

**COMMERCIAL
BOUNDARY SURVEY**

SHEET 1 OF 2 (MAP OF SURVEY) - SEE SHEET TWO FOR SURVEY RELATED INFORMATION. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.

SUBJECT SURVEY IS TO BE PRINTED ON A LEDGER SIZE (11 X 17) PAPER ONLY.

CURVE TABLE					
CURVE	RADIUS	Δ	LENGTH	BEARINGS	CHORD
C-1	1402.81'	04°37'09"	257.79'	S 63°17'41" E	257.43' (P)
			258.27'	S 63°14'16" E	257.91' (M)
C-3	1402.81'	07°17'09"	178.38'	S 54°23'14" E	178.26' (P)
			178.38'	S 54°23'14" E	178.26' (M)

LINE TABLE			
LINE	BEARING	LENGTH	MARK
L-1	S 54°33'31" E	26.00'	(P)
	S 54°33'31" E	26.00'	(M)
L-2	S 35°26'29" W	10.00'	(P)
	S 35°26'29" W	10.00'	(M)
L-3	S 54°33'31" E	40.00'	(P)
	S 54°33'31" E	40.00'	(M)
L-4	S 35°26'29" W	19.00'	(P)
	S 35°26'29" W	19.00'	(M)
L-5	S 54°33'31" E	3.00'	(P)
	S 54°33'31" E	3.00'	(M)
L-6	S 35°26'29" W	18.00'	(P)
	S 35°26'29" W	18.00'	(M)
L-7	N 54°33'31" W	3.00'	(P)
	N 54°33'31" W	3.00'	(M)
L-8	S 35°26'29" W	19.00'	(P)
	S 35°26'29" W	19.00'	(M)
L-9	N 54°33'31" W	106.00'	(P)
	N 54°33'31" W	106.00'	(M)
L-10	N 35°26'29" E	56.00'	(P)
	N 35°26'29" E	56.00'	(M)
L-11	S 54°33'31" E	40.00'	(P)
	S 54°33'31" E	40.00'	(M)
L-12	N 35°26'29" E	10.00'	(P)
	N 35°26'29" E	10.00'	(M)

(BLOCK CORNER)
FND 5/8" IRON ROD
NO NUMBER
NORTHWEST CORNER OF
LOT 18, BLOCK D
"A J SWANSON'S SUNSHINE PARK"
(PB 2, PG. 80)



PID #: 17E18S230010 00000 0180

UNIT 2
BUILDING F

UNIT 1
BUILDING F

SINGLE STORY
COMMERCIAL #7076

RETENTION POND

RETENTION POND

PID #: 17E18S230030 00A0

FND 4"x4" CONC.
MONUMENT
NO NUMBER
1.74' S. & 0.05' E.
SOUTHWEST CORNER OF
PID #: 17E18S24 33340

WEST 118.76'(D)
S 89°09'38" W 118.72'(M)

FND 4"x4" CONC.
MONUMENT
NO NUMBER
SOUTHWEST CORNER OF
PID #: 17E18S230030 00A0

S 00°03'04" E 78.36'(M)
S 00°05'20" E 220.00'(D)

NORTHEAST CORNER OF
LOT 23, BLOCK D
"A J SWANSON'S SUNSHINE PARK"
(PB 2, PG. 80)

S 49°37'05" E
163.23'(P&M)

S 49°37'26" E
155.44'(M)

FND 5/8" IRON ROD
& CAP ILLEGIBLE
NORTHEAST CORNER OF
PID #: 17E18S24 33340

PROPERTY ADDRESS: 7076 WEST GULF TO LAKE HIGHWAY, CRYSTAL RIVER, FLORIDA 34429



POINTS OF INTEREST:
NONE VISIBLE

REVISIONS:
(REV.1 10/8/2025)

