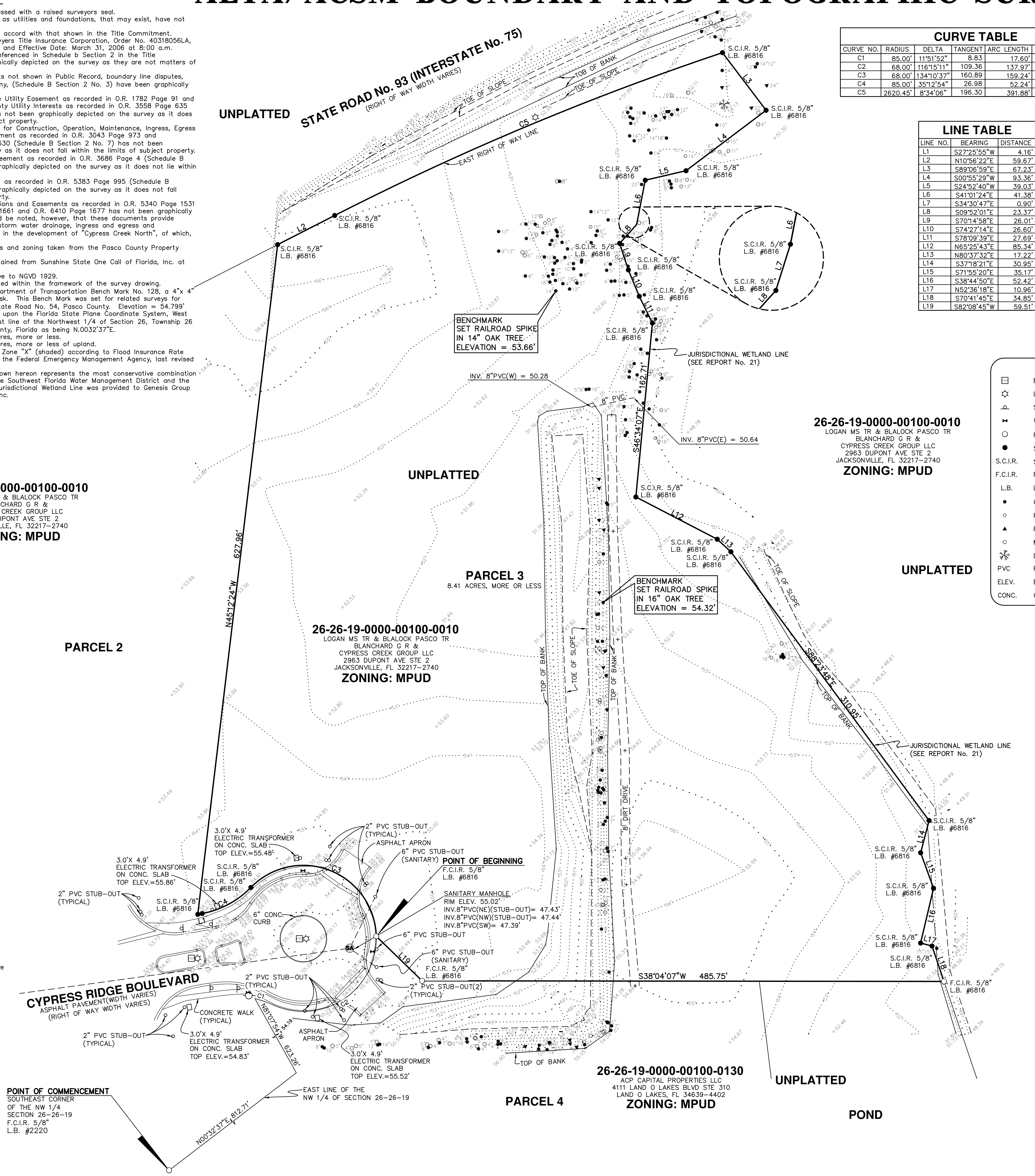
ALTA/ACSM BOUNDARY AND TOPOGRAPHIC SURVEY

