

Legend & Abbreviations

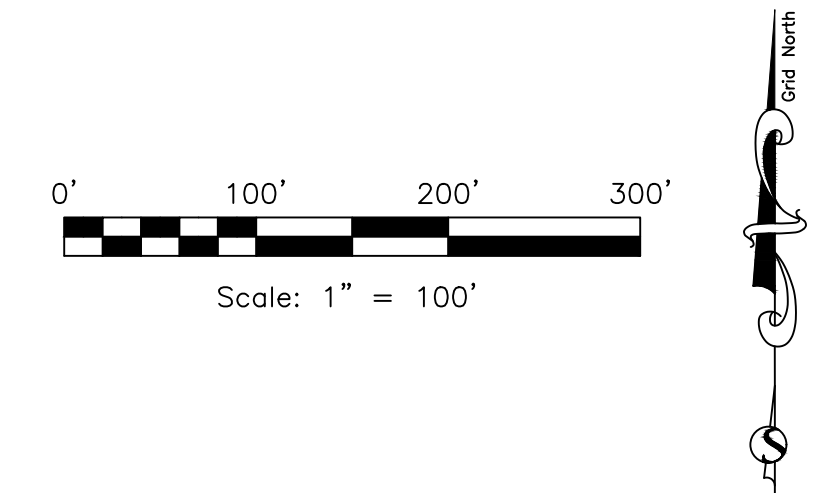
- Found Concrete Monument
- Found P.K. Nail & Disk
- Set 5/8" Capped Iron Rod
- Set P.K. Nail & Disk
- (F) Field Measurement
- (D) Deed Reference
- (P) Plat Reference
- P.S.M. Professional Surveyor and Mapper
- id. Identification
- LB Licensed Business
- OR Official Records
- OR Temporary Benchmark
- TBM Temporary Benchmark
- Power Pole
- Guy Wire
- Fence
- Overhead Utility Lines
- Spot Elevation
- Spot Elevation on Hard Surface
- SWFWMD Wetland Point
- Top of Wall
- Fire Hydrant
- Sanitary Manhole
- Light Pole
- Water Valve

