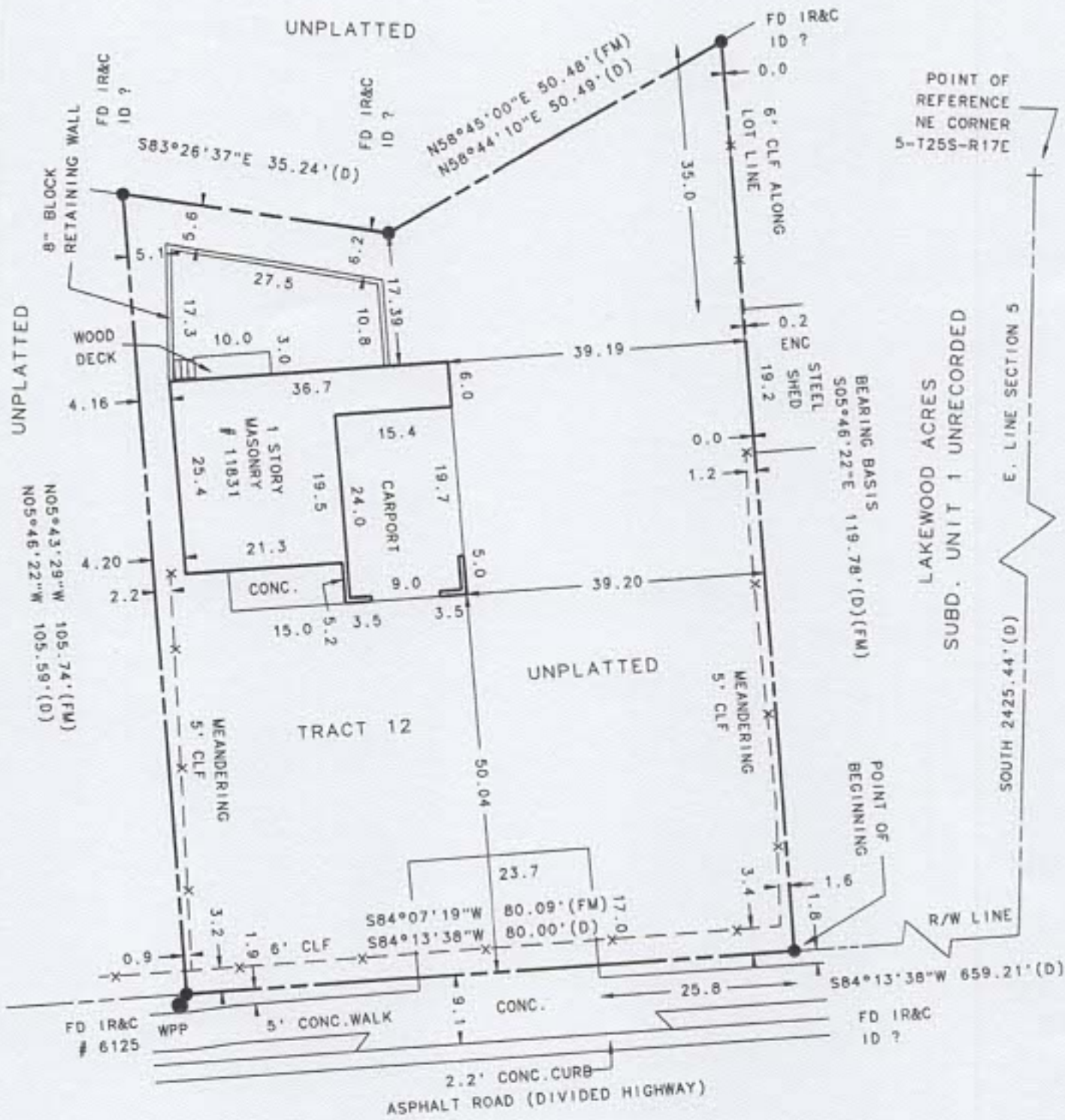


MAP OF SURVEY 11831 STATE ROAD 52 HUDSON, FL 34669



STATE ROAD No. 52
R/W WIDTH VARIES

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LAWRENCE E. POWERS

MAP OF SURVEY

SUBJECT ADDRESS:

