

**SECTION 23, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA**

LEGAL DESCRIPTION: (PER TITLE COMMITMENT)

PARCEL 1

THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING WEST AND SOUTH OF BALM ROAD, LESS THE WEST 30 FEET THEREOF.

PARCEL 2

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY LYING NORTH AND EAST OF THE MAINTAINED RIGHT-OF-WAY FOR DIRT AND SHELL ROAD, KNOWN AS VRIESENGA ROAD:

ALL THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LYING WEST OF BALM-PICNIC ROAD, IN SECTION 23, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE NORTH 89°51'40" WEST 47.77 FEET, ALONG THE SOUTH BOUNDARY OF SAID SECTION 23, TO THE INTERSECTION OF THE SOUTHWESTERLY MAINTAINED RIGHT-OF-WAY OF BALM ROAD AND THE SOUTH BOUNDARY OF SAID SECTION 23 FOR A POINT OF BEGINNING; THENCE NORTH 89°51'40" WEST 1297.88 FEET, ALONG THE SOUTH BOUNDARY OF SAID SECTION 23, TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE NORTH 00°29'07" EAST 1344.32 FEET, ALONG THE WEST BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, TOWNSHIP 31 SOUTH, RANGE 20 EAST; THENCE NORTH 89°49'30" EAST 521.88 FEET, ALONG THE NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23 TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 672; THENCE SOUTH 26°06'08" EAST 33.48 FEET, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE TO A POINT OF CURVATURE; THENCE SOUTH 32°49'16" EAST 583.89 FEET, ALONG A CURVE CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 13°26'16", A RADIUS OF 2495.53 FEET, A CHORD OF 583.89 FEET, A CHORD BEARING OF SOUTH 32°49'16" EAST, AND AN ARC OF 585.23 FEET, TO THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 672 AND THE SOUTHWESTERLY MAINTAINED RIGHT-OF-WAY LINE FOR BALM ROAD; THENCE SOUTH 28°24'12" EAST 731.77 FEET, ALONG THE SOUTHWESTERLY MAINTAINED RIGHT-OF-WAY LINE OF BALM ROAD, TO A POINT OF CURVATURE; THENCE SOUTH 24°48'30" EAST 203.34 FEET, ALONG A CURVE CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 07°19'42", A RADIUS OF 1590.90 FEET, A CHORD BEARING OF SOUTH 24°48'30" EAST, AND AN ARC OF 203.48 FEET, TO THE POINT OF BEGINNING.

LEGEND OF STANDARD SYMBOLS AND ABBREVIATIONS

FCF = FOUND SCRIBED CROWS FOOT
 FCM = FOUND CONCRETE MONUMENT (4"x4" KING PRM LB#2610 UNLESS OTHERWISE SHOWN)
 FCH = FOUND CAPPED IRON ROD (SIZE AND IDENTIFICATION AS SHOWN)
 FDR = FOUND DRILL HOLE (NO IDENTIFICATION)
 FFI = FOUND IRON ROD (SIZE AS SHOWN AND NO IDENTIFICATION)
 FND = FOUND NAIL & DISK (TYPE AND IDENTIFICATION AS SHOWN)
 FNL = FOUND NAIL (TYPE AND NO IDENTIFICATION)
 FOP = FOUND IRON PIPE (SIZE AND IDENTIFICATION AS SHOWN)
 FPP = FOUND PINCHED PIPE (SIZE AS SHOWN)
 FRV = FOUND RIVET (NO IDENTIFICATION)
 FRD = FOUND RIVET & DISK (IDENTIFICATION AS SHOWN)
 FX = FOUND SCRIBED "X"
 SCM = SET 4"x4" CONCRETE MONUMENT AND DISK STAMPED LB#2610
 SFI = SET IRON ROD & CAP STAMPED LB#2610
 SNT = SET NAIL AND DISK STAMPED LB#2610
 SVD = SET RIVET AND DISK STAMPED LB#2610
 NGS = NATIONAL GEODETIC SURVEY, SURVEY MARK (IDENTIFICATION AS SHOWN)
 (C) = BEARING/DISTANCE PER CALCULATION
 (D) = BEARING/DISTANCE PER LEGAL DESCRIPTION
 (M) = BEARING/DISTANCE PER FIELD MEASUREMENT
 (P) = BEARING/DISTANCE PER RECORDED PLAT
 BM = BENCHMARK
 BWF = BARBED WIRE FENCE
 CB = CURB INLET
 CL = CHAIN LINK FENCE
 CMP = CORRUGATED METAL PIPE
 CP = CORRUGATED PLASTIC PIPE
 EL = ELEVATION
 FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
 ID = IDENTIFICATION
 IE = INVERT ELEVATION
 LB# = LICENSED BUSINESS NUMBER
 MF = METAL FENCE
 OA = OVERALL
 ORB = OFFICIAL RECORD BOOK
 PB = PLAT BOOK
 PG = PAGE
 POB = POINT OF BEGINNING
 POP = POINT OF COMMENCEMENT
 PSM = PROFESSIONAL SURVEYOR & MAPPER
 PVC = POLY VINYL CHLORIDE
 PVCF = POLY VINYL CHLORIDE FENCE
 R/W = RIGHT-OF-WAY
 RCP = REINFORCED CONCRETE PIPE
 RLS = REGISTERED LAND SURVEYOR
 S-T-R = SECTION - TOWNSHIP - RANGE
 SR = STATE ROAD
 SPD = SPEED
 SWFWMD = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT
 TYP = TYPICAL
 TWP = TAMPA ELECTRIC COMPANY
 WDF = WOOD FENCE
 TOP BACK OF CURB
 FLOWLINE OF CURB
 EDGE OF PAVEMENT
 TOP BACK OF CURB
 EDGE OF PAVEMENT
 EP
 GROUND ELEVATIONS
 GROUND ELEVATIONS (IF SHOWN)