Boundary, Topographic & Wetland Survey

JAE Property Holdings

Section 7, Township 26 South, Range 16 East

Pasco County, Florida



Benchmark Information: NAVD 1988

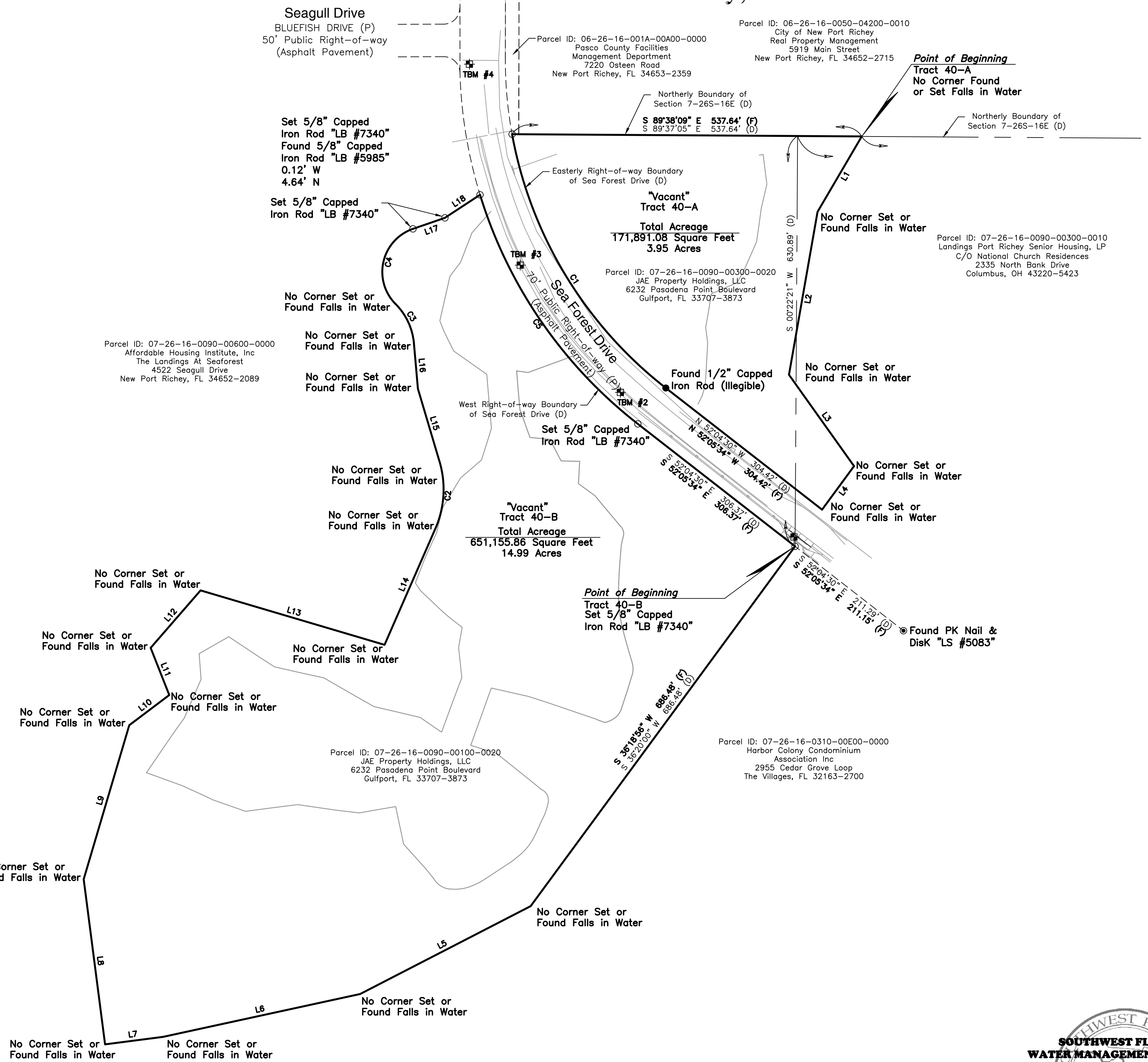
- TBM #1**
Elevation = 10.04'
Found PK & Disk "PCP" LB #6833 in 4" concrete walk South side of Sea Forest Drive, 6± Southeast of the North end of a concrete wall; 23± Northeast of the South end of a concrete wall.
- TBM #2**
Elevation = 5.16'
Set PK nail & disk labeled "SurvTech Trav Pl." in 4" concrete walk South side of Sea Forest Drive, 74± Southeast of a guy anchor; 18± Northwest of a sign.
- TBM #3**
Elevation = 4.63'
Set PK nail & disk labeled "SurvTech Trav Pl." in 4" concrete walk West side of Sea Forest Drive; 15± Northeast of a fire hydrant; 39± Southeast of a guy anchor.
- TBM #4**
Elevation = 4.82'
Set PK nail & disk labeled "SurvTech Trav Pl." in 4" concrete walk West side of Sea Forest Drive; 82± Northwest of a light pole; 45± Southwest of a power pole.

Description: (Per OR Book 9302, Page 605)

GULF HARBORS, TRACT 40-A:
A parcel of land lying in Section 7, Township 26 South, Range 16 East, Pasco County, Florida, and being more particularly described as follows:
Commence at the Northeast corner of Section 7, Township 26 South, Range 16 East, Pasco County, Florida, and run North 89°37'05" West, 1232.50 feet along the Northerly boundary of said Section to the Point of Beginning; thence run South 30°23'49" West, 134.39 feet; thence South 09°57'44" West, 254.34 feet; thence South 35°26'28" East, 172.45 feet; thence South 36°20'00" West, 83.03 feet to a point on the Easterly right-of-way line of Sea Forest Drive (a 70 foot right-of-way), according to the Plat of Gulf Harbors Sea Forest Drive Phase 2, recorded in Plat Book 22, Page 67, of the Public Records of Pasco County, Florida; thence along said Easterly right-of-way line, North 52°04'30" West, 304.42 feet to a point on the Easterly right-of-way line of Sea Forest Drive (a 70 foot right-of-way), according to the plat of Gulf Harbors Sea Forest Unit 1-A, as recorded in Plat Book 21, Pages 86 through 89, inclusive; thence along said Easterly right-of-way line by a curve to the right, having a radius of 640.00 feet, a central angle of 41°45'48", a chord bearing North 31°11'36" West, 456.24 feet, an arc distance of 466.50 feet to a point on the Northerly boundary of said Section 7; thence along said Northerly boundary South 89°37'05" East, 537.64 feet to the Point of Beginning.

