

SKETCH OF DESCRIPTION

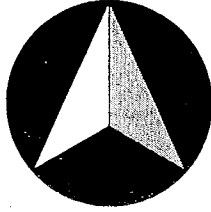
SECTION 26, TOWNSHIP 26 SOUTH, RANGE 19 EAST

POINT OF COMMENCEMENT

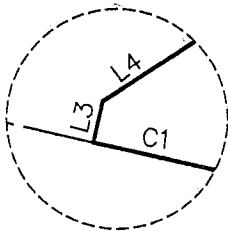
NORTHEAST CORNER OF
SOUTHEAST 1/4 OF
SECTION 26-26-19

POINT OF BEGINNING PARCEL 10

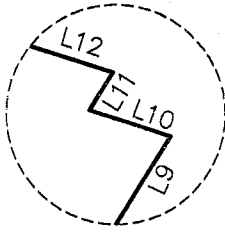
CURVE TABLE						
CURVE NO.	RADIUS	DELTA	TANGENT	ARC LENGTH	CHORD	CHORD BEARING
C1	2141.83	07°47'36"	145.89	291.33	291.10	N81°28'16"W



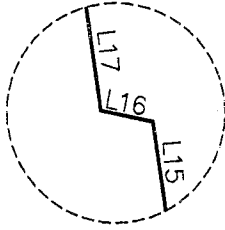
SCALE: 1" = 100'



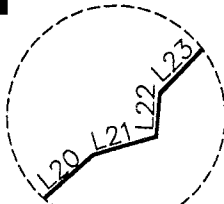
DETAIL "A"
NOT TO SCALE



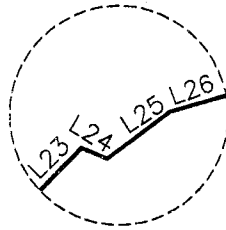
DETAIL "B"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE



DETAIL "E"
NOT TO SCALE

UNPLATTED

NORTH RIGHT OF WAY LINE STATE ROAD NO. 56

SEE DETAIL "A"

STATE ROAD No. 56
(RIGHT OF WAY WIDTH VARIES)

PARCEL 10

2.79 ACRES, MORE OR LESS

30' PASCO COUNTY UTILITY EASEMENT
(O.R. BOOK 1782, PAGE 91)
(O.R. BOOK 3558, PAGE 635)
30' PERMANENT INGRESS EGRESS EASEMENT
(O.R. BOOK 3686, PAGE 4)

EAST LINE OF THE SOUTHEAST 1/4 SECTION 26-26-19

1933.30'
S00°28'09"W

LINE TABLE					
LINE NO.	BEARING	DISTANCE	LINE NO.	BEARING	DISTANCE
L1	N89°31'51"W	30.00	L14	N21°49'28"E	46.05
L2	S00°28'09"W	597.50	L15	N08°17'07"W	28.17
L3	N12°25'31"E	0.88	L16	N77°57'27"W	0.12
L4	N56°22'28"E	27.26	L17	N08°12'49"W	0.27
L5	N25°17'26"E	6.93	L18	N15°16'26"W	66.47
L6	N28°49'15"E	57.77	L19	N10°39'14"W	28.60
L7	N29°49'01"E	26.65	L20	N48°42'41"E	104.63
L8	N01°27'37"E	73.77	L21	N73°28'27"E	0.77
L9	N31°46'54"E	28.23	L22	N04°28'02"E	0.50
L10	N72°11'56"W	0.30	L23	N44°07'14"E	70.86
L11	N31°52'03"E	0.16	L24	S68°17'59"E	0.33
L12	N72°13'53"W	36.75	L25	N53°42'29"E	0.92
L13	N02°25'22"W	20.66	L26	N73°28'36"E	115.35

PREPARED BY:



Engineers • Landscape Architects • Planners • Surveyors
3910 North US Highway 301, Suite 140 Tampa, Florida 33619
(813)620-4500 Fax (813)620-4980 www.ggenesis.com
Crestview • Jacksonville • Gainesville • Tallahassee • Tampa

PREPARED FOR:

SKINNER BROTHERS REALTY COMPANY
2963 DUPONT AVENUE SUITE 2
JACKSONVILLE FLORIDA 32217
TELEPHONE: (904) 732-9400 FAX: (904) 731-5272

SHEET NAME:

CYPRESS CREEK - PARCEL 10
SKETCH OF DESCRIPTION

CREW CHIEF:

N/A

PROJECT #

N/A

DRAWN BY:

S.A.Y.