ACQ = AIR CONDITIONER
 CONC = CONCRETE
 CONCRETE MITERED END SECTION
 CONCRETE FLARED END SECTION
 C = CONTOUR LINE
 F = FENCE (SIZE & TYPE NOTED)
 F/T = FENCE TIE
 I = IRRIGATION CONTROL BOX
 IV = IRRIGATION CONTROL VALVE
 IHD = IRRIGATION HAND HOLE
 L = LIGHT (DECORATIVE)
 M = MAILBOX
 P = PEDESTRIAN CROSSWALK SIGNAL
 POST / BOLLARD (AS NOTED)
 S = SPRINKLER HEAD
 S = SIGN
 TOS = TOE OF SLOPE
 TOB = TOP OF BANK
 T = TRAFFIC SIGN
 TSP = TRAFFIC SIGNAL POLE
 TSB = TRAFFIC SIGNAL BOX
 TSH = TRAFFIC SIGNAL HAND HOLE
 TSV = TRAFFIC SIGNAL VALVE
 W = WETLAND LINE

SV = SANITARY SEWER MANHOLE, PIPE, VALVE, CLEANOUT, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
 SCO = SANITARY SEWER CLEANOUT
 SWS = SANITARY SEWER VALVE
 SPM = SANITARY SEWER MANHOLE, PIPE, VALVE, CLEANOUT, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
 TEL = TELECOMMUNICATIONS MANHOLE, LINE, VAULT, BOX, HAND HOLE, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
 CPM = COMMUNICATIONS MANHOLE, LINE, VAULT, BOX, HAND HOLE, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
 FOW = FIBER OPTIC VAULT, LINE, BOX, HAND HOLE, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
 FOPM = FIBER OPTIC MANHOLE, PIPE, VALVE, METER, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
 GAS = GAS MANHOLE, LINE, VALVE, METER, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
 GPM = GAS MANHOLE, LINE, VALVE, METER, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
 W = WATER MANHOLE, LINE, VALVE, AIR RELEASE VALVE, METER, FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, BLOW OFF, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
 WM = WATER MANHOLE, LINE, VALVE, AIR RELEASE VALVE, METER, FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, BLOW OFF, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
 WWS = WATER MAIN VALVE
 WPM = WATER MAIN MANHOLE, PIPE, VALVE, AIR RELEASE VALVE, METER, FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, BLOW OFF, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
 RWM = RECLAIMED WATER MANHOLE, LINE, VALVE, AIR RELEASE VALVE, METER, FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, BLOW OFF, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
 E = ELECTRIC MANHOLE, LINE, TRANSFORMER, MANHOLE, OUTLET, BOX, HAND HOLE, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
 EP = ELECTRIC POLE
 PLP = POWER POLE WITH LIGHT, UTILITY POLE AND GUY POLE
 UP = UNKNOWN UTILITY MANHOLE, LINE, VAULT, BOX, HAND HOLE, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
 UPM = UNKNOWN UTILITY MANHOLE, LINE, VAULT, BOX, HAND HOLE, WARNING SIGN & PAINT MARK IDENTIFYING PROBABLE LOCATION OF UTILITY
 DCO = STORM SEWER MANHOLE, PIPE, GRATