

ALTA/NSPS LAND TITLE SURVEY

OF A PORTION OF

SECTIONS 23 & 24, TOWNSHIP 26 SOUTH, RANGE 21 EAST

PASCO COUNTY, FLORIDA

DESCRIPTION: (per Title Commitment)

A parcel of land being TRACTS 103, 104 and 122, and a portion of TRACTS 58, 101, 102, 105, 106, 107, 108, 118, 119, 120, 121 and 123 in Section 24, Township 26 South, Range 21 East, and a portion of TRACTS 97, 112 and 113 in Section 23, Township 26 South, Range 21 East, together with portions of Right-of-Ways, ZEPHYRHILLS COLONY COMPANY, as recorded in Plat Book 1, Page 55 of the Public Records of Pasco County, Florida, together with a portion of the Northwest 1/4 of the Southwest 1/4 and a portion of the Northeast 1/4 of the Southwest 1/4, of Section 24, Township 26 South, Range 21 East, all of Pasco County, Florida, being more particularly described as follows:
 COMMENCE at the Northwest corner of Section 24, Township 26 South, Range 21 East, of Pasco County, Florida; thence S.01°47'15"W., along the West line of the Northwest 1/4 of said Section 24, (being the basis of bearings for this legal description), for 81.76 feet to the point of intersection with the Westerly line of the CSX Railroad Right-of-Way, same being the point of intersection with a non-tangent curve, concave Northeasterly, same also being the Northeast corner of that certain property as described in Official Records Book 7964, Page 1218 of the Public Records of Pasco County, Florida; thence the following three (3) courses along the East and South lines and the Westerly extension of the South line of said certain property as described in Official Records Book 7964, Page 1218: (1) thence Southeasterly along said Westerly line of the CSX Railroad Right-of-Way, along the arc of said curve, with a radial bearing of N.68°31'55"E., having a radius of 4,643.87 feet, a central angle of 04°47'51", an arc length of 388.83 feet, and a chord bearing S.23°52'00"E., for 388.72 feet, to the point of tangent; (2) thence continue along said Westerly line of the CSX Railroad Right-of-Way, S.25°21'34"E., for 2,252.90 feet to the point of intersection with the North Right-of-Way line of Chancey Road; (3) thence leaving said Westerly line of the CSX Railroad Right-of-Way, S.76°02'04"W., along said North Right-of-Way line of Chancey Road, for 1,237.84 feet to the point of intersection with the West line of the Southwest 1/4 of said Section 24; thence leaving said North Right-of-Way line of Chancey Road, S.00°17'02"W., along said West line of the Southwest 1/4 of Section 24, for 123.84 feet to the point of intersection with the South Right-of-Way line of Chancey Road, same being the POINT OF BEGINNING; thence leaving said West line of the Southwest 1/4, of Section 24, N.76°02'04"E., along said South Right-of-Way line of Chancey Road, for 1,292.50 feet to the point of intersection with said Westerly line of the CSX Railroad Right-of-Way; thence leaving said South Right-of-Way line of Chancey Road, S.25°23'23"E., for 893.80 feet; thence leaving said Westerly line of the CSX Railroad Right-of-Way, for 986.42 feet; thence continue along said Westerly line of the CSX Railroad Right-of-Way, S.85°18'42"W., for 1,450.74 feet, thence S.00°37'47"W., for 449.21 feet; thence S.90°00'00"E., for 828.59 feet; thence S.00°04'35"W., for 402.39 feet to the point of intersection with the South line of TRACT 123 in Section 24, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, as recorded in Plat Book 1, Page 55 of the Public Records of Pasco County, Florida; thence, N.89°55'25"W., along the South lines of TRACTS 123, 122 and 121, respectively, in said Section 24, Township 26 South, Range 21 East, ZEPHYRHILLS COLONY COMPANY, for 1,195.75 feet to the point of intersection with the East Right-of-Way of State Road 39; thence leaving said South line of TRACT 121, N.27°12'20"W., along said East Right-of-Way of State Road 39, for 1,392.36 feet; thence leaving said East Right-of-Way of State Road 39, N.82°54'15"E., for 367.70 feet; thence S.89°42'58"E., for 15.00 feet to the point of intersection with said West line of the Southwest 1/4 of Section 24; thence N.00°17'02"E., along said West line of the Southwest 1/4 of Section 24, for 687.23 feet; thence leaving said West line of the Southwest 1/4 of Section 24, S.89°18'49"W., along the Easterly extension of the South line of TRACT 80, in Section 23, Township 26 South, Range 21 East, said ZEPHYRHILLS COLONY COMPANY, for 10.00 feet; thence N.00°17'02"E., for 361.57 feet to the point of intersection with said South Right-of-Way line of Chancey Road; thence N.76°02'04"E., along said South Right-of-Way line of Chancey Road, for 10.32 feet to the point of intersection with said West line of the Southwest 1/4, of Section 24; thence N.00°17'02"E., continuing along said South Right-of-Way line of Chancey Road, same being said West line of the Southwest 1/4, of Section 24, for 20.63 feet to the POINT OF BEGINNING.

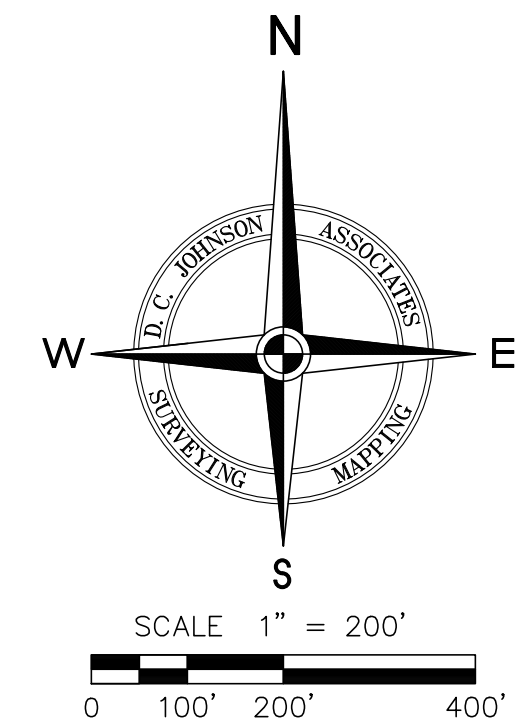
SURVEYOR'S NOTES:

- Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to. This survey meets the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 51-17 Florida Administrative Code.
- Surveyor has reviewed Commitment for Title Insurance, Commitment Number 2037-5418330, as issued by Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, and underwritten by First American Title Insurance Company, commitment date of 6/2/2021 at 8:00 a.m. All pertinent matters except leases, liens, mortgages, taxes, and/or other similar financial matters, identified as encumbrances in Schedule B-II of said Commitment for Title Insurance, have been shown or noted hereon. The undersigned has relied solely upon said Title Insurance Commitment for all matters pertaining to easements, rights-of-way, setback lines, agreements, reservations, or other similar matters.
- No instruments of record reflecting easements, right-of-ways and/or ownership were furnished to the undersigned except as shown.
- No underground installations, improvements or encroachments, have been located except those shown hereon.
- Bearings shown hereon are based on the Florida State Plane Coordinate System, FL-West Projection, with West line of the Southwest 1/4 of Section 24, Township 26 South, Range 21 East, Pasco County, Florida, having a grid bearing of N.00°16'22"E.
- Bearings and distances shown hereon are field measured, unless otherwise indicated.
- The text for ties to improvements indicates the direction they lie in relation to the boundary.
- Elevations shown hereon are based upon North American Vertical Datum of 1988 (NAVD88), National Geodetic Survey benchmark "P 682", located at the intersection of State Road 39 and Chancey Road in Zephyrhills, Florida, published elevation = 74.62' (NAVD88)
- Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.) or Florida Department of Environmental Protection (F.D.E.P.).
- Wetland lines shown hereon delineated by Birkitt Environmental Services, Inc., on 8/24/21.
- Based on previous deeds and found monumentation, there appears to be a scrivener error in the description. The bearing "...thence S.00°37'47"W., for 449.21 feet..." should read S.00°37'47"E.
- The right-of-way lines for State Road 39 were based on FDOT right-of-way maps.

ALTA TABLE A NOTES:

- [Item 1] See map of survey for found or set monuments.
- [Item 2] The physical address of the subject property is not available at the time of survey.
- [Item 3] Subject property appears to lie in Flood Zone "A" and "X" according to F.I.R.M. Community Panel 12101C0458F, dated 9/26/2014.
- [Item 4] Subject property contains 85.692 acres, more or less.
- [Item 6] Surveyor has reviewed Zoning Report prepared by XXX, No. XXX, dated XX/XX/XXX.
- Front building setback requirement: XX'
- Rear building setback requirement: XX'
- Side building Setback requirement: XX'
- Building height restriction: XX' (XX' observed)
- Floor Space area requirement: XX' (XX' observed)
- Parking Space requirement XX' (XX' observed)
- [Item 7] See map of survey for building dimensions and area.
- [Item 8] See map of survey for depiction of substantial features observed.
- [Item 14] Subject property lies approximately 150' from the intersection of Chancey Road and South Buchman Highway.
- [Item 16] No evidence of recent earth moving work, building construction, or building additions were observed.
- [Item 18] See Schedule B-II table for index of easements and servitudes disclosed in Title Documents. See map of survey for depiction thereof.

POINT OF COMMENCEMENT
 NORTHWEST CORNER OF SECTION 24-26-21
 S.01°47'15"W.
 81.76'
 WEST LINE OF THE NORTHWEST 1/4 OF SECTION 24-26-21



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SCHEDULE B-II	
ITEM No. 9	Reservations unto the State of Florida for all, gas and minerals and 200 foot State Road Right of Way as contained in Deed recorded September 10, 1945 in Deed Book 113, Page 490. Note: The right of way entry and exploration has been released pursuant to S270.11, Florida Statutes.
ITEM No. 10	Ordinance No. 855-04 recorded December 22, 2004 in Book 6162, Page 56. Said ordinance is blanket over the subject property.
ITEM No. 11	Restrictive Covenant Agreement recorded January 18, 2006 in Book 6801, Page 229. Said agreement is blanket over the subject property.
ITEM No. 12	Rights of Ronnie Oakley, as tenant, under that certain oral month-to-month grazing lease with Robert Gagne, as landlord. Said rights are not a survey matter.

CERTIFICATION:

To Meritage Homes of Florida, Inc.; First American Title Insurance Company; Dean, Mead, Egerton, Bloodworth, Capouano & Bozart; and Robert H. Gagne, as Trustee of the Robert H. Gagne Revocable Trust of 2008:

This is to certify that this map or plat on the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(b), 7(a), 7(b)(1), 8, 14, 16, and 18 of Table A thereof. The fieldwork was completed on 10/05/2021.

Date of Plat or Map: 10/5/2021

SEAL
 ANDREW R. GETZ
 L57048
 STATE OF FLORIDA
 PROFESSIONAL SURVEYOR

Andrew Getz
 Andrew R. Getz
 PLS/PSM License Number 7043
 This survey conforms to the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 51-17 Florida Administrative Code.

DRAWN: TAG DATE: 10/07/21 Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
 CHECKED: ARG DATE: 10/08/21

DATE	REVISION	BY
11/08/21	ADD ADDITIONAL TOPOGRAPHY FOR S.R. 39/ADD HYDROPERIODS	TAG
11/30/21	ADD ADDITIONAL TOPOGRAPHY FOR S.R. 39/ADD STRIPING	ARG
1/6/2022	REVISE WETLAND PER COMMENTS	TAG

SHEET DESCRIPTION

SEE SHEETS 2-9 FOR BOUNDARY DETAILS AND TOPOGRAPHY

JOHNSON ASSOCIATES
 SURVEYING AND MAPPING
 1181 S. Curry Street
 San Antonio, TX 78206
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 Email: info@johnson.com
 www.djohnson.com

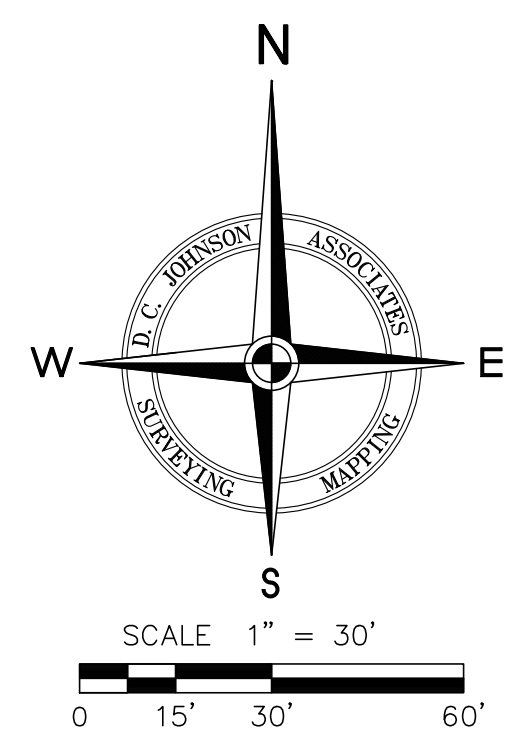
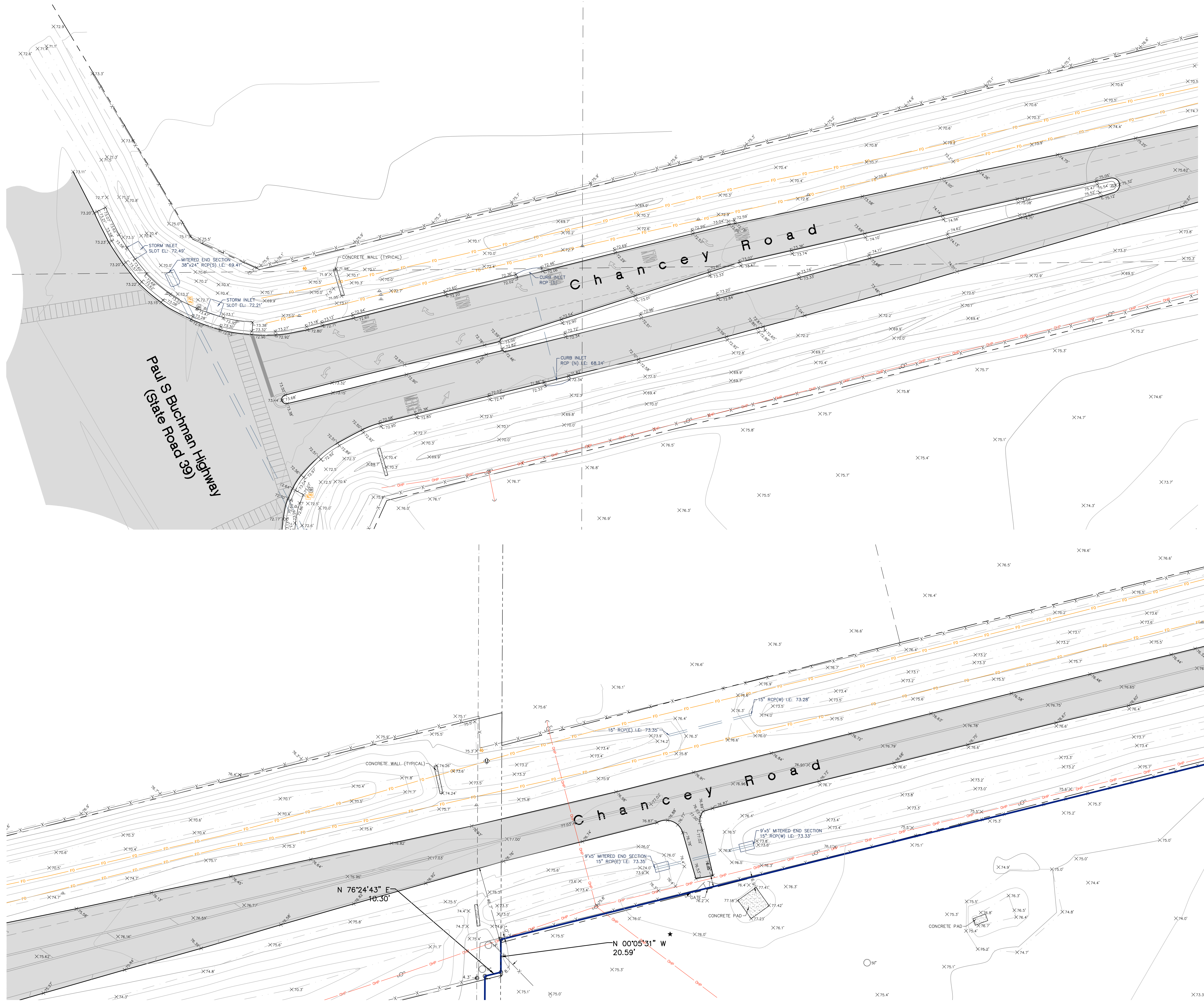
Boundary & Topographic Survey

Meritage Homes of Florida, Inc.

Gagne Project Offsite

PROJECT NO: 2021-28190100001
 SEC: 23 & 24 TWP: 26S RANG: 21E COUNTY: Pasco County

SCALE: 1"=30'
 SHEET NO: 1 of 10



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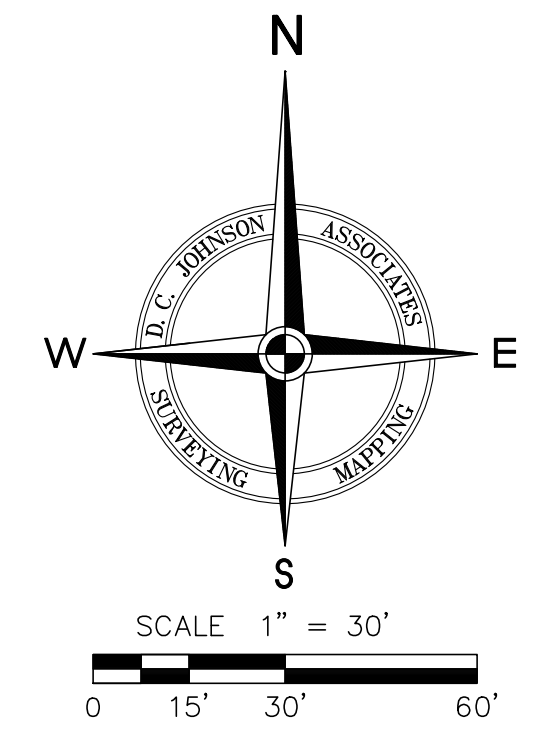
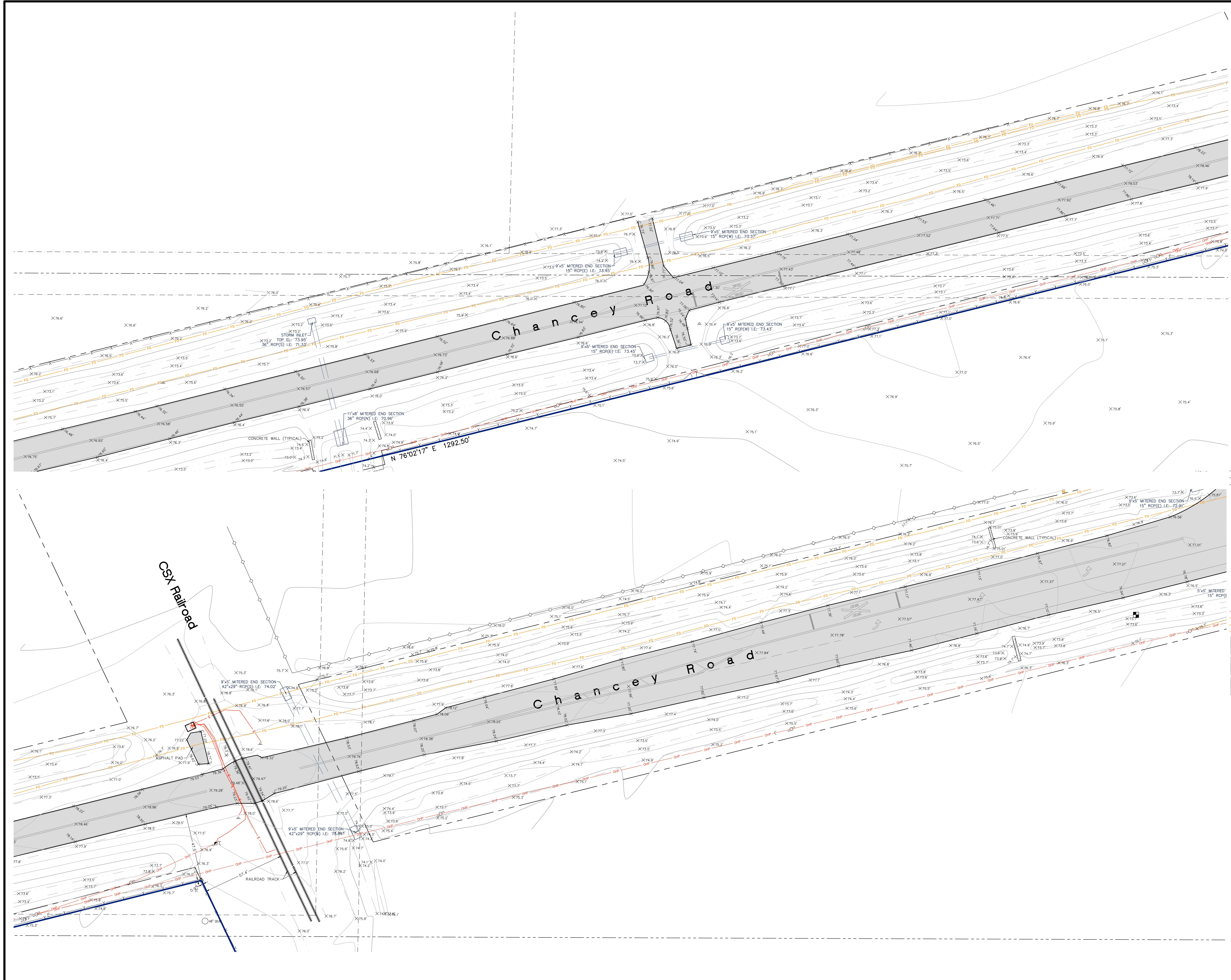
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Boundary & Topographic Survey
 Heritage Homes of Florida, Inc.
 Gagne Project Offsite

PROJECT NO: 2021-25191010001
 SEC: 23 & 24 TWP: 26S R1G: 21E COUNTY: Pasco County



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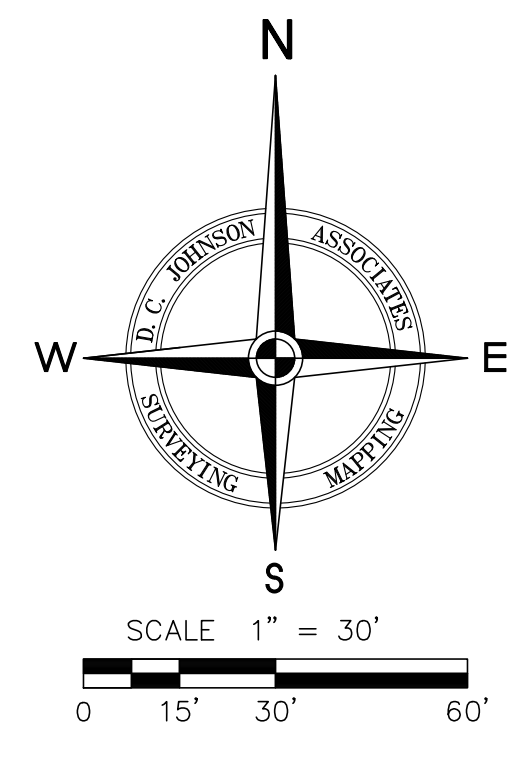
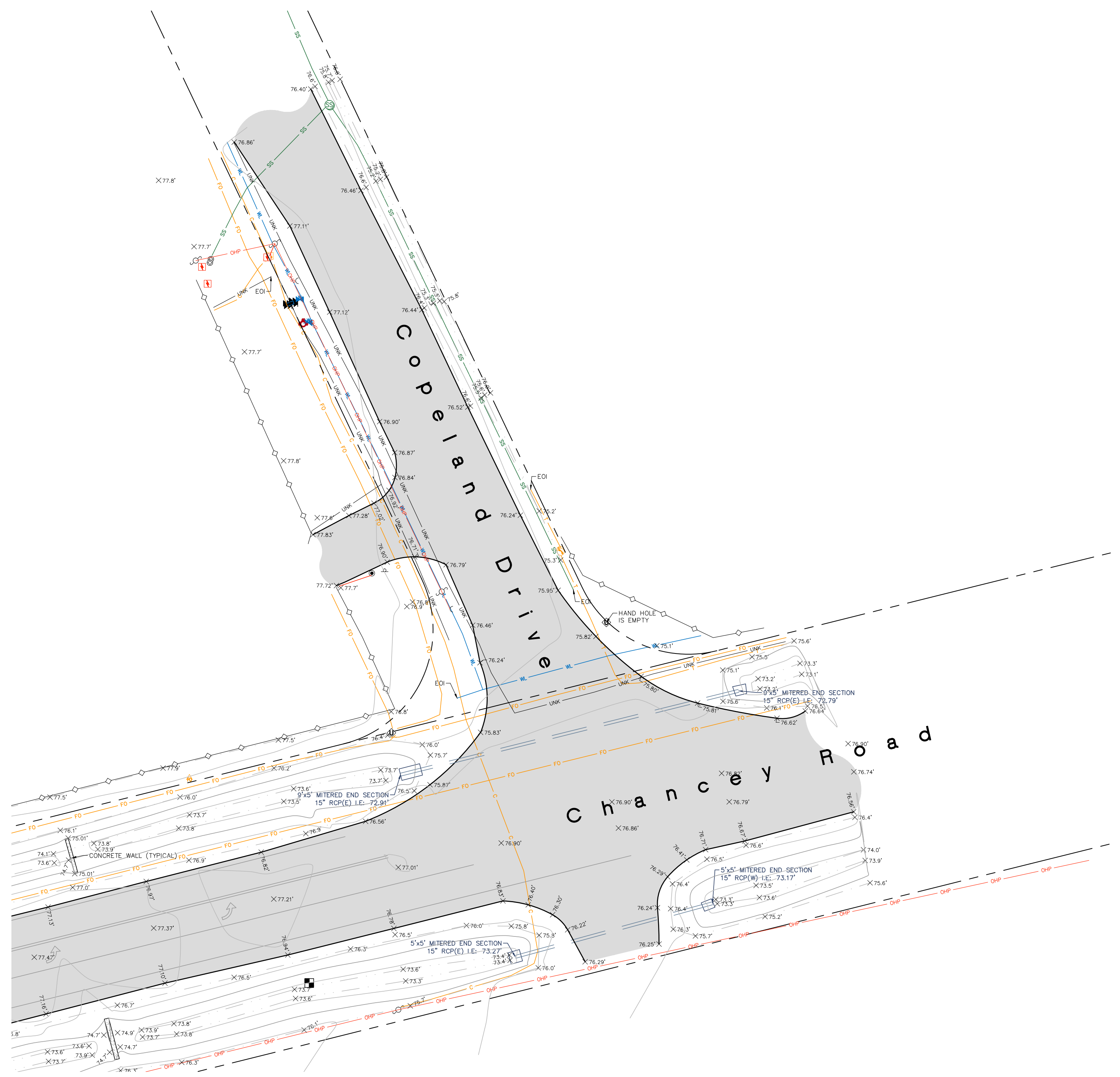
BY	REVISION	DATE

DATE OF FIELD SURVEY: 10/5/21

Boundary & Topographic Survey
 Heritage Homes of Florida, Inc.
 Gagne Project Offsite

PROJECT NO: 2021-251B0100001
 SEC: 23 & 24 TWP: 26S R1G: 21E COUNTY: Pasco County

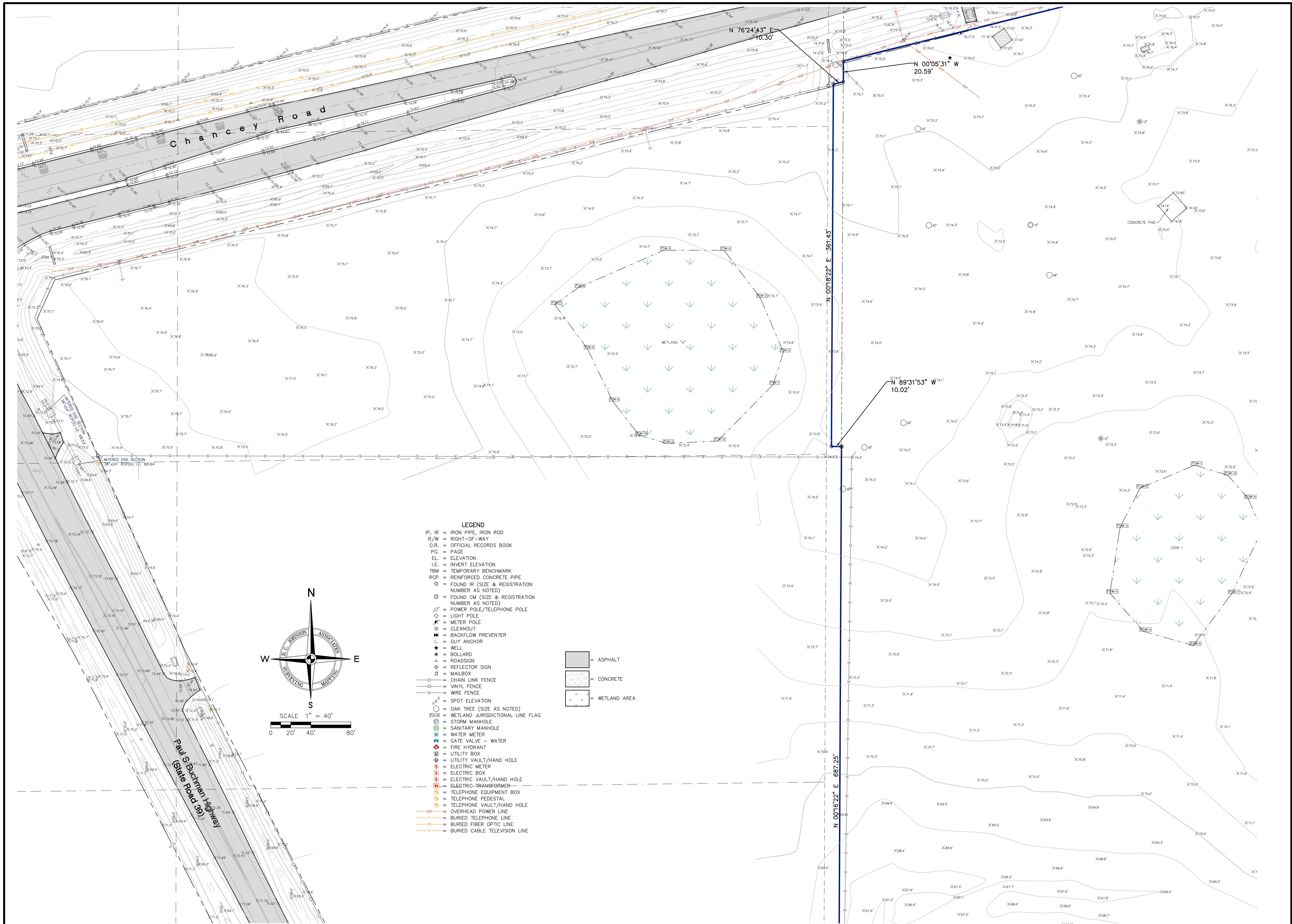
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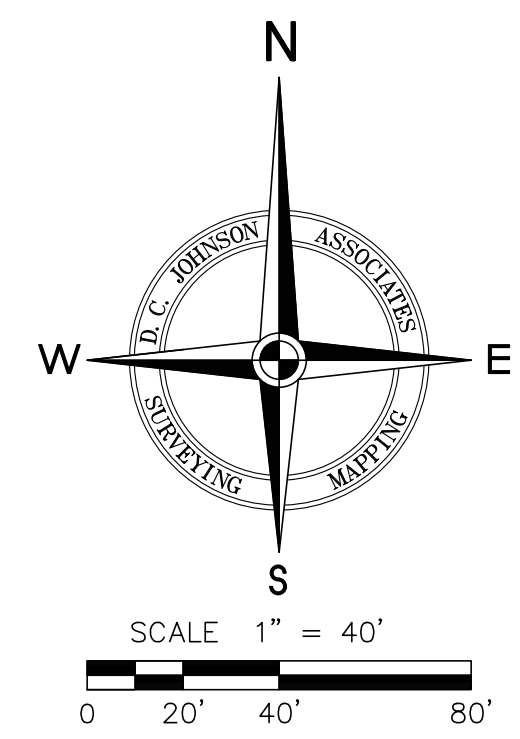
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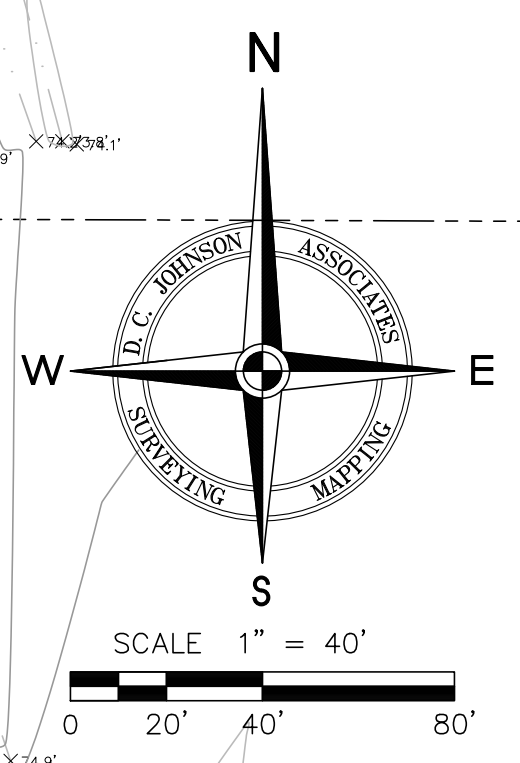
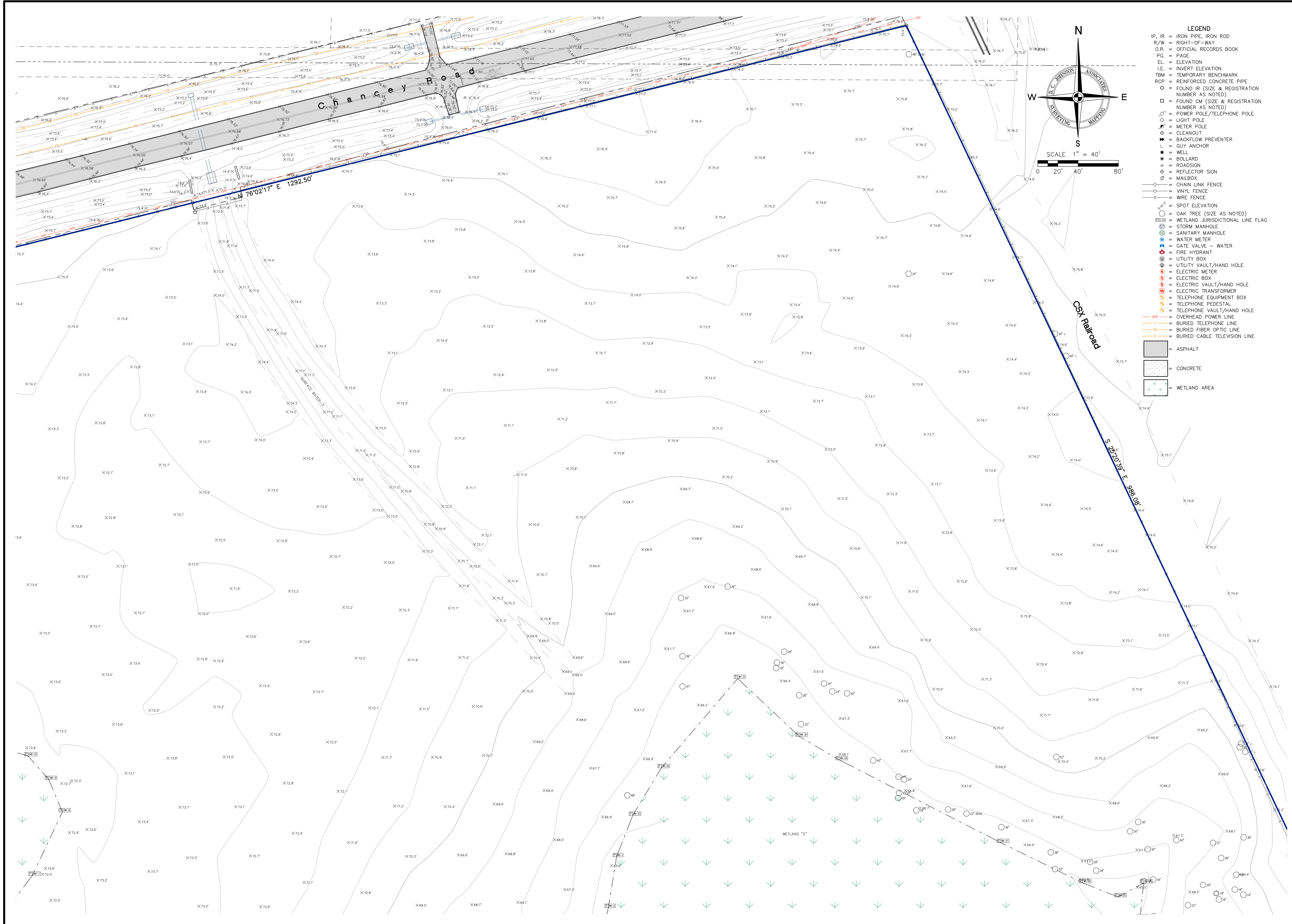
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 - ⊙ = ELECTRIC TRANSFORMER
 - ⊙ = TELEPHONE EQUIPMENT BOX
 - ⊙ = TELEPHONE PEDESTAL
 - ⊙ = TELEPHONE VAULT/HAND HOLE
 - ⊙ = OVERHEAD POWER LINE
 - ⊙ = BURIED TELEPHONE LINE
 - ⊙ = BURIED FIBER OPTIC LINE
 - ⊙ = BURIED CABLE TELEVISION LINE
 - = ASPHALT
 - = CONCRETE
 - = WETLAND AREA