SECTION 26, TOWNSHIP 26 SOUTH, RANGE 19 EAST
PASCO COUNTY, FLORIDA

SURVEYOR'S REPORT

1. This survey not valid unless embossed with a raised surveyors seal.
2. Underground encroachments such as utilities and foundations, that may exist, have not been located.
3. Legal description shown hereon in accord with that shown in the Title Commitment.
4. Title Commitment supplied by Lawyers Title Insurance Corporation, Order No. 40318056LA, Customer Reference No. 4213-58 and Effective Date: March 31, 2006 at 8:00 a.m.
5. Items 1, 2, 4, 5, 11 and 12 as referenced in Schedule b Section 2 in the Title Commitment have not been graphically depicted on the survey as they are not matters of survey.
6. Easements or claims of easements not shown in Public Record, boundary line disputes, overlaps, encroachments etc, if any, (Schedule B Section 2 No. 3) have been graphically depicted on the survey.
7. Water, Sewer and General Purpose Utility Easement as recorded in O.R. 1782 Page 91 and affected by Subordination of County Utility Interests as recorded in O.R. 3558 Page 635 (Schedule B Section 2 No. 6) has not been graphically depicted on the survey as it does not fall within the limits of subject property.
8. Monitor Well Easement Agreement for Construction, Operation, Maintenance, Ingress, Egress and Temporary Construction Easement as recorded in O.R. 3043 Page 973 and re-recorded in O.R. 3166 Page 1630 (Schedule B Section 2 No. 7) has not been graphically depicted on the survey as it does not fall within the limits of subject property.
9. Ingress and Egress Easement Agreement as recorded in O.R. 3686 Page 4 (Schedule B Section 2 No. 8) has not been graphically depicted on the survey as it does not lie within the limits of subject property.
10. Easement for Storm Water Outfall as recorded in O.R. 5383 Page 995 (Schedule B Section 2 No. 9) has not been graphically depicted on the survey as it does not fall within the limits of subject property.
11. Declaration of Covenants, Restrictions and Easements as recorded in O.R. 5340 Page 1531 and amended in O.R. 6410 Page 1661 and O.R. 6410 Page 1677 has not been graphically depicted on the survey. It should be noted, however, that these documents provide easements for common utilities, storm water drainage, ingress and egress and maintenance of common property in the development of "Cypress Creek North", of which, subject property is a part.
12. Parcel numbers, owners, addresses and zoning taken from the Pasco County Property Appraisers web site.
13. Utility providers shown hereon obtained from Sunshine State One Call of Florida, Inc. at 1-800-432-4770.
14. Elevation shown hereon are relative to NGVD 1929.
15. On-site bench marks are delineated within the framework of the survey drawing.
16. Parent bench mark is Florida Department of Transportation Bench Mark No. 128, a 4"x 4" concrete monument with brass disk. This Bench Mark was set for related surveys for State Project No. 14504-1501, State Road No. 54, Pasco County. Elevation = 54.799'
17. Bearings shown hereon are based upon the Florida State Plane Coordinate System, West Zone, 1983-1990, holding the East line of the Northwest 1/4 of Section 26, Township 26 South, Range 19 East, Pasco County, Florida as being N.0032'37"E.
18. Subject property contains 8.41 acres, more or less.
19. Subject property contains 8.41 acres, more or less of upland.
20. Subject property lies within Flood Zone "X" (shaded) according to Flood Insurance Rate Map 120230 0410 E, prepared by the Federal Emergency Management Agency, last revised September 30, 1992.
21. The Jurisdictional Wetland Line shown hereon represents the most conservative combination of wetland lines established by the Southwest Florida Water Management District and the Army Corps of Engineers. This Jurisdictional Wetland Line was provided to Genesis Group by Kimley-Horn and Associates, Inc.



