

**LEGAL DESCRIPTION:**

The land referred to herein below is situated in the County of Pasco, State of Florida, and is described as follows:

**PARCEL 1**

That portion of the following described property lying Southerly of the South line of Louis Avenue:

Begin at the Northwest corner of Section 6, Township 27 South, Range 16 East, and run thence South 88°56'31" East, 33.0 feet for Point of Beginning; thence continue South 88°56'40" East, 197.80 feet to the Southwest corner of Section 31, Township 26 South, Range 16 East; thence South 89°58'45" East, 440.52 feet along the section line to the Easterly line of Tract 62 of TAMPA AND TARPON SPRINGS LAND COMPANY, as recorded in Plat Book 1, Pages 69 and 70, of the Public Records of Pasco County, Florida; thence North 01°19'20" East, 649.28 feet along said Easterly line to right of way line of Seaboard Coast Line Railroad Company; thence South 42°34'10" West, 554.15 feet along said right of way line; thence along a curve to the right and said right of way line, chord bearing South 51°48'57" West, 298.97 feet, arc = 299.67 feet and radius = 928.45 feet to the Easterly right of way line of State Road No. 15; thence South 0°34'10" East, 53.49 feet along said line to the Point of Beginning.

**PARCEL 2**

A portion of Block "E" of PAPPAS COLONY SUBDIVISION, as shown on plat recorded in Plat Book 5, Page 4, of the Public Records of Pasco County, Florida, formerly being a portion of Tracts 63 and 64 of the TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION of Section 31, Township 26 South, Range 16 East as shown on plat recorded in Plat Book 1, Pages 68, 69 and 70, of the Public Records of Pasco County, Florida, and being further described as follows:

Commence at the Southwest corner of said Section 31; thence run along the South boundary of said Section 31, South 89°58'25" East, a distance of 440.52 feet for a Point of Beginning; thence run North 01°19'40" East, a distance of 385.64 feet; thence a distance of 238.50 feet along the arc of a curve to the left, said curve having a radius of 540.49 feet and a chord of 236.57 feet which bears South 75°59'49" East; thence South 88°38'18" East, a distance of 297.59 feet; thence South 0°23'44" West, a distance of 321.56 feet to the South boundary of said Section 31; thence along the South boundary of said Section 31, North 89°58'25" West, a distance of 527.04 feet to the Point of Beginning.

**LESS AND EXCEPT the following described property:**

Commence at the Southwest corner of Section 31, Township 26 South, Range 16 East; thence run along the South boundary of said Section 31, South 89°58'25" East, a distance of 440.52 feet; thence run North 01°19'40" East, a distance of 328.50 feet to a point along the South (maintained) right-of-way line of Louis Avenue; thence run South 88°38'18" East, along said right-of-way a distance of 292.94 feet; thence departing said right-of-way, run South 00°23'44" West, a distance of 321.56 feet to a point along the aforementioned South boundary of said Section 31; thence along said South boundary, run North 89°58'25" West, a distance of 290.60 feet to the Point of Beginning.

**ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

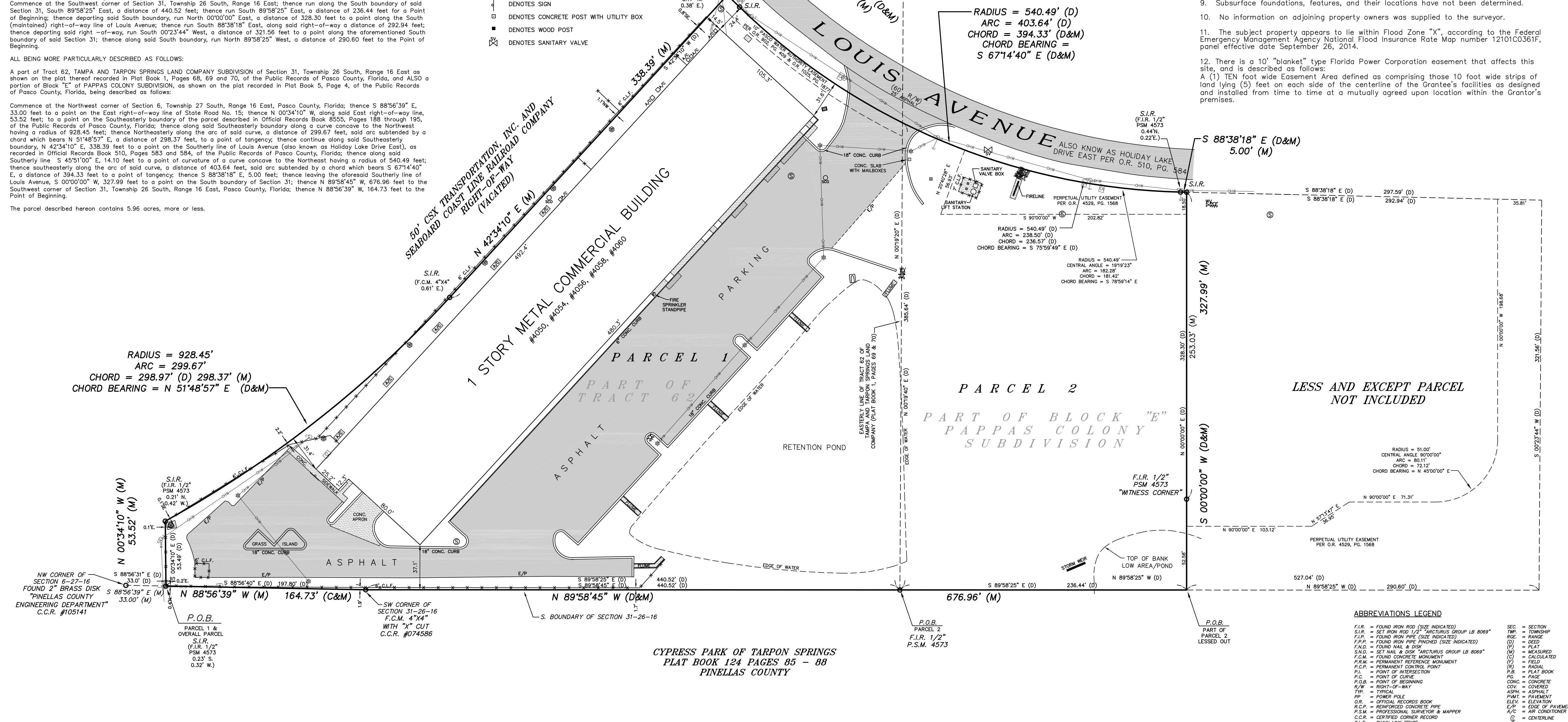
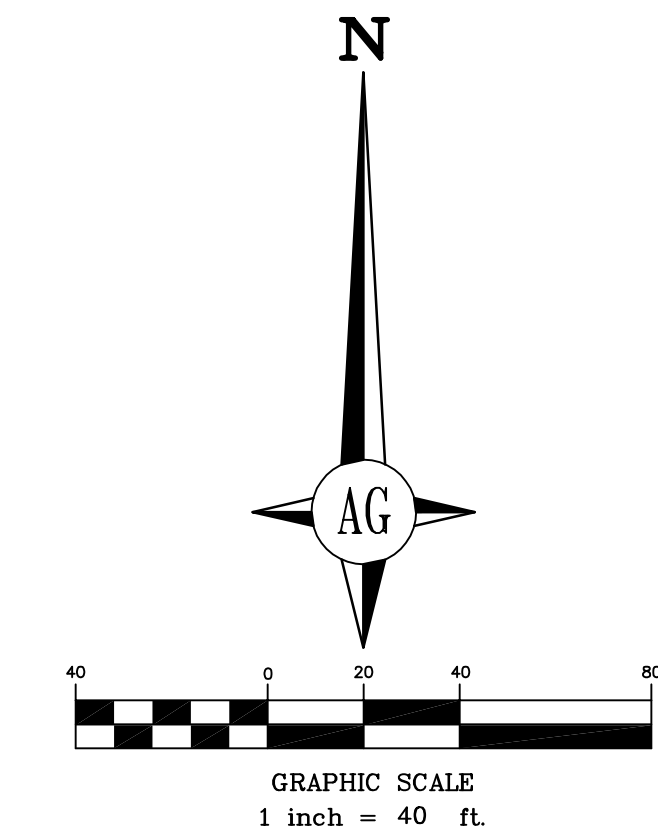
A part of Tract 62, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION of Section 31, Township 26 South, Range 16 East as shown on the plat thereof recorded in Plat Book 1, Pages 68, 69 and 70, of the Public Records of Pasco County, Florida, and ALSO a portion of Block "E" of PAPPAS COLONY SUBDIVISION, as shown on the plat recorded in Plat Book 5, Page 4, of the Public Records of Pasco County, Florida, being described as follows:

