

A BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY OF

Farm 50, PINELLAS FARMS, as recorded in Plat Book 7, Pages 4 and 5, of the Public Records of Hillsborough County Records of which Pinellas County was formerly a part, and the South 1/2 of the South 1/2 of PINELLAS FARMS No. 49 in Section 18, Township 30 South, Range 16 East of said PINELLAS FARMS, LESS the South 82.5 feet of the East 1/2 thereof, all in Section 18, Township 30 South, Range 16 East, Pinellas County, Florida, LESS road right-of-way AND LESS Cross Bayou Canal.

TOGETHER WITH the North 1/2 of that portion of 106th Avenue North vacated by that certain Resolution recorded in Official Records Book 9786, Page 2235, of the Public Records of Pinellas County, Florida, lying East of Cross Bayou Canal.

AND

The South 1/2 of Farm 47, PINELLAS FARMS, as recorded in Plat Book 7, Pages 4 and 5, of the Public Hillsborough County Records, of which Pinellas County was formerly a part, in the Southeast 1/4 of Section 18, Township 30 South, Range 16 East, LESS that portion lying West of the Cross Bayou Canal, LESS that part lying within Lot 13, GATES' INDUSTRIAL PARK, Plat Book 77, Pages 100 and 101, all lying in Pinellas County, Florida, LESS Cross Bayou Canal.

TOGETHER WITH the South 1/2 of that portion of 106th Avenue North vacated by that certain Resolution recorded in Official Records Book 9786, Page 2235, of the Public Records of Pinellas County, Florida, lying East of Cross Bayou Canal.

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

That portion of Farms 47, 49 and 50, PINELLAS FARMS, in Section 18, Township 30 South, Range 16 East, as recorded in Plat Book 7, Pages 4 and 5, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, and the vacated 30 foot right-of-way of 106th Avenue North as recorded in Official Records Book 9786, Pages 2235 through 2241, Public Records of Pinellas County, Florida, and being further described as follows:

Commence at the Southeast corner of Section 18, Township 30 South, Range 16 East, Pinellas County, Florida; thence North 00°03'32" East, along the East line of the Southeast 1/4 of said Section, 827.97 feet; thence North 88°29'20" West, along the North line of the South 1/2 of the South 1/2 of Farm 49, PINELLAS FARMS, as recorded in Plat Book 7, Pages 4 and 5, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, 50.02 feet to the Westerly right-of-way line of 66th Street North for a POINT OF BEGINNING; thence South 00°03'32" West, along said Westerly right-of-way line, 80.07 feet; thence North 88°29'51" West, along the North line of the South 82.5 feet of said Farm 49, 283.60 feet; thence South 00°03'21" West, along the East line of the West 1/2 of said Farm 49, 82.53 feet; thence North 88°29'51" West, along the South line of said Farm 49, 318.61 feet; thence continue North 88°29'51" West, along the South line of Farm 50 of said PINELLAS FARMS, 637.22 feet; thence continue North 88°29'51" West, along the South line of said Farm 50, 538.82 feet to the Easterly line (being the top of bank) of Cross Bayou Canal; thence North 45°22'45" East, along said Easterly line, 156.04 feet; thence North 88°27'03" West, along the South line of vacated 106th Avenue North, 41.15 feet; thence North 44°42'45" East, along the Westerly line of vacated 106th Avenue North, 41.13 feet; thence North 88°27'03" West, along the South line of Farm 47 of said PINELLAS FARMS, 37.71 feet; thence North 44°42'45" East, along the Easterly line of a 20 foot right-of-way Sewer Interceptor and Force Main recorded in Official Records Book 4099, Pages 159 through 163, of the Public Records of Pinellas County, Florida, 435.43 feet; thence South 88°24'22" East, along the Southerly line of Lot 13, GATES' INDUSTRIAL PARK, as recorded in Plat Book 77, Pages 100 and 101, of the Public Records of Pinellas County, Florida, 37.68 feet; thence North 44°42'45" East, along the Easterly line of said Lot 13, 10.77 feet; thence South 88°25'39" East, along the North line of the South 1/2 of aforesaid Farm 47, 225.21 feet; thence South 00°03'11" West, along the East line of said Farm 47, 325.45 feet; thence continue South 00°03'11" East (per commitment, calculated: South 03°03'11" West), along the East line of aforesaid vacated 106th Avenue North, 30.00 feet; thence continue South 00°03'11" West, along the East line of aforesaid Farm 50, 488.21 feet; thence South 88°29'20" East, along the North line of the South 1/2 of the South 1/2 of aforesaid Farm 49, 602.22 feet to the POINT OF BEGINNING.

