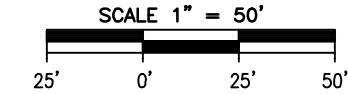
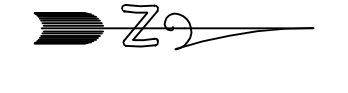
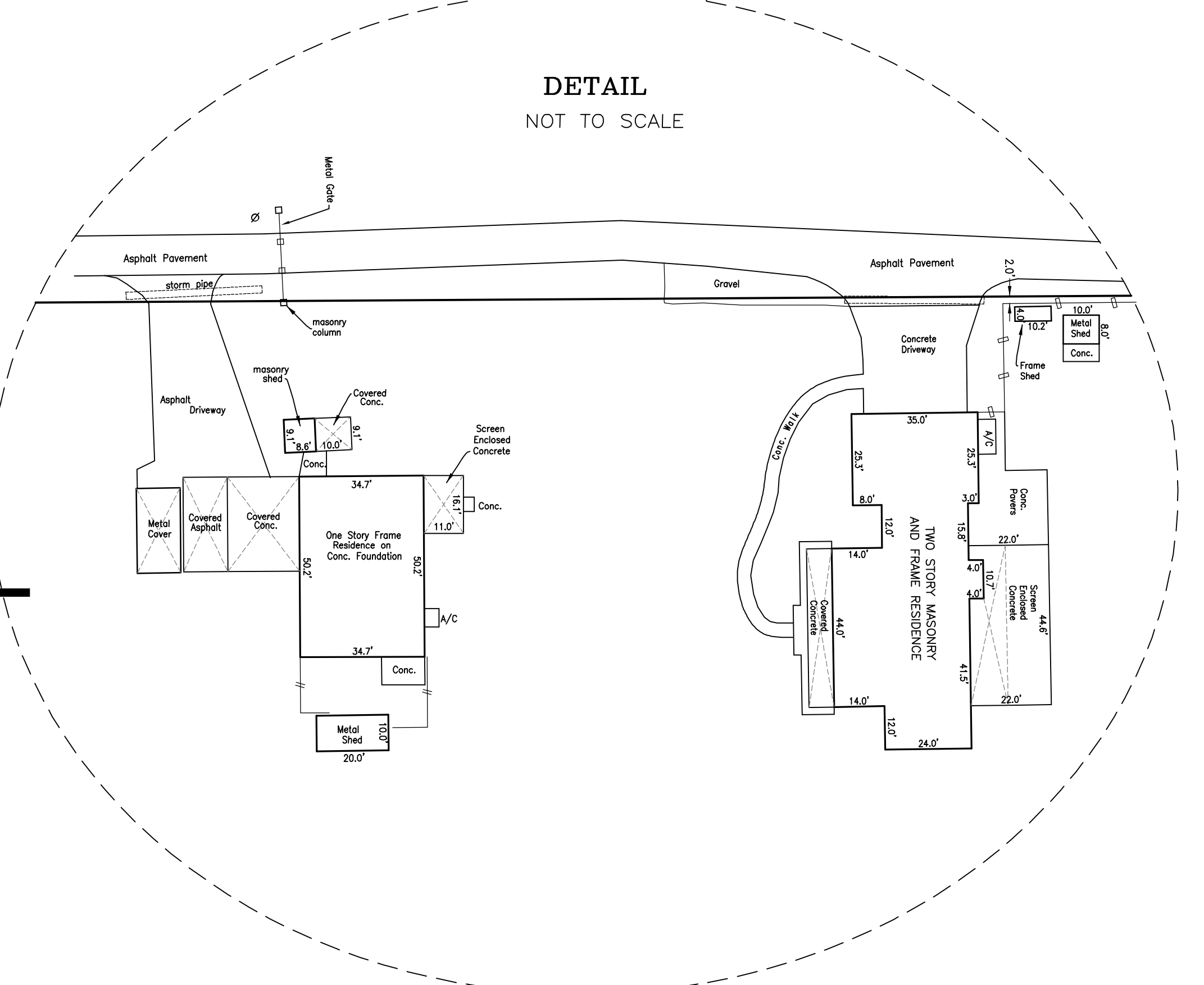
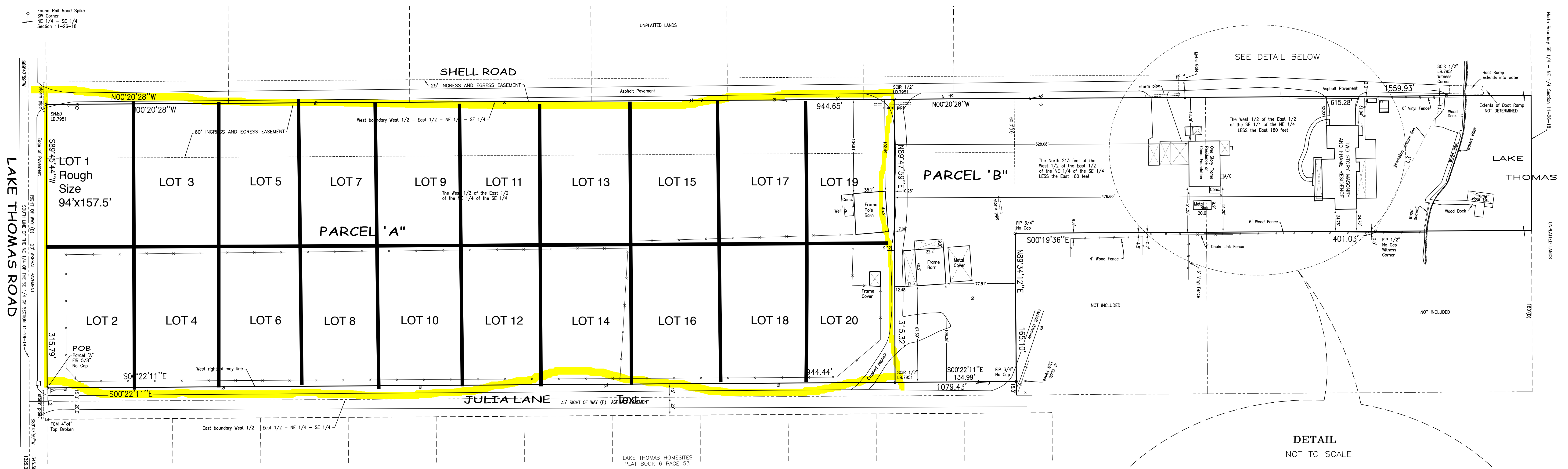


