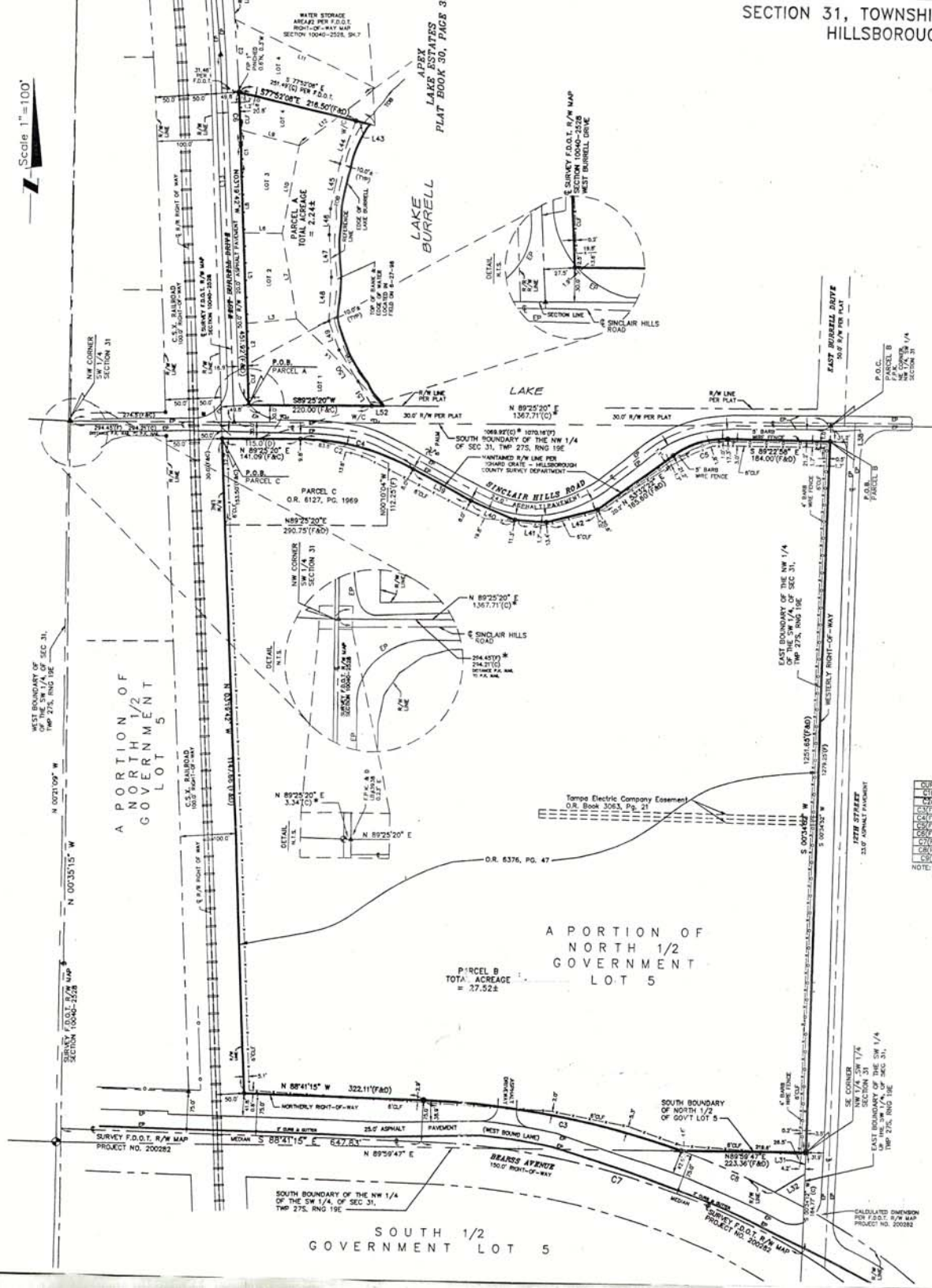
SECTION 31, TOWNSHIP 27 SOUTH, RANGE 19 EAST
HILLSBOROUGH COUNTY, FLORIDA

Scale 1"=100'