AND

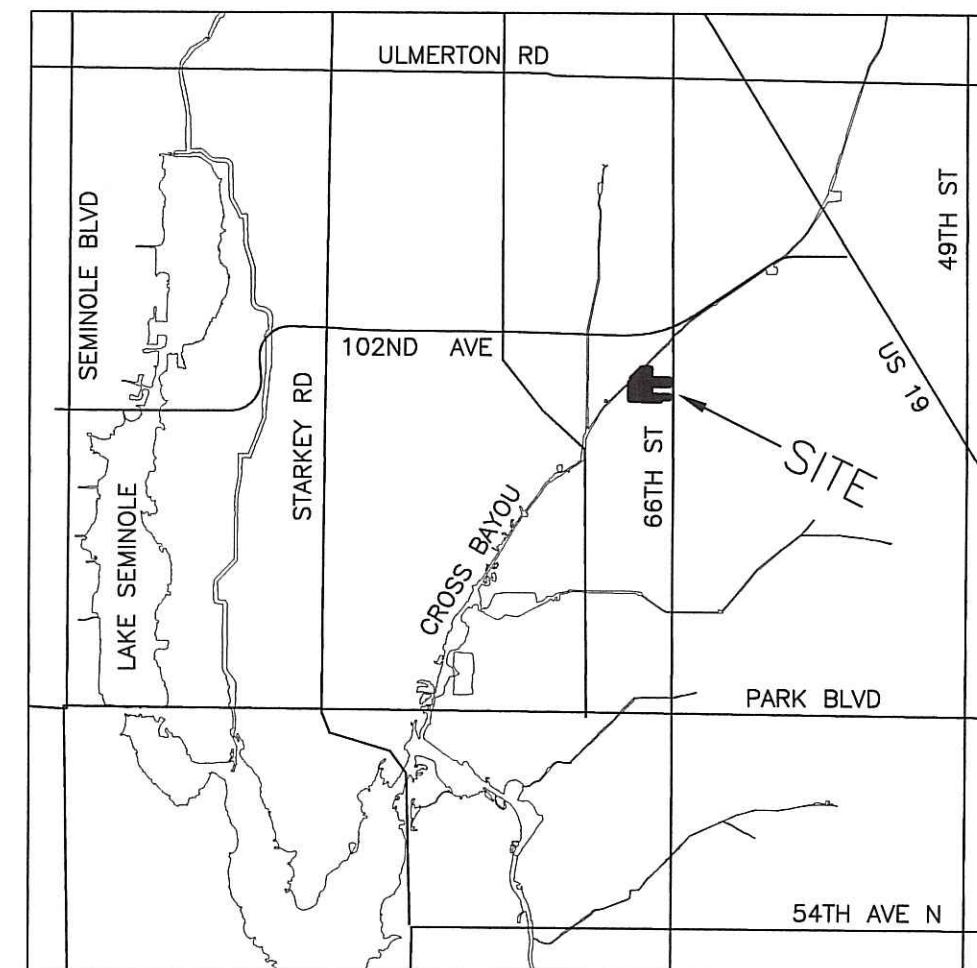
The North 1/2 of the North 1/2 of Farm 49 in the Southeast 1/4 of Section 18, Township 30 South, Range 16 East, LESS part lying within 50 feet of Survey line of State Road 693, according to Plat of PINELLAS FARMS, according to Plat Book 7, Pages 4 and 5, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.

TOGETHER WITH a portion of vacated 106th Avenue North, West of 66th Street North, as vacated by Resolution No. 05-25 recorded in Official Records Book 14323, Page 1147, Public Records of Pinellas County, Florida, being further described as follows:

From the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 18, Township 30 South, Range 16 East, run North 88°26'32" West along the North line of said 1/4 1/4, 50.0 feet to a point on the West right-of-way line of 66th Street and the Center line of 106th Avenue; run South 00°03'32" West, along the West right-of-way line of 66th Street, 15.0 feet to the South right-of-way line of 106th Avenue; thence leaving the West right-of-way line of 66th Street, run North 88°26'32" West along the South right-of-way line of 106th Avenue, 602.0 feet; thence leaving said South right-of-way line of 106th Avenue, run North 00°03'12" East, 30.0 feet to the North right-of-way line of 106th Avenue; thence South 88°26'32" East along the North right-of-way line of 106th Avenue, 602.0 feet to the West right-of-way line of 66th Street; thence leaving the North right-of-way line of 106th Avenue, run South 00°03'32" West along the West right-of-way line of 66th Street, 15.0 feet to the POINT OF BEGINNING.

