

**Surveyor's Notes**

This survey was prepared without an abstract of title; therefore the undersigned makes no guarantees or representations regarding information shown hereon pertaining to easements, rights-of-ways, setback lines, agreements, reservations, or other similar matters.

No underground installations, improvements, or encroachments have been located except those shown hereon.

Description as depicted hereon has been supplied to the undersigned by the client in Commitment Number CP-0742002, prepared by Akerman Senterfitt, Attorneys at Law, and underwritten by, Attorneys' Title Insurance Fund, Inc.

State Road 52 is a 100.00' State Maintained right of way adjacent to subject property.

No instruments of record reflecting easements, rights-of-way, and/or ownership were furnished to the undersigned except as shown.

Bearings are based on assumed datum: Held N.90°00'00"W., for the South right-of-way line of State Road 52 in Section 7, Township 25 South, Range 20 East, Pasco County, Florida and being adjacent to subject property.

Bearings and distances shown hereon are both Deed (D) and Field Measured (F) unless shown otherwise.

Subject property may contain lands that are subject to claim or restriction by one or more of the following agencies: Army Corps of Engineers (A.C.O.E.), Southwest Florida Water Management District (S.W.F.W.M.D.), Department of Environmental Protection (D.E.P.).

Use of this survey for purposes other than intended, without written verification of the undersigned, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall construe to give any rights or benefits to anyone other than those certified to.

Measurement methods used for this survey meet MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING pursuant to Chapter 61C17-6.003 requirements of the Florida Administrative Code.

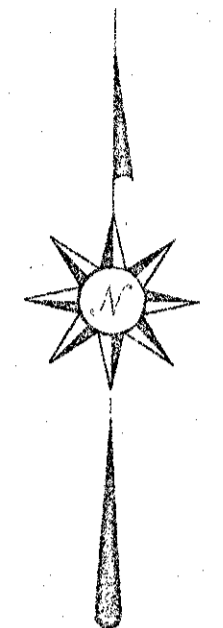
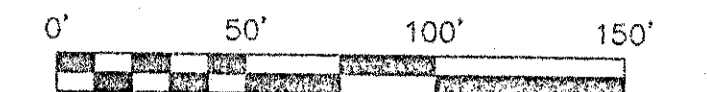
Subject property shown hereon appears to lie in Flood Zone "X" according to F.I.R.M. Community Panel Numbers 120230 0275D, dated September 30, 1992.

**DESCRIPTION**

Commencing at a point that is 2589.00 feet North and 467.00 feet West of the Southeast corner of the Southeast 1/4 of Section 7, Township 25 South, Range 20 East, Pasco County, Florida; said point being on the South right-of-way line of State Road 52; thence run Westerly along said South right-of-way line a distance of 651.38 feet; thence run South a distance of 267.51 feet to a point on the North line of the Atlantic Coastline Railroad right-of-way; thence run Northeasterly along said North right-of-way a distance of 680.01 feet; thence run North a distance of 67.88 feet to the POINT OF BEGINNING.