LEGEND

△ P.K. NAIL & DISK	WATER MONITOR WELL	F.C.M.	FOUND CONCRETE MONUMENT	BLDG.	BUILDING	P.O.C.	POINT OF COMMEN
■ FOUND CONC. MONUMENT	CROSS LIGHT SUPPORT	F.C.I.R.	FOUND CAPPED IRON ROD	C.L.F.	CHAIN LINK FENCE	R/W	RIGHT OF WAY
○ FOUND IRON PIPE	TRAFFIC CONTROL BOX	F.I.R.	FOUND IRON ROD	C.M.P.	CORRUGATED METAL PIPE	S/W	SIDEWALK
● SET IRON PIPE	SIGN-SINGLE	F.I.P.	FOUND IRON PIPE	CONC.	CONCRETE	T.O.B.	TOP OF BANK
• FOUND NAIL	STORM INLET-GRATE-CENTER	S.C.I.R.	SET CAPPED IRON ROD 5/8"	EP.	EDGE OF PAVEMENT	TYP	TYPICAL
WOOD POWER POLE	DENOTES CONCRETE SLAB	(C)	CALCULATED MEASUREMENT	G. .	GRATE INLET	F.D.O.T.	FLORIDA DEPARTM OF TRANSPORTATI
WOOD COMBO POLE	DENOTES OVERHANG COVERED AREA	(D)	DEED MEASUREMENT	O.R.	OFFICIAL RECORD		
STEEL LIGHT POLE	DENOTES BUILDING AREA	(F)	FIELD MEASUREMENT	PG.	PAGE		
PHONE SPLICE BOX		(P)	PLAT MEASUREMENT	P.O.B.	POINT OF BEGINNING		
SECTION CORNER							

LINE TABLE

LINE	DIRECTION	DISTANCE
L38(F&O)	S 00°34'52" W	27.60'
L39(F&O)	S 89°25'59" E	118.01'
L40(F&O)	S 66°58'08" E	86.50'
L41(F&O)	S 86°59'29" E	56.61'
L42(F&O)	N 75°00'53" E	94.65'
L43(C)	S 77°52'08" E	26.50'
L44(C)	S 19°44'24" W	79.80'
L45(C)	S 11°06'26" W	78.00'
L46(C)	S 01°49'36" W	46.00'
L47(C)	S 04°24'29" E	75.00'
L48(C)	S 02°04'50" W	37.00'
L49(C)	S 31°22'47" E	54.00'
L50(C)	S 33°59'45" E	64.00'
L51(C)	S 31°23'03" E	49.00'
L52(C)	S 89°25'20" W	22.00'

PLAT MEASUREMENTS

LINE	DIRECTION	DISTANCE
L1	N 89°38'30" W	245.00'
L2	N 00°19'10" W	141.18'
L3	N 90° E	90.00'
L4	N 48°0' W	218.74'
L5	N 01°13'30" W	150.00'
L6	N 88° W	20.00'
L7	N 10°55' E	133.42'
L8	N 09°39'30" W	97.00'
L9	N 75°30' W	110.00'
L10	N 10°21' E	153.43'
L11	N 84°45' W	280.00'
L12	N 54°12' E	165.83'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1(F)	1833.00'	79.05'	39.52'	79.05'	N 04°38'30" W	00°18'24"
C2(F)	1833.00'	189.31'	94.69'	189.22'	N 09°21'10" W	01°00'06"
C3(F&O)	1507.39'	475.54'	239.76'	473.57'	N 79°38'59" W	18°04'31"
C4(F&O)	430.00'	211.22'	107.79'	209.11'	S 78°39'20" E	28°18'41"
C5(F&O)	160.00'	103.54'	53.66'	101.74'	N 72°04'42" E	37°04'59"
C6(F&O)	5829.58'	91.29'	45.65'	91.29'	N 03°48'32" W	00°53'50"
C7(RW)	1432.39'	723.80'	369.80'	716.13'	S 74°17'41" E	28°57'08"
C8(RW)	1507.39'	183.73'	91.98'	183.62'	S 67°07'13" E	06°59'01"
C9(C)	433.98'	189.68'	96.39'	188.17'	N 77°58'08" W	25°02'31"

NOTE: LINES 31,32 AND CURVES 4,7,8 INFORMATION IS CALCULATED PER F.D.O.T. RIGHT-OF-WAY MAP PROJECT NO. 82-37-R.