BOUNDARY SURVEY

MERIDIAN BASED ON THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SECTION 11-26-18 AS BEARING S89°47'59"W (ASSUMED)



SECTION 11, TOWNSHIP 26 SOUTH, RANGE 18 EAST  
PASCO COUNTY, FLORIDA



**PARENT PARCEL**

Parcel 1: Parcel Identification Number: 11-26-18-0000-00500-0010:

The West 1/2 of the East 1/2 of the SE 1/4 of the NE 1/4 of Section 11, Township 26 South, Range 18 East, Pasco County, Florida; LESS the East 180.00 feet thereof; and the North 213 feet of the West 1/2 of the East 1/2 of the NE 1/4 of the SE 1/4 of said Section 11, LESS the East 180.00 feet thereof; together with an ingress and egress easement over the West 60.00 feet of the West 1/2 of the East 1/2 of the NE 1/4 of the SE 1/4 of said Section 11; LESS the North 213.00 feet and LESS the South 20.00 feet thereof for road right of way.

Parcel 2: Parcel Identification Number: 11-26-18-0000-00500-0020:

The East 160.00 feet of the South 151.25 feet of the North 364.25 feet of the West 1/2 of the East 1/2 of the NE 1/4 of the SE 1/4 of Section 11, Township 26 South, Range 18 East, Pasco County, Florida; LESS the East 15.00 feet thereof for right of way.

Parcel 3: Parcel Identification Number: 11-26-18-0000-00500-0000:

The West 1/2 of the East 1/2 of the NE 1/4 of the SE 1/4 of Section 11, Township 26 South, Range 18 East, Pasco County, Florida; LESS the North 213.00 feet and LESS the East 160.00 feet of the South 151.25 feet of the North 364.25 feet of the West 1/2 of the East 1/2 of the NE 1/4 of the SE 1/4 of said Section 11, LESS the South 20.00 feet thereof; subject to an ingress and egress easement over the West 60.00 feet thereof.

TOGETHER WITH an easement for ingress and egress over and across the East 25.00 feet of the South 1281.00 feet of the West 1/2 of the NE 1/4 of the SE 1/4 of Section 11, Township 26 South, Range 18 East, Pasco County, Florida. LESS existing road rights of way from Lake Thomas Road.

