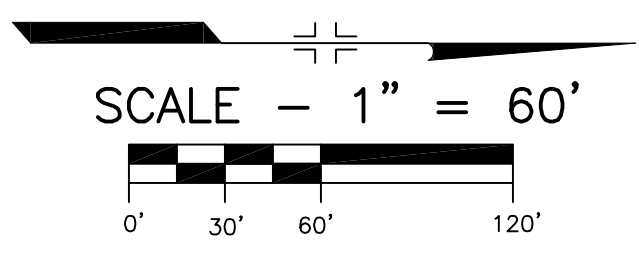
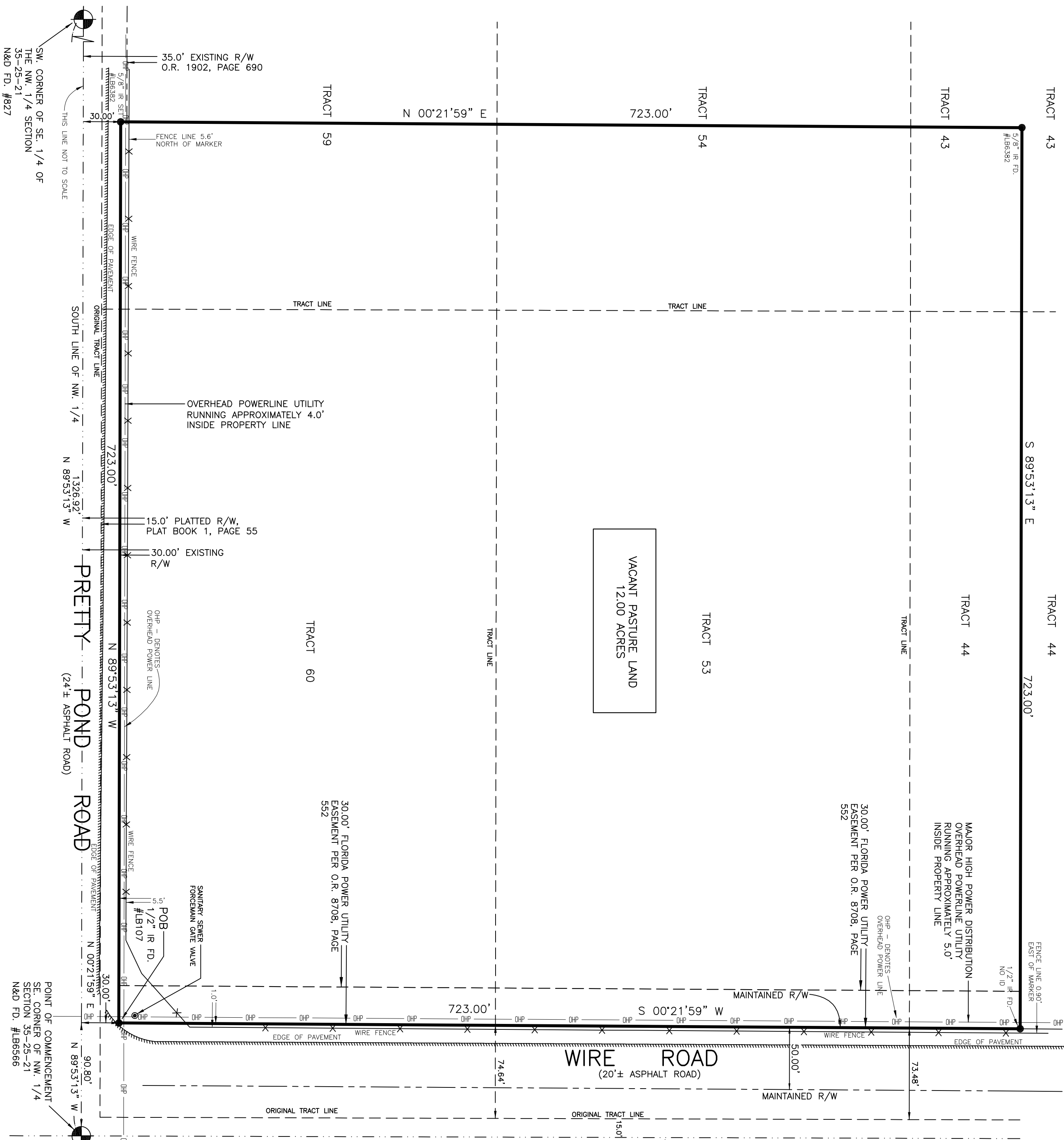


