

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT.

BEARINGS ARE BASED UPON: SEE THE LEGAL DESCRIPTION AND SKETCH

LEGAL DESCRIPTION:

A parcel of land being a portion of that certain property, as described in Official Records Book 7271, Page 1641, of the Public Records of Pasco County, Florida, lying in Section 12, Township 25 South, Range 17 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of SILVER PALM BOULEVARD, according to the plat of SUNCOAST LAKES PHASE 1, as recorded in Plat Book 47, Page 1, of the Public Records of Pasco County, Florida; thence the following three (3) courses along the East Right-of-Way line of said SILVER PALM BOULEVARD; (1) thence S00°15'40"W, for 1,549.12 feet (being the basis of bearings for this legal description); (2) thence S10°50'21"W, for 108.95 feet to the point of intersection with a non-tangent curve, concave Easterly; (3) thence Southerly along the arc of said curve, with a radial bearing of S89°44'20"E, having a radius of 1,110.00 feet, a central angle of 03°46'36", an arc length of 73.17 feet, and a chord bearing S01°37'38"E, for 73.15 feet, to the point of intersection with a non-tangent line; thence leaving said East Right-of-Way line of SILVER PALM BOULEVARD, N90°00'00"E, for 429.51 feet; thence S30°19'16"E, for 470.62 feet to the POINT OF BEGINNING; thence N61°21'36"E, for 718.49 feet; thence N00°19'53"E, for 460.94 feet to the point of intersection with East line of that certain property, as described in Official Records Book 7271, Page 1641, same being the West Right-of-Way line of SUNCOAST PARKWAY (SR 589), as described in Official Records Book 4096, Page 1008, both of the Public Records of Pasco County, Florida; thence the following three (3) courses along said East line of that certain property, as described in Official Records Book 7271, Page 1641, same being said West Right-of-Way line of SUNCOAST PARKWAY (SR 589), as described in Official Records Book 4096, Page 1008; (1) thence S53°37'58"E, for 531.90 feet; (2) thence S07°06'48"W, for 975.88 feet to the point of intersection with a non-tangent curve, concave Easterly; (3) thence Southerly along the arc of said curve, with a radial bearing of S82°53'17"E, having a radius of 3,064.79 feet, a central angle of 07°52'51", an arc length of 421.55 feet, and a chord bearing S03°10'18"W, for 421.22 feet, to the point of intersection with a non-tangent line; thence leaving said East line of that certain property, as described in Official Records Book 7271, Page 1641, same being said West Right-of-Way line of SUNCOAST PARKWAY (SR 589), as described in Official Records Book 4096, Page 1008, S76°52'34"W, for 724.94 feet; thence N50°13'40"W, for 350.89 feet; thence N03°58'25"E, for 841.18 feet to the POINT OF BEGINNING.

Containing 1,325,756 square feet or 30.435 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE, BOUNDARY AND TOPOGRAPHIC SURVEY, PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NO.: 2019-0067, DATED: 12-3-2019 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

SUNCOAST COMMERCIAL

SHEET DESCRIPTION:

PARCEL 6

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:
NONE	6/24/2021	SMS	JTP	BGD
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
549-0020	63_NAVD88	12	25 S	17 E