Pinellas Park, Florida

VICINITY MAP
NOT TO SCALE



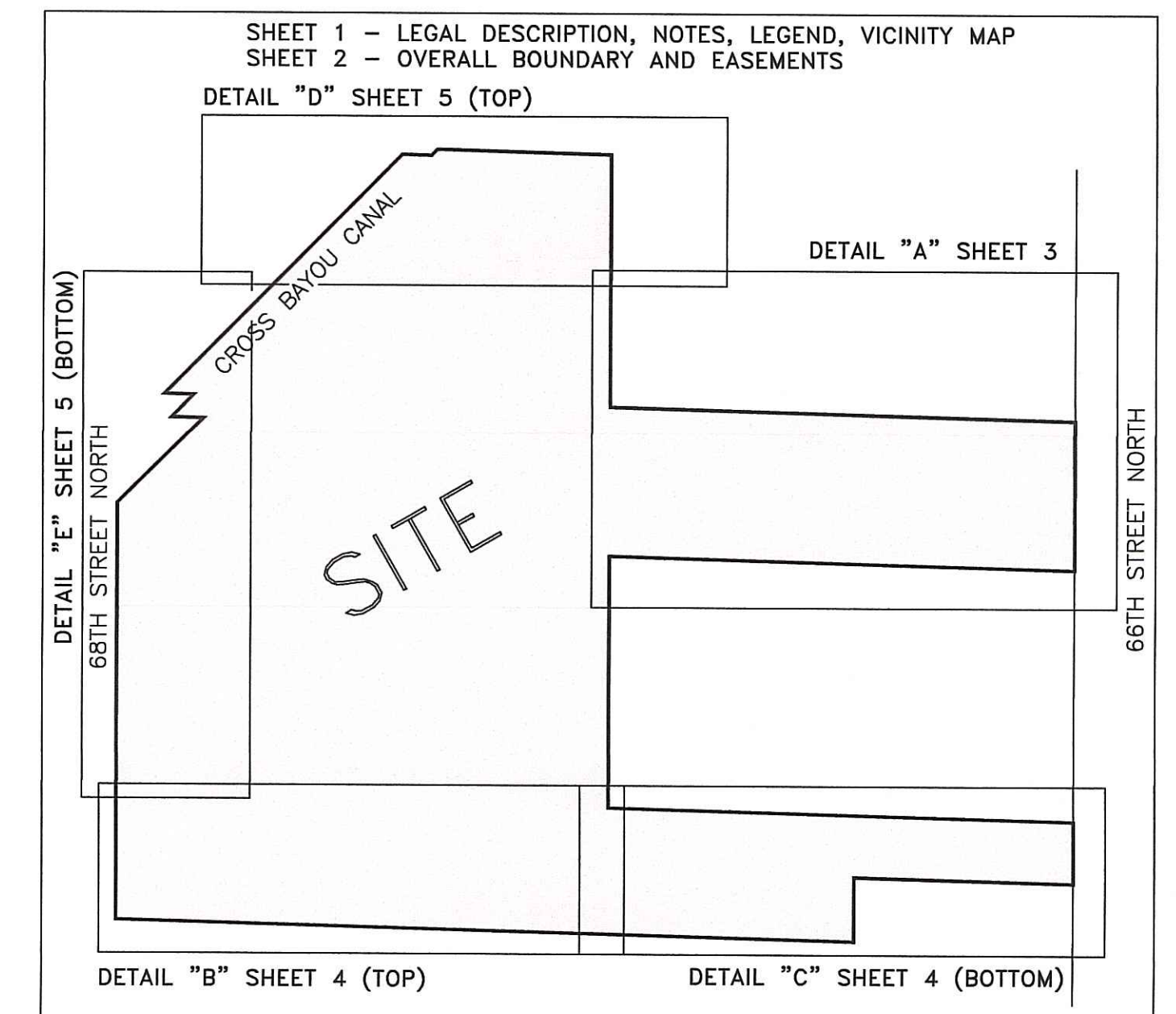
NOTES

- Basis of Bearings: S.00°03'52"W. along the Westerly right-of-way line of 66th Street North.
- Elevations shown hereon refer to the North American Vertical Datum of 1988 (NAVD88). Benchmark used was SKYVIEW O, located at the Northeast corner of the intersection of 66th Street North and 94th Avenue North, having a published adjusted elevation of 14.91 feet (NAVD88). Information obtained from the NGS Data Sheet, PID AG0940.
- George F. Young, Inc. and the undersigned make no representations or guarantees pertaining to easements, rights of way, setback lines, reservations, agreements and/or other matters pertaining to survey.
- This survey prepared with the benefit of American Land Title Association Commitment, issued by Fidelity National Title Insurance Company, Order No. 8027120, Issuing Office File Number 5219001685S, Commitment Date: 11/12/2019 at 5:00 PM.
- SCHEDULE B PART II EXCEPTIONS:
 Exceptions 1, 2, 3B, 3C, 3D and 4 through 12 are not matters of survey.
 Exception 3A: Survey shown hereon.
 Exception 13: Property conveyed (with mineral reservations) in O.R. 1232, page 491 (South 1/2 of Lot 47, PINELLAS FARMS) is shown graphically hereon.
 Exception 14: Drainage Easements described in O.R. 4542, page 532 are shown graphically hereon.
 Exception 15: Property annexed as described in O.R. 5757, page 1727 is shown graphically hereon.
 Exception 16: Property annexed as recorded in O.R. 5816, page 1441 (being property described in O.R. 5757, page 1727, see Exception 15 above, together with right-of-way to East) is shown graphically hereon.
 Exception 17: Properties being combined in Acknowledgement of Unity of Title recorded in O.R. 8604, page 1875. are shown graphically hereon.
 Exception 18: Conservation Easements described in O.R. 8613, page 1339 are shown graphically hereon.
 Exception 19: Property vacated and reserved as drainage, utility and public ingress and egress easement by O.R. 9786, page 2235, interest in said property being quitclaimed by O.R. 11059, page 1281 (with possible mineral reservations), is shown graphically hereon.
 Exception 20: Drainage, Utility, Ingress/Egress Easement described in O.R. 11059, page 1279 is shown graphically hereon.
 Exception 21: Permanent Utility Easements described in O.R. 11794, page 1566 as conditions for annexation are shown graphically hereon.
 Exception 22: Permanent Utility Easement described in O.R. 11897, page 1273, which includes all lands described in 11794, page 1566 (see Exception 21 above) is shown graphically hereon.
 Exception 23: Property annexed and fifteen-foot permanent utility easement as condition thereof described in O.R. 14074, page 292 is shown graphically hereon.
 Exception 24: Property affected by Finished Floor Elevation Waiver recorded in O.R. 14068, page 1913 is shown graphically hereon. Property affected by Finished Floor Elevation Waiver recorded in O.R. 14292, page 971 can not be determined from that document.
 Exception 25: Property annexed as recorded in O.R. 14104, page 2656 is shown graphically hereon.
 Exception 26: Permanent Utility Easement described in O.R. 14124, page 2349 is shown graphically hereon.
 Exception 27: Distribution Easement benefiting Progress Energy as grantee in O.R. 14194, page 1273 described as an easement extending 5 feet on either side of Grantee's facilities in subject property. Can not be shown graphically, "Blanket" type easement.