11831 STATE ROAD 52
HUDSON, FL 34669

TYPE OF SURVEY: BOUNDARY
PREPARED FOR: RACC EQUITY LLC

CERTIFIED TO:

- A) RACC EQUITY LLC
- B) CHICAGO TITLE INSURANCE COMPANY
- C) CAPITAL CITY BANK
- D) SUNSET TITLE SERVICES

PROJECT #: 1183152
FIELD SURVEYED: AUG. 17, 2020
DATE DRAWN: AUG. 26, 2020
DATE SIGNED: AUG. 27, 2020

FLOOD ZONE: X (BUILDING)
FEMA FIRM MAP # 12101C0203F
DATED SEPT 26, 2014
PANEL # 0203 SUFFIX F
COMMUNITY #: 120230

LAT: 28°20'22.3"N LONG: 82°37'08.4"W
YEAR BUILT: 1988

FOLIO #: 05-25-17-0010-00000-0120
LOT SIZE: 8480.11 +/- SQFT
LAND USE: AUTO SALES
SECTION: 5-25-17

BEARING STRUCTURE PER DEED

GENERAL NOTES:

ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

RE-USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED WITHOUT WRITTEN CONSENT FROM THE ENTITY IN WHICH IT WAS PREPARED FOR, WILL BE AT THE RE-USERS SOLE RISK AND WITHOUT LIABILITY TO THE SIGNING SURVEYORS OR ITS FIRM.

NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE WHOM THE SURVEY WAS PREPARED FOR.

THIS MAP CONSIST OF 2 SHEETS. WHEN MULTIPLE SHEETS COMPRISE THE PLAT OR MAP OF SURVEY NO SINGLE SHEET SHALL BE CONSIDERED FULL AND COMPLETE WITHOUT THE OTHER/S.

LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS SURVEYOR FOR EASEMENTS AND/OR RIGHTS OF WAY OF RECORD.

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

THIS IS AN ABOVE GROUND SURVEY AND LOCATIONS ARE LIMITED TO VISIBLE IMPROVEMENTS ONLY. NO IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. THERE MAY BE ADDITIONAL ABOVE GROUND AND/OR UNDERGROUND UTILITIES / IMPROVEMENTS NOT SHOWN ON THIS SURVEY.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED TO THIS SURVEYOR. THERE MAY EXIST OTHER DOCUMENTS OF RECORD THAT WOULD AFFECT THIS PARCEL.

MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.

THE EXISTING MONUMENTATION AS SHOWN HEREON HAS BEEN HELD TO DEFINE THE PLAT AND RECORD BOUNDARY TITLE DESCRIPTIONS. SAID MONUMENTATION HAS BEEN DETERMINED TO BE THE BEST ACCEPTABLE EVIDENCE OF THE DEEDING INTENT OF THOSE AREAS INVOLVED. SAID EXISTING MONUMENTATION MAY OR MAY NOT HARMONIZE WITH STANDARD SECTIONALIZED LANDS LINES. OTHER RECORD PLAT BOUNDARIES OR LIMITS AND OTHER FEE TITLE DESCRIPTIONS ADJACENT TO THE AREA SHOWN HEREON.