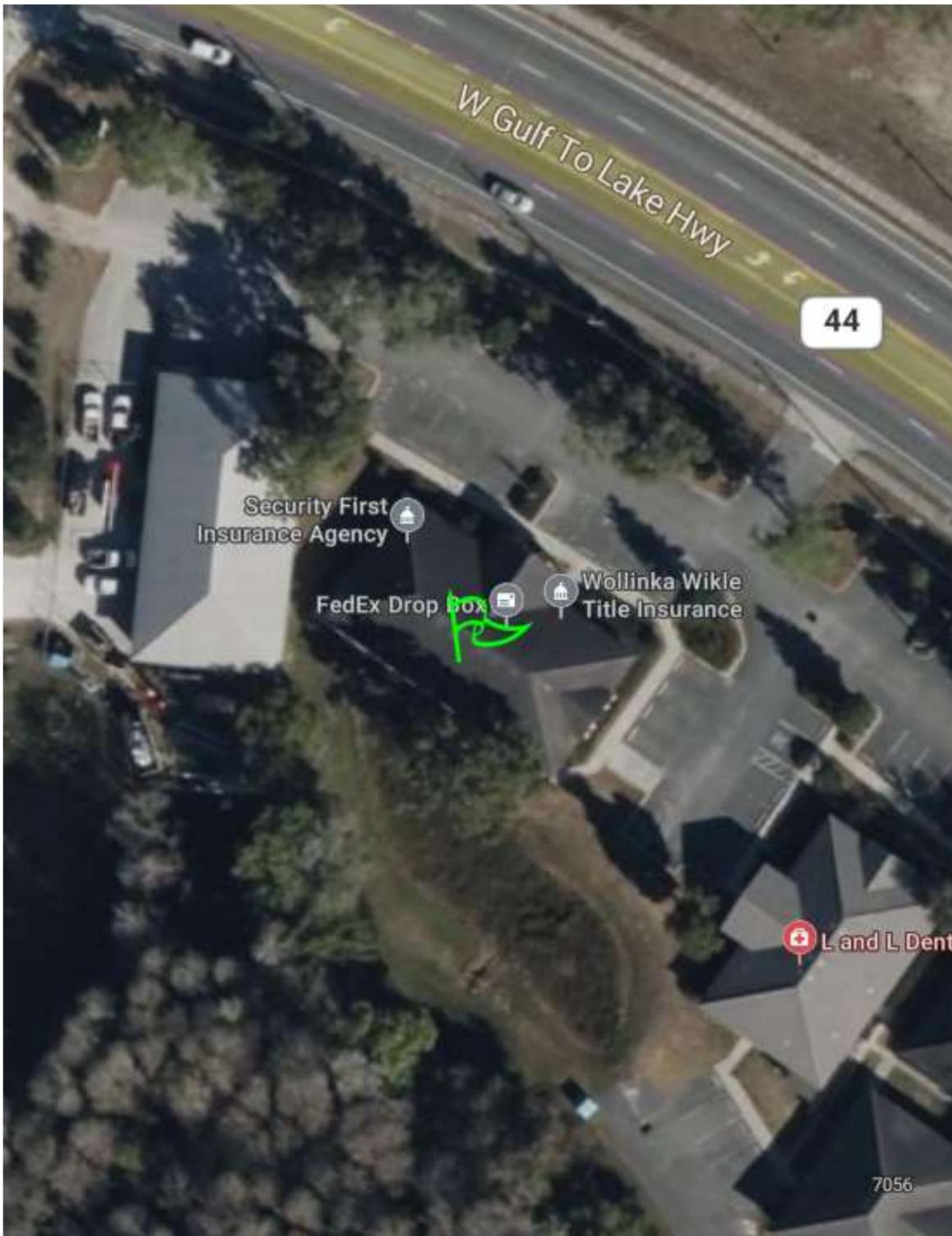
FIRST CHOICE SURVEYING, INC.
P.O. BOX 470978
LAKE MONROE, FL 32747
407.951.3425 (Office)
407.520.5453 (Fax); LB #7564
WWW.FIRSTCHOICESURVEYING.COM

CLIENT NO: _____
JOB NO: 103275
FIELD DATE: 10/6/2025
DRAWN BY: .G.
DRAWN DATE: 10/08/25
CHECKED BY: LL
APPROVED BY: LL

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AERIAL VIEW

SHEET 2 OF 2 (SURVEY RELATED INFORMATION) - SEE SHEET ONE FOR MAP OF SURVEY. SURVEY IS NOT COMPLETE WITHOUT BOTH SHEETS.
AERIAL PROVIDED IS FOR VIEWING PURPOSES ONLY AND MAY NOT SHOW CURRENT IMPROVEMENTS. AERIAL IS NOT TO SCALE.



PROPERTY ADDRESS: 7076 WEST GULF TO LAKE HIGHWAY, CRYSTAL RIVER, FLORIDA 34429

LEGAL DESCRIPTION:

UNITS 1 AND 2, BUILDING F OF CYPRESS CROSSINGS PROFESSIONAL PARK, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 2405, PAGE 818, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AND ALL AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS.