DATE:

05/05/05

CHECKED BY:

D.J.B.

SHEET

2

OF 2

REVISION DATE:

SKETCH OF DESCRIPTION**LEGAL DESCRIPTION (PARCEL 10)**

A parcel of land lying in the Southeast 1/4 of Section 26, Township 26 South, Range 19 East, Pasco County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of said Section 26, thence S.00°28'09"W., on the East line of the Southeast 1/4 of said Section 26, a distance of 1933.30 feet; thence N89°31'51"W., departing the East line of the Southeast 1/4 of said Section 26 a distance of 30.00 feet to the Point of Beginning; thence S00°28'09"W., a distance of 597.50 feet to a point on a curve to the right and a point on the North Right of Way line of State Road No. 56, thence on the North Right of Way line of said State Road No. 56 and on said curve to the right, having a radius of 2141.83 feet, a central angle of 07°47'36", a tangent length of 145.89 feet, a chord bearing of N.81°28'16"W., a chord distance of 291.10 feet, thence on the arc of said curve an arc length of 291.33 feet to the end said curve; thence N.12°25'31"E., departing the North Right of Way line of said State Road No. 56 and said curve to the right, a distance of 0.88 feet; thence N.56°22'28"E., a distance of 27.26 feet; thence N.25°17'26"E., a distance of 6.93 feet; thence N.28°49'15"E., a distance of 57.77 feet; thence N.29°49'01"E., a distance of 26.65 feet; thence N.01°27'37"E., a distance of 73.77 feet; thence N.31°46'54"E., a distance of 28.23 feet; thence N.72°11'56"W., a distance of 0.30 feet; thence N.31°52'03"E., a distance of 0.16 feet; thence N.72°13'53"W., a distance of 36.75 feet; thence N.02°25'22"W., a distance of 20.66 feet; thence N.21°49'28"E., a distance of 46.05 feet; thence N.08°17'07"W., a distance of 28.17 feet; thence N.77°57'27"W., a distance of 0.12 feet; thence N.08°12'49"W., a distance of 0.27 feet; thence N.15°16'26"W., a distance of 66.47 feet; thence N.10°39'14"E., a distance of 28.60 feet; thence N.48°42'41"E., a distance of 104.63 feet; thence N.73°28'27"E., a distance of 0.77 feet; thence N.04°28'02"E., a distance of 0.50 feet; thence N.44°07'14"E., a distance of 70.86 feet; thence S.68°17'59"E., a distance of 0.33 feet; thence N.53°42'29"E., a distance of 0.92 feet; thence N.73°28'36"E., a distance of 115.35 feet to the Point of Beginning.

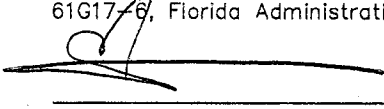
Parcel contains 2.79 acres, more or less.

SKETCH REPORT

1. This sketch 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. This is not a Boundary Survey.
4. This sketch does not represent a field survey.
5. Bearings shown hereon are based on the Florida State Plane Coordinate System, West Zone, 1983-1990 adjustment, holding the East line of the Southeast 1/4 of Section 26, Township 26 South, Range 19 East, Pasco County, Florida as being S.00°28'09"W.
6. Legal description shown hereon prepared by the undersigned surveyor.
7. This sketch was prepared without the benefit of a Title Commitment or an Ownership and Encumbrance Report. Therefore there may be easements, rights of way or other encumbrances that are not shown on this survey that may be found in the Public Records of Pasco County, Florida. It should be noted that 30' Pasco County Utility Easement and 30' Permanent Ingress-Egress Easement taken from a Boundary Survey prepared by Cognacarta GIS, Project No. C031-004-P41 and Dated March 10, 2003.
8. Configuration of Parcel 10 supplied by Kimley-Horn and Associates, Inc., 10117 Princess Palm, Suite 300, Tampa, Florida 33610.

SURVEYOR'S CERTIFICATE:

I, the undersigned Registered Land Surveyor, hereby certify that this Sketch of Description 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, PSM
State of Florida Certification No. 4697

GGI, LLC, dba Genesis Group (LB 6816)

5/9/05



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SHEET **1** OF **2**

REVISION DATE:

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