 Exception 28: Communication Easement benefiting Verizon Florida Inc. as grantee in O.R. 14210, page 2628 described as an easement extending 5 feet on either side of Grantee's facilities in subject property. Can not be shown graphically, "Blanket" type easement.
 Exception 29: Vacated 30 feet wide right-of-way of 106th Avenue North, and utility and drainage easement retained over the North 15 feet thereof, as described in O.R. 14323, page 1147 is shown graphically hereon.
 Exception 30: Permanent Drainage Easement described in O.R. 14921, page 2575 is shown graphically hereon.
 Exception 31: All of subject property falls within "Pinellas Park Planning Area" and is subject to conditions of First Amendment to Interlocal Agreement between Pinellas County and the City of Pinellas Park as recorded in O.R. 17036, page 1616.
 Exception 32: Retaining wall and easements referred to in O.R. 19533, page 2020 and O.R. 19558, page 2094 are shown graphically hereon.
 Exception 33: Property affected by Finished Floor Elevation Waiver recorded in O.R. 19558, page 2032 is shown graphically hereon.
 Exception 34: Drainage and Utility Easement described in O.R. 20642, page 2339 is shown graphically hereon.
- Forty-eight (48) hours before digging, boring, pile-driving, planting, etc. call "Sunshine State One Call System", 1-800-432-4770 so that underground utilities may be field spotted. Visible utilities shown hereon, additional utilities other than those shown may exist.
- This map is intended to be displayed at a scale of 1" = 60' or smaller (Sheet 2 of 5) and at a scale of 1" = 20' or smaller (Sheets 3, 4 and 5 of 5).
- Subject property contains 752,046 square feet or 17.265 acres, more or less.
- This survey is a graphic depiction of the current boundary in accordance with the legal description shown hereon and may not reflect ownership.
- This survey is made for the exclusive use of those who purchase, mortgage or guarantee the title thereto within one (1) year from date hereof.
- Certification is understood to be an expression of professional opinion by the surveyor and mapper based on the surveyor and mapper's knowledge and information, and that it is not a guarantee or warranty, expressed or implied.
- Additions or deletions to survey maps or reports by other than the signing party or parties are prohibited without written consent of the signing party or parties.
- This survey is not valid without the signature and the original raised seal of a Florida Professional Surveyor and Mapper.
- Interior occupation and improvements not shown.

LEGEND

BFP	BACKFLOW PREVENTER
CALC	CALCULATED
C	CENTERLINE
CLF	CHAIN LINK FENCE
CM	CONCRETE MONUMENT
CONC	CONCRETE
(D)	DEED
E/P	EDGE OF PAVEMENT
ELEC	ELECTRIC
ELEV	ELEVATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FH	FIRE HYDRANT
FIR	FOUND IRON ROD
FIRM	FLOOD RATE INSURANCE MAP
GUY	GUY ANCHOR
ID	IDENTIFICATION
INV	INVERT
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
(M)	MEASURED
NAVD88	NORTH AMERICAN VERTICAL DATUM OF 1988
NGS	NATIONAL GEODETIC SURVEY
OCC	OCCUPIED
OHL	OVERHEAD LINE
P.B.	PLAT BOOK
PG	PAGE
PID	PERMANENT IDENTIFIER
POB	POINT OF BEGINNING
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PVC	POLYVINYL CHLORIDE
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VCW	WATER VALVE COVER
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WPP	WOOD POWER POLE
⊗	MANHOLE FOR UNKNOWN UTILITY
⊙	SANITARY MANHOLE
⊕	SIGN
□	SET 4"x4" CONCRETE MONUMENT / PRM LB021
●	SET NAIL AND DISC / PRM LB021
—	BANK LINE
.....	FARM LOT LINE
—OHL—OHL—	OVERHEAD LINE
—D—D—	STORM SEWER LINE
▭	ASPHALT
▭	CONCRETE

SHEET INDEX



NO.	BY	DATE	DESCRIPTION	NO.	BY	DATE	DESCRIPTION
1				6			
2				7			
3				8			
4				9			
5				10			

CREW CHIEF	SP	04/29/20
DRAWN	WDC	05/13/20
CHECKED	NMC	05/14/20
FIELD BOOK		
FIELD DATE		

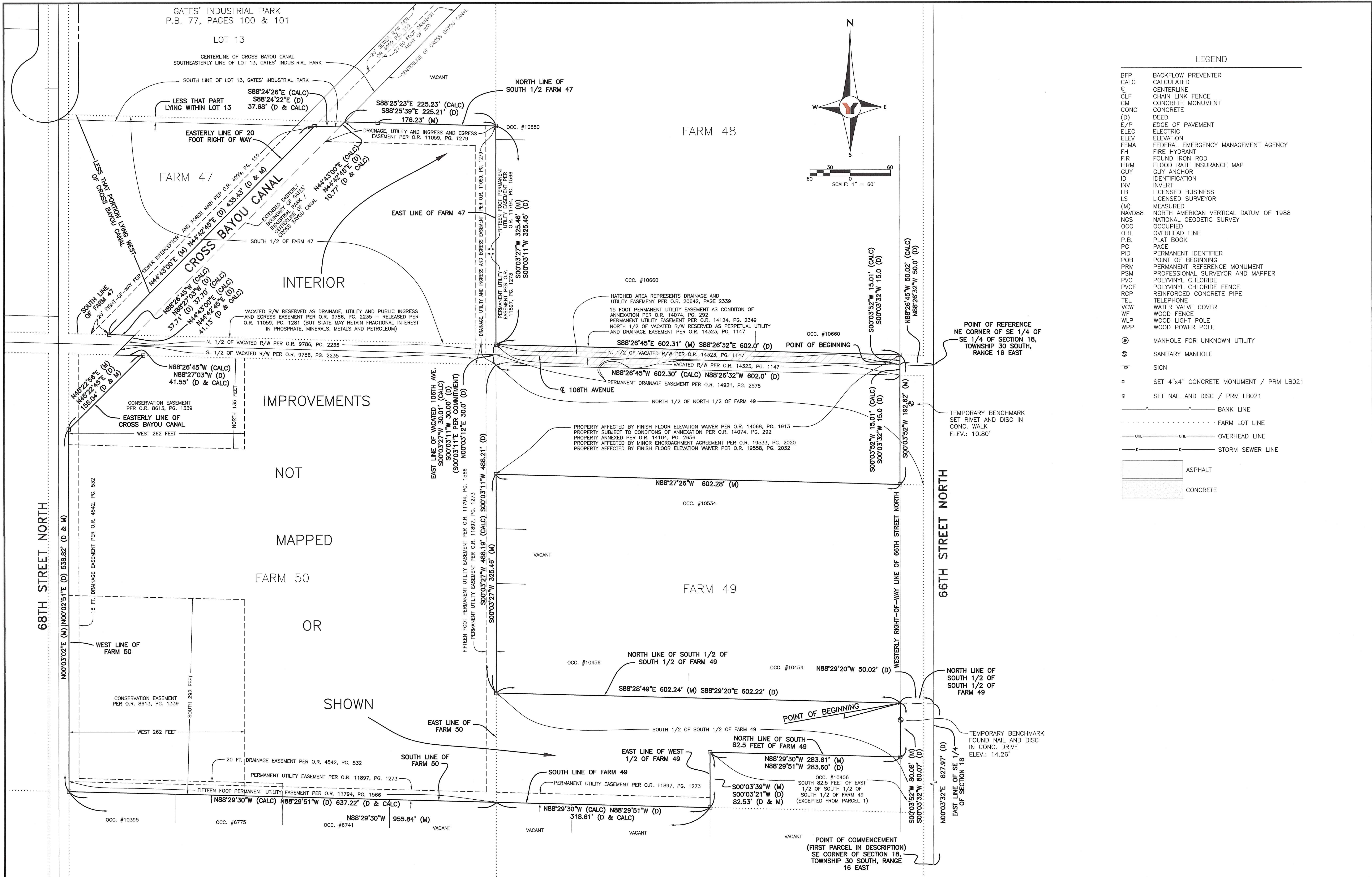
PREPARED FOR:
 Congaree River LLC
 Fidelity National Title Insurance Company

George F. Young, Inc.
 299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701
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Nicholas M. Cirrello
 Nicholas M. Cirrello - PSM LS 4898
 April 29, 2020

10450 66TH STREET NORTH
BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY
 SECTION 18, TOWNSHIP 30 S., RANGE 16 E.

JOB NO. 20000600TS
 SHEET NO. 1 OF 5



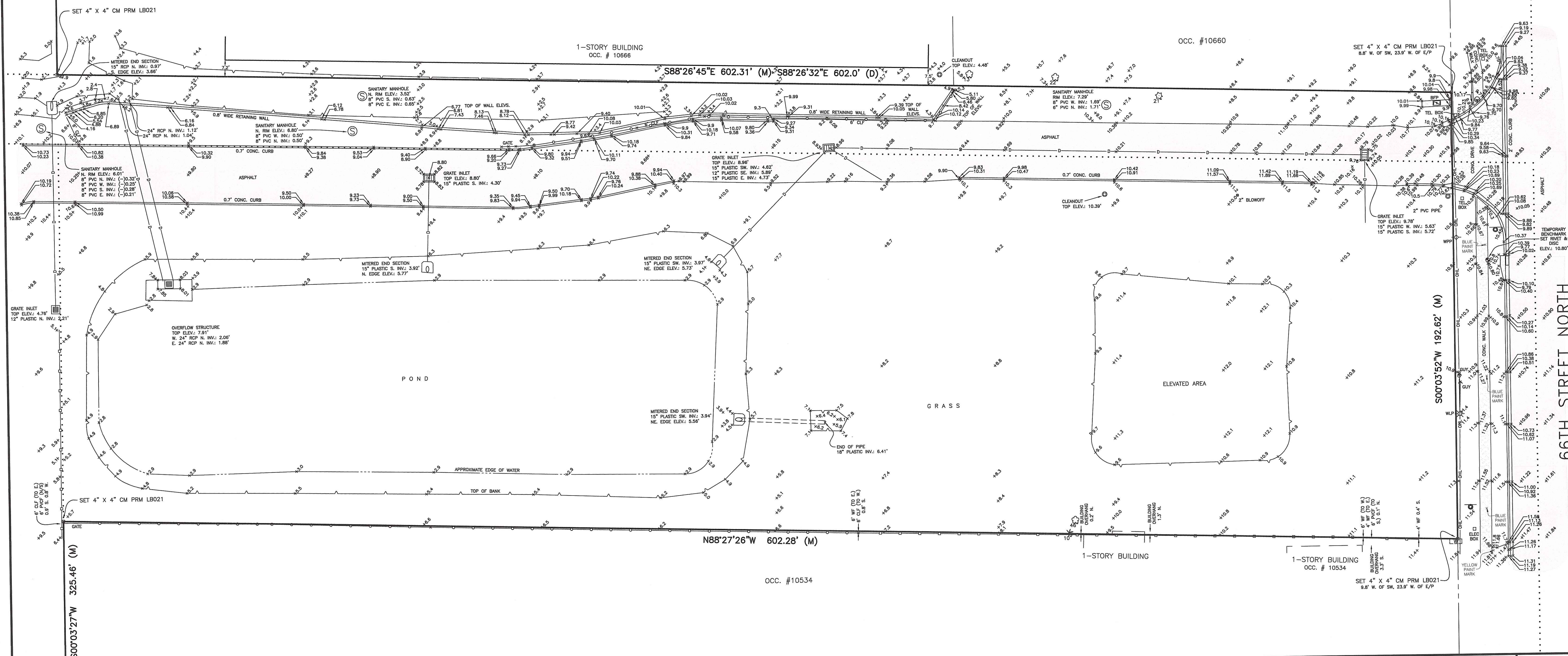
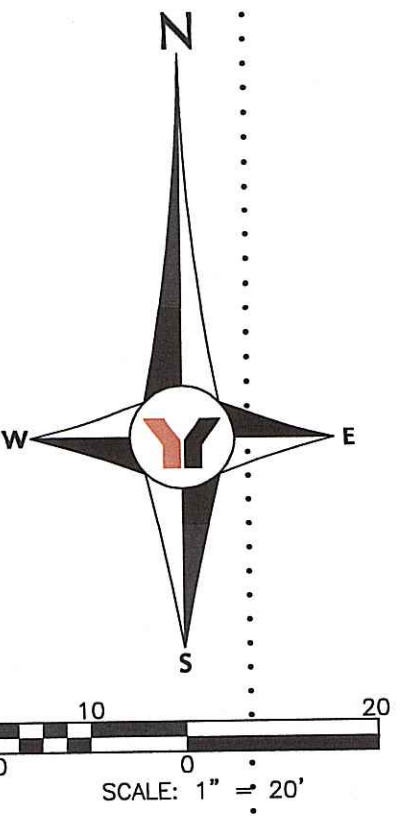
- LEGEND**
- BFP BACKFLOW PREVENTER
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 - FIRM FLOOD RATE INSURANCE MAP
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 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - PVC POLYVINYL CHLORIDE FENCE
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 - RCP REINFORCED CONCRETE PIPE
 - TEL TELEPHONE
 - VCW WATER VALVE COVER
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 - ⊕ MANHOLE FOR UNKNOWN UTILITY
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DETAIL "A"

LEGEND

BFP	BACKFLOW PREVENTER	PVCF	POLYVINYL CHLORIDE FENCE
CALC	CALCULATED	RCP	REINFORCED CONCRETE PIPE
CL	CENTERLINE	TEL	TELEPHONE
CLF	CHAIN LINK FENCE	VCW	WATER VALVE COVER
CM	CONCRETE MONUMENT	WF	WOOD FENCE
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FH	FIRE HYDRANT	⊙	SET NAIL AND DISC / PRM LB021
FIR	FOUND IRON ROD	—	BANK LINE
FIRM	FLOOD RATE INSURANCE MAP	---	FARM LOT LINE
GUY	GUY ANCHOR	—	OHL OVERHEAD LINE
ID	IDENTIFICATION	—	SSW STORM SEWER LINE
INV	INVERT	▭	ASPHALT
LB	LICENSED BUSINESS	▭	CONCRETE
LS	LICENSED SURVEYOR		
(M)	MEASURED		
NAV088	NORTH AMERICAN VERTICAL DATUM OF 1988		
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PSM	PROFESSIONAL SURVEYOR AND MAPPER		
PVC	POLYVINYL CHLORIDE		