Commence at the Northwest corner of Section 6, Township 27 South, Range 16 East, Pasco County, Florida; thence S 88°56'39" E, 33.00 feet to a point on the East right-of-way line of State Road No. 15; thence N 00°34'10" W, along said East right-of-way line, 53.52 feet; to a point on the Southeasterly boundary of the parcel described in Official Records Book 8555, Pages 188 through 195, of the Public Records of Pasco County, Florida; thence along said Southeasterly boundary along a curve concave to the Northwest having a radius of 928.45 feet; thence Northeasterly along the arc of said curve, a distance of 299.67 feet, said arc subtended by a chord which bears N 51°48'57" E, a distance of 298.97 feet; thence continue along said Southeasterly boundary, N 42°34'10" E, 338.39 feet to a point on the Southerly line of Louis Avenue (also known as Holiday Lake Drive East), as recorded in Official Records Book 510, Pages 583 and 584, of the Public Records of Pasco County, Florida; thence along said Southerly line S 45°51'00" E, 14.10 feet to a point of tangency of a curve concave to the Northeast having a radius of 540.49 feet; thence southeasterly along the arc of said curve, a distance of 403.64 feet, said arc subtended by a chord which bears S 67°14'40" E, a distance of 394.33 feet to a point of tangency; thence S 88°38'18" E, 5.00 feet; thence leaving the aforesaid Southerly line of Louis Avenue, S 00°00'00" W, 327.99 feet to a point on the South boundary of Section 31; thence N 89°58'45" W, 676.96 feet to the Southwest corner of Section 31, Township 26 South, Range 16 East, Pasco County, Florida; thence N 88°56'39" W, 164.73 feet to the Point of Beginning.

The parcel described herein contains 5.96 acres, more or less.

**SYMBOL LEGEND**

- DENOTES SANITARY MANHOLE
- DENOTES SANITARY CLEANOUT
- DENOTES STORM DRAINAGE GRATE INLET
- DENOTES MITERED END SECTION
- DENOTES WATER METER
- DENOTES WATER VALVE
- DENOTES VERIZON MARKER POST
- DENOTES FIRE HYDRANT
- DENOTES STORM YARD DRAIN
- DENOTES GUY ANCHOR WIRE
- DENOTES WOOD UTILITY POLE
- DENOTES CONCRETE LIGHT POLE
- DENOTES OVER HEAD WIRE(S)
- DENOTES CABLE BOX
- DENOTES WELL
- DENOTES SIGN
- DENOTES CONCRETE POST WITH UTILITY BOX
- DENOTES WOOD POST
- DENOTES SANITARY VALVE