CERTIFIED TO:

- Nader Dayani and the Estate of Nader Dayani
- Nancy N. Skemp and Caroline N Shepard, as Trustees of the S&S Trust
- First American Title Insurance Company
- William M. Holland, Jr.

LEGAL DESCRIPTION: (Per Title Commitment)

PARCEL A:
A parcel of land lying in Section 31, Township 27 South, Range 19 East, Hillsboro Florida, and being Lots 1,2 and 3 and a portion of Lot 4, Apex Lake Estates, ac Map or Plat thereof as recorded in plat book 30, page 31 of the public records County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of Lot 1 of said Apex Lake Estates, said poin being a point on the Easterly Right of Way of West Burrel Drive; thence along s of Way, North 03°19'42" West, 451.92 feet to a point of curvature of a tangent, concave Westerly; thence along the arc of said curve to the left having a radius arc distance of 91.29 feet, a central angle of 00°53'50", a chord which bears No a chord distance of 91.29 feet; thence departing said Easterly Right of Way Sout 243.00 feet to a point on the edge of Lake Burrel; thence Southerly along the e Burrell 528.4 feet to a point of intersection with the Southerly Boundary of afore thence along the Southerly Boundary of said Lot 1 South 89°25'20" West, 242.00 point of beginning.

PARCEL B:

Commencing at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 thence along the Easterly Boundary of the Northwest 1/4 of the Southwest 1/4 South 00°34'52" West, 27.60 feet to the Point of Beginning of the herein describe point also being on the Westerly Right of Way of 12th Street; thence along said of Way of 12th Street, South 00°34'52" West, 1251.65 feet; thence departing said of Way line, along said Southerly Boundary line of the North 1/2 of Government L West, 223.36 feet to a point on the Northerly Right of Way line of Bearss Avenue being a point on a non-tangent, circular curve concave Southwesterly; thence alo Northerly Right of Way line, along the arc of said curve to the left having a radiu feet, an arc distance of 475.54 feet, a central angle of 18°04'31", a chord which West, a chord distance of 473.57 feet; thence North 88°41'15" West, 322.11 feet Easterly Right of Way of C.S.X. Railroad; thence departing said Northerly Right of along said Easterly Railroad Right of Way line, North 03°19'42" West, 1147.66 feet Southerly Maintained Right of Way line of Sinclair Hills Road; thence departing said of Way, along the said Southerly Right of Way of Sinclair Hills Road, North 89°25'2 to a point of curvature of a tangent, circular curve concave Southwesterly; thence said curve to the right having a radius of 430.00 feet, an arc distance of 211.22 28°18'41", a chord which bears South 78°30'20" East, a chord distance of 209.11 62°25'59" East, 118.01 feet; thence South 66°58'08" East, 86.50 feet; thence Sout 56.61 feet; thence North 75°00'53" East, 94.65 feet; thence North 53°32'22" East, point of curvature of a tangent, circular curve concave Southeasterly; thence along curve to the right having a radius of 160.00 feet, an arc distance of 103.54 feet, of 37°04'39", a chord which bears North 72°04'42" East, a chord distance of 101.7 89°22'56" East, 184.00 feet to the point of beginning.

