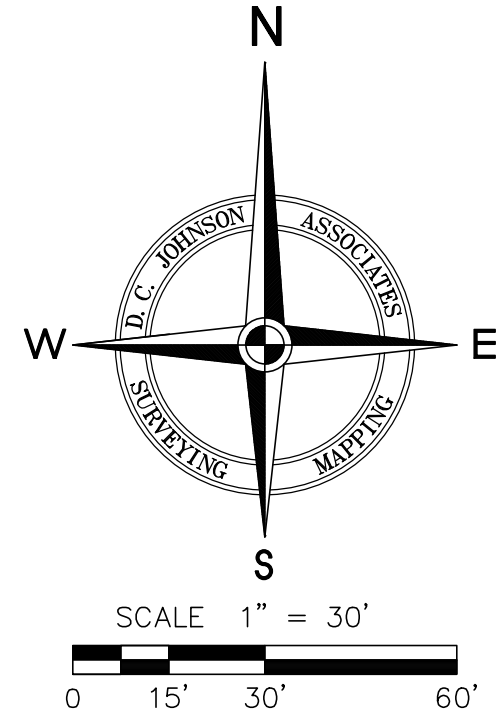


A PORTION OF
THE WEST 1/2 OF THE SOUTHEAST 1/4 OF
THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 9, TOWNSHIP 25 SOUTH, RANGE 21 EAST
PASCO COUNTY, FLORIDA



DESCRIPTION: (per Official Records Book 10554, Page 1327)

The South 386.50 feet of the West 1/2 of Southeast 1/4 of Northwest 1/4 of Northwest 1/4 of Section 9, Township 25 South, Range 21 East, the same being the South 386.50 feet of Lot 2, Block 4 of W.S. GILLAM'S SUBDIVISION, as per plat thereof recorded in Plat Book 1, Page 57, of the Public Records of Pasco County, Florida:

LESS the West 25.00 feet for Circle B Road, and LESS the South 35.30 feet for SR 52-A, Right-of-Way A/K/A Clinton Avenue and LESS THE FOLLOWING: A Parcel of land lying within Lot 2, Block 4, W.S. GILLAM'S SUBDIVISION, according to the plat thereof recorded in Plat Book 1, Page 57, Section 9, Township 25 South, Range 21 East, Pasco County, Florida, being further described as follows: COMMENCE at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of said Section 9; thence N.00°23'26"E., along the West line of the Southeast 1/4 of the Northwest 1/4 of said Section 9, a distance of 1325.47 feet to the centerline of survey County Road 52A (Clinton Avenue) per Pasco County Project Number C-3216.40; thence along said centerline run N.89°50'14"W., a distance of 331.72 feet; thence departing said centerline run N.00°25'30"E., a distance 35.00 feet to the Northerly existing right-of-way line of said County Road 52A as shown on the map recorded in Road Book 2, Pages 114 through 118, Public Records of Pasco County, Florida for a POINT OF BEGINNING; thence along said existing right-of-way line run N.89°50'14"W., a distance of 306.70 feet to the East line of the West 25.00 feet of said Lot 2; thence along said line run N.00°27'34"E., a distance of 40.52 feet; thence N.89°48'48"E., a distance of 288.95 feet to the beginning of a tangent curve concave Southerly and having a radius of 5052.00 feet, a central angle of 00°12'04", a chord bearing of N.89°54'50"E, and chord distance of 17.74 feet; thence Easterly along the arc of said curve 17.74 feet to the end of said curve and the East line of said Lot 2; thence S.00°25'30"W., along said East line of Lot 2, a distance of 42.36 feet to the POINT OF BEGINNING.

- LEGEND
- IP, IR = IRON PIPE, IRON ROD
 - (LO) = LESS OUT
 - R/W = RIGHT-OF-WAY
 - O.R. = OFFICIAL RECORDS BOOK
 - P.C. = PAGE
 - EL. = ELEVATION
 - = FOUND IR (SIZE & REGISTRATION NUMBER AS NOTED)
 - = SET 5/8" IR "DC JOHNSON LB 4514"
 - △ = FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)
 - ▲ = SET NAIL & DISK "LB 4514"
 - ⊕ = VERTICAL CONTROL BENCHMARK
 - ⌚ = POWER POLE/TELEPHONE POLE
 - ⊙ = LIGHT POLE
 - ⊙ = GUY ANCHOR
 - ⊕ = POST
 - ⊕ = ROAD SIGN
 - ⊕ = MAILBOX
 - ⊕ = CHAIN LINK FENCE
 - ⊕ = WIRE FENCE
 - ⊕ = WOOD FENCE
 - ⊕ = SPOT ELEVATION
 - ⊕ = CHERRY LAUREL TREE (SIZE AS NOTED)
 - ⊕ = OAK TREE (SIZE AS NOTED)
 - ⊕ = WATER METER
 - ⊕ = GATE VALVE - WATER
 - ⊕ = FIRE HYDRANT
 - ⊕ = GATE VALVE - FIRE
 - ⊕ = ELECTRIC METER
 - ⊕ = ELECTRIC VAULT/HAND HOLE
 - ⊕ = OVERHEAD POWER LINE
 - ⊕ = TELEPHONE PEDESTAL
 - ⊕ = FIBER OPTIC VAULT/HAND HOLE
 - ⊕ = CONCRETE

SURVEYOR'S NOTES:

- Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to. This survey meets the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.
- 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-way, setback lines, agreements, reservations, or other similar matters.
- No instruments of record reflecting easements, right-of-ways and/or ownership were furnished to the undersigned except as shown.
- No underground installations, improvements or encroachments, have been located except those shown hereon.
- Bearings shown hereon are based on the Florida State Plane Coordinate System, FL-West Projection, with the West boundary line of the subject property having a grid bearing of N.00°34'18"E.
- Elevations shown hereon are based upon North American Vertical Datum of 1988 (NAVD88), National Geodetic Survey benchmark "C 678", located in Dade City, Florida, published elevation = 121.84' (NAVD88).
- Bearings and distances shown hereon are field measured, unless otherwise indicated.
- The text for ties to improvements indicates the direction they lie in relation to the boundary.
- Subject property appears to lie in Flood Zone "X" according to F.I.R.M. Community Panel 12101C0280F, dated 09/26/2014.
- Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.) or Florida Department of Environmental Protection (F.D.E.P.).

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	17.82'	5052.00'	0°12'08"	N 89°46'52" E	17.82'
C1LO	17.74'	5052.00'	0°12'04"	N 89°54'50" E	17.74'

BY
LCC

REVISION

DATE
4/6/22

Revised Trailer Size

DATE OF FIELD SURVEY: 3/25/2022

Daniel C. Johnson
FLS/PSM License Number 3653
This survey conforms to the Standards of Practice for Land Surveyors in Chapter 5J-17 Florida Administrative Code.
Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

STATE OF FLORIDA
REGISTERED LAND SURVEYOR
C. JOHNSON
3653

DRAWN LCC DATE: 4/5/2022
CHECKED DCJ DATE: 4/6/2022

JOHNSON
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SURVEYING AND MAPPING
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BOUNDARY & TOPOGRAPHIC SURVEY
PREPARED FOR:
DAVE MITCHELL'S HOLDING COMPANY
CIRCLE B ROAD AT CLINTON AVENUE
PROJECT NO. 2022-063A01EG00001
SEC. 9 TWP. 25S RNG. 21E COUNTY: PASCO

SCALE: As Shown

SHEET NO: 1 of 1