SECTION 35, TOWNSHIP 25 SOUTH, RANGE 21 EAST
PASCO COUNTY, FLORIDA



DESCRIPTION

THAT PORTION OF TRACTS 43, 44, 53, 54, 59 AND 60, ZEPHYRHILLS COLONY COMPANY LANDS IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 21 EAST AS RECORDED IN PLAT BOOK 1, PAGE 55, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SE CORNER OF THE NW 1/4 OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 21 EAST, RUN N. 89°53'13" W., 90.80 FEET ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 35; THENCE N. 00°21'59" E., 30.0 FEET TO THE NORTH RIGHT OF WAY LINE OF PRETTY POND ROAD AT ITS INTERSECTION WITH THE WEST LINE OF WIRE ROAD, AS NOW ESTABLISHED, FOR A POINT OF BEGINNING; THENCE N. 89°53'13" W., 723.0 FEET ALONG THE NORTH RIGHT OF WAY LINE OF PRETTY POND ROAD; THENCE N. 00°21'59" E., 723.0 FEET; THENCE S. 89°53'13" E., 723.0 FEET TO THE WEST LINE OF WIRE ROAD, AS NOW ESTABLISHED; THENCE S. 00°21'59" W., 723.0 FEET ALONG THE SAID WEST LINE OF WIRE ROAD TO THE POINT OF BEGINNING.

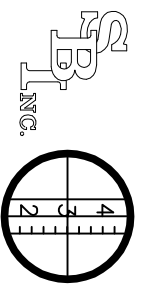
NOTES

1. THIS MAP REPRESENTS A BOUNDARY SURVEY. THE LAND IS VACANT.
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. NO APPARENT SURFACE ENCROACHMENTS EXCEPT AS SHOWN HEREON. UNDERGROUND ENCROACHMENTS OR UTILITIES (IF ANY) NOT LOCATED IN CONJUNCTION WITH THIS SURVEY.
4. DESCRIPTION SHOWN HEREON TAKEN FROM O.R. BOOK 1337, PAGE 1397, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
5. BEARINGS SHOWN HEREON ARE BASED ON ASSUMED DATUM AND REFERENCED TO THE SOUTH LINE OF THE NW 1/4 OF SECTION 35 AS BEARING N. 89°53'13" W. (PER O.R. 1337, PAGE 1397).
6. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEYOR NOT RESPONSIBLE FOR EASEMENTS, ADDITIONAL RIGHTS-OF-WAYS OR OTHER ENCUMBRANCES OF RECORD NOT FURNISHED TO THIS OFFICE. ANY REPRODUCTION OR DISTRIBUTION OF THIS SURVEY MAP OR REPORT WITHOUT THE EXPRESS WRITTEN CONSENT OF SIMMONS & BEALL, INC. IS STRICTLY PROHIBITED. THIS SURVEY MAP OR REPORT IS VALID ONLY TO THOSE INDIVIDUALS OR ENTITIES NAMED HEREON, SIMMONS & BEALL, INC. AND/OR THE SIGNING PARTY ASSUMES NO RESPONSIBILITY TO ADDITIONAL PARTIES FOR ITS UNAUTHORIZED USE.
8. FENCE LOCATIONS SHOWN HEREON MAY BE ENLARGED FOR CLARITY AND MAY NOT BE TO SCALE.

GENERAL LEGEND

(D)	Deed or Description
MB	Concrete Monument
PMB	Permanent Monument
P.C.P.	Permanent Control Point
P.R.M.	Permanent Reference Monument
R/W	Right of Way
R.R.S.	Railroad Spike
N&D	Nail and Disk
(C)	Computed Data
P.C.	Point of Curvature
P.I.	Point of Intersection
IR	Iron Pipe
(F)	Field Data
FD	Found
S	Set
AC	Air Conditioner (NR) - Non Radial

SIMMONS & BEALL, INC.
SURVEYING & MAPPING



P.O. BOX 1297
36739 S.R. 52
DADE CITY, FLORIDA 33526
FAX (352) 567-0048
(352) 567-0675
LB NUMBER 6382

Date of Survey: 08-05-2014
Date of Plat: 08-08-2014
Job Number: 2014-088
Checked by: MWB
Drawn by: CT

REVISIONS
08-13-2014
ADD 30.0 UTILITY EASEMENT
08-27-2014 ADD CERTIFIERS

CERTIFIED TO: CDB REAL ESTATE INVESTMENT, LLC
DIVITO & HIGHAM, P.A.
COMMONWEALTH LAND TITLE INSURANCE COMPANY

PREPARED BY: MAURICE W. BEALL
Professional Surveyor
Florida Registration Number 4281

NOT VALID UNLESS IMPRINTED WITH RAISED SEAL

SW CORNER OF SE 1/4 OF THE NW 1/4 SECTION 35-25-21 N&D FD. #827

THIS LINE NOT TO SCALE