GULF HARBORS, TRACT 40-B:

A parcel of land lying in Section 7, Township 26 South, Range 16 East, Pasco County, Florida, and being more particularly described as follows:
Commence at the Northeast corner of Section 7, Township 26 South, Range 16 East, Pasco County, Florida, and run North 89°37'05" West, 1331.08 feet along the Northerly boundary of said Section; thence South 07°22'21" West, 630.89 feet, parallel to the Easterly boundary of Section 7, to a point on the Southerly right-of-way of Sea Forest Drive (a 70 foot right-of-way) according to the recorded plat of Gulf Harbors Sea Forest Drive Phase 2 for a Point of Beginning; thence South 36°20'00" West, 886.48 feet; thence South 62°45'00" West, 294.94 feet; thence South 77°45'00" West, 310.00 feet; thence South 82°38'17" West, 90.00 feet; thence North 07°21'43" West, 256.00 feet; thence North 16°30'00" East, 247.00 feet; thence North 53°00'00" East, 77.00 feet; thence North 21°30'00" West, 78.00 feet; thence North 41°00'00" East, 117.00 feet; thence South 73°30'00" East, 295.00 feet; thence North 23°38'00" East, 195.21 feet; thence by a curve to the left having a radius of 150.00 feet, a central angle of 40°08'00", a chord bearing North 03°34'00" East, 102.93 feet, an arc distance of 105.07 feet; thence North 16°30'00" West, 117.00 feet; thence North 05°00'00" West, 70.16 feet; thence by a curve to the left having a radius of 97.14 feet, a central angle of 40°00'00", a chord bearing North 25°00'00" West, 66.45 feet, an arc distance of 67.82 feet; thence by a curve to the right having a radius of 70.00 feet, a central angle of 118°00'00", a chord bearing North 13°00'00" East, 118.73 feet, an arc distance of 141.72 feet; thence North 71°00'00" East, 51.98 feet; thence North 56°45'00" East, 64.54 feet to a point on the Westerly right-of-way line of Sea Forest Drive (a 70 foot right-of-way) according to the plat of Gulf Harbors Sea Forest Unit 1-A, as recorded in Plat Book 21, Pages 86 through 89, inclusive, of the Public Records of Pasco County, Florida; thence along said Westerly right-of-way line by a non-tangent curve to the left having a radius of 710.00 feet, a central angle of 35°03'46", a chord bearing South 34°33'36" East, 427.74 feet, an arc distance of 434.49 feet; thence South 52°04'30" East, 306.37 feet to the Point of Beginning.



Line Information: Deed

LINE	BEARING	DISTANCE
L1	S 30°23'49" W	134.39'
L2	S 09°57'44" W	254.34'
L3	S 35°26'28" E	172.45'
L4	S 36°20'00" W	83.03'
L5	S 62°45'00" W	294.94'
L6	S 77°45'00" W	310.00'
L7	S 82°38'17" W	90.00'
L8	N 07°21'43" W	256.00'
L9	N 16°30'00" E	247.00'
L10	N 53°00'00" E	77.00'
L11	N 21°30'00" W	78.00'
L12	N 41°00'00" E	117.00'
L13	S 73°30'00" E	295.00'
L14	N 23°38'00" E	195.21'
L15	N 16°30'00" W	117.00'
L16	N 05°00'00" W	70.16'
L17	N 71°00'00" E	51.98'
L18	N 56°45'00" E	64.54'

Line Information: Field

LINE	BEARING	DISTANCE
L1	S 30°22'45" W	134.39'
L2	S 09°56'40" W	254.34'
L3	S 35°27'32" E	172.45'
L4	S 36°18'56" W	83.03'
L5	S 62°43'56" W	294.94'
L6	S 77°43'56" W	310.00'
L7	S 82°37'13" W	90.00'
L8	N 07°22'47" W	256.00'
L9	N 16°28'56" E	247.00'
L10	N 52°58'56" E	77.00'
L11	N 21°31'04" W	78.00'
L12	N 40°58'56" E	117.00'
L13	S 73°31'04" E	295.00'
L14	N 23°36'56" E	195.21'
L15	N 16°31'04" W	117.00'
L16	N 05°01'04" W	70.16'
L17	N 70°58'56" E	51.98'
L18	N 56°43'56" E	64.54'

Curve Information: Deed

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	640.00'	466.50'	41°45'48"	N 31°11'36" W	456.24'	244.16'
C2	150.00'	105.07'	40°08'00"	N 03°34'00" E	102.93'	54.79'
C3	97.14'	67.82'	40°00'00"	N 25°00'00" W	66.45'	35.36'
C4	70.00'	141.72'	118°00'00"	N 13°00'00" E	118.73'	112.03'
C5	710.00'	434.49'	35°03'46"	S 34°33'36" E	427.74'	224.29'

Curve Information: Field

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C1	640.00'	466.50'	41°45'47"	N 31°12'40" W	456.24'	244.16'
C2	150.00'	105.06'	40°07'54"	N 03°32'56" E	102.93'	54.79'
C3	97.14'	67.82'	40°00'05"	N 25°01'04" W	66.45'	35.36'
C4	70.00'	141.73'	118°00'18"	N 12°58'56" E	118.73'	112.03'
C5	710.00'	434.49'	35°03'46"	S 34°33'36" E	427.74'	224.29'