CURVE TABLE

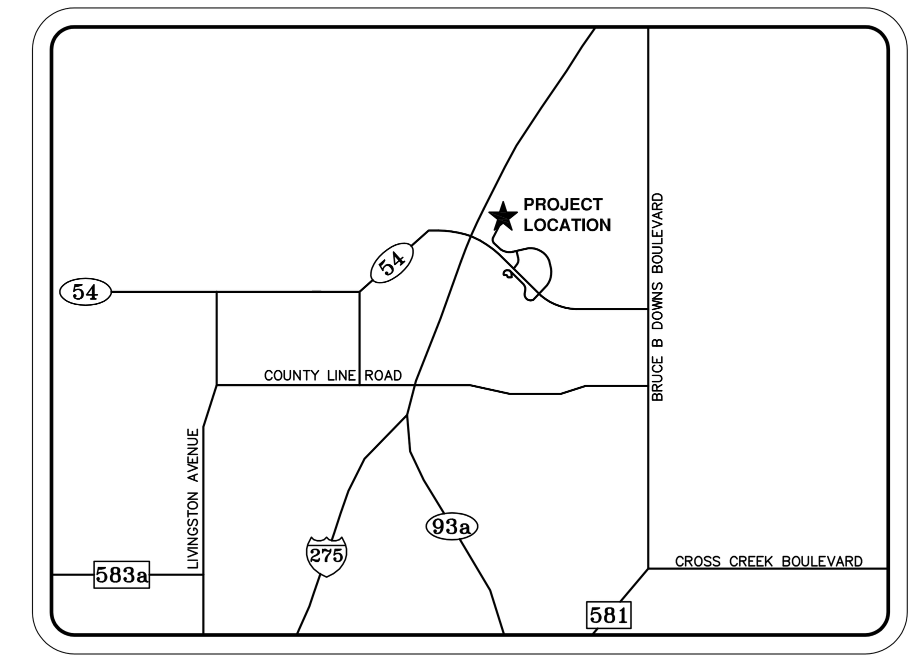
CURVE NO.	RADIUS	DELTA	TANGENT	ARC LENGTH	CHORD	CHORD BEARING
C1	85.00'	11°51'52"	8.83	17.60'	17.57'	N56°42'53"E
C2	68.00'	116°15'11"	109.36	137.97'	115.49'	N04°31'13"E
C3	68.00'	134°10'37"	160.89	159.24'	125.27'	S59°18'19"W
C4	85.00'	35°12'54"	26.98	52.24'	51.42'	S09°49'28"W
C5	2620.45'	8°34'06"	196.30	391.88'	391.51'	N15°13'25"E

LINE TABLE

LINE NO.	BEARING	DISTANCE
L1	S27°25'55"W	4.16'
L2	N10°56'22"E	59.67'
L3	S89°06'59"E	67.23'
L4	S00°55'29"W	93.36'
L5	S24°52'40"W	39.03'
L6	S41°01'24"E	41.38'
L7	S34°30'47"E	0.90'
L8	S09°52'01"E	23.37'
L9	S70°14'58"E	26.01'
L10	S74°27'14"E	26.60'
L11	S78°09'39"E	27.69'
L12	N65°25'43"E	85.34'
L13	N80°37'32"E	17.22'
L14	S37°18'21"E	30.95'
L15	S71°55'20"E	35.17'
L16	S38°44'50"E	52.42'
L17	N52°36'18"E	10.96'
L18	S70°41'45"E	34.85'
L19	S82°08'45"W	59.51'

LEGEND

(symbol)	ELECTRIC HANDHOLE
(symbol)	LIGHT POLE
(symbol)	SIGN
(symbol)	WATER VALVE
(symbol)	FOUND MONUMENT (AS NOTED)
(symbol)	SET CAPPED IRON ROD 5/8" L.B. #6816
S.C.I.R.	SET CAPPED IRON ROD 5/8" L.B. #6816
F.C.I.R.	FOUND CAPPED IRON ROD
L.B.	LICENSED BUSINESS
(symbol)	OAK TREE (SIZE AS NOTED)
(symbol)	PALM TREE (SIZE AS NOTED)
(symbol)	PINE TREE (SIZE AS NOTED)
(symbol)	MISCELLANEOUS TREE (SIZE AS NOTED)
(symbol)	DEAD TREE (SIZE AS NOTED)
PVC	POLY VINYL CHLORIDE
ELEV.	ELEVATION
CONC.	CONCRETE



LOCATION MAP
(NOT TO SCALE)

50' 25' 0 50' 100'
SCALE: 1" = 50'

UTILITY PROVIDERS

Bright House Networks
30432 State Road No. 54
Wesley Chapel, Florida 33543
Tel: (727) 856-5129 Ext. 84402
Fax: Not Provided
Contact: Kathy McDonald