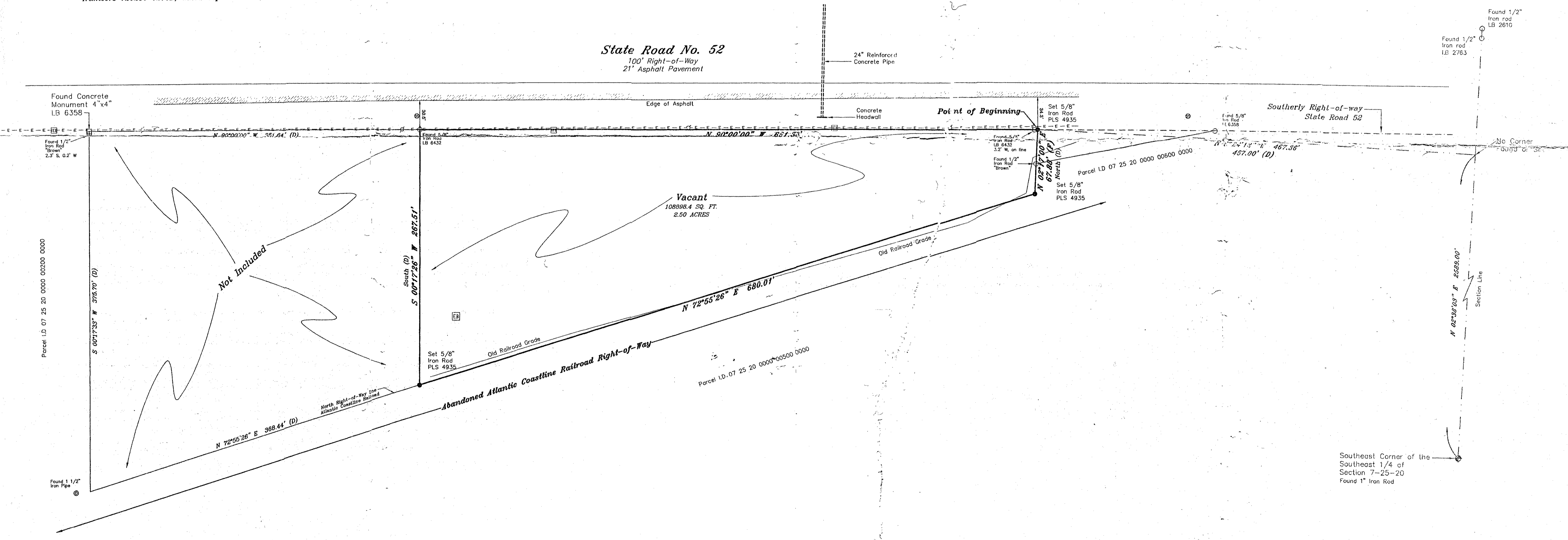
**LEGEND**

- These standard symbols will be found in the drawing.
- ⊙ Found Iron Pipe as noted
- Found Iron Rod as noted
- Set Iron Rod 5/8" PLS 4935
- ⊕ Power Pole
- ☒ Telephone Equipment Box
- ☒ Electric Meter Pole w/Box
- ⊙ Sanitary Manhole
- — — Overhead Power Line



**State Road No. 52**

100' Right-of-Way  
21' Asphalt Pavement



Not Included

Vacant  
108898.4 SQ. FT.  
2.50 ACRES

Southeast Corner of the  
Southeast 1/4 of  
Section 7-25-20  
Found 1" Iron Rod

CERTIFIED TO:  
Eagle Property Development II, LLC  
Attorneys' Title Insurance Fund, Inc.  
Akerman Senterfitt Attorneys at Law  
Pasco Land Trust 52701

This certifies that a survey of the property shown hereon was made under my supervision and is correct to the best of my knowledge and belief and meets the Minimum Technical Standards set forth by the Florida Board of Land Surveyors, in Chapter 61C17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

For Glenn Price - Surveying & Mapping, Inc.  
Glenn A. Price, P.L.S.  
Florida Professional Land Surveyor Number 4935  
Not valid unless embossed with raised seal of the signing surveyor

date of field survey 03-17-04

<b>Glenn Price - Surveying &amp; Mapping, Inc.</b>		<b>Boundary Survey</b>	
PREPARED FOR <b>Eagle Property Development II, LLC</b>		PROJECT NO.: 03117H01	
<b>State Road 52</b>		SCALE: 1" = 50'	
<b>San Antonio, Florida 33576</b>		DRAWN BY: RKD 03/18/04 SHEET 1 OF 1	
Phone (352) 521-0441 Fax (352) 521-0431 P.O. Box 2081 35008 Live Oak Avenue Dade City, Florida 33523		CHECKED BY: GAP 03/18/04	