BY	REVISION	DATE

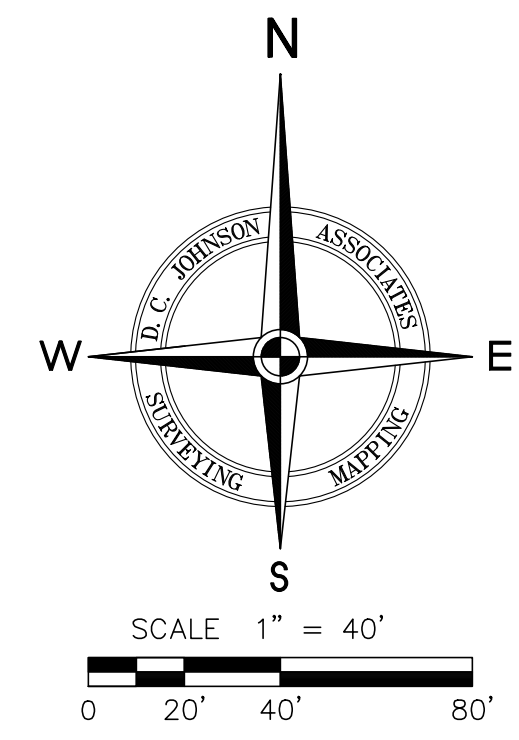
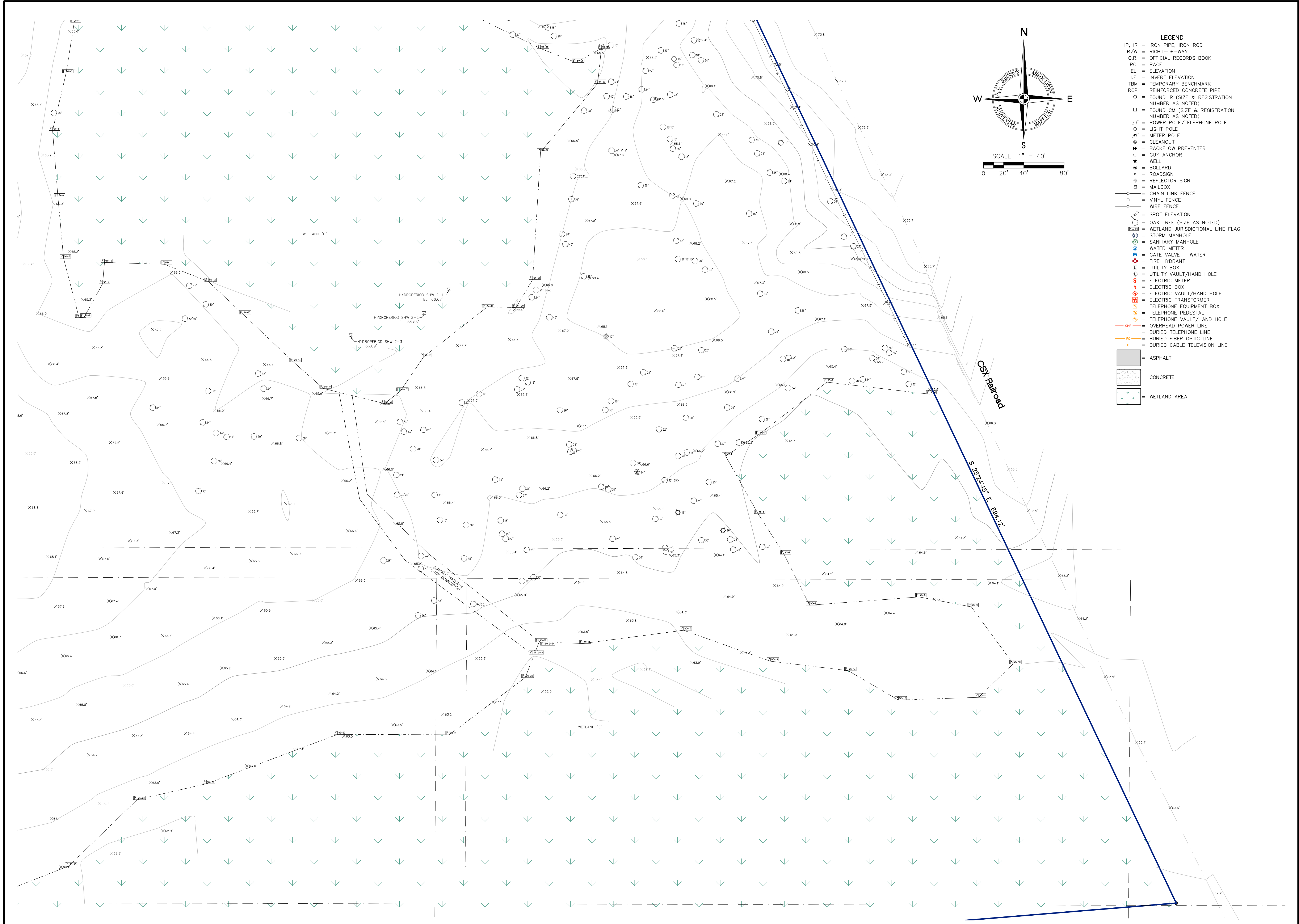
DATE OF FIELD SURVEY: 10/5/21

