

LOWE'S AT BROOKSVILLE

SECTION 33, TOWNSHIP 22 SOUTH, RANGE 19 EAST, CITY OF BROOKSVILLE, HERNANDO COUNTY, FLORIDA

LEGAL DESCRIPTION:

DESCRIPTION: A parcel of land lying in the Northeast 1/4 of the Northwest 1/4 and lying in the Northwest 1/4 of the Northeast 1/4 of Section 33, Township 22 South, Range 19 East, City of Brooksville, Hernando County, Florida, and being more particularly described as follows:

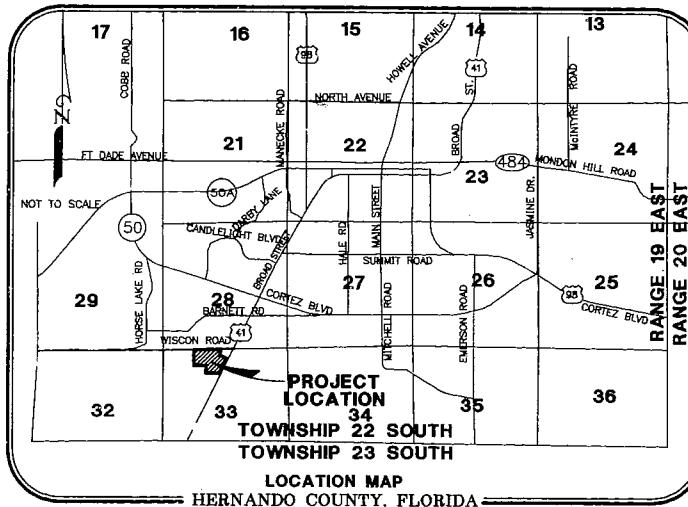
COMMENCE at the Northwest corner of said Section 33, run thence along the North boundary of the Northwest 1/4 of said Northwest 1/4 of Section 33, N.89°32'16"E., 1317.24 feet to the Northwest corner of said Northeast 1/4 of the Northwest 1/4 of Section 33; thence along the West boundary of said Northeast 1/4 of the Northwest 1/4 of Section 33, S.00°23'05"E., 19.26 feet to a point on the Southerly right-of-way line of WISCON AVENUE as recorded in Official Records Book 636, Page 1653, of the Public Records of Hernando County, Florida, said point also being the POINT OF BEGINNING; thence along said Southerly right-of-way line, N.88°38'07"E., 1162.42 feet; thence S.12°28'06"W., 110.38 feet; thence S.13°11'37"W., 177.35 feet; thence S.76°20'53"E., 75.17 feet; thence S.64°56'04"E., 239.83 feet to a point on the Westerly right-of-way line of U.S. HIGHWAY NO. 41 (Broad Street - State Road No. 45) as recorded in Official Records Book 954, Page 1938, of the Public Records of Hernando County, Florida; thence along said Westerly right-of-way line, S.26°13'19"W., 706.08 feet; thence S.89°32'57"W., 558.25 feet; thence N.00°27'03"W., 330.00 feet; thence S.89°32'57"W., 510.68 feet to a point on the aforesaid West boundary of the Northeast 1/4 of the Northwest 1/4 of Section 33; thence along said West boundary of the Northeast 1/4 of the Northwest 1/4 of Section 33, N.00°23'05"W., 683.95 feet to the POINT OF BEGINNING.

Containing 24.425 acres, more or less.

DEDICATION:

Lowe's Home Centers, Inc., a North Carolina corporation, and Bay Street Ventures II, Inc., a Florida corporation ("Owners"), are the fee simple owners of all lands referred to as Lowe's at Brooksville, as described in the legal description which is a part of this plat, as does hereby make the following statement:

- Twenty Foot (20') Additional Right of Way for Wiscon Road is hereby dedicated to the City of Brooksville for public roadway right of way purposes over, across, through and under the Twenty Foot (20') Additional Right of Way for Wiscon Road.
- Water Utility Easements are hereby dedicated to the City of Brooksville for the purpose of maintaining and repairing public underground water supply lines and/or mains and for the purpose of conveying public water over, across, through and under the Water Utility Easement.
- Utility Easements are hereby dedicated to the City of Brooksville for the purpose of maintaining and repairing public underground water, sanitary and reclaim utilities over, across, through and under the Utility Easement.
- The Frontage Easements are hereby dedicated to the City of Brooksville for the purpose of ingress and egress to and from Wiscon Road and US Highway 41 over, across, through and under the Frontage Easements. The Owners of the lands within the plat shall be responsible for the maintenance and repair of the roadways located within the Frontage Easements, in accordance with and subject to the terms and conditions of that certain Declaration of Covenants, Restrictions and Conditions dated February 16, 2005 by and among Bay Street, Brooksville Commons, LLC., a Florida limited liability company and Lowe's Home Centers, Inc., recorded February 2, 2005 in Official Records Book 1975, Page 1325, among the Public Records of Hernando County, Florida, as amended.
- The Private Twenty Foot (20') Drainage Easement is hereby dedicated and reserved to Lowe's for the purpose of constructing maintaining and repairing a storm water drainage conveyance pipe over, across, through and under the Private Twenty Foot (20') Drainage Easement for the discharge, acceptance, conveyance, retention and transportation of storm water drainage from the Lowe's Property to Wiscon Road.
- Lowe's Pond Maintenance Access Easement is hereby dedicated to Lowe's for the purpose of providing pedestrian and vehicular ingress and egress to the storm water pond in connection with Lowe's maintenance of its storm water pond.