LESS AND EXCEPT:

Begin at the Northwest corner of the Southwest 1/4 of Section 31, Township 27 S Hillsborough County, Florida; thence run East along the East and west 1/4 line (be of Sinclair Hills Road) a distance of 274.5 feet (more or less); thence run Southe extension of Tampa Northern R.R. a distance of 30.0 feet to a point of intersectio Eastern R/W Boundary of a 100 foot RR R/W (Tampa Northern Railroad) and the S of Sinclair Hills Road for a Point of Beginning.
Thence continue in a Southerly direction along stated railroad right of way Boundar and parallel to the center-line of the Tampa Northern R.R. track, a distance of 15 thence in an easterly direction parallel with the East and West 1/4 line of stated S of 290.75 feet (more or less); thence in a Northerly direction a distance of 112.25 intersection with the Southerly R/W Boundary of Sinclair Hills Road; thence in a Nor on an arc to the left along stated R/W Boundary, 30 feet from and parallel to the Hills Road, a distance of 189.0 feet (more or less) to a point of tangency; thence Westerly direction along stated R/W Boundary a distance of 115.0 feet (more or les Beginning.

PARCEL C:

Begin at the Northwest corner of the Southwest 1/4 of Section 31, Township 27 So Hillsborough County, Florida; thence run East along the East and west 1/4 line (bei of Sinclair Hills Road) a distance of 274.5 feet (more or less); thence run Souther extension of Tampa Northern R.R. a distance of 30.0 feet to a point of intersection Eastern R/W Boundary of a 100 foot RR R/W (Tampa Northern Railroad) and the So of Sinclair Hills Road for a Point of Beginning.
Thence continue in a Southerly direction along stated railroad right of way Boundary, and parallel to the center-line of the Tampa Northern R.R. track, a distance of 153. thence in an easterly direction parallel with the East and West 1/4 line of stated Se of 290.75 feet (more or less); thence in a Northerly direction a distance of 112.25 intersection with the Southerly R/W Boundary of Sinclair Hills Road; thence in a Nort on an arc to the left along stated R/W Boundary, 30 feet from and parallel to the Hills Road, a distance of 189.0 feet (more or less) to a point of tangency; thence Westerly direction along stated R/W Boundary a distance of 115.0 feet (more or less Beginning.

SURVEYOR'S NOTES:

1.) This is a Boundary Survey only, made on the ground under the supervision of Registered Land Surveyor, and exceeds the minimum technical standard for hor accuracy for this property's expected use.

2.) Bearings are based on the North Boundary of the Southeast 1/4 of Section 3 Township 27 South, Range 19 East as being North 88°14'57" West per Right-of Map Section 10040-2528.

3.) No interior improvements, underground utilities, underground encroachments, bul foundations were measured or located as a part of this survey per clients requ otherwise shown. Trees and shrubs not located, unless otherwise shown. All visi are depicted on this survey, unless otherwise noted.

4.) This survey was conducted for the purpose of a Boundary Survey only, and is n intended to delineate the regulatory jurisdiction of any federal, state, regional o agency, board, commission or other similar entity.

6.) EMK relied entirley upon Title Commitment prepared by First American Title Insu File No. 99-04716-2, Effective date August 23, 1999, at 8:00 AM, and subject Items from Schedule B-2 of said Title Commitment:

A.) Easement granted to Tampa Electric Company, by instrument recorded in O Book 3063, Page 21, of the Public records of Hillsborough County, Florida.

B.) Easement granted to Tampa Electric Company, by instrument recorded in O Book 7304, Page 1732, of the Public records of Hillsborough County, Florid (Blanket Easement)

C.) Any minerals or mineral rights leased, granted, or retained by current or pr

D.) Restrictions, conditions, reservations, easements and other matters as show APEX LAKE ESTATES, as recorded in Plat Book 30, page 31, of the public r County, Florida; but deleting any covenant, condition, or restriction indicatin limitation or discrimination based on race, color, religion, sex, handicap, fam origin to the extent such covenants, conditions, or restrictions violate 42 U

7.) This survey not valid without the signature and the original raised seal of a Flor Surveyor and Mapper.

8.) The property shown hereon falls within Flood Zones "A & X", as shown on the Fl Map, Community Panel Number 120112 0204 D, dated 8/3/92.

9.) Parcels B and C are contiguous with no gores, gaps, overlaps or hiatuses.

David F. Peach, P.S.M.
Registered Land Surveyor & Mapper

Date Signed: 9-2

Last Date of Field Surve