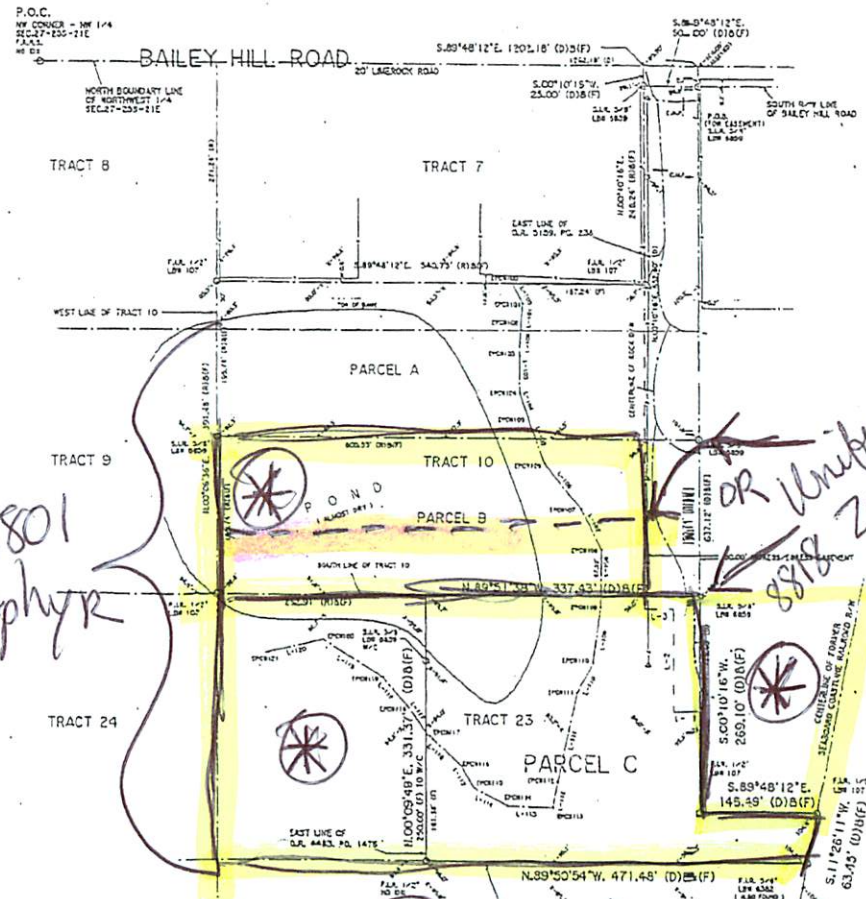


DESCRIPTION: as directed:

A portion of Tracts 7, 10, and 23 of ZEPHYRHILLS COLONY COMPANY LANDS subdivision of Section 27, Township 25 South, Range 21 East, as shown on map recorded in Plat Book 1, Page 55, and a portion of the former Seaboard Coastline Railroad right-of-way, being further described as follows:
 Commence at the Northwest corner of Section 27, Township 25 South, Range 21 East; thence along the North line of the Northwest 1/4 of said Section 27, run South 89°48'12" East, 1202.18 feet; thence South 00°10'16" West, 25.00 feet to the South right-of-way of Bailey Hill Road; thence along said right-of-way line, South 89°48'12" East, 60.00 feet; thence South 00°10'16" West, 637.12 feet to the Point of Beginning; thence South 89°48'12" East, 145.49 feet to the centerline of the former Seaboard Coastline Railroad right-of-way; thence along said line, South 1°12'51" West, 63.45 feet to the South line of the Easterly extension of said Tract 23; thence along said line, North 89°50'54" West, 471.48 feet to the East boundary of the lands described in Official Record Book 44-83, Page 1475, Pasco County Public Records; thence along said boundary, North 00°09'49" East, 331.37 feet to the South line of said Tract 10; thence South 89°51'38" West, 337.43 feet to the Point of Beginning, containing 2.77 acres more or less,
 SUBJECT TO AND TOGETHER WITH an easement for ingress and egress as common with other parcels as follows: Commence at the Northwest corner of said Section 27, run South 89°48'12" East, along the North boundary of said Section 27, 1202.18 feet; thence South 00°10'16" West, 25.00 feet to the South right-of-way line of Bailey Hill Road for a Point of Beginning; thence continue South 00°10'16" West, 779.50 feet; thence North 89°48'12" East, 25.00 feet; thence North 00°10'16" East, 127.00 feet; thence North 89°48'12" West, 35.00 feet; thence North 00°10'16" East, 652.60 feet to the South right-of-way line of Bailey Hill Road; thence South 89°43'12" East, along said South right-of-way line, 60.00 feet to the Point of Beginning of easement; said easement being a portion of Tract 7, 10, and 23, of the above described ZEPHYRHILLS COLONY COMPANY LANDS.