Surveyor's Notes

- Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- The bearing structure for this survey is based on a NAD 1983 Florida State Plane West Zone, bearing of N 52°05'34" W for the Northeastery Right-of-way Boundary of Sea Forest Drive.
- The horizontal datum utilized for this project is NAD 1983 Florida West Zone, 2011 Adjustment, U.S. Survey Feet. Said datum was established by utilizing the Florida Permanent Reference Network (FPRN).
- The vertical datum utilized for this project is NAVD 1988, U.S. Survey Feet. The benchmark utilized was National Geodetic Survey (NGS) Control Station Benchmark "S-760" with an elevation of 3.52 feet.
- All utilities depicted hereon are from visible evidence only. Surveyor did not contact subsurface utility locator service.
- No underground foundations or footers were excavated or located for this survey.
- This Survey has been performed without benefit of title policy or abstract.
- Therefore surveyor can make no guarantees to ownership or encumbrances. There may be additional easements and restrictions that can be found within the Public Records of Pasco County.
- Wetland locations were flagged by ESA Scheda on May 14, 2018.

Certifications:

ESA Scheda

Flood Zone Information:

Subject property is located in Flood Zone "AE"
Flood Insurance Rate Map: 12101C
Community Name/No.: Pasco County/120230
Effective Date: September 26, 2014.



Stacy L. Brown P.S.M. No. 6516
SurvTech Solutions, Inc. LB No. 7340

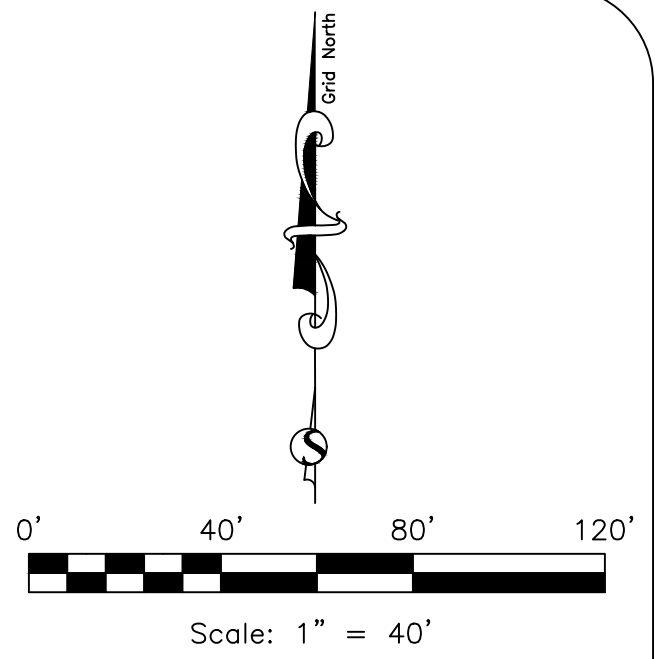
Project Name: JAE Property Holdings	Project No.: 20180158
Address: 4520 Seagull Drive	City: New Port Richey State: Florida

REVISION	DATE	INITIALS

SURVEYING TODAY WITH TOMORROW'S TECHNOLOGY	
Drafted By: M. Rook	Drawing Name: 20180158_IB
Date Drafted: 05/24/18	Phase: 1
Approved By: S. Brown	Last Field Date: 5/24/18
Date Approved: 5/30/18	Field Book/Page: 18-13/19

SURVTECH SOLUTIONS, INC.
10220 U.S. Highway 92 East
Tampa, FL 33610
phone: (813)-621-4929
fax: (813)-621-7194
Licensed Business #7340
email: sbrown@survtechsolutions.com
http://www.survtechsolutions.com

Detail Sheet



Benchmark Information: NAVD 1988

TBM #1
Elevation = 10.04'
Found PK & Disc "PCP" LB #6833 in 4' concrete walk South side of Sea Forest Drive, 6'± Southeast of the North end of a concrete wall; 23'± Northeast of the South end of a concrete wall.

TBM #2
Elevation = 5.16'
Set PK nail & disk labeled "SurvTech Trav Pt." in 4' concrete walk South side of Sea Forest Drive, 74'± Southeast of a guy anchor; 18'± Northwest of a sign.

TBM #3
Elevation = 4.63'
Set PK nail & disk labeled "SurvTech Trav Pt." in 4' concrete walk West side of Sea Forest Drive; 15'± Northeast of a fire hydrant; 39'± Southeast of a guy anchor.

TBM #4
Elevation = 4.82'
Set PK nail & disk labeled "SurvTech Trav Pt." in 4' concrete walk West side of Sea Forest Drive; 82'± Northwest of a light pole; 45'± Southwest of a power pole.