LOCATION MAP
HERNANDO COUNTY, FLORIDA
SECTION 34, TOWNSHIP 23 SOUTH, RANGE 18 EAST

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

CERTIFICATE OF APPROVAL BY CITY ATTORNEY

This plat has been reviewed and approved as to legal form and content.
David Salvo 4/28/06
City Attorney Date

CERTIFICATE OF APPROVAL BY CITY ENGINEER

This plat has been reviewed and approved as to form.
Emory H. Pierre 4/19/06
City Engineer Date

CERTIFICATE OF APPROVAL BY BROOKSVILLE PLANNING AND ZONING COMMISSION

THIS IS TO CERTIFY, that on April 11, 2006, the Brooksville Planning and Zoning Commission approved the above plat of plan.
George Rodriguez 4-28-06
Chairman Date

CLERK'S CERTIFICATE

I, Karen Nicolai, Clerk of the Circuit Court of Hernando County, Florida, hereby certify that this plat, was filed for record on the 16th day of August, 2006 File No. 2006-06786 recorded in Plat Book 38, Pages 11-16.
Karen Nicolai
Clerk of Circuit Court
Hernando County, Florida

ABSTRACTOR'S CERTIFICATE

I hereby certify that Lowe's Home Centers, Inc. and Bay Street Ventures II, Inc. are the apparent record owners of the lands hereby platted; that there are no delinquent taxes on such lands and that record title to all access roads is held by Hernando County or the State of Florida.
Albert Gomez Vidal 6-30-06
Name: Albert Gomez Vidal Vice President Date

CERTIFICATE OF REVIEW BY CITY EMPLOYED/CONTRACTED PROFESSIONAL SURVEYOR AND MAPPER

I, J. Eric Corringham, hereby certify that I have reviewed this plat for conformity as to Chapter 177, F.S. and that I am employed by, or under contract to, the appropriate local Governing Body and am acting hereto as an agent of the City. This limited certification as to facial conformity with the requirements of Chapter 177 is not intended to be, and should not be construed as, a certification of the accuracy or quality of the surveying/mapping reflected on this plat.
J. Eric Corringham 4/20/06
Professional Surveyor and Mapper
Florida Registration Number: 5168

SURVEYOR CERTIFICATE

I, Arthur W. Merritt, P.S.M., hereby certify that I prepared this plat and that it is correct representation of the lands platted; that this plat complies with all provisions of Chapter 177, Florida Statutes, and with all of the plat requirements adopted by the City of Brooksville, Hernando County, Florida.
HEIDT & ASSOCIATES, INC., (LB148)
2212 Swann Avenue
Tampa, Florida 33606
Arthur W. Merritt
Date: January 8, 2006
Arthur W. Merritt, (License No. LS4498)
Florida Professional Surveyor and Mapper

(OWNER OF LOT "E")
LOWE'S HOME CENTERS, INC., a North Carolina corporation - OWNER

David E. Shelton Amanda J. Wyatt
David E. Shelton, Senior Vice President Witness, Amanda T. Wyatt
Michael W. Reynolds
Witness, MICHAEL W. REYNOLDS

ACKNOWLEDGEMENTS:
STATE OF North Carolina } SS:
COUNTY OF Wilkes }

Before me the undersigned, an officer duly authorized and acting, personally appeared David E. Shelton to me known to be the individual who executed the foregoing dedication as Senior Vice President, of Lowe's Home Centers, Inc., a North Carolina corporation, under the laws of the State of Florida and being duly sworn, acknowledged then and there before me that they executed the same as such officers of such Corporation heretofore duly authorized by the Board of Directors of such Corporation as the act and deed of such Corporation.

Witness my hand and official seal this 23rd day of March, 2006

Heidi H. Vannoy
Notary Public, State of North Carolina at Large

(OWNER OF LOTS "A", "B", "C" and "D")
BAY STREET VENTURES II, INC., a Florida corporation - OWNER

M. Dexter Hoffow *Chris Williams*
M. Dexter Hoffow, President Witness, Chris Williams
Witness, *Gregg Raigler*

ACKNOWLEDGEMENTS:
STATE OF FLORIDA } SS:
COUNTY OF HILLSBOROUGH }

Before me the undersigned, an officer duly authorized and acting, personally appeared M. Dexter Hoffow to me known to be the individual who executed the foregoing dedication as President of Bay Street Ventures II, Inc., a Florida corporation, under the laws of the State of Florida and being duly sworn, acknowledged then and there before me that they executed the same as such officers of such Corporation heretofore duly authorized by the Board of Directors of such Corporation as the act and deed of such Corporation.

Witness my hand and official seal this 27 day of March, 2006

Gregg Raigler
Notary Public, State of Florida at Large

RESOLUTION

Whereas, this plat was on the 23rd day of March, 2006, submitted to the City Council, Brooksville, Hernando County, Florida, for approval for record and has been approved by said Council; now therefore, be it resolved by the City Council, Brooksville, Hernando County, Florida, that said plat is hereby approved and said plat shall be recorded in the public records of this City, and that the dedication of all streets, canals, parks and other public places shown thereon is hereby accepted by said Council for the City of Brooksville, and the public generally, and shall be binding on all persons hereafter.

James M. Phelps Mayor
Attest: Clerk

JOINDER AND CONSENT TO DEDICATION

The undersigned hereby certifies that it is the holder of a mortgage, lien, or other encumbrance upon the above described property, and that the undersigned hereby joins in and consents to the dedication of the lands described above by the Owner thereof, and agrees that its mortgage, lien, or other encumbrance, which is recorded in Official Record Book 1975, Page 1376, of the Public Records of Hernando County, Florida, shall be subordinated to the above dedication and easement reference.