LEGEND			
AE = ACCESS EASEMENT	EOW = EDGE OF WATER	PB = PLAT BOOK	RP = RADIAL POINT
BFP = BACKFLOW PREVENTER	E/P = EDGE OF PAVEMENT	PC = POINT OF CURVATURE	R = RADIUS
BSL = BUILDING SETBACK LINE	FCC = FOUND CROSS CUT	PCC = POINT OF COMPOUND CURVATURE	RE = REAL ESTATE NUMBER
(C) = CALCULATED	FF = FINISHED FLOOR	PCP = PERMANENT CONTROL POINT	RLS = REGISTERED LAND SURVEYOR
Δ = CENTRAL ANGLE	FND = FOUND	PDE = PRIVATE DRAINAGE EASEMENT	RSR = RISER
CB = CHORD BEARING	GV = GATE VALVE	PE = POOL EQUIPMENT	R/W = RIGHT OF WAY
CH = CHORD LENGTH	INST = INSTRUMENT NUMBER	PG = PAGE	SQ FT = SQUARE FOOT
E = CENTERLINE	L = ARC LENGTH	PI = POINT OF INTERSECTION	SV = SEWER VALVE
CME = CANAL MAINTENANCE EASEMENT	LB = LICENSED BUSINESS	PID = PARCEL IDENTIFICATION NUMBER	UE = UTILITY EASEMENT
CNA = CORNER NOT ACCESSIBLE	LE = LANDSCAPE EASEMENT	PK = PARKER KALON NAIL	+/- = PLUS OR MINUS
CONC = CONCRETE	LME = LAKE MAINTENANCE EASEMENT	PL = PROPERTY LINE	XXXX = SPOT ELEVATION
COV = COVERED	LS = LICENSED SURVEYOR	PLS = PROFESSIONAL LAND SURVEYOR	SW = SURFACE WATER SHEET FLOW
CS = CONCRETE SLAB	(M) = MEASURED	POB = POINT OF BEGINNING	○ = TEMPORARY BENCHMARK
(D) = DEED	MB = MAP BOOK	POC = POINT OF COMMENCEMENT	
DB = DEED BOOK	ME = MAINTENANCE EASEMENT	PRC = POINT OF REVERSE CURVATURE	
DE = DRAINAGE EASEMENT	MHWL = MEAN HIGH WATER LINE	PRM = PERMANENT REFERENCE MONUMENT	
DH = DRILL HOLE	MN = MAG NAIL	PSM = PROFESSIONAL SURVEYOR & MAPPER	
DUE = DRAINAGE UTILITY EASEMENT	N&D = NAIL AND DISK	PT = POINT OF TANGENCY	
ELEV = ELEVATION	ORB = OFFICIAL RECORDS BOOK	PUE = PUBLIC UTILITY EASEMENT	
EM = ELECTRIC METER	(P) = PLAT	PVUE = PRIVATE UTILITY EASEMENT	
			○ = CATCH BASIN
			○ = MANHOLE
			○ = SANITARY MANHOLE
			○ = POWER POLE
			○ = AIR CONDITIONER
			○ = CLEANOUT
			○ = FIRE HYDRANT
			○ = HANDICAP PARKING
			○ = MITERED END SECTION
			○ = LIGHT POLE
			○ = WATER METER
			○ = TELEPHONE BOX
			○ = CABLE TV BOX
			○ = ELECTRIC BOX
			○ = WATER VALVE
			○ = WELL HEAD
			○ = CONCRETE
			○ = ASPHALT
			○ = WOOD
			○ = BRICK/PAVER/TILE
			○ = BOUNDARY LINE
			○ = BUILDING LINE
			○ = EASEMENT LINE
			○ = CENTERLINE
			○ = RIGHT-OF-WAY LINE
			○ = OVERHEAD UTILITY LINE
			○ = ADJACENT PARCELS
			○ = BUILDING SETBACK LINE
			○ = METAL FENCE
			○ = WOOD FENCE
			○ = PLASTIC FENCE

SURVEYOR'S NOTES:

- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE SURVEYOR DID NOT PULL OR RESEARCH ANY DOCUMENTS OTHER THAN THOSE PROVIDED BY THE TITLE COMPANY. UNLESS OTHERWISE AGREED, IT IS THE RESPONSIBILITY OF THE TITLE COMPANY OR CLIENT TO REQUEST THE SURVEYOR TO OBTAIN SUCH DATA AS REQUIRED PER AGREEMENT. ANY DOCUMENTS PROVIDED WITH THE TITLE COMMITMENT WILL BE REVIEWED.
- UNLESS SPECIFICALLY SHOWN, THIS SURVEY DOES NOT LOCATE OVERHANGS, UNDERGROUND UTILITIES, IMPROVEMENTS, FOUNDATIONS, FOOTERS, OR OTHER SUBSURFACE STRUCTURES.
- BEARINGS ARE BASED ON THE CHORD BEARING OF SOUTHWESTERLY RIGHT OF WAY LINE OF WEST GULF TO LAKE HIGHWAY, AS BEING, S 63°17'41" E, PER PLAT, ASSUMED.
- THIS SURVEY IS PROVIDED SOLELY FOR THE PURPOSE OF FINANCING AND/OR SALE TRANSACTIONS. IT SHALL NOT BE USED FOR ANY CONSTRUCTION, PERMITTING, DESIGN, OR OTHER PURPOSES WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING LAND SURVEYOR. ANY UNAUTHORIZED USE OF THIS SURVEY IS STRICTLY PROHIBITED, AND THE SURVEYOR DISCLAIMS ALL LIABILITY FOR SUCH USE.
- THE SURVEYOR DID NOT RESEARCH OR ABSTRACT LAND RECORDS FOR RIGHT-OF-WAYS, EASEMENTS, RESERVATIONS, DEED RESTRICTIONS, ZONING REGULATIONS, SETBACKS, LAND USE, ADJOINING DEEDS, OR OTHER SIMILAR JURISDICTIONAL DETERMINATIONS. ANY INFORMATION SHOWN ON THE SURVEY IS BASED SOLELY ON DATA PROVIDED BY THE CLIENT AND MAY NOT BE COMPLETE.
- FENCE OWNERSHIP HAS NOT BEEN DETERMINED. THE SURVEYOR IS NOT RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OR MODIFICATION OF ANY FENCES.
- THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- THIS SURVEY IS CERTIFIED EXCLUSIVELY TO THE NAMED PARTIES. CERTIFICATIONS DO NOT EXTEND TO ANY UNNAMED THIRD PARTIES AND ARE NOT TRANSFERABLE.
- UNLESS OTHERWISE NOTED, THIS IS A BOUNDARY SURVEY. AREA SIZES AND MEASUREMENTS SHOWN ARE BASED ON PLATTED BOUNDARY LINES UNLESS OTHERWISE STATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND SHALL NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- PURSUANT TO ES. 558.0035, AN INDIVIDUAL EMPLOYEE OR AGENT MAY NOT BE HELD PERSONALLY LIABLE FOR NEGLIGENCE.
- THIS SURVEY DOES NOT CONSTITUTE PROOF OF OWNERSHIP. IT DOES NOT GUARANTEE OR WARRANT OWNERSHIP IN ANY FORM. THE SURVEYOR ACCEPTS NO LIABILITY FOR ANY COSTS OR DAMAGES ARISING FROM DISPUTES OVER OWNERSHIP OF THE LANDS SHOWN AND DESCRIBED HEREON.
- THIS SURVEY SHALL NOT BE ALTERED. ANY MODIFICATIONS TO THE ORIGINAL DOCUMENT ARE MADE AT THE RISK OF THE PARTY MAKING SUCH CHANGES. THE SURVEYOR AND COMPANY DISCLAIM ANY LIABILITY FOR ALTERATIONS NOT MADE BY THEM.

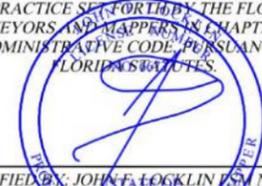
CERTIFIED TO:

JAMAICA LLC; FIRST AMERICAN TITLE INSURANCE COMPANY; WOLLINKA-WIKLE TITLE INSURANCE AGENCY, INC

FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE X AND AE(BFE 10'), PER F.I.R.M MAP NUMBER 12017C0193E, DATED 1/15/2021.

THIS SURVEYOR MAKES NO GUARANTEES AS THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A AGENT SHOULD BE CONTACTED FOR VERIFICATION.

I HEREBY CERTIFY THAT THE SURVEY OF THE HEREON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, AS CHAPTER 5J-17.050 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.



CERTIFIED BY: JOHN F. LOGGLIN, LICENSE NO. 6673
FIRST CHOICE SURVEYING, INC.
P.O. 4709, CRYSTAL RIVER, FLORIDA 32747
407.951.3425 (OFFICE), 307.377.4453 (FAX); LB 7564
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

ORDERED BY:



DATE SIGNED: 10/08/25