Parcel Area Information

Tract 40-A	Square Feet	Acres
Upland	84,074.63	1.93
Wetland A1	17,731.53	0.41
Wetland A2	70,084.92	1.61
Total	171,891.08	3.95

Tract 40-B	Square Feet	Acres
Upland	246,692.20	5.66
Wetland	406,351.65	9.33
Total	651,155.86	14.99

Overall	Square Feet	Acres
Tract 40-A	171,891.08	3.95
Tract 40-B	651,155.86	14.99
Total	823,046.94	18.94

Sanitary Structure Information:

Structure	Top El. (ft.)	Pipe Size, Material	Inv. El. (ft.)	Direction
S #1	5.19	8" Metal	-2.07	North
		Destroyed		West
		Destroyed		East
S #2	4.65	8" Metal	-2.61	North
		8" Metal	-2.55	South

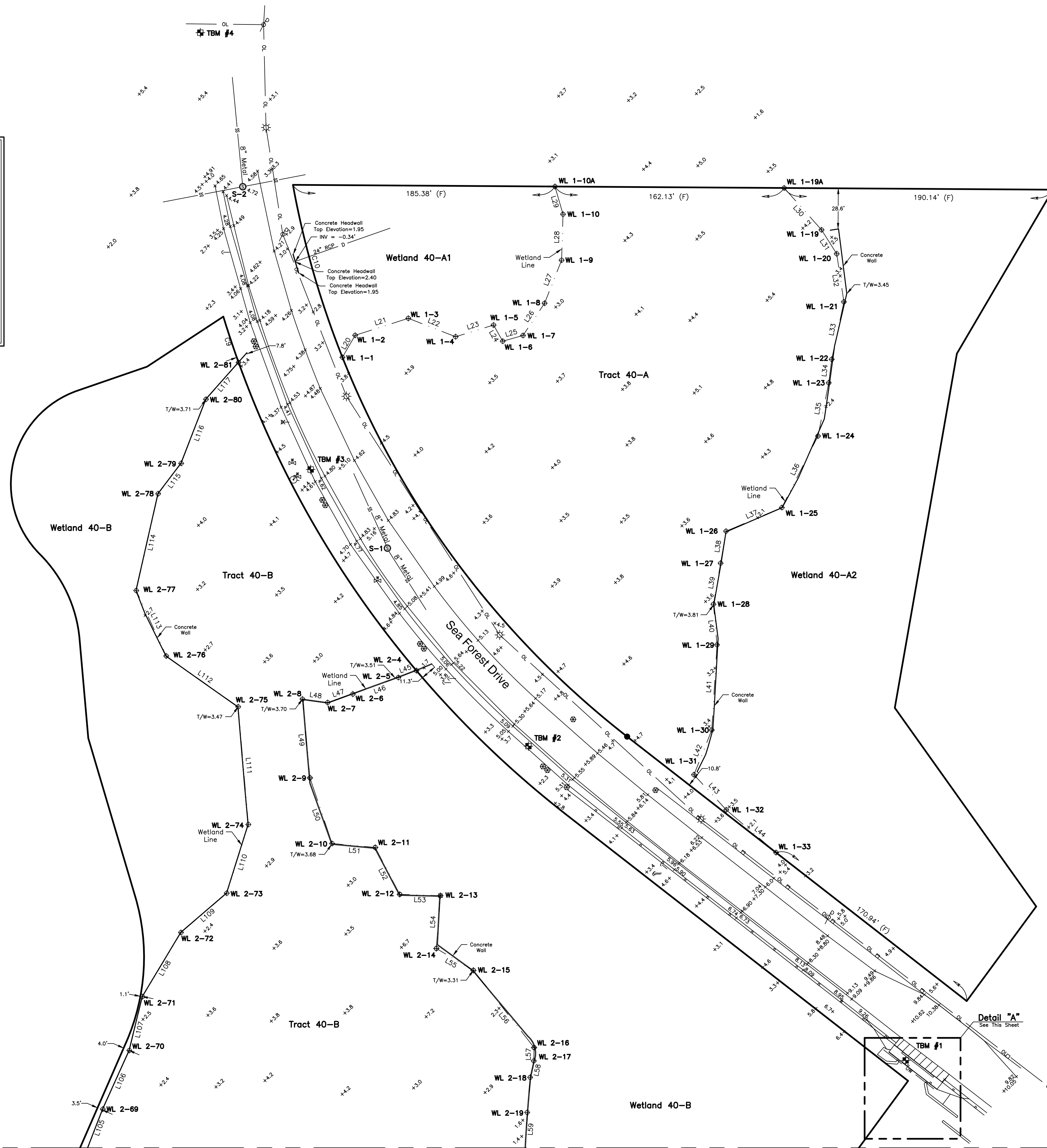
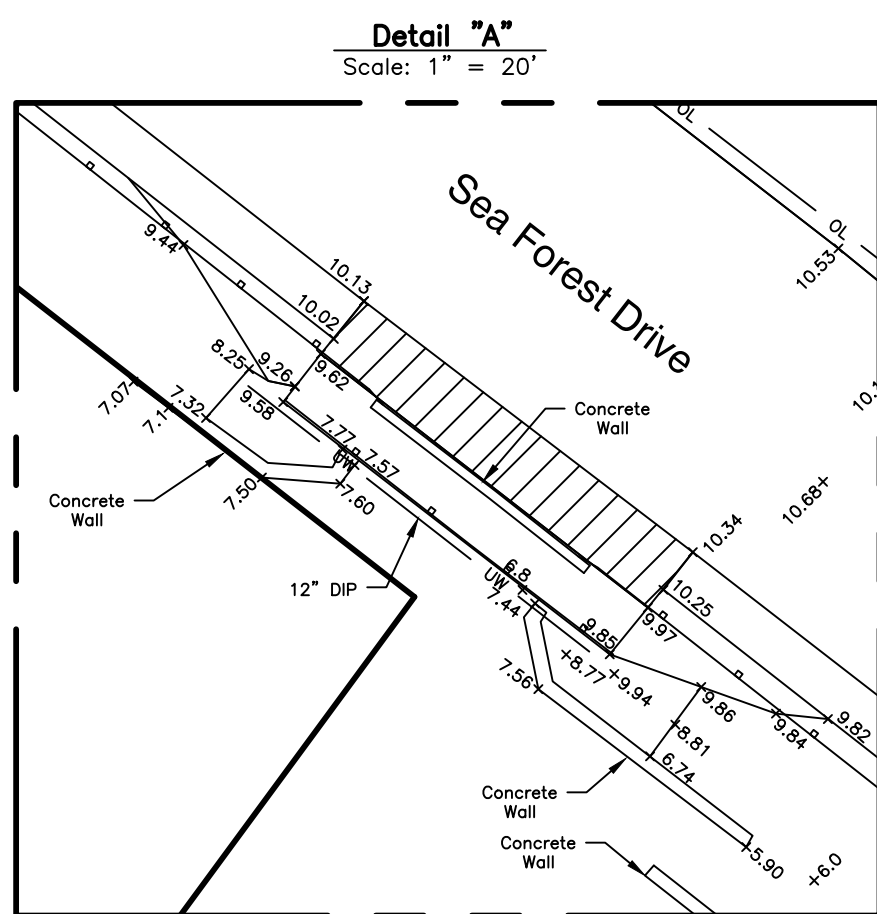
Wetland Line Information:

LINE	BEARING	DISTANCE
L20	N 3°05'00" E	17.97'
L21	N 72°18'02" E	39.49'
L22	S 68°42'12" E	35.30'
L23	N 72°52'47" E	28.08'
L24	S 29°40'54" E	13.13'
L25	N 74°14'25" E	14.89'
L26	N 33°47'52" E	27.45'
L27	N 21°33'19" E	32.73'
L28	N 01°46'12" E	32.52'
L29	N 16°10'16" W	20.38'
L30	S 41°43'53" E	39.68'
L31	S 32°25'06" E	20.07'
L32	S 08°27'54" E	34.38'
L33	S 11°57'43" W	41.50'
L34	S 07°14'09" W	16.77'
L35	S 11°25'34" W	38.39'
L36	S 26°49'41" W	56.67'
L37	S 67°03'50" W	42.87'
L38	S 09°39'23" W	22.94'
L39	S 09°54'21" W	29.47'
L40	S 05°00'02" E	28.84'
L41	S 03°30'44" W	60.37'
L42	S 21°44'41" W	34.00'
L43	S 42°34'35" E	33.74'
L44	S 49°21'53" E	46.42'
L45	S 69°07'12" W	13.65'
L46	S 70°00'05" W	34.30'

Wetland Line Information:

LINE	BEARING	DISTANCE
L47	S 71°25'02" W	18.80'
L48	N 82°11'01" W	18.00'
L49	S 05°27'02" E	55.99'
L50	S 18°37'47" E	48.98'
L51	S 84°48'07" E	30.66'
L52	S 27°35'20" E	37.43'
L53	S 88°08'13" E	28.78'
L54	S 04°25'09" W	37.46'
L55	S 59°28'13" E	30.41'
L56	S 38°10'54" E	69.46'
L57	S 01°06'25" W	9.46'
L58	S 12°30'28" W	11.94'
L59	S 03°53'38" W	61.00'
L105	N 21°09'26" E	38.75'
L106	N 24°18'44" E	45.53'
L107	N 13°42'44" E	39.16'
L108	N 30°59'50" E	52.95'
L109	N 49°20'51" E	42.68'
L110	N 17°26'25" E	50.91'
L111	N 04°56'13" W	83.53'
L112	N 54°45'45" W	62.32'
L113	N 24°37'19" W	50.92'
L114	N 12°46'27" E	70.19'
L115	N 37°08'25" E	26.95'
L116	N 21°10'32" E	48.63'
L117	N 41°31'56" E	34.77'