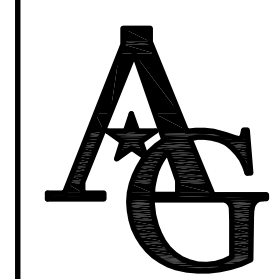


- SURVEYOR'S NOTES:**
- The Basis of Bearings for this survey is the South boundary line of Section 31-26-16 being N 89°58'45" W, per deed of Parcel 1.
  - This survey was prepared with the benefit of a Title Insurance Commitment issued by First American Title Insurance Company, File Number: 2061-3349254, with an effective date of May 01, 2015 @ 8:00 A.M..
  - This survey was prepared with the benefit of the plat of TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, as recorded in Plat Book 1, Pages 68, 69, and 70, of the public records of Pasco County, Florida.
  - This survey was prepared with the benefit of the plat of PAPPAS COLONY SUBDIVISION, as recorded in Plat Book 5, Page 4, of the public records of Pasco County, Florida.
  - Use of this survey by anyone other than those prepared for/certified to, will be the re-users sole risk without liability to the surveyor.
  - There may be additional easements and / or restrictions affecting this property that may or may not be found in the Public Records of this county.
  - Printed dimensions shown on the survey supersede scaled dimensions. There may be items drawn out of scale to graphically show their location.
  - Calculated (c) geometry shown hereon was calculated using field located points and certain published data.
  - Subsurface foundations, features, and their locations have not been determined.
  - No information on adjoining property owners was supplied to the surveyor.
  - The subject property appears to lie within Flood Zone "X", according to the Federal Emergency Management Agency National Flood Insurance Rate Map number 12101C0361F, panel effective date September 26, 2014.
  - There is a 10' "blanket" type Florida Power Corporation easement that affects this site, and is described as follows:  
A (1) TEN foot wide Easement Area defined as comprising those 10 foot wide strips of land lying (5) feet on each side of the centerline of the Grantee's facilities as designed and installed from time to time at a mutually agreed upon location within the Grantor's premises.

**ABBREVIATIONS LEGEND**

F.I.R. = FOUND IRON ROD (SIZE INDICATED)	SEC = SECTION
S.I.R. = SET IRON ROD 1/2" (SIZE INDICATED)	TWP = TOWNSHIP
F.I.P. = FOUND IRON PIPE (SIZE INDICATED)	RSE = RANGE
F.P.P. = FOUND IRON PIPE PINCHED (SIZE INDICATED)	(D) = DEED
F.N.D. = FOUND NAIL & DISK	(C) = FIELD
S.N.D. = SET NAIL & DISK "ARCTURUS GROUP LB 8069"	(M) = MEASURED
F.C.M. = FOUND CONCRETE MONUMENT	(C) = CALCULATED
P.R.M. = PERMANENT REFERENCE MONUMENT	(F) = FIELD
P.C.P. = PERMANENT CONTROL POINT	(R) = RADIAL
P.I. = POINT OF INTERSECTION	P.B. = PLAT BOOK
P.C. = POINT OF CURVE	PG. = PAGE
P.O.B. = POINT OF BEGINNING	CONC. = CONCRETE
TYP. = TYPICAL	COV. = COVERED
R/W = RIGHT-OF-WAY	ASPH. = ASPHALT
PP. = POWER POLE	PAVT. = PAVEMENT
D.R. = OFFICIAL RECORDS BOOK	ELEV. = ELEVATION
R.C.P. = REINFORCED CONCRETE PIPE	E.P. = EDGE OF PAVEMENT
P.S.M. = PROFESSIONAL SURVEYOR & MAPPER	A/C = AIR CONDITIONER
C.C.R. = CERTIFIED CORNER RECORD	CL. = CENTERLINE
C.L.F. = CHAIN LINK FENCE	

CYPRESS PARK OF TARPON SPRINGS  
PLAT BOOK 124 PAGES 85 - 88  
PINELLAS COUNTY



**ARCTURUS GROUP, LLC**  
CIVIL ENGINEERS - PLANNERS - SURVEYORS  
2328 U.S. HIGHWAY 19, HOLIDAY, FLORIDA 34691  
727-940-8888 FAX 727-940-3549  
CERTIFICATE OF AUTHORIZATION LB 8069

CERTIFIED AS A BOUNDARY SURVEY  
LAST DAY OF FIELD WORK: 4/24/2015  
  
EDWARD C. ELLIOTT, P.S.M.  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 3983  
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SCALE: 1" = 40'

DRAWN BY: PT & ED

CHECKED BY: ECE

JOB NO. 2015018

SHEET NO. 1 OF 1

**BOUNDARY SURVEY**

DATE	NO.	REVISION

FOR THE BENEFIT OF:  
**Shirley Investment Properties, LLC**  
**North Oak Safety Storage, LLC**  
**Blue Ridge Bank and Trust Company**  
**First American Title Insurance Company**  
**Macfarlane Ferguson & McMullen**