S00°03'27"W 325.46' (M)
S00°03'11"W 325.45' (D)

S00°03'27"W 325.46' (M)

S00°03'52"W 192.62' (M)

66TH STREET NORTH

NO.	BY	DATE	DESCRIPTION
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3			
4			
5			

NO.	BY	DATE	DESCRIPTION
6			
7			
8			
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10			

INITIALS	DATE	DESCRIPTION
SP	04/29/20	CREW CHIEF
WCK	05/13/20	DRAWN
NMC	05/14/20	CHECKED
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		FIELD DATE

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SEE SHEET 1 OF 5 FOR DESCRIPTION, NOTES LEGEND, VICINITY MAP, SHEET INDEX, SIGNATURE AND SEAL

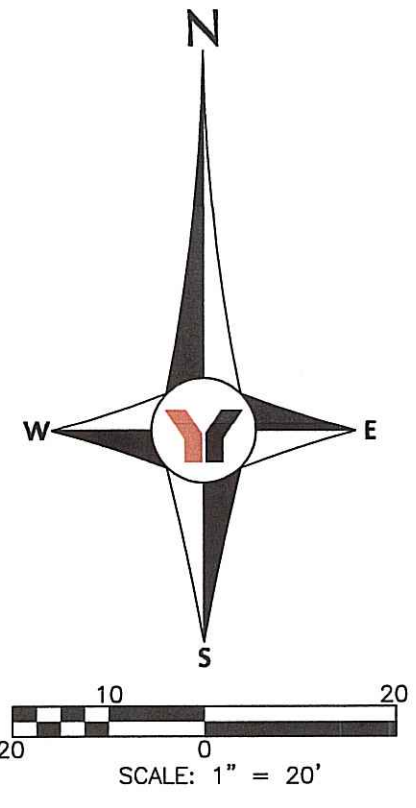
10450 66TH STREET NORTH BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY
SECTION 18, TOWNSHIP 30S., RANGE 16E.

JOB NO. 2000600TS
SHEET NO. 3 OF 5

DETAIL "B"

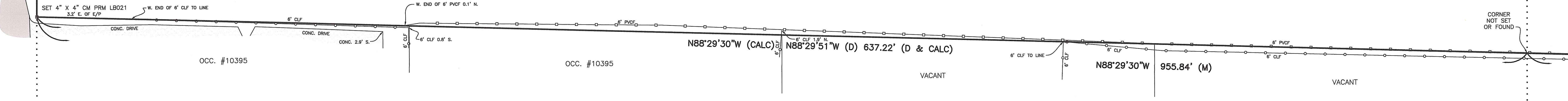
LEGEND

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| BFP | BACKFLOW PREVENTER | PVCF | POLYVINYL CHLORIDE FENCE |
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| FIRM | FLOOD RATE INSURANCE MAP | — | BANK LINE |
| GUY | GUY ANCHOR | — | FARM LOT LINE |
| ID | IDENTIFICATION | — | OHL — OVERHEAD LINE |
| INV | INVERT | — | SS — STORM SEWER LINE |
| LB | LICENSED BUSINESS | ASPH | ASPHALT |
| LS | LICENSED SURVEYOR | CONC | CONCRETE |
| (M) | MEASURED | | |
| NAVD88 | NORTH AMERICAN VERTICAL DATUM OF 1988 | | |
| NGS | NATIONAL GEODETIC SURVEY | | |
| OCC | OCCUPIED | | |
| OHL | OVERHEAD LINE | | |
| P.B. | PLAT BOOK | | |
| PG | PAGE | | |
| PID | PERMANENT IDENTIFIER | | |
| POB | POINT OF BEGINNING | | |
| PRM | PERMANENT REFERENCE MONUMENT | | |
| PSM | PROFESSIONAL SURVEYOR AND MAPPER | | |
| PVC | POLYVINYL CHLORIDE | | |