Wetland Curve Information:

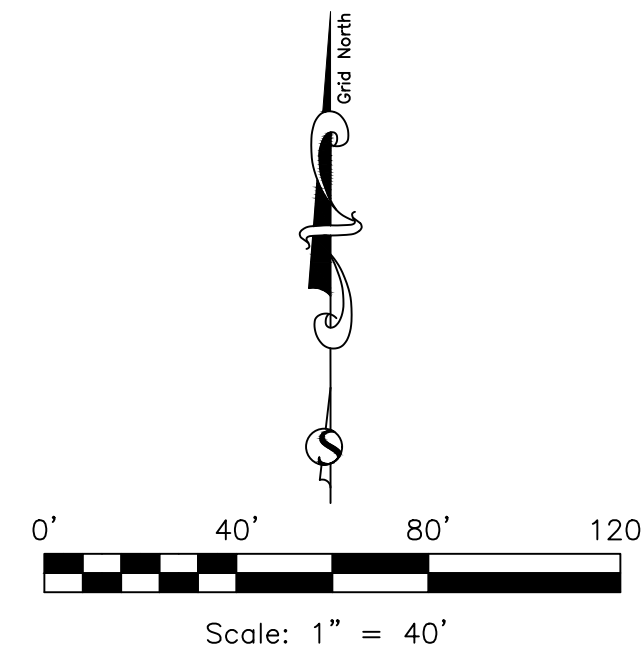


MATCH LINE - SEE SHEET 3

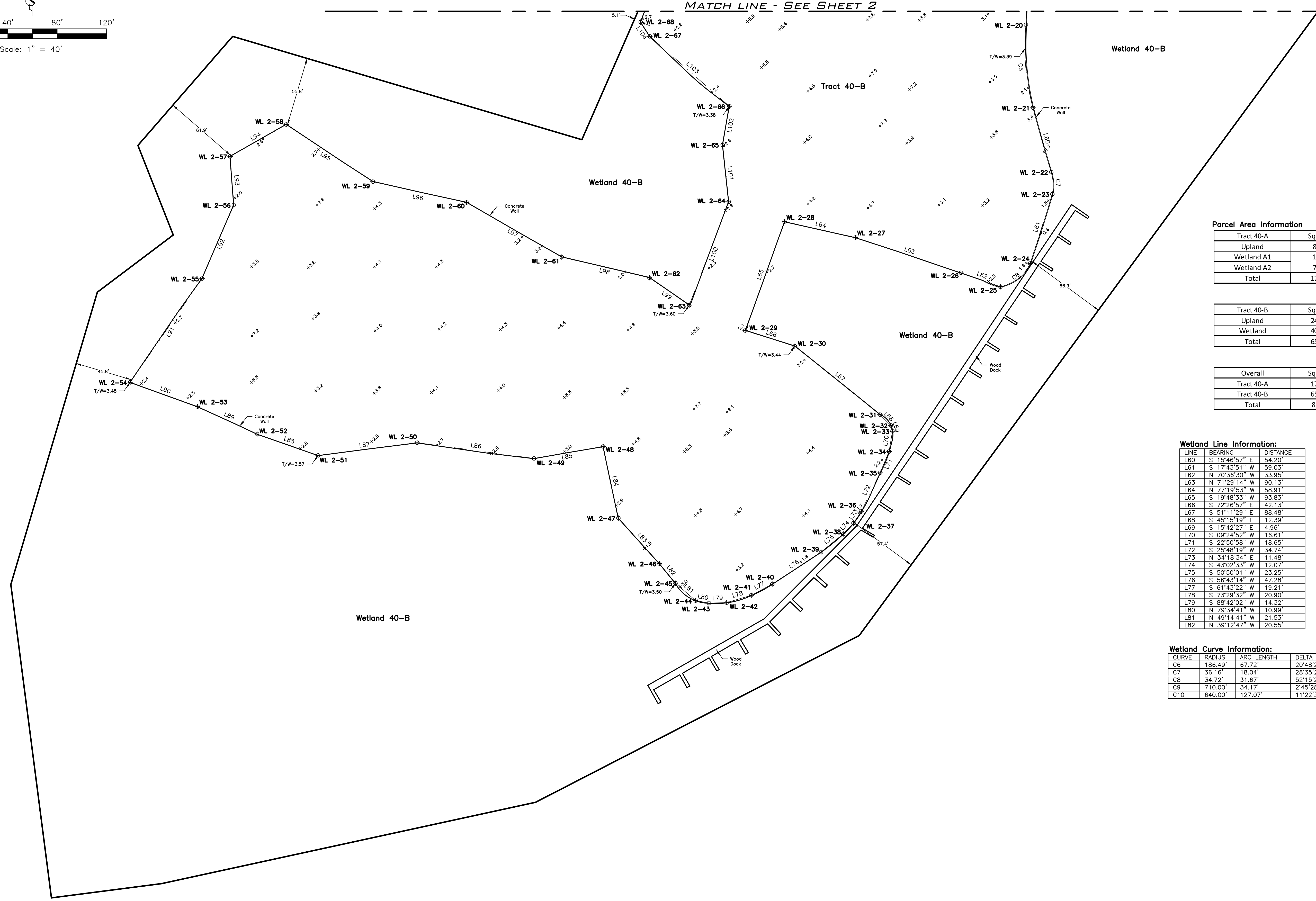
Boundary, Topographic & Wetland Survey
JAE Property Holdings