Trey Barnes 3/29/06
Trey Barnes, Vice President
First Commercial Bank of Florida Date

Signed, sealed and delivered in the presence of:
Donna Kubik *Damaris Hoanetina*
Donna Kubik Damaris Hoanetina
Witness: Witness:

This to certify, that on 3-29-06 before me, an officer duly authorized to take acknowledgments in the State and County aforesaid, personally appeared Trey Barnes, Vice President of First Commercial Bank of Florida, to me known to be the person described in and who executed the foregoing Joinder and Consent to Dedication and severally acknowledged the execution thereof to be his/her free act and deed for the uses and purposes therein expressed.

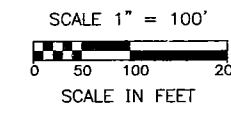
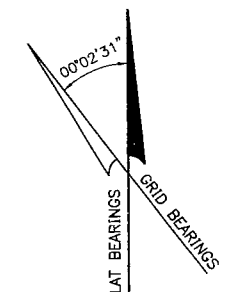
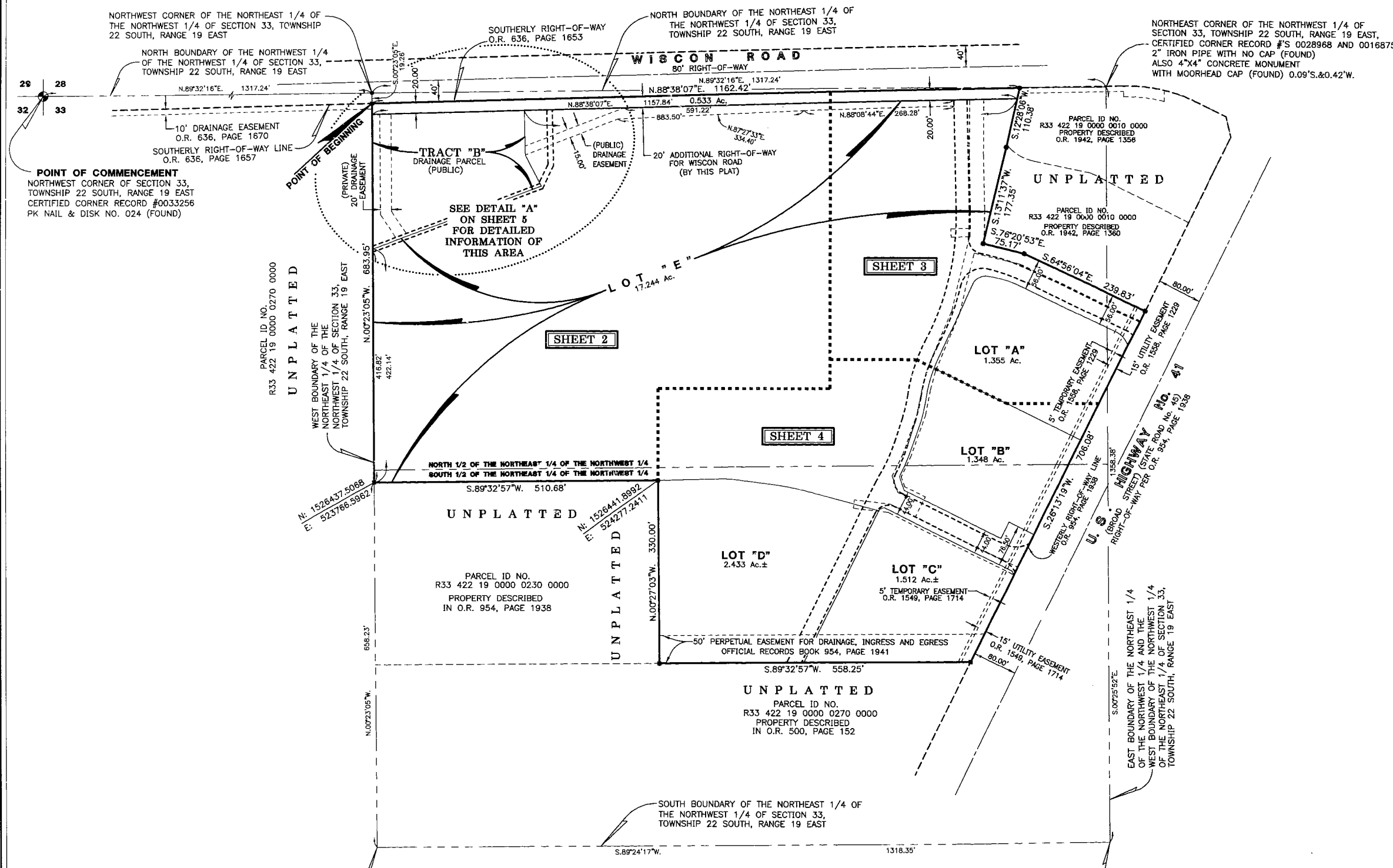
IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date.

STATE OF FLORIDA
Lisa H. Brown
Lisa H. Brown
NOTARY PUBLIC

My Commission Expires:
My Commission Number:



LOWE'S AT BROOKSVILLE
SECTION 33, TOWNSHIP 22 SOUTH, RANGE 19 EAST, CITY OF BROOKSVILLE, HERNANDO COUNTY, FLORIDA



BASIS OF BEARINGS
The Westerly right-of-way line of U.S. HIGHWAY No. 41 (State Road No. 45), as recorded in Official Records Book 954, page 1938, of the Public Records of Hernando County, Florida, and having a bearing of S.26°13'19\"/>

- LEGEND:**
- Symbol ■ indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB148, unless otherwise noted.
 - Symbol ⊕ indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB148, unless otherwise noted.
 - Symbol ● indicates (P.C.P.) Permanent Control Point LB148
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - RB - Reference Bearing
 - O.R. - Official Records Book

- NOTES:**
- Northing and Easting coordinates (indicated in feet) and the reference to Grid Bearings as shown hereon refer to the State Plane Coordinate System (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida, and said coordinates have been established to a minimum of third order accuracy, and are supplemental data only.