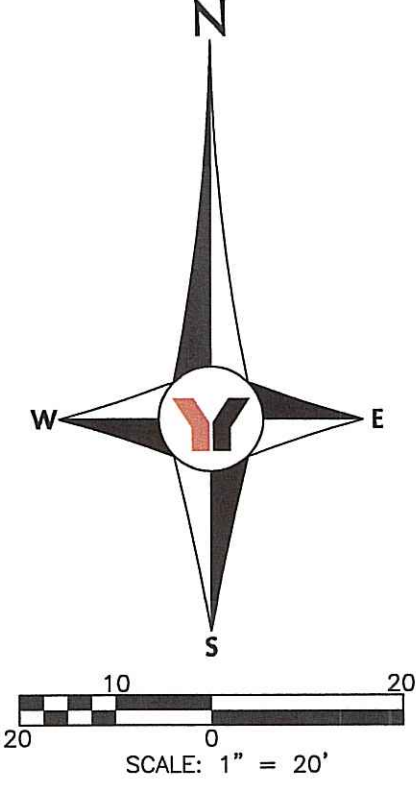
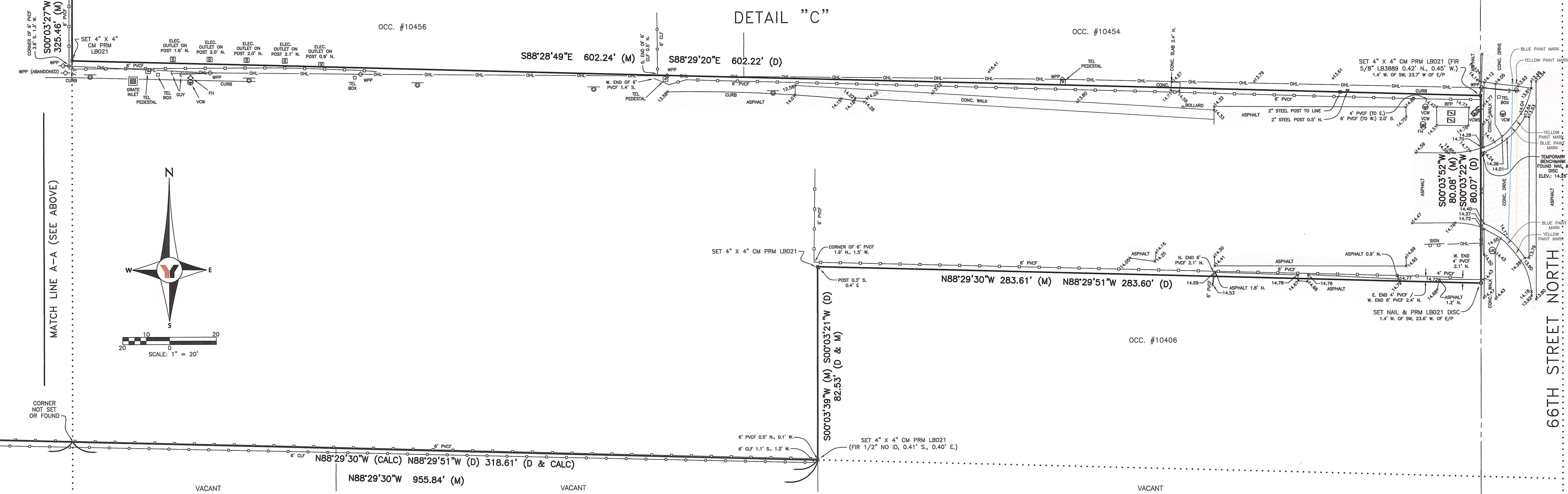


68TH STREET NORTH

MATCH LINE A-A (SEE BELOW)



DETAIL "C"



MATCH LINE A-A (SEE ABOVE)

66TH STREET NORTH

<table border="1" style="width:100%; border-collapse: collapse;"> <tr><th>NO.</th><th>BY</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td>1</td><td></td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td><td></td></tr> </table>	NO.	BY	DATE	DESCRIPTION	1				2				3				4				5				<table border="1" style="width:100%; border-collapse: collapse;"> <tr><th>NO.</th><th>BY</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td>6</td><td></td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td><td></td></tr> </table>	NO.	BY	DATE	DESCRIPTION	6				7				8				9				10				<table border="1" style="width:100%; border-collapse: collapse;"> <tr><th>INITIALS</th><th>DATE</th></tr> <tr><td>CREW CHIEF</td><td>SP 04/29/20</td></tr> <tr><td>DRAWN</td><td>WJK 05/13/20</td></tr> <tr><td>CHECKED</td><td>NMC 05/14/20</td></tr> <tr><td>FIELD BOOK</td><td></td></tr> <tr><td>FIELD DATE</td><td></td></tr> </table>	INITIALS	DATE	CREW CHIEF	SP 04/29/20	DRAWN	WJK 05/13/20	CHECKED	NMC 05/14/20	FIELD BOOK		FIELD DATE		<p>PREPARED FOR:</p> <p style="text-align: center;">Congaree River LLC Fidelity National Title Insurance Company</p>	<p style="text-align: center;">George F. Young, Inc.</p> <p style="font-size: small;">299 DR. MARTIN LUTHER KING JR. STREET, N. ST. PETERSBURG, FLORIDA 33701 PHONE (727) 822-4317 FAX (727) 822-2919 BUSINESS ENTITY LB21 WWW.GEORGEFYOUNG.COM CIVIL & TRANSPORTATION ENGINEERING ECOLOGY GIS LANDSCAPE ARCHITECTURE PLANNING SURVEYING SUBSURFACE UTILITY ENGINEERING GAINESVILLE • LAKEWOOD RANCH • ORLANDO • ST. PETERSBURG • TAMPA</p>	<p style="font-size: small;">SEE SHEET 1 OF 5 FOR DESCRIPTION, NOTES LEGEND, VICINITY MAP, SHEET INDEX, SIGNATURE AND SEAL</p>	<p style="text-align: center;">10450 66TH STREET NORTH BOUNDARY AND PARTIAL TOPOGRAPHIC SURVEY</p> <p style="text-align: center;">SECTION 18, TOWNSHIP 30S., RANGE 16E.</p>	<p style="font-size: small;">JOB NO. 20000600TS SHEET NO. 4 OF 5 JOB DATE: 5/12/2020 2:47 PM LOGON: KERNON, WILSON</p>
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