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San Antonio, TX 78248
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Boundary & Topographic Survey
Meritage Homes of Florida, Inc.
Gagne Project Offsite

PROJECT NO: 2021-2519100001
SEC: 23 & 24 TWP. 26S R1G: 21E COUNTY: Pasco County

SCALE: 1" = 30'
SHEET NO: 6 of 10



- LEGEND**
- IP, IR = IRON PIPE, IRON ROD
 - R/W = RIGHT-OF-WAY
 - O.R. = OFFICIAL RECORDS BOOK
 - P.G. = PAGE
 - EL. = ELEVATION
 - I.E. = INVERT ELEVATION
 - TBM = TEMPORARY BENCHMARK
 - RCP = REINFORCED CONCRETE PIPE
 - = FOUND IR (SIZE & REGISTRATION NUMBER AS NOTED)
 - = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
 - ⊙ = POWER POLE/TELEPHONE POLE
 - ⊕ = METER POLE
 - ⊗ = CLEANOUT
 - ⊖ = BACKFLOW PREVENTER
 - ⊙ = GUY ANCHOR
 - = BOLLARD
 - ▲ = ROAD SIGN
 - ⊕ = REFLECTOR SIGN
 - ⊞ = MAILBOX
 - ⊟ = CHAIN LINK FENCE
 - ⊠ = VINYL FENCE
 - ⊡ = WIRE FENCE
 - = SPOT ELEVATION
 - = OAK TREE (SIZE AS NOTED)
 - ⊞ = WETLAND JURISDICTIONAL LINE FLAG
 - ⊞ = STORM MANHOLE
 - ⊞ = SANITARY MANHOLE
 - ⊞ = WATER METER
 - ⊞ = GATE VALVE - WATER
 - ⊞ = FIRE HYDRANT
 - ⊞ = UTILITY BOX
 - ⊞ = UTILITY VAULT/HAND HOLE
 - ⊞ = ELECTRIC METER
 - ⊞ = ELECTRIC BOX
 - ⊞ = ELECTRIC VAULT/HAND HOLE
 - ⊞ = ELECTRIC TRANSFORMER
 - ⊞ = TELEPHONE EQUIPMENT BOX
 - ⊞ = TELEPHONE PEDESTAL
 - ⊞ = TELEPHONE VAULT/HAND HOLE
 - OHP — = OVERHEAD POWER LINE
 - T — = BURIED TELEPHONE LINE
 - FO — = BURIED FIBER OPTIC LINE
 - C — = BURIED CABLE TELEVISION LINE
 - = ASPHALT
 - = CONCRETE
 - = WETLAND AREA

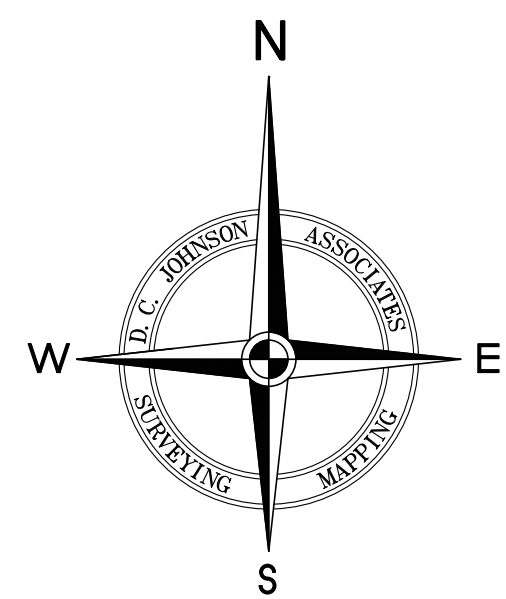
BY	REVISION	DATE

DATE OF FIELD SURVEY: 10/5/21

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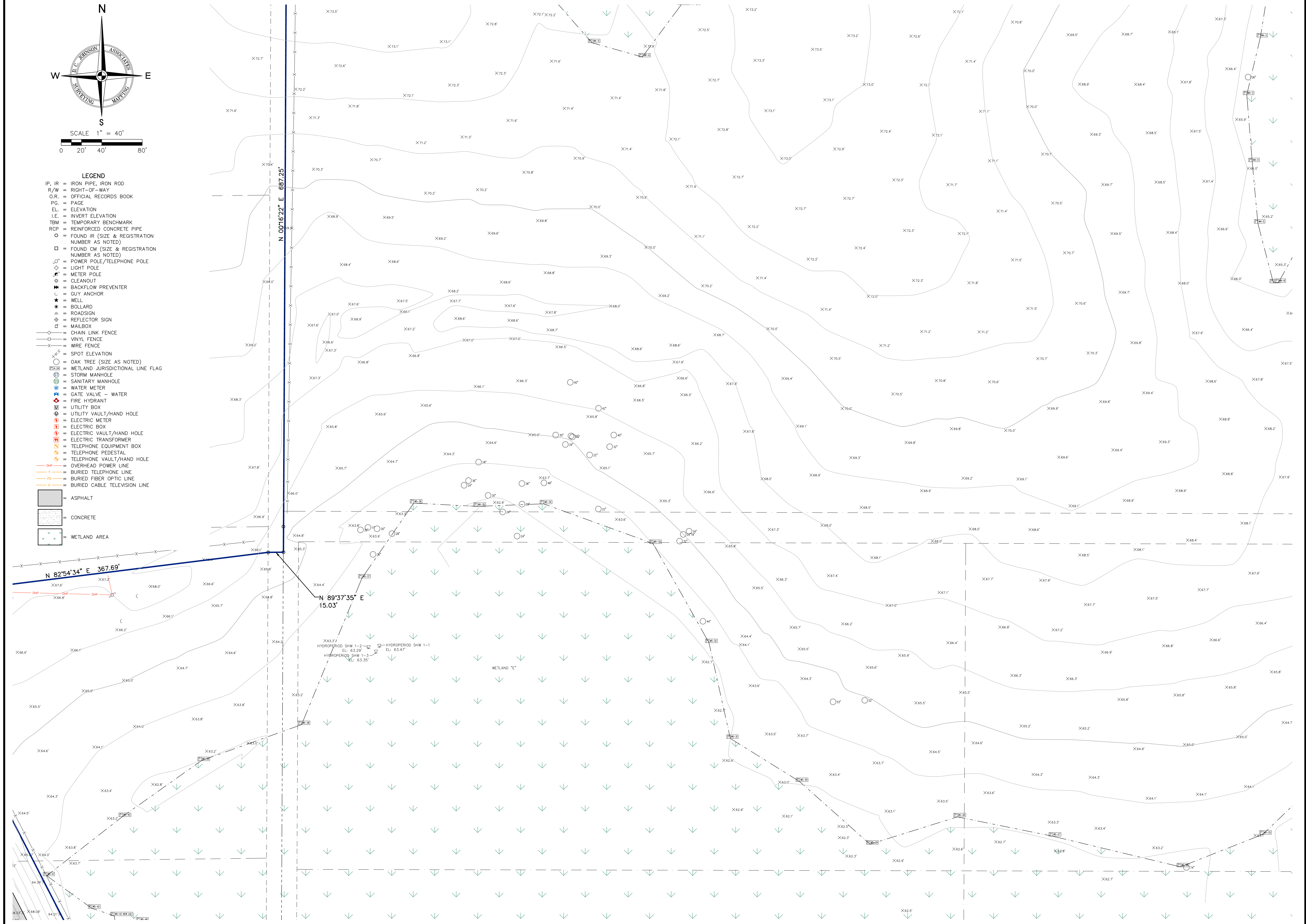
PROJECT NO: 2021-251B0100001
 SEC: 23 & 24 TWP: 26S R1G: 21E COUNTY: Pasco County



SCALE 1" = 40'
0 20' 40' 80'