ADJACENT LINE TABLE

COURSE	BEARING	DISTANCE
L-1	N 89°54'20"W	25.00
L-2	N 00°10'16"W	637.12
L-3	N 89°48'12"W	337.43

E.P.C. WETLAND LINE TABLE

COURSE	BEARING	DISTANCE
L-100	S 28°42'10"E	27.20
L-101	S 24°43'02"W	26.21
L-102	S 03°01'30"W	18.99
L-103	S 00°18'24"E	50.44
L-104	S 17°56'21"E	33.47
L-105	S 19°37'44"E	58.68
L-106	S 20°12'00"E	72.04
L-107	S 21°01'18"E	85.27
L-108	S 21°11'18"W	98.51
L-109	S 21°50'18"E	111.73
L-110	S 22°51'49"W	141.20
L-111	S 23°51'37"W	175.53
L-112	S 24°50'18"W	214.90
L-113	N 87°58'44"W	327.11
L-114	N 87°00'00"W	439.32
L-115	N 23°36'50"W	314.49
L-116	N 23°02'43"W	202.77
L-117	N 22°14'12"W	125.31
L-118	N 41°02'43"W	48.43
L-119	N 23°14'12"W	95.15
L-120	S 18°29'20"W	74.77

TOTAL ACRES: 2.77 ACRES
 TOTAL UPLAND ACRES: 1.71 ACRES
 TOTAL WETLAND ACRES: 1.06 ACRES
 TOTAL LINEAR FEET OF E.P.C. WETLAND LINE: 459.30

MAP OF BOUNDARY SURVEY

SURVEYOR'S NOTES

- This is a Boundary Survey, made on the ground under the supervision of a Florida Registered Land Surveyor. FIELD SURVEY was conducted on 5/11/16.
- Drawings are based on SOUTH 89°48'12" EAST OF BAILEY HILL ROAD AT S 11°12'51" WEST.
- No underground utilities, underground attachments or building foundations were measured or located as part of this survey. Utility owners should first and should not located, unless otherwise shown.
- This survey was conducted for the purpose of a Boundary Survey only, and is not intended to delineate the regulatory jurisdiction of any federal, state, regional or local agency, board, commission or other similar agency of public record, not depicted on this survey.
- This survey was conducted without the benefit of an unpaired satellite, therefore, there may be slight variations, right-of-way, setback lines, easements, reservations, restrictions, or other similar matters of public record, not depicted on this survey.
- Flood zone determination based upon a scaled interpretation of the Flood Insurance rate maps as shown herein. Prior to construction, Building Department should be contacted for verification of Flood Zone.
- Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.
- Re-use of this survey for purpose other than it was intended, without written verification, shall be at the re-users sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to.
- This survey is not valid without the signature and the original record steel of a Florida licensed surveyor and map.

LEGENDS AND ABBREVIATIONS

F.P.R. - FINISHED IRON ROD	P.M. - PLAT MARK	RES. - RESIDENCE
F.P.S. - FINISHED IRON PIPE	P.S. - POINT	W.A. - WAREHOUSE
F.A.S. - FINISHED ALUMINUM S. DISK	S.B. - SINK BOOK	W.S. - WELDRING
S.A.S. - SET 5/8" IRON ROD LEMMERS	O.R. - OFFICIAL RECORD	CONC. - CONCRETE
S.P.A.S. - SET 3/4" IRON S. DISK LEMMERS	F.M. - FINISHED FLOOR FINISH	F.F. - FINISHED FLOOR ELEV.
P.C.M. - POLISHED CONCRETE MONUMENT	S.C. - SINK	ELEV. - ELEVATION
P.A.M. - PERMANENT REFERENCE MONUMENT	S.E. - SEWER	T.E. - TYPICAL ELEVATION
W.C. - WETLAND CORNER	C.P.C. - CONCRETE CURB	W.E. - WETLAND END SECTION
N.M. - NOT MEASURED	A.P. - AS SHOWN	W.P. - WOOD PILE
P.O.C. - POINT OF COMMENCEMENT	P.P. - POINT OF BEGINNING	CEMENT - CEMENT
P.C.M. - PERMANENT CONTROL POINT	L. - LINE	E. - ELEVATION
P.E. - POINT OF ELEVATION	S. - SINK	W.F. - WOOD FENCE
M. - MEASUREMENT	E. - ELEVATION	J.P. - JAIL
CH - CHAIN	CH. - CHAIN	W.A. - WELDRING
PL - PLAT MEASUREMENT ON CALL	CH. - CHAIN	W.P. - WOOD PILE
CALC. - CALCULATED	CH. - CHAIN	W.F. - WOOD FENCE
REC. - RECORDS AS REPORTED	CH. - CHAIN	W.A. - WELDRING
NAD - NATIONAL GEODETIC VERTICAL DATUM	CH. - CHAIN	W.P. - WOOD PILE
	CH. - CHAIN	W.F. - WOOD FENCE

PLAT BOOK CERTIFICATE: This is to certify that the property herein shall within 30 days of the date of this map be shown on the Flood Insurance Rate Map, Community Panel 22000-01-01-02, dated 6/20/15.

Surveyed by: Eddie Jenkins

SURVEYOR'S CERTIFICATE

This certifies that a survey of the property described herein was made under my supervision and that the survey meets the minimum technical standards set forth by the Florida Board of Professional Land Surveyors in Chapter 47E, 007, Florida Administrative Code. I declare to the best of my knowledge and belief that the above description is a true and correct representation thereof to the best of my knowledge and belief. Subject to the provisions of the Florida Statutes herein.

Eddie P. Jenkins 5/11/16
 Eddie P. Jenkins P.L.S.
 Registration Number 5334
 State of Florida

DATE	REVISION	DATE	REVISION

Eddie P. Jenkins
 SURVEYING & MAPPING, INC.

1900 HWY 41 NORTH, LUTZ, FL 33549
 Located in LAKE FRANCESCO PLAZA - PH. (813) 948-2666 FAX 949-3817

P.C.	DT	PROJ. NO.	0604-610
DRAFT	DB	MISC.	Boundary
O.C.	EJ	FILE	-
F.B.	LL	SHEET	1 OF 1
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		RGE.	21 E

Unity Parcel "C" and ~~partial~~ maybe partial "B" to 8818 Zephyr Ranch under Donald & Kimberly Corkum

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