Verizon Florida, Inc.
1778 Park Avenue North
Suite 200
Maitland, Florida 32751
Tel: (407) 539-0644
Fax: (407) 539-1727
Contact: Karrie Snyder

Pasco County Utilities
7530 Little Road
Room 205
New Port Richey, Florida 34654
Tel: (727) 847-8145 Ext. 8621
Fax: (727) 847-8064
Contact: Georgeann Bennett

Withlacoochee River Electric Cooperative
Post Office Box 278
Dade City, Florida 33526
Tel: (352) 588-5115 Ext. 1131
Fax: (352) 567-4376
Contact: Kenny Adams

LEGAL DESCRIPTION (PARCEL 3)

A parcel of land located in Section 26, Township 26 South, Range 19 East, in Pasco County, Florida, being more particularly described as follows:

Commence at a found 5/8" capped iron rod LB 2220 marking the Southeast corner of the Northwest 1/4 of said Section 26; thence N 00°32'37" E, on the East line of the Northwest 1/4 of said Section 26 a distance of 812.71 feet; thence N 81°07'54" W a distance of 623.26 feet to the point of curvature of a curve to the right and a point on the right of way line of Cypress Ridge Boulevard; thence on the right of way line of said Cypress Ridge Boulevard and on said curve to the right having a radius of 85.00 feet, a central angle of 11°51'52", a tangent length of 8.83 feet, a chord bearing of N 56°42'53" E, a chord distance of 17.57 feet, thence on the arc of said curve an arc length of 17.60 feet to the end of said curve and the point of curvature of a reverse curve to the left, thence continuing on the right of way line of said Cypress Ridge Boulevard and on said reverse curve to the left having a radius of 68.00 feet, a central angle of 116°15'11", a tangent length of 109.36 feet, a chord bearing of N 04°31'13" E, a chord distance of 115.49 feet, thence on the arc of said curve an arc length of 137.97 feet to the end of said reverse curve and a point of curvature of curve to the left and the POINT OF BEGINNING; thence continuing on the right of way line of said Cypress Ridge Boulevard and said curve to the left having a radius of 68.00 feet, a central angle of 134°10'37", a tangent length of 160.89 feet, a chord bearing of S 59°18'19" W a chord distance of 125.27 feet, thence on the arc of said curve an arc length of 159.24 feet to the end of said curve, and to the point of curvature of a reverse curve to the right thence continuing on the right of way line of said Cypress Ridge Boulevard and said reverse curve to the right having a radius of 85.00 feet, a central angle of 35°12'54", a tangent length of 26.98 feet, a chord bearing of S 09°49'28" W, a chord distance of 51.42 feet, thence on the arc of said curve an arc length of 52.24 feet to the end of said curve, thence S 27°25'55" W continuing on the right of way line of said Cypress Ridge Boulevard a distance of 4.16 feet; thence N 45°12'24" W departing the right of way line of said Cypress Ridge Boulevard a distance of 627.96 feet to a point on the East right of way line of State Road No. 93 (Interstate No. 75); thence N 10°56'22" E on the East right of way line of said State Road No. 93 (Interstate No. 75) a distance of 59.67 feet to the point of curvature of a curve to the right; thence continuing on the East right of way line of said State Road No. 93 (Interstate No. 75) and on said curve to the right having a radius of 2620.45 feet, a central angle of 8°34'06", a tangent length of 196.30 feet, a chord bearing of N 15°13'25" E, a chord distance of 391.51 feet, thence on the arc of said curve an arc length of 391.88 feet to the end of said curve, thence S 89°06'59" E departing the East right of way line of said State Road No. 93 (Interstate No. 75) a distance of 67.23 feet; thence S 00°55'29" W a distance of 93.36 feet; thence S 24°52'40" W a distance of 39.03 feet; thence S 41°01'24" E a distance of 41.38 feet; thence S 34°30'47" E a distance of 0.90 feet; thence S 09°52'01" E a distance of 23.37 feet; thence S 70°14'58" E a distance of 26.01 feet; thence S 74°27'14" E a distance of 26.60 feet; thence S 78°09'39" E a distance of 27.69 feet; thence S 46°34'07" E a distance of 162.71 feet; thence N 65°25'43" E a distance of 85.34 feet; thence N 80°37'32" E a distance of 17.22 feet; thence S 88°23'48" E a distance of 310.95 feet; thence S 37°18'21" E a distance of 30.95 feet; thence S 71°55'20" E a distance of 35.17 feet; thence S 38°44'50" E a distance of 52.42 feet; thence N 52°36'18" E a distance of 10.96 feet; thence S 70°41'45" E a distance of 34.85 feet; thence S 38°04'07" W a distance of 485.75 feet; thence S 82°08'45" W a distance of 59.51 feet to the POINT OF BEGINNING.