THERE MAY BE ADDITIONAL RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS PLAT OF SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE TERM CERTIFIED AS USED ON THIS PLAT, IS UNDERSTOOD TO BE THE PROFESSIONAL OPINION OF THIS SURVEYOR WHICH IS FORMULATED ON HIS BEST KNOWLEDGE AND INFORMATION, AND AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED. THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

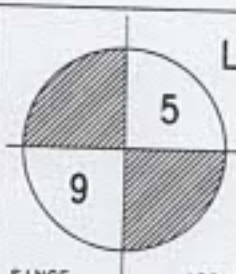
LEGEND:

- (FM) FIELD MEASURES
- (D) DEED
- (P) PLAT
- (R/W) RIGHT-OF-WAY
- (NR) NON RADIAL LINE
- (IP) IRON PIPE
- (I/R) IRON ROD
- (CM) CONCRETE MONUMENT
- E- ELECTRIC LINE
- (4.53) DENOTES ELEVATION
- T- TELEPHONE LINE
- X- FENCE
- (FH) FIRE HYDRANT
- ENC ENCROACHMENT
- (WV) WATER VALVE
- (WM) WATER METER
- (CLF) CHAIN LINK FENCE
- " SECONDS SYMBOL
- (WPP) WOOD POWER POLE
- (CPP) CONCRETE POWER POLE
- FP&L FLORIDA POWER & LIGHT
- ESM-T EASEMENT
- " MINUTE SYMBOL
- * DEGREES SYMBOL
- W WEST
- E EAST
- S SOUTH
- BLDG BUILDING
- N NORTH
- (FD) FOUND
- SET IRON ROD
- FOUND #5 REBAR
- SET CONCRETE MONUMENT
- FOUND CONCRETE MONUMENT
- (PC) POINT OF CURVATURE
- (PT) POINT OF TANGENCY

A 1 INCH IRON PIPE OR
5/8 INCH REBAR WITH A
PLASTIC CAP LABELED LS
5505 IS SET WHERE SET IS
INDICATED ON THIS PLAT.

LEGAL DESCRIPTION SUPPLIED:

TRACT 12 OF THE UNRECORDED PLAT OF LAKEWOOD ACRES SUBDIVISION UNIT ONE PASCO COUNTY FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5 TOWNSHIP 25 SOUTH RANGE 17 EAST PASCO COUNTY FLORIDA GO THENCE DUE SOUTH ALONG THE EAST LINE OF SAID SECTION 5 A DISTANCE OF 2425.44' TO IT POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 52; THENCE S84°13'38"W ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 52 A DISTANCE OF 659.21' TO THE POINT OF BEGINNING. CONTINUE THENCE S84°13'38"W A DISTANCE OF 80.00'; THENCE N05°46'22"W A DISTANCE OF 105.59'; THENCE S83°26'37"E A DISTANCE OF 35.24'; THENCE N58°44'10"E A DISTANCE OF 50.49'; THENCE S05°46'22"E A DISTANCE OF 119.78' TO THE POINT OF BEGINNING.



LAWRENCE E. POWERS

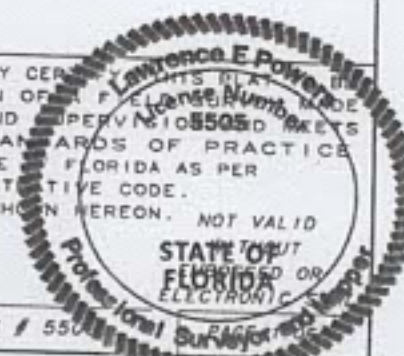
P. O. BOX 48026
ST. PETERSBURG, FL 33743-8026
P: 727-537-9895
E: SURVEYINGSTPETE@GMAIL.COM
WWW.SURVEYINGSTPETE.COM

SINCE

4996 MIRAMAR DR # 6207 ST PETERSBURG FL 33708

I THE UNDERSIGNED HEREBY CERTIFY THAT THIS PLAT IS A TRUE REPRESENTATION OF THE FIELD SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND DOES NOT EXCEED THE STANDARDS OF PRACTICE FOR SURVEYS IN THE STATE OF FLORIDA AS PER 5J-17, FLORIDA ADMINISTRATIVE CODE. SUBJECT TO ALL NOTES SHOWN HEREON.

Lawrence E. Powers
LAWRENCE E. POWERS LS # 5505



Larry Powers

Digitally signed by Larry Powers
Date: 2020.08.27 09:43:37 -0400