LEGEND

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- = METER POLE
- = CLEANOUT
- = BACKFLOW PREVENTER
- = GUY ANCHOR
- ★ = WELL
- = BOLLARD
- △ = ROAD SIGN
- = REFLECTOR SIGN
- = MAILBOX
- = CHAIN LINK FENCE
- = VINYL FENCE
- = WIRE FENCE
- = SPOT ELEVATION
- = OAK TREE (SIZE AS NOTED)
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- = WATER METER
- = GATE VALVE - WATER
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- = UTILITY BOX
- = UTILITY VAULT/HAND HOLE
- = ELECTRIC METER
- = ELECTRIC BOX
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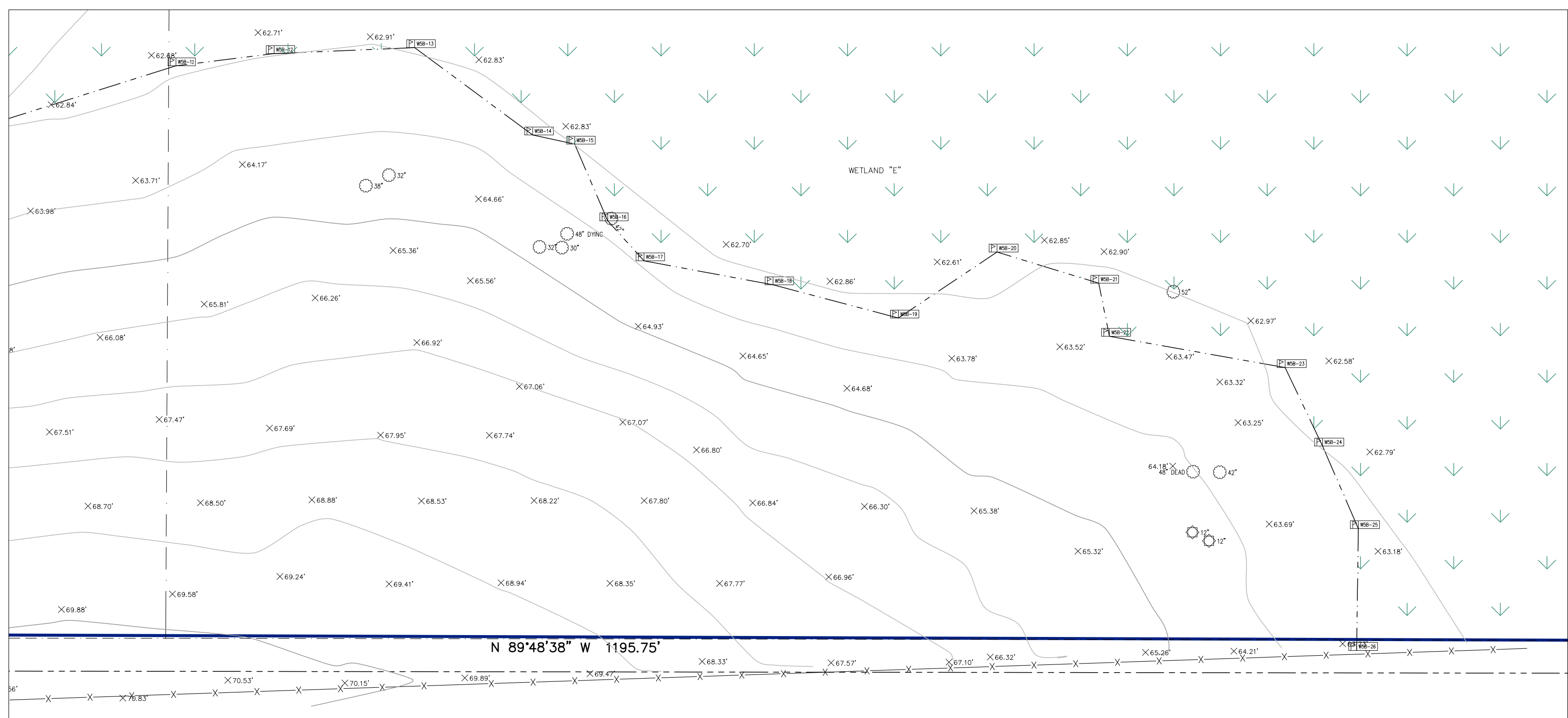
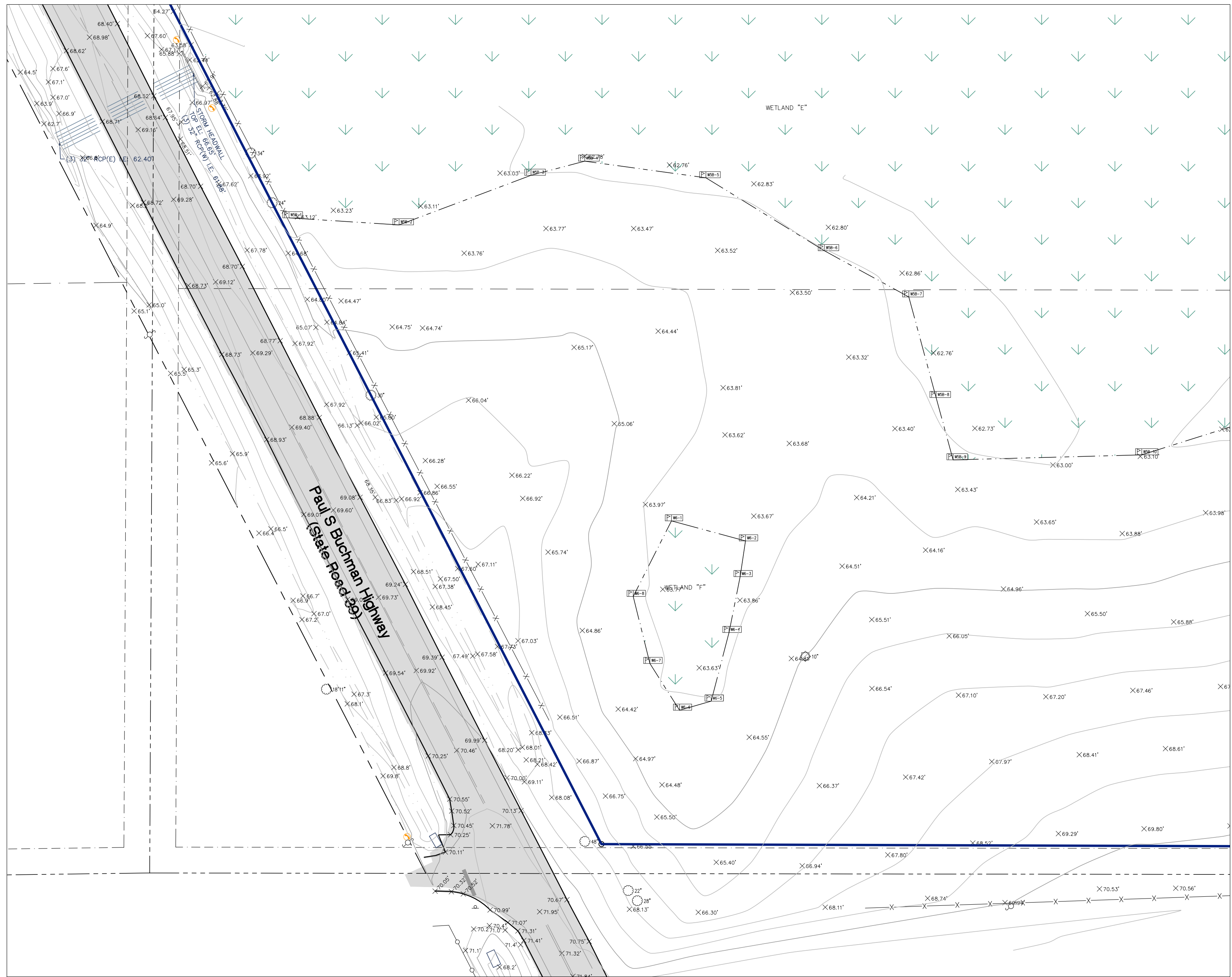
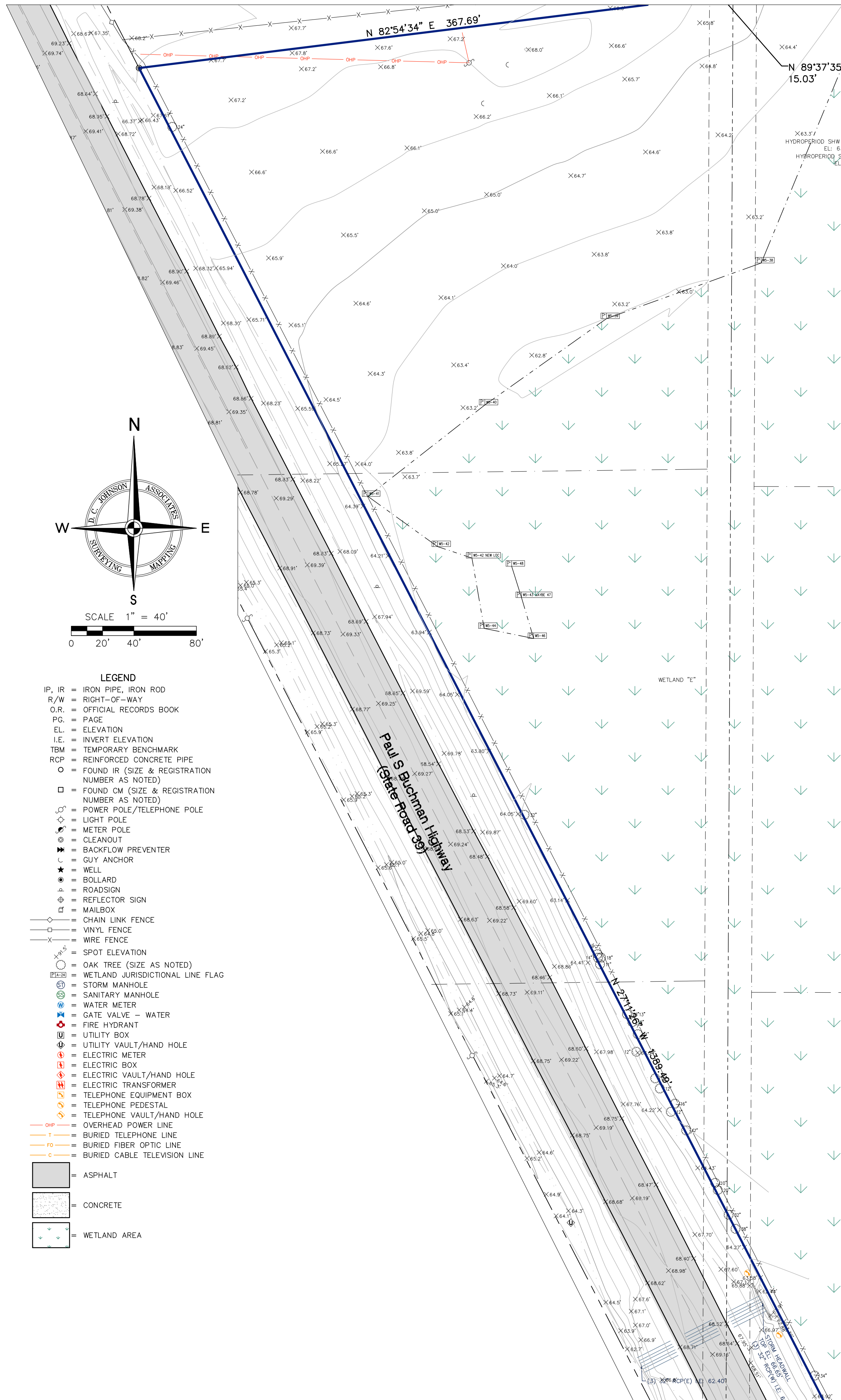