TOGETHER WITH those certain perpetual non-exclusive easements for utilities, stormwater drainage, pedestrian and vehicular access and maintenance of Common Property, as more particularly described in that certain Declaration of Covenants, Restrictions and Easements recorded in Official Records Book 5340, Page 1531, as amended by First Amendment to Declaration of Covenants, Restrictions and Easements recorded in Official Records Book 6410, Page 1661, as further amended in Second Amendment to Declaration of Covenants, Restrictions and Easements recorded in Official Records Book 6410, Page 1677, all of the Public Records of Pasco County, Florida.

SURVEYOR'S CERTIFICATE:

I, the undersigned surveyor hereby certify to CB Richard Ellis Inc., Lawyers Title Insurance Company and Skinner Brother Realty Company that, as of the date hereof, this survey correctly shows, on the basis of a field survey performed on and in accordance with the current Minimum Standard Detail Requirements for Land Title Surveys jointly established and adopted by ALTA, ACSM, and NSPS in 1999 pursuant to the accuracy standards adopted by ALTA, ACSM, and NSPS and in effect on the date of this certification for Class A surveys, and includes Item(s) 1, 2, 3, 4, 5, 7(a), 7(b), 7(c), 8, 9, 10, 11(a), 12, 13, 14, 15 and 16 on Table A thereof. Except as shown on this print of survey there are no visible easements or rights-of-way of which the undersigned has been advised or which are of record nor, except as shown, are there any building restrictions or setback lines, party walls, encroachments or overhangs of any improvements upon any easements, right-of-way or adjacent land, or encroachments by improvements located on adjacent land upon the described land. This print of survey reflects boundary lines of the described land which "close" by engineering calculation.

I hereby report to interested parties that I have made an actual survey of the premises known as Parcel 3 Cypress Creek in Pasco County, Florida. In connection with this survey, I made a careful inspection of said premises on May 23, 2006 and at the time of inspection I found M.S. Logan Trust, Blalock Pasco Trust and G.R. Blanchard (per Pasco County Property Appraiser Office records) to be in possession of said premises as the (tenant/owner).

I, further certify that this ALTA/ACSM Boundary and Topographic Survey was prepared under my direct supervision, that to the best of my knowledge, information and belief is a true and accurate representation of the land shown and described, and that it meets the Minimum Technical Standards for Land Surveying in the State of Florida Chapter 61G17-6, Florida Administrative Code.

Dennis J. Benham, Professional Surveyor and Mapper No. 4697
GGI, LLC, dba Genesis Group (LB 6816)

GENESIS GROUP
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Jacksonville • Tallahassee • Tampa
FL EB Reg. No. 0007811 FL LB Reg. No. 0006816 FL LC Reg. No. 0000329

NO.	DATE:	REVISION

PREPARED FOR:
CB RICHARD ELLIS
1 EAST BROWARD BOULEVARD
SUITE 915
FORT LAUDERDALE, FLORIDA 915
TELEPHONE: (954) 745-7463 FAX: (954) 468-3068

PROJECT NAME:
PARCEL 3
CYPRESS CREEK NORTH

SHEET TITLE:
ALTA/ACSM BOUNDARY
AND TOPOGRAPHIC SURVEY

P.N. 5826-001-P01
SCALE: 1" = 50'
DATE: 5/23/06
CREW CHIEF: J.Z.
DRAWN BY: A.A.S.
CHECKED BY: D.J.B.

SHEET 1 OF 1

Plot Date: Jun 05, 2007 - 4:46pm
User Name: syoung
Drawing Name: F:\5826\001\P01 - Parcel 3\CAD\SUR\5826-001-P01-BNDY.dwg