



LEGAL DESCRIPTION:

A portion of Tract 47, of Tampa and Tarpon Springs Land Co., a subdivision of Section 18, Township 26 South, Range 16 East, as shown on the plat recorded in Plat Book 1, Pages 68, 69 and 70, of the Public Records of Pasco County, Florida, being further described as follows:

Commence at the Southwest corner of the Southeast 1/4 of said Section 18; thence along the South boundary line of said Section 18. North 89°30'43" East, a distance of 441.70 feet to the Southwest corner of said Tract 47; thence along the West boundary line of said Tract 47, North 00°26'42" East, a distance of 566.09 feet to the South boundary line of the North 422.75 feet of said Tract 47, for a Point of Beginning; thence continue along the West boundary line of said Tract 47, North 00'26'42" East, a distance of 100.00 feet to the South boundary line of the North 322.75 feet of said Tract 47; thence along the South boundary line of the North 322.75 feet of said Tract 47, North 89°27'25" East, a distance of 355.58 feet to the Northwest corner of the Sun Tovota. Inc., parcel as described in Official Records Book 1623, Pages 662 and 663, of the Public Records of Pasco County, Florida; thence along the Westerly boundary line of said Sun Toyota, Inc., parcel and the Southwesterly projection thereof, South 24'03'23" West, a distance of 109.97 feet to the South boundary line of the North 422.75 feet of said Tract 47; thence along the South boundary line of the North 422.75 feet of said Tract 47, South 89°27'25" West, a distance of 311.53 feet to the Point of Beginning.

LESS the West 150 feet thereof.

TOGETHER with an ingress and egress easement as set forth in that certain instrument recorded in O.R. Book 1253, Page 1693, Public Records of Pasco County, Florida.

The North 250 feet of that portion of Tract 48, lying West of U.S. Highway 19 as it is now constructed; said tract being numbered and designated in accordance with Tampa–Tarpon Springs Land Company's Subdivision of Section 18, Township 26 South, Range 16 East, as shown on Plat recorded in Plat Book 1, Pages 68, 69, and 70 of the Public Records of Pasco County, Florida. AND

The South 72.75 feet of the North 322.75 feet of that portion of Tract 48, lying West of U.S. Highway No. 19, as it is now constructed, of Tampa-Tarpon Springs Land Company's Subdivision of Section 18, Township 26 South, Range 16 East, as shown on plat recorded in Plat Book 1, Pages 68, 69 and 70, of the Public Records of Pasco County, Florida. AND

The North 322.75 feet of Tract 47 of Tampa-Tarpon Springs Land Company's Subdivision of Section 18, Township 26 South, Range 16 East, as shown on plat recorded in Plat Book 1, Pages 68, 69 and 70, of the Public Records of Pasco County, Florida.

LESS the West 150 feet thereof.

- NOTES:
- Legal description as provided in Old Republic National Title Insurance Company issuing office file number 4332.1882 having a revised date of September 28, 2021, 2:20 PM This survey was prepared with benefit of referenced title commitment.
- Bearings shown hereon are based on the West monumented line of the subject property said line bears NO0'26'42"E, per description ASSUMED.
- Per the National Flood Insurance Rate Map, Pasco County, Florida Un-incorporated area Community Panel Number 120230 0351 G, and 0353 map revised dates: June 5, 2020, this property is located in Flood Zone "X", "X" Shaded and AE EL 10', as shown hereon.
- No underground foundations, such as footers, basements or other underground supporting features have been located. No underground utilities have been located.
- Mills & Associates, Inc. makes no representations or guarantees pertaining to easements, rights of way, set back lines, reservations, agreements and other similar matters, except those referenced in the provided title commitment and are shown or stated hereon.
- 6. The parcels as shown hereon are contiguous along their common boundary lines and that the subject property is contiguous along its common boundary lines with the property conveyed to Island Center Corporation under that certain Warranty Deed recorded in OR Book 9288, Page 703 and that certain Special Warranty Deed recorded in OR Book 9066, Page 2248. No gaps, gores or hiatus exist between said parcels and their respective common boundary lines.

Island Center Corporation, Inc. Old Republic National Title Insurance Company William Kimpton, PA

This is to certify that this map or plat and 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 of 1,2,3,4,7a,8,9,11,13,16,17 and 18 of Table A thereof. The fieldwork was completed on August 31, 2021.

Date of map: October 12, 2021

Lawrence E. Mills P.L.S. No. 3141 LB. No. 3868

PRELIMINARY 10/12/21

SHEET

l of

JOB NO.

21-001.039

PROJECT A.L. T.A. /N.S.P.S. LAND TITLE SURVEY New Port Richey, Florida

4413, 4125, 4129 U.S. Highway 19 34652-5948

DATE OF FIELD SURVEY: 8-26-21