KEY SHEET

NOTE: REFER TO THE FOLLOWING SHEETS OF THIS PLAT FOR DETAILED LABELLING AND DIMENSIONING.

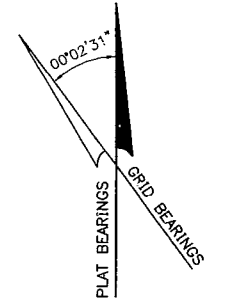
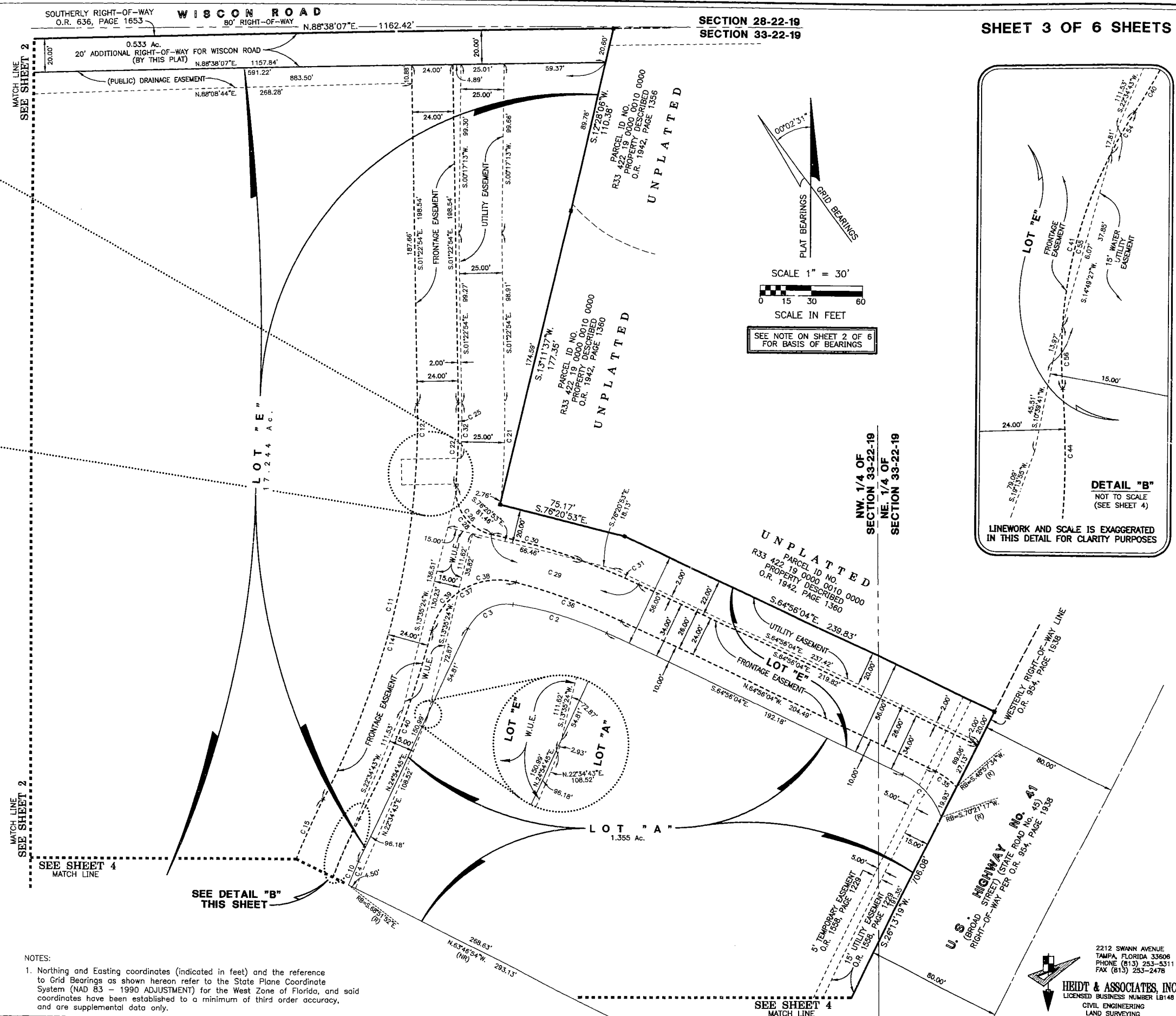
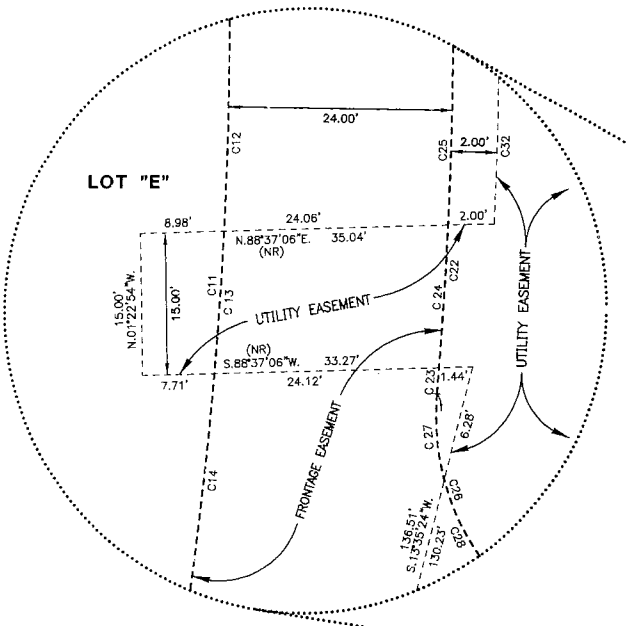
2212 SWANN AVENUE
TAMPA, FLORIDA 33606
PHONE (813) 253-5311
FAX (813) 253-2478

HEIDT & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER LB148
CIVIL ENGINEERING
LAND SURVEYING

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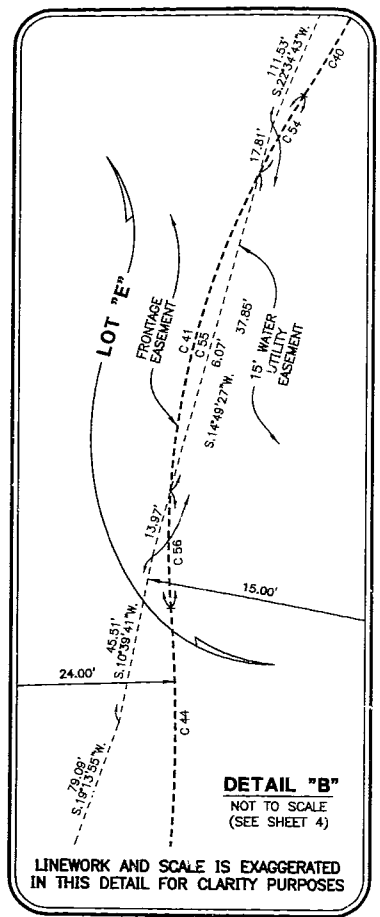
SECTION 28-22-19
SECTION 33-22-19

SHEET 3 OF 6 SHEETS



SCALE 1" = 30'
SCALE IN FEET

SEE NOTE ON SHEET 2 OF 6 FOR BASIS OF BEARINGS



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	44.00	45°17'21"	34.78	18.38	33.88	S.42°17'24"E
2	194.00	1°00'13"	57.57	29.00	57.36	S.73°26'11"E
3	25.00	7°30'57"	31.92	18.55	29.79	N.61°29'14"E
4	228.00	0°34'53"	15.03	7.52	15.03	N.23°01'27"E
10	228.00	18°47'41"	58.83	33.86	66.59	N.18°30'55"E
11	478.00	28°58'46"	240.76	123.01	238.20	S.13°06'29"W
12	478.00	0°58'36"	32.82	16.32	32.61	S.00°34'54"W
13	478.00	0°14'43"	15.05	7.53	15.05	S.03°27'04"W
14	478.00	23°14'27"	193.08	97.88	191.76	S.15°58'39"W
15	312.00	19°05'34"	103.97	52.47	103.49	S.18°03'05"W
21	527.00	08°16'43"	57.75	28.90	57.72	S.01°45'28"W
22	500.00	05°37'17"	49.06	24.55	49.04	S.01°25'45"W
23	500.00	00°09'33"	1.39	0.69	1.39	N.04°09'37"E
24	500.00	01°43'28"	15.05	7.53	15.05	N.03°13'07"E
25	500.00	03°44'18"	32.82	16.32	32.61	N.00°29'14"E
26	26.50	82°25'33"	38.12	23.21	34.92	S.36°58'23"E
27	26.50	10°08'15"	4.69	2.35	4.68	S.00°49'44"E
28	26.50	72°17'17"	33.43	19.36	31.26	S.42°02'30"E
29	394.00	13°15'05"	91.12	45.77	90.92	S.71°33'36"E
30	394.00	08°08'27"	55.75	27.92	55.70	S.74°07'55"E
31	384.00	05°08'36"	35.37	17.70	35.36	S.67°30'23"E
32	502.00	03°43'23"	32.82	16.32	32.61	S.00°28'48"W
35	36.50	23°53'38"	15.22	7.72	15.11	N.52°59'15"W
36	370.00	10°10'59"	65.76	32.97	65.67	N.07°01'34"W
37	40.00	90°48'42"	63.38	40.55	56.95	S.59°29'35"W
38	40.00	50°52'41"	35.52	19.03	34.36	S.79°26'36"W
39	40.00	39°54'01"	27.85	14.52	27.30	S.34°03'15"W
40	500.00	13°29'38"	117.76	59.15	117.49	S.20°51'03"W
41	288.00	18°05'34"	95.97	48.43	95.53	S.18°03'05"W
44	312.00	09°03'32"	49.33	24.72	49.28	S.13°02'04"W
54	288.00	12°10'13"	61.17	30.70	61.06	S.21°39'48"W
55	288.00	01°12'26"	6.07	3.03	6.07	S.14°49'27"W
56	288.00	05°42'56"	28.73	14.38	28.72	S.11°21'46"W

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 - W.U.E. - Water Utility Easement

NOTES:

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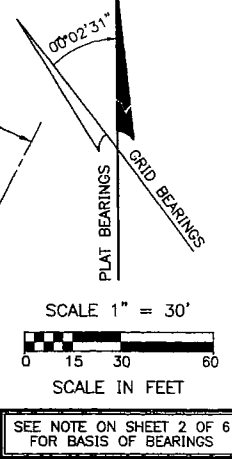
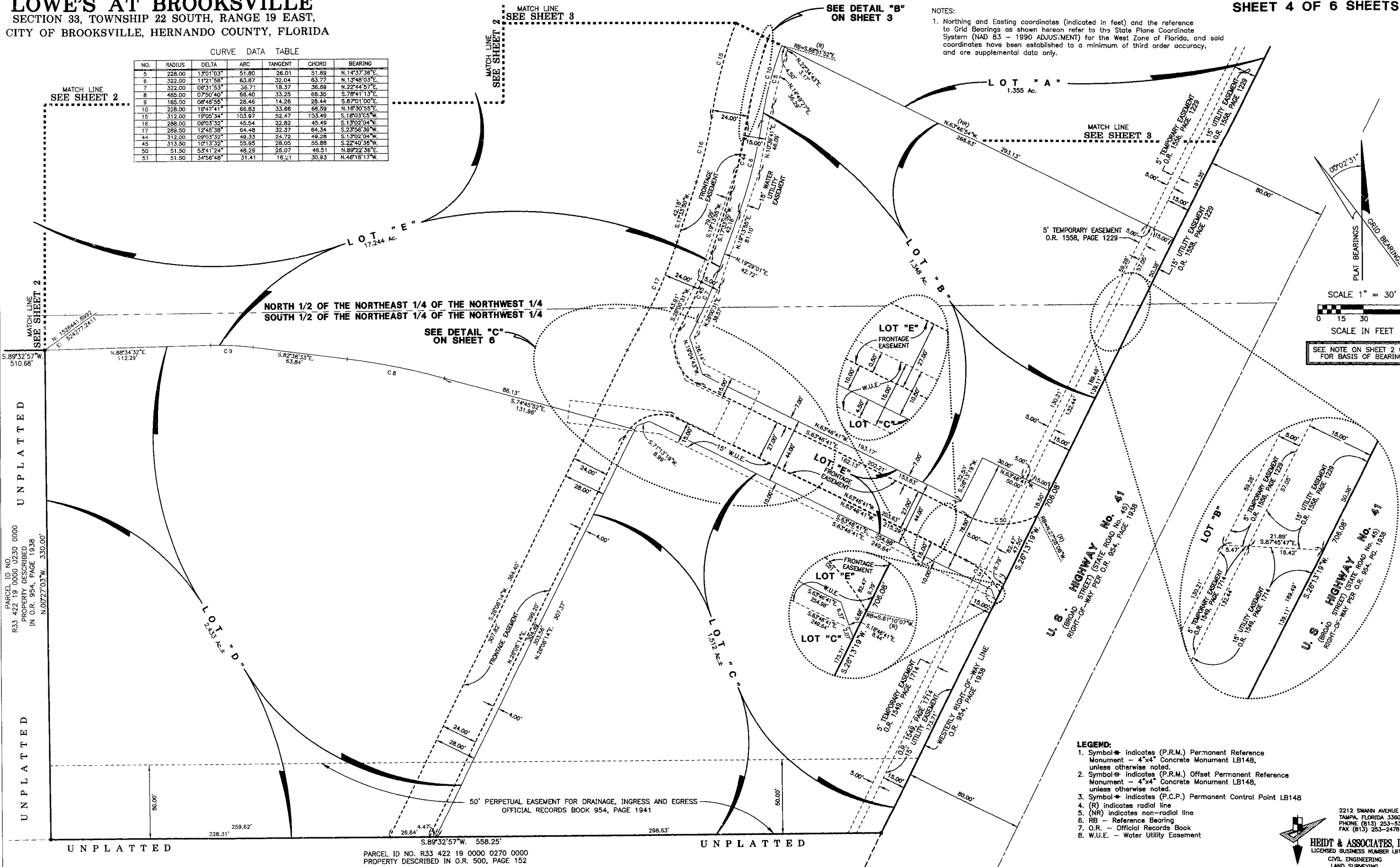
HEIDT & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER LB148
CIVIL ENGINEERING
LAND SURVEYING

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SECTION 33, TOWNSHIP 22 SOUTH, RANGE 19 EAST,
CITY OF BROOKSVILLE, HERNANDO COUNTY, FLORIDA

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
5	228.00	13°01'03"	51.80	26.01	51.89	N.14°37'36"E
6	322.00	11°21'56"	63.87	32.04	63.77	N.13°48'03"E
7	322.00	08°31'53"	36.71	18.37	36.89	N.22°44'57"E
8	485.00	07°50'40"	66.40	33.25	66.35	S.78°41'13"E
9	185.00	08°48'55"	28.46	14.26	28.44	S.87°01'00"E
10	228.00	18°47'41"	66.83	33.66	66.89	N.16°30'55"E
15	312.00	19°05'34"	103.97	52.47	103.49	S.18°03'05"W
16	288.00	09°03'32"	45.54	22.82	45.49	S.13°02'04"W
17	288.00	12°45'38"	64.48	32.37	64.34	S.23°56'39"W
44	312.00	09°03'32"	49.33	24.72	49.28	S.13°02'04"W
45	313.50	10°13'32"	55.95	28.05	55.88	S.22°40'36"W
50	51.50	53°41'24"	48.28	26.07	46.51	N.89°22'36"E
51	51.50	34°58'48"	31.41	16.21	30.93	N.46°18'17"W

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MATCH LINE
SEE SHEET 2

MATCH LINE
SEE SHEET 3

MATCH LINE
SEE SHEET 3

SEE DETAIL "C"
ON SHEET 6

UNPLATTED
UNPLATTED
UNPLATTED

UNPLATTED

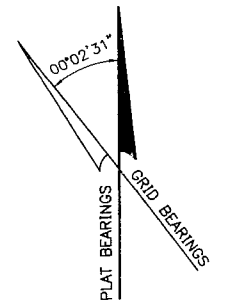
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PROPERTY DESCRIBED IN O.R. 500, PAGE 152