REVISION	BY

DATE	DATE OF FIELD SURVEY:
	10/5/21

Prepared For:
Boundary & Topographic Survey
Meritage Homes of Florida, Inc.
Gagne Project Offsite

PROJECT NO: 2021-251B0100001
SEC: 23 & 24 TWP: 26S R1G: 21E COUNTY: Pasco County



BY	REVISION	DATE

DATE OF FIELD SURVEY: 10/5/21

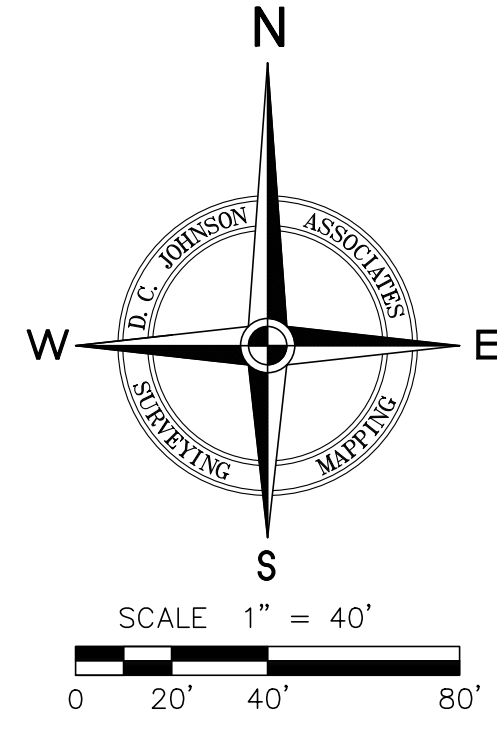
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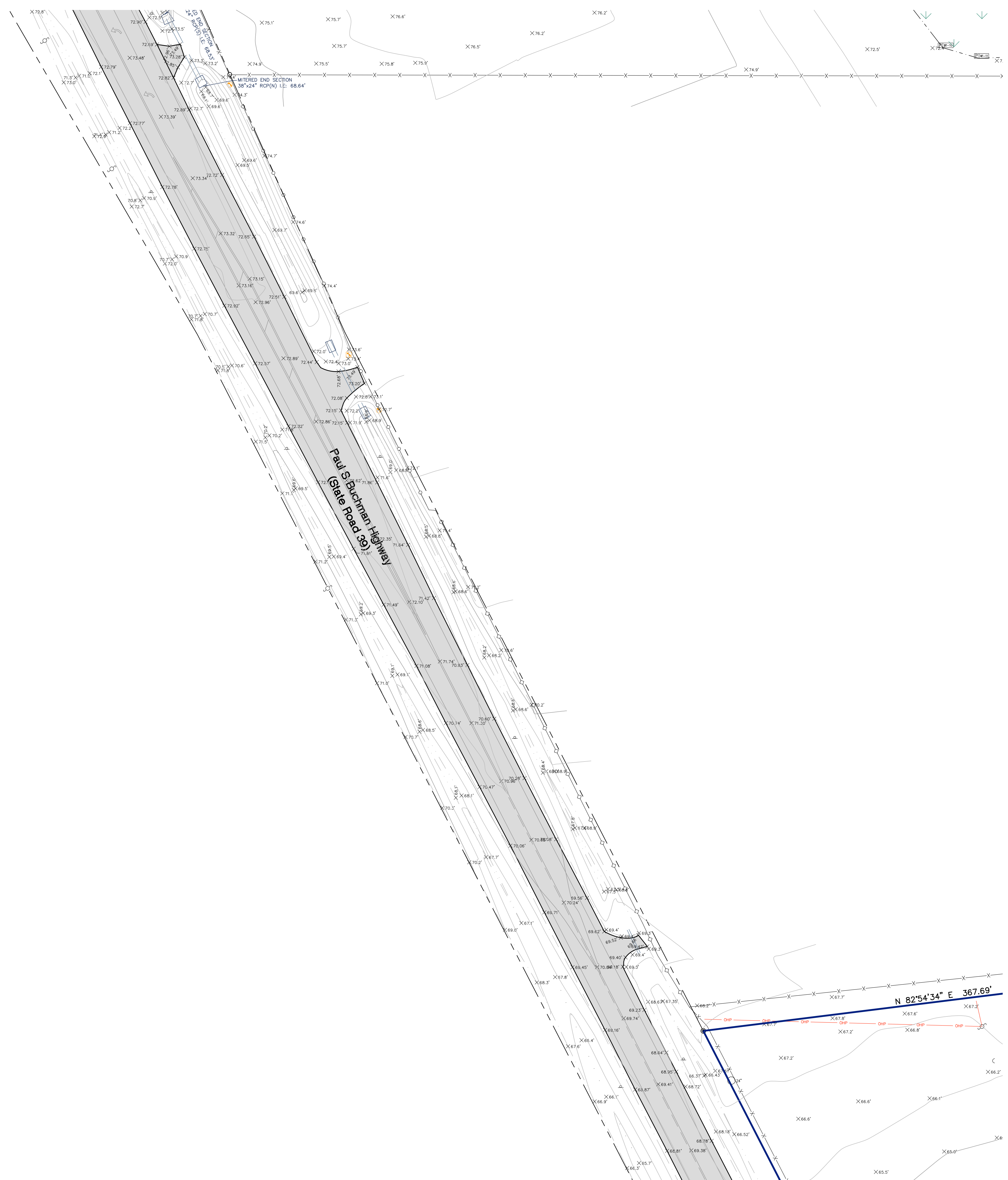
PROJECT NO: 2021-251B010001
SEC: 23 & 24 TWP: 26S R1G: 21E COUNTY: Pasco County

PREPARED FOR: **Meritage Homes of Florida, Inc.**

SCALE: 1" = 30'
SHEET NO: 9 of 10



- LEGEND**
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 - ⊞ = BURIED CABLE TELEVISION LINE
 - █ = ASPHALT
 - █ = CONCRETE
 - █ = WETLAND AREA



DATE	REVISION	BY

DATE OF FIELD SURVEY: 10/5/21

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 PROJECT NO. 2021-2519101.00001
 SEC. 23 & 24 TWP. 26S R1NG. 21E COUNTY: Pasco County