,336.37 feet to the North Right-of-Way line of State Road 54 West, thence North 77°28'17" West, along said Right-of-Way line, 1,450.17 feet to the Westerly Right-of-Way line of Oakley Boulevard, thence North 12°31'43" East, along said Right-of-Way line, 630.00 feet; thence North 77°28'17" West, 50.00 feet to the P.C. of a curve to the right, said curve having a radius of 500.00 feet, a chord bearing of North 0°17'55" West, and a chord of 159.42 feet; thence along said curve, an arc distance of 160.19 feet to the Point of Beginning, thence North 12°31'43" East, 31.72 feet to a point on a curve concave to the Northeast, said point also being the Point of Beginning and lying on the North boundary of a 60 foot easement, said curve having a radius of 470.00 feet, a chord bearing of North 3°13'38" West, and a chord of 54.80 feet; thence along said curve, 54.80 feet to a point on a curve to the left, said curve having a radius of 1030.00 feet, a chord bearing of North 0°17'43" West, a chord of 192.16 feet; thence along said curve a distance of 192.16 feet; thence North 12°31'43" East, 31.72 feet; thence South 77°28'17" East, 230.00 feet; thence South 12°31'43" West, 407.75 feet to the POINT OF BEGINNING.

TOGETHER WITH a 60 foot non-exclusive easement for ingress and egress as described in the top one-half of the first page, and as part, of the instrument as recorded in Official Record Book 3320, Page 1164, Public Records of Pasco County, Florida.

PARCEL A:

Commence at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 12, Township 26 South, Range 19 East, Pasco County, Florida, thence North 0°17'43" East, along the East boundary of said Section 12, 1,336.37 feet to the North Right-of-Way line of State Road 54 West, thence North 77°28'17" West, along said Right-of-Way line, 1,450.17 feet to the Westerly Right-of-Way line of Oakley Boulevard, thence North 12°31'43" East, along said Right-of-Way line, 630.00 feet; thence North 77°28'17" West, 50.00 feet to the P.C. of a curve to the right, said curve having a radius of 500.00 feet, a chord bearing of North 0°17'55" West, and a chord of 159.42 feet; thence along said curve, an arc distance of 160.19 feet to the Point of Beginning, thence North 12°31'43" East, 31.72 feet to a point on a curve concave to the Northeast, said point also being the Point of Beginning and lying on the North boundary of a 60 foot easement, said curve having a radius of 470.00 feet, a chord bearing of North 3°13'38" West, and a chord of 54.80 feet; thence along said curve, 54.80 feet to a point on a curve to the left, said curve having a radius of 1030.00 feet, a chord bearing of North 0°17'43" West, a chord of 192.16 feet; thence along said curve a distance of 192.16 feet; thence North 12°31'43" East, 31.72 feet; thence South 77°28'17" East, 230.00 feet; thence South 12°31'43" West, 407.75 feet to the POINT OF BEGINNING.

TOGETHER WITH a 60 foot non-exclusive easement for ingress and egress as described in the top one-half of the first page, and as part, of the instrument as recorded in Official Record Book 3320, Page 1164, Public Records of Pasco County, Florida.



CERTIFIED TO:
GATEWAY PASCO VENTURE, LLC

Johnny H. Fletcher
Florida Registered Land Surveyor
205 Flagship Drive, Suite 1
P.O. Box 2185, Fife, FL 33548-2185
Phone (813) 949-2204
Fax (813) 949-3350

GATEWAY PASCO VENTURE, LLC

DATE: 10-13-2022 DRAWN: JMH
SCALE: 1"=50' JOB # 22-115
CHK: JHF F.B. N/A PG.

JOHNNY H. FLETCHER
PROFESSIONAL LAND SURVEYOR NO. 2686

NOTES:

- 1) Refer to ATTORNEY'S TITLE INSURANCE FUND INC. COMMITMENT / Fund File Number 28-2007-3300 / Agent's File Reference: 07-2235-405.
- 2) Underground or overhead improvements, unless noted, not measured.
- 3) The Jurisdictional Wetland Line per KING ENGINEERING ASSOCIATES, INC.; Job No. 4220-000-000 dated 3-09-07.
- 4) Description (lines): N 32°1' E 110' 1.615
Optical: 0.112
Upland: 1.082
Total Upland: 1.194
Wetland: 1.615
Total: 2.809
- 5) Area Tabulation (in acres, more or less):
Optical: 0.112
Upland: 1.082
Total Upland: 1.194
Wetland: 1.615
Total: 2.809
- 6) Refer to Attorney's Title Insurance Fund, Inc. Commitment / File Number: 28-2007-3300 dated 4-27-07.
- 7) Based on the QUT-CLAM deed recorded in Official Record Book 6467, Pages 169 through 171 of the Public Records of Pasco County, Florida, it appears that Pasco County has an easement for ingress and egress over and across the lands described in Official Record Book 3320, Page 1164 through 1167 of the Public Records of Pasco County, Florida.
- 8) Underground or overhead improvements, unless noted, not measured.
- 9) Parcel contains 1.90 acres, more or less.
- 10) The SPECIAL PURPOSE of this survey is to document the indicated parcels for Rezoning purposes.

Unless it bears the signature and the original raised seal of A Florida Licensed Surveyor and Mapper, this drawing, sketch, plat or map is for informational purposes only and is not valid.