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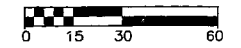
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SHEET 5 OF 6 SHEETS

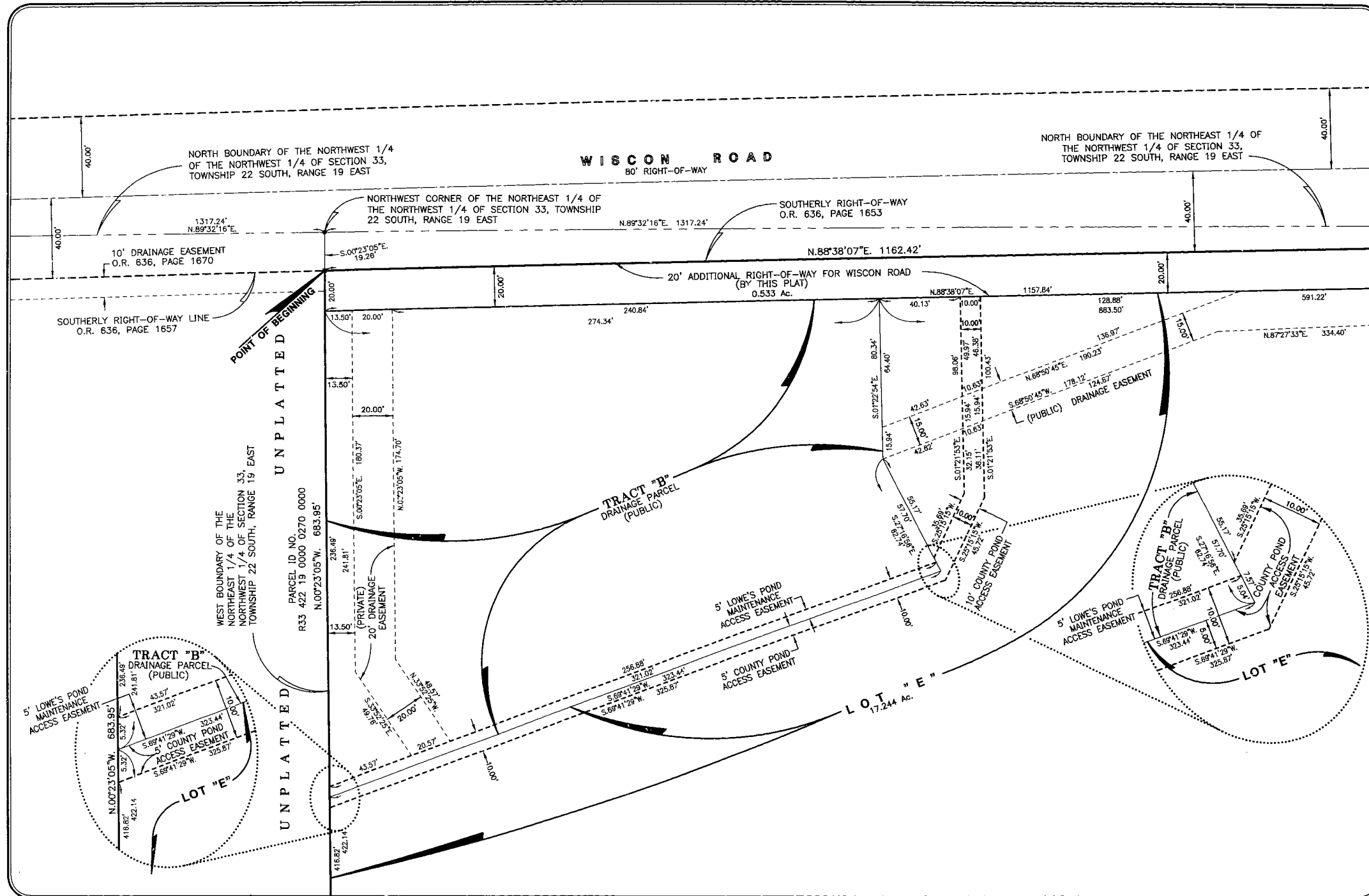


SCALE 1" = 30'



