LINE DATA TABLE		
NO.	BEARING	LENGTH
L1	N 67°44'30" E	113.76'
L2	S 64°00'00" E	117.00'
L3	N 72°38'00" E	295.00'
L4	S 64°41'12" E	308.68'
L5	S 23°50'00" W	445.10'
L6	S 53°15'43" W	383.05'
L7	S 49°38'08" W	70.00'
L8	N 40°21'52" W	50.89'
L9	N 08°28'09" E	203.74'
L10	N 87°36'20" E	84.01'
L11	N 08°28'09" E	187.78'
L12	S 87°36'20" E	15.08'
L13	S 08°28'09" W	64.49'
L14	S 33°29'20" E	199.64'
L15	S 33°22'40" W	110.45'
L16	S 69°49'03" W	257.99'
L17	N 23°34'11" W	18.89'
L18	N 08°28'09" E	62.90'

CURVE DATA TABLE					
NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	1587.02'	24°39'10"	682.85'	677.59'	N 80°04'05" E
C2	750.00'	20°31'51"	268.75'	267.31'	N 18°44'05" E
C3	623.00'	20°31'51"	223.24'	222.05'	S 18°44'04" W
C4	608.00'	20°31'51"	217.87'	216.70'	N 18°44'04" E
C6	1587.02'	24°39'10"	682.85'	677.59'	N 80°04'05" E

DESCRIPTION: A parcel of land lying in Sections 10, 11, 14 and 15, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 10, also being the Southeast corner of HAR VAL MANOR, according to the plat thereof as recorded in Plat Book 6, Page 18, of the Public Records of Pasco County, Florida; run thence along the West boundary of said Section 10, also being the East boundary of said HAR VAL MANOR, N.00°06'43"W., 1417.60 feet to a point on the Southerly right-of-way boundary for STATE ROAD No. 52, per Official Records Book 8884, Page 219, of the Public Records of Pasco County, Florida; thence along said Southerly right-of-way boundary, the following three (3) courses: 1) N.67°44'30"E., 3305.89 feet to a point of curvature; 2) Easterly, 629.07 feet along the arc of a curve to the right having a radius of 1462.02 feet and a central angle of 24°39'10" (chord bearing N.80°04'05"E., 624.22 feet) to a point of tangency; 3) S.87°36'20"E., 720.95 feet; thence S.06°35'58"W., 144.13 feet; thence S.88°29'33"E., 198.43 feet; thence N.06°11'50"E., 140.87 feet to a point on said Southerly right-of-way boundary for STATE ROAD No. 52; thence along said Southerly right-of-way boundary, S.87°36'20"E., 2280.54 feet to the Northwesterly corner of that parcel of land described in Official Records Book 5559, Page 988, of the Public Records of Pasco County, Florida; thence along the Westerly boundary of said parcel described in Official Records Book 5559, Page 988, the following sixteen (16) courses: 1) SOUTH, 664.89 feet; 2) S.64°00'00"E., 117.00 feet; 3) N.72°38'00"E., 295.00 feet; 4) S.64°41'12"E., 308.68 feet; 5) S.23°50'00"W., 445.10 feet; 6) S.30°00'00"E., 490.00 feet; 7) S.51°59'15"E., 761.19 feet; 8) S.67°42'51"E., 575.32 feet; 9) S.28°50'00"E., 376.78 feet; 10) S.06°35'00"E., 460.00 feet; 11) S.04°50'00"W., 790.00 feet; 12) S.04°00'00"E., 780.00 feet; 13) S.29°50'00"W., 715.00 feet; 14) S.69°52'33"W., 823.74 feet; 15) S.53°15'43"W., 383.05 feet; 16) S.49°50'00"W., 1100.24 feet; thence N.00°11'06"E., 830.23 feet; thence S.89°28'07"W., 1320.07 feet; thence N.89°54'34"W., 1258.94 feet; thence S.33°26'17"W., 350.83 feet to a point on the Easterly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45) per Florida Department of Transportation Right-of-way Map No. 5448-Road 5; thence along said Easterly right-of-way line, the following three (3) courses: 1) N.40°21'52"W., 1090.06 feet; 2) S.49°38'08"W., 70.00 feet; 3) N.40°21'52"W., 50.89 feet to a point on the West boundary of the Southwest 1/4 of the aforesaid Section 10; thence along said West boundary of the Southwest 1/4 of Section 15, N.00°07'06"E., 769.22 feet to the Northwest corner of said Southwest 1/4 of Section 15; thence along the West boundary of the Northwest 1/4 of said Section 15, N.00°07'50"E., 2630.51 feet to the POINT OF BEGINNING.

Containing 1094.527 acres, more or less.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A parcel of land lying in Section 10, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of said Section 10, also being the Southeast corner of HAR VAL MANOR, according to the plat thereof as recorded in Plat Book 6, Page 18, of the Public Records of Pasco County, Florida; run thence along the West boundary of said Section 10, also being the East boundary of said HAR VAL MANOR, N.00°06'43"W., 1417.60 feet to a point on the Southerly right-of-way boundary for STATE ROAD No. 52, per Official Records Book 8884, Page 219, of the Public Records of Pasco County, Florida; thence along said Southerly right-of-way boundary, the following three (3) courses: 1) N.67°44'30"E., 3305.89 feet to a point of curvature; 2) Easterly, 629.07 feet along the arc of a curve to the right having a radius of 1462.02 feet and a central angle of 24°39'10" (chord bearing N.80°04'05"E., 624.22 feet) to a point of tangency; 3) S.87°36'20"E., 78.72 feet to the POINT OF BEGINNING; 4) continue, S.87°36'20"E., a distance of 15.08 feet to a point on the Easterly boundary of said 15 foot Non-exclusive Utility Easement; thence along said Easterly boundary, the following three (3) courses: 1) S.08°28'09"W., a distance of 64.49 feet; 2) Southerly, 223.24 feet along the arc of a tangent curve to the right having a radius of 623.00 feet and a central angle of 20°31'51" (chord bearing S.18°44'04"W., 222.05 feet); 3) S.29°00'00"W., a distance of 671.38 feet; thence S.33°29'20"E., a distance of 199.64 feet; thence S.33°22'40"W., a distance of 110.45 feet; thence S.69°49'03"W., a distance of 257.99 feet to a point on said Easterly boundary of a 15 foot Non-exclusive Utility Easement; thence along said Easterly boundary, N.29°00'00"E., a distance of 377.43 feet; thence N.23°34'11"W., a distance of 18.89 feet to a point on the aforesaid Westerly boundary of a 15 foot Non-exclusive Utility Easement; thence along said Westerly boundary, the following three (3) courses: 1) N.29°00'00"E., a distance of 660.03 feet; 2) Northerly, 217.87 feet along the arc of a tangent curve to the left having a radius of 608.00 feet and a central angle of 20°31'51" (chord bearing N.18°44'04"E., 216.70 feet); 3) N.08°28'09"E., a distance of 62.90 feet to the POINT OF BEGINNING.

Containing 1.336 acres, more or less.

ALTOGETHER containing 1093.191 acres, more or less.

CONNERTON VILLAGE FIVE

Area = 1093.191 Acres±

VACANT

POINT OF BEGINNING
OVERALL PARCEL
POINT OF COMMENCEMENT
LESS-OUT PARCEL
Southwest corner of Section 10, Township 25 South, Range 18 East also being the Southeast corner of HAR VAL MANOR Certified Corner Record #'s070359 and 070360 (Falls In Water) No corner Found or Set

Not Included

DETAIL "A"
SCALE: 1" = 100'

See Detail "A"

NORTH

SCALE: 1" = 300'

LEGEND

(M) ------- Survey Dimension	⌀ ------- Service Power Pole
(D) ------- Deed Dimension	Ø ------- Utility Pole
(P) ------- Plat Dimension	⟩ ------- Guy Anchor
(C) ------- Calculated Dimension	MW ------- Monitoring Well
O.R. ------- Official Records Book	CMP ------- Corrigated Metal Pipe
P.B. ------- Plat Book	RCP ------- Reinforced Concrete Pipe
Pg(s). ------- Page(s)	MES ------- Mitered End Section
SIR ------- Set 1/2" Iron Rod LB7768	FPK ------- Found P.K. Nail
FIR ------- Found Iron Rod	

SURVEYOR'S NOTES:

1) Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this survey, and is subject to title review and/or abstract. GeoPoint Surveying, Inc. makes no representations or guarantees pertaining to easements, rights-of-way, set back lines, reservations, agreements, and other similar matters.
2) This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
3) Bearings shown hereon are based on the West boundary of Section 10, Township 25 South, Range 18 East, Pasco County, Florida, having a Grid bearing of N.00°07'43"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
4) This survey is intended to be displayed at 1" = 300" or smaller.
5) All dimensions, unless otherwise noted, are survey dimensions.
6) Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
7) The subject parcel lies in Flood Zone "A" and "X", according to Flood Insurance Rate Map, Map No. 12101C0230F for Pasco County, Community No. 120230, Hillsborough County, Florida, dated September 26, 2008 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (https://msc.fema.gov).
8) 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 hereon shall be construed to give any rights or benefits to anyone other than those certified to.
9) Parcel, shown hereon, are contiguous along their common boundaries without gaps, gores, hiatuses, or overlaps.

PROJECT: CONNERTON	
PHASE: VILLAGE 5, OLD FLORIDA MITIGATION BANK / BOUNDARY SURVEY	
DRAWN: LAT	DATE: 12/6/18 | CHECKED BY: JMG
P.CHIEF: CH	FIELD BOOK: 76-2018-Page: 54
DATA FILE: OLD FL MIT PROP COR.txt	

REVISIONS

DATE	DESCRIPTION	DRAWN BY

SURVEYORS CERTIFICATION

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, STATED IN RULES 5J-17.051, 5J-17.052, AND 5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Jack M. Greene
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6506

DATE OF LAST FIELD SURVEY: December 6, 2018

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Boundary Survey

PREPARED FOR
GREENSOURCE ENVIRONMENTAL PROFESSIONALS, INC.
LOCATED IN
Section 26, Township 29 S., Range 18 E.
Pasco County, Florida

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768

SHEET NUMBER: 01 of 01

FILE PATH: P:\CONNERTON\VILLAGE 5\SURVEY\CTON-V5-ECO-2018.DWG PLOTTED BY: JACK GREENE ON: 9/24/2019 8:44 AM LAST SAVED BY: JACKG ON: 7/26/2019 10:21 AM