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEETS 2-3 SKETCH AND LEGEND



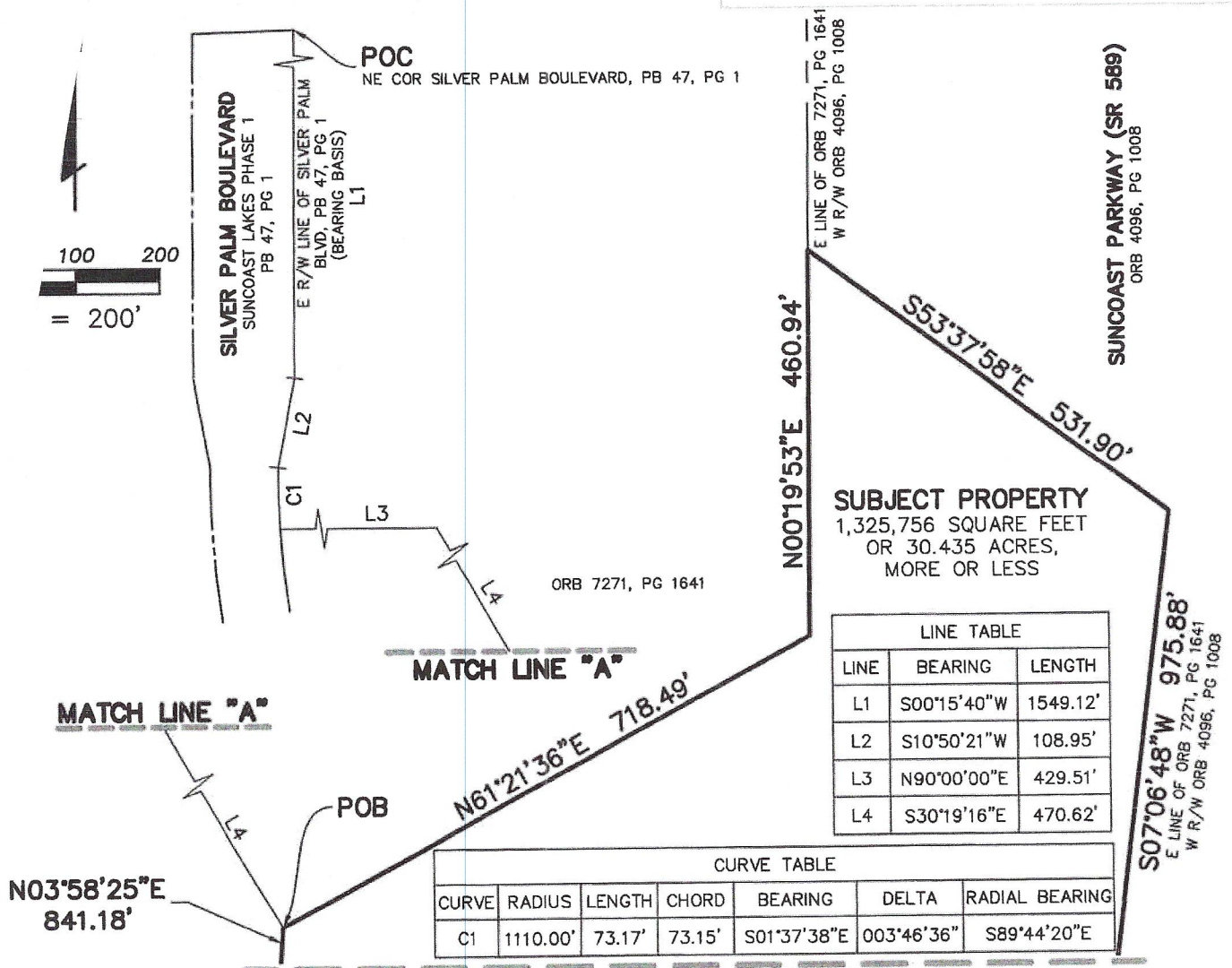
**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL
SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH
STATE OF FLORIDA
JARED T. PATENAUE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
6-24-2021

Q1 A SURVEY

ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT
IN THE PUBLIC RECORDS OF THIS COUNTY.
DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT
SEARCH REPORT.
BASED UPON: SEE THE LEGAL DESCRIPTION AND SKETCH



PREPARED FOR:

SUNCOAST COMMERCIAL

SHEET DESCRIPTION:

PARCEL 6

SCALE: 1"=200'	DATE: 6/24/2021	DRAWN: SMS	CALCED: JTP	CHECKED: BGD
JOB No.: 549-0020	EPN: 63_NAVD88	SECTION: 12	TOWNSHIP: 25 S	RANGE: 17 E



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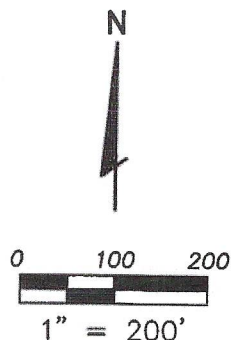
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MATCH LINE - SEE SHEET 2



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C2	3064.79'	421.55'	421.22'	S03°10'18"W	007°52'51"	S82°53'17"E

SUBJECT PROPERTY
1,325,756 SQUARE FEET
OR 30.435 ACRES,
MORE OR LESS

N03°58'25"E 841.18'

N50°13'40"W 350.89'

S76°52'34"W 724.94'

S07°06'48"W 975.88'
E LINE OF ORB 7271, PG 1641
W R/W ORB 4096, PG 1008

SUNCOAST PARKWAY (SR 589)
ORB 4096, PG 1008

ORB 7271, PG 1641

ORB 7271, PG 1641

LEGEND:

COR = CORNER
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
SR = STATE ROAD

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/NSPS LAND TITLE, BOUNDARY AND TOPOGRAPHIC SURVEY, PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NO.: 2019-0067, DATED: 12-3-2019 AND RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

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