SCALE IN FEET

SEE NOTE ON SHEET 2 OF 6 FOR BASIS OF BEARINGS



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DETAIL "A"
SEE SHEET 2



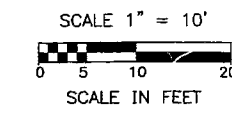
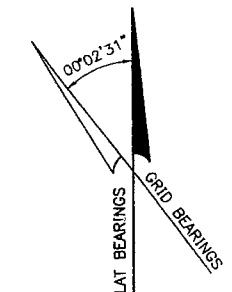
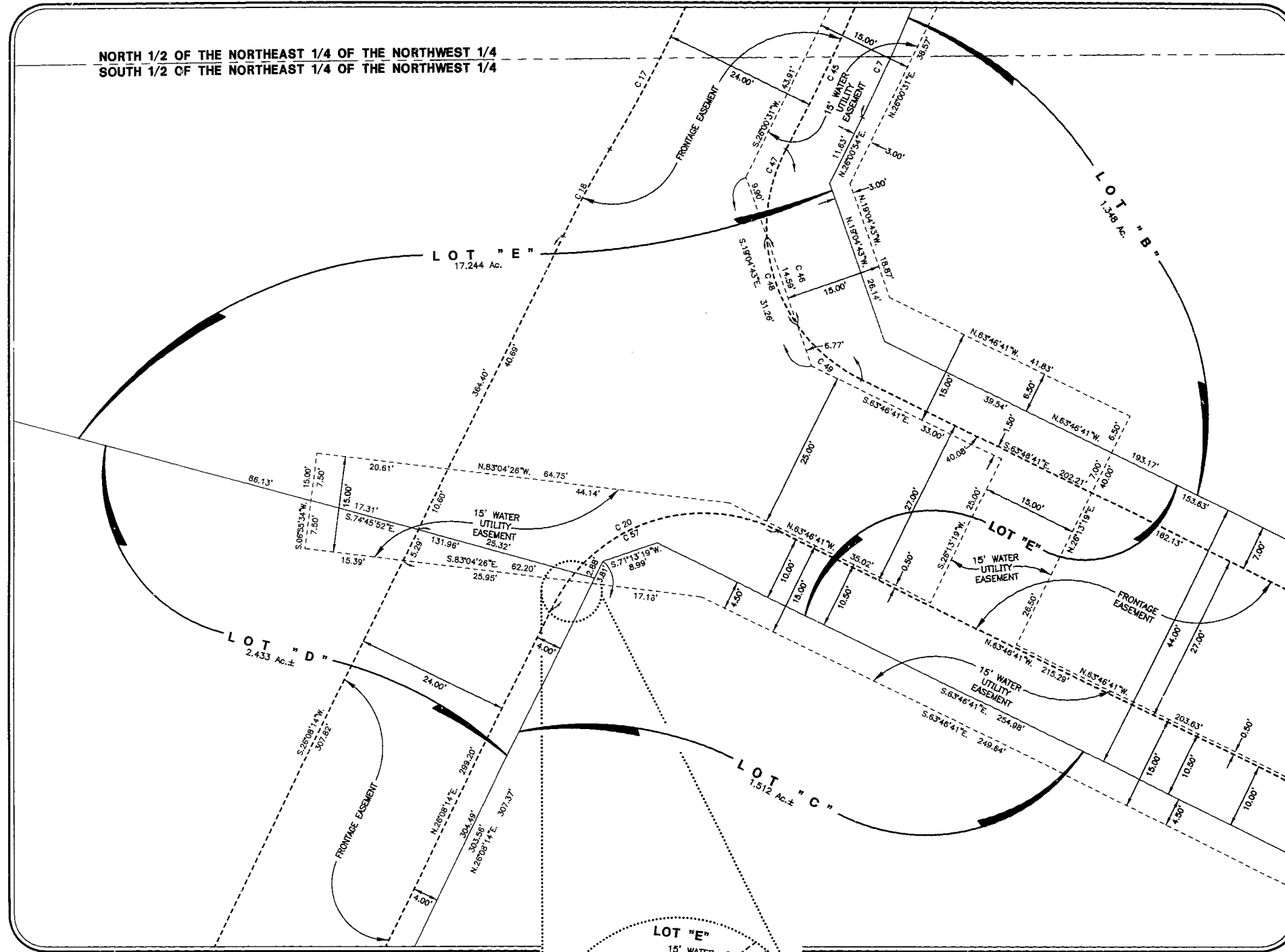
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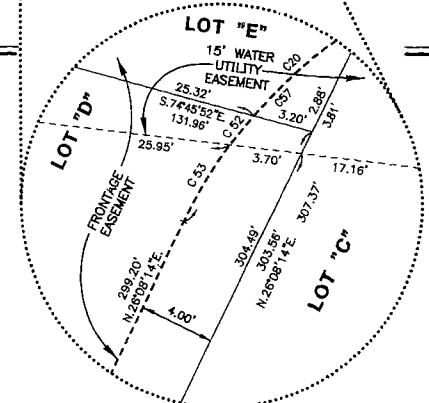
NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4
SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4



SEE NOTE ON SHEET 2 OF 6 FOR BASIS OF BEARINGS

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
7	322.00	08°31'53"	36.71	18.37	36.68	N.22°44'57"E
17	289.50	12°45'38"	64.48	32.37	64.34	S.23°56'39"W
18	212.00	04°11'14"	15.49	7.76	15.48	S.28°13'51"W
20	26.50	75°28'15"	34.91	20.51	32.44	N.78°29'11"E
45	313.50	10°13'32"	56.95	28.05	56.88	S.22°40'36"W
46	26.50	91°34'04"	42.35	27.24	37.98	S.17°59'40"E
47	26.50	30°53'10"	14.29	7.32	14.11	S.12°20'47"W
48	26.50	31°57'51"	14.78	7.58	14.59	S.10°04'43"E
49	26.50	28°43'03"	13.28	6.78	13.14	S.48°25'10"E
52	26.50	03°25'14"	1.58	0.79	1.58	S.39°02'26"W
53	26.50	11°11'36"	5.18	2.80	5.17	S.31°44'02"W
57	26.50	90°05'05"	41.67	26.54	37.50	S.71°10'46"W



- LEGEND:**
- Symbol \blacksquare indicates (P.R.M.) Permanent Reference Monument - 4"x4" Concrete Monument LB148, unless otherwise noted.
 - Symbol \boxplus indicates (P.R.M.) Offset Permanent Reference Monument - 4"x4" Concrete Monument LB148, unless otherwise noted.
 - Symbol \bullet indicates (P.C.P.) Permanent Control Point LB148
 - (R) indicates radial line
 - (NR) indicates non-radial line
 - RB - Reference Bearing

NOTES:

- Northing and Easting coordinates (indicated in feet) and the reference to Grid Bearings as shown hereon refer to the State Plane Coordinate System (NAD 83 - 1990 ADJUSTMENT) for the West Zone of Florida, and said coordinates have been established to a minimum of third order accuracy, and are supplemental data only.

DETAIL "C"
SEE SHEET 4

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