**Parcel "A"**

A parcel of land lying in Section 11, Township 26 South, Range 18 east, Pasco County, Florida, described as follows:

Commence at the Southeast corner of the NE 1/4 of the SE 1/4 of said Section 11, thence S89°47'59"W along the South boundary thereof a distance of 345.50 feet; thence N00°22'11"W a distance of 20.00 feet to a point of intersection with the North right of way line of Lake Thomas Road and the West right of way line of Julia Lane and the Point of Beginning; thence S89°45'44"W along the North right of way line of Lake Thomas Road a distance of 315.79 feet to a point of intersection with the West boundary of the West 1/2 of the East 1/2 of the NE 1/4 of the SE 1/4 of said Section 11; thence N00°20'28"W along said West boundary a distance of 944.65 feet; thence N89°47'59"E a distance of 315.32 feet to a point of intersection with the West right of way line of Julia Lane; thence S00°22'11"E along said West right of way line and along a line 15 feet West of and parallel to the East boundary of the West 1/2 of the East 1/2 of the NE 1/4 of the SE 1/4 of said Section 11 a distance of 944.44 feet to the Point of Beginning. Contains 6.84 acres, more or less.

**Parcel "B"**

The West 1/2 of the East 1/2 of the SE 1/4 of the NE 1/4 of Section 11, Township 26 South, Range 18 East, Pasco County, Florida; LESS the East 180.00 feet thereof; TOGETHER with the West 1/2 of the East 1/2 of the NE 1/4 of the SE 1/4 of said Section 11; LESS the East 180.00 feet of the North 213 feet thereof; and LESS the following:

Commence at the Southeast corner of the NE 1/4 of the SE 1/4 of said Section 11, thence S89°47'59"W along the South boundary thereof a distance of 345.50 feet; thence N00°22'11"W a distance of 20.00 feet to a point of intersection with the North right of way line of Lake Thomas Road and the West right of way line of Julia Lane and the Point of Beginning; thence S89°45'44"W along the North right of way line of Lake Thomas Road a distance of 315.79 feet to a point of intersection with the West boundary of the West 1/2 of the East 1/2 of the NE 1/4 of the SE 1/4 of said Section 11; thence N00°20'28"W along said West boundary a distance of 944.65 feet; thence N89°47'59"E a distance of 315.32 feet to a point of intersection with the West right of way line of Julia Lane; thence S00°22'11"E along said West right of way line and along a line 15 feet West of and parallel to the East boundary of the West 1/2 of the East 1/2 of the NE 1/4 of the SE 1/4 of said Section 11 a distance of 944.44 feet to the Point of Beginning.

TOGETHER WITH an easement for ingress and egress over and across the East 25.00 feet of the South 1281.00 feet of the West 1/2 of the NE 1/4 of the SE 1/4 of Section 11, Township 26 South, Range 18 East, Pasco County, Florida. LESS existing road rights of way from Lake Thomas Road.

LINE	BEARING	DISTANCE
L1	N00°22'11"W	20.00
L2	N89°47'59"E	34.97
L3	N62°13'10"W	170.36

Prepared and Certified to:  
Charles O. and Debra M. Cates

Property Address:  
5454 Shell Road  
Land O' Lakes, Florida 34638

- LEGEND**
- PLS = Professional Land Surveyor
  - LB = Licensed Business
  - SCR = Set Capped Iron Rod
  - FCIR = Found Capped Iron Rod
  - FIR = Found Iron Rod
  - FIP = Found Iron Pipe
  - FCM = Found Concrete Monument
  - SN&D = Set Nail and Disk
  - (P) = Plat Dimension
  - (M) = Field Measurement
  - (D) = Deed Information
  - (R) = Radial Line
  - (PB) = Point of Beginning
  - A/C = Air Conditioner
  - Conc. = Concrete
  - F/E = Pool Equipment
  - U/P = Utility Pole
  - F/H = Fire Hydrant
  - W/M = Water Meter
  - T/C = Telecommunications Box
  - G/A = Guy Anchor
  - E/UB = Electric Utility Box
  - S/S = Street Sign
  - W/V = Water Valve
  - L/P = Light Pole

**NOTES:**

1. Certifying Surveyor accepts no responsibility for right of way, easement restrictions or other matters affecting title to land surveyed other than those recited in the current deed and or instruments of records furnished by the client and or their agents.
2. Underground encroachments, if any, NOT located.
3. Unless it bears the signature and original raised seal of a Florida Licensed Land Surveyor and Mapper, this drawing, sketch, plot or map is for informational purposes only and is not valid.
4. Occupation other than shown, not measured.

I hereby certify that this Survey of the property described herein, as surveyed and drawn under my supervision, complies with the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter SJ-17.050, Florida Administrative Code Pursuant to 472.027, Florida Statutes.

JEFFERY A. COPELAND, PLS No. 5279

**JEFF COPELAND SURVEYING, INC.**  
LB. 7951  
4300 LAKE IN THE WOODS DRIVE  
SPRING HILL, FLORIDA 34607  
PHONE: (352) 596-4111

Field Book No. 115 Page No. 6-9  
DATE: 7/29/18 Party Chief: JBC Drawn By: JAC Checked By: CAC