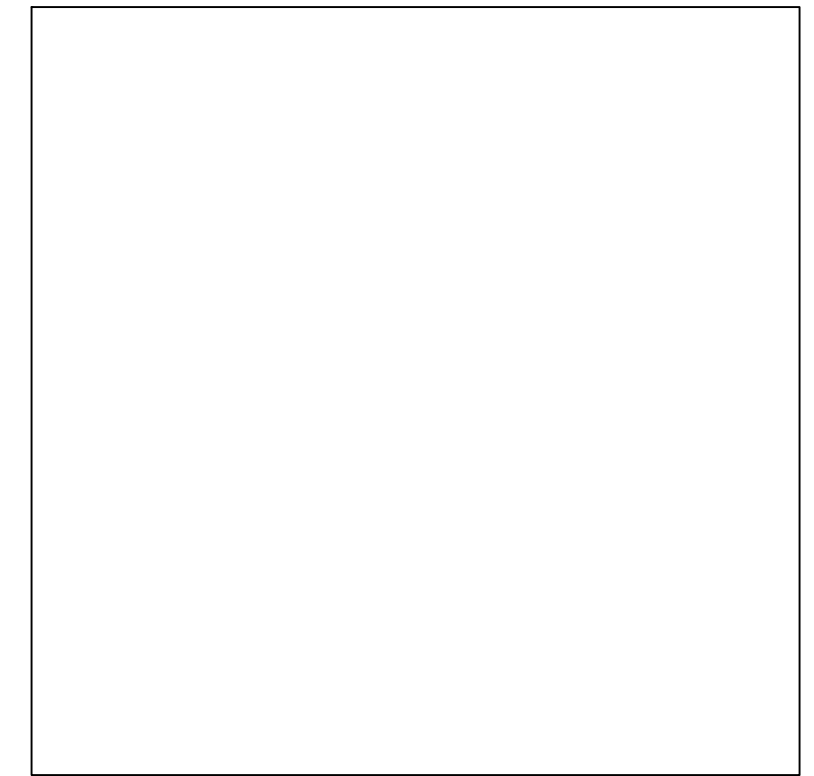


LOCATION MAP



NOT TO SCALE

NOTES:

BEARINGS ARE BASED ON THE WESTERLY R/W LINE OF U.S. HIGHWAY 19 (STATE ROAD #55) BEING S00°20'42"E AS PER DEED.

SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "C", AS PER F.I.R.M. PANEL NO. 120153 0187 C, DATED 3-15-84, (SUBJECT TO VERIFICATION).

ELEVATIONS ARE BASED ON N.G.V.D. OF 1929.

LEGAL DESCRIPTION: (AS FURNISHED)

A TRACT OF LAND IN THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 2, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, AS RE-ESTABLISHED BY THE FLORIDA STATE ROAD DEPARTMENT SURVEY OF STATE ROAD #55, RUN SOUTH 89°41'18" WEST ALONG THE NORTH LINE OF SAID SECTION 2, A DISTANCE OF 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD #55; THENCE RUN SOUTH 00°20'42" EAST ALONG SAID STATE ROAD #55 A DISTANCE OF 1978.65 FEET TO THE NORTH RIGHT OF WAY LINE OF PALMETTO POINT DRIVE, AS PER PLAT RECORDED IN PLAT BOOK 8, PAGE 146, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE, RUN SOUTH 89°40'18" WEST A DISTANCE OF 200.10 FEET TO A POINT; THENCE, RUN NORTH 00°19'42" WEST 520.00 FEET TO A POINT; THENCE RUN NORTH 89°40'18" EAST A DISTANCE OF 199.95 FEET TO THE WEST RIGHT OF WAY LINE OF SAID STATE ROAD #55; THENCE, ALONG SAID STATE ROAD #55, RUN SOUTH 00°20'42" EAST A DISTANCE OF 520.00 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:

GEORGE TUCCALINO
JOHN W. MCVEY
COLONIAL BANK
CHELSEA TITLE COMPANY
AMERICAN PIONEER TITLE INSURANCE COMPANY

BOUNDARY SURVEY

OF
A PARCEL OF LAND AS DESCRIBED HEREON
LYING AND BEING IN
SECTION 2, TOWNSHIP 34 SOUTH, RANGE 17 EAST
MANATEE COUNTY, FLORIDA

PROPERTY ADDRESS: U.S. HIGHWAY 19, PALMETTO, FLORIDA

CLEMENTS SURVEYING, INC.

509 8TH AVENUE WEST
SUITE 140
PALMETTO, FLORIDA 34221
LB #6667 (941) 729-6690 FAX (941) 729-7580

SCALE : 1" = 40' JOB NO. 20-640
DRAWN BY: KDH DATE : 8-28-00 APPROVED BY: JC
DATE OF FIELD SURVEY : 8-24-00 F.B. 94 PG. 06
DATA COLL

UNPLATTED LAND
DR # 23799.0000

N 89°40'18" E 199.95' (D)
N 89°32'24" E 200.19' (M)

LOT 964
3/4" I.P.F. NO #

LOT 963
N 00°21'17" W

LOT 962
519.93' (M)

LOT 961
DRAINAGE (P)

LOT 960
VACANT

LOT 959
10.60

LOT 958
N 00°20'42" W

LOT 957
DRAINAGE (P)

LOT 956
520.00' (D)

LOT 955
13.20'

LOT 954
15.7'

LOT 953
3/4" I.P.F. NO #

LOT 952
5/8" I.R.F. NO #

LOT 951
99.88' (M) 100.00' (P)

NORTH R/W LINE OF PALMETTO POINT DRIVE
S 89°32'24" W 200.10' (M)
S 89°40'18" W 200.10' (D)

(50' WIDE PLATTED R/W)
43RD STREET BOULEVARD WEST
(17' WIDE ASPHALT PAVEMENT)
PALMETTO POINT DRIVE (PLAT)

R/W LINE POINT OF BEGINNING

- LEGEND
CMF (CONCRETE MONUMENT FOUND) SIZE AND NUMBER DENOTED.
CNS (4X4 CONCRETE MONUMENT LB#6667 SET)
IPF (IRON PIPE FOUND) SIZE AND NUMBER DENOTED
IRF (IRON ROD FOUND) SIZE AND NUMBER DENOTED
S/R (5/8" IRON ROD WITH PLASTIC CAP STAMPED LB#6667 SET)
NAL & DISK FOUND (NUMBER DENOTED)
NAL & DISK SET (LB#6667)
R/W RIGHT OF WAY
D DELTA
R RADIUS
L ARC LENGTH
(N) RADIAL LINE
(NR) NON-RADIAL LINE
(P) PLAT DATA
(D) DEED DATA
(F) FIELD DATA
(C) CALCULATED DATA
POL POINT ON LINE
POB POINT OF BEGINNING
BM BENCHMARK
R/S RAILROAD SPIKE FOUND
PC POINT OF CURVATURE
PT POINT OF TANGENCY
POC POINT ON CURVE
LW LIGHTERWOOD POST FOUND
PRM PERMANENT REFERENCE MONUMENT
PSP PERMANENT CONTROL POINT
CONC. CONCRETE
O.R. OFFICIAL RECORDS BOOK
PG. PAGE
EP EDGE OF PAVEMENT
BC BACK OF CURB
F.L. FLOWLINE
C/L CENTERLINE
TBM TEMPORARY BENCHMARK
EXISTING ELEVATION

CERTIFICATION OF SURVEYOR

BY: INFORMATIONAL PURPOSES ONLY
JAMES L. CLEMENTS, P.S.M. # 4091

DATE OF CERTIFICATION

THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH A SURVEYOR'S SEAL