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Detail Sheet



MATCH LINE - SEE SHEET 2



Parcel Area Information

Tract 40-A	Square Feet	Acres
Upland	84,074.63	1.93
Wetland A1	17,731.53	0.41
Wetland A2	70,084.92	1.61
Total	171,891.08	3.95

Tract 40-B	Square Feet	Acres
Upland	246,692.20	5.66
Wetland	406,351.65	9.33
Total	651,155.86	14.99

Overall	Square Feet	Acres
Tract 40-A	171,891.08	3.95
Tract 40-B	651,155.86	14.99
Total	823046.94	18.94

Wetland Line Information:

LINE	BEARING	DISTANCE
L60	S 15°46'57" E	54.20'
L61	S 17°43'51" W	59.03'
L62	N 70°36'30" W	33.95'
L63	N 71°29'14" W	90.13'
L64	N 77°19'53" W	58.91'
L65	S 19°48'33" W	93.83'
L66	S 72°26'57" E	42.13'
L67	S 51°11'29" E	88.48'
L68	S 45°15'19" E	12.39'
L69	S 15°42'27" E	4.96'
L70	S 09°24'52" W	16.61'
L71	S 22°50'58" W	18.65'
L72	S 25°48'19" W	34.74'
L73	N 34°18'34" E	11.48'
L74	S 43°02'33" W	12.07'
L75	S 50°50'01" W	23.25'
L76	S 56°43'14" W	47.28'
L77	S 61°43'22" W	19.21'
L78	S 73°29'32" W	20.90'
L79	S 88°42'02" W	14.32'
L80	N 79°34'41" W	10.99'
L81	N 49°14'41" W	21.53'
L82	N 39°12'47" W	20.55'

Wetland Line Information:

LINE	BEARING	DISTANCE
L83	N 42°02'41" W	49.65'
L84	N 11°57'28" W	59.31'
L85	S 80°11'49" W	56.92'
L86	N 82°19'34" W	95.52'
L87	S 82°40'44" W	80.85'
L88	N 70°40'24" W	52.38'
L89	N 65°16'36" W	53.10'
L90	N 70°07'37" W	57.99'
L91	N 34°42'54" E	102.19'
L92	N 23°19'55" E	64.94'
L93	N 04°20'06" W	39.43'
L94	N 60°19'50" E	52.25'
L95	S 56°36'30" E	84.06'
L96	S 77°27'19" E	77.76'
L97	S 60°09'52" E	88.88'
L98	S 76°46'07" E	72.94'
L99	S 55°24'28" E	39.23'
L100	N 20°54'16" E	89.72'
L101	N 06°09'58" W	46.27'
L102	N 09°54'30" E	31.75'
L103	N 48°39'35" W	85.79'
L104	N 32°52'16" W	13.80'

Wetland Curve Information:

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	TANGENT
C6	186.49'	67.72'	20°48'20"	S 04°51'25" E	67.35'	34.24'
C7	36.16'	18.04'	28°35'20"	S 03°09'27" E	17.86'	9.21'
C8	34.72'	31.67'	52°15'22"	S 51°59'54" W	30.58'	17.03'
C9	710.00'	34.17'	2°45'28"	S 18°24'27" E	34.17'	17.09'
C10	640.00'	127.07'	11°22'34"	N 16°01'04" W	126.86'	63.75'



Boundary, Topographic & Wetland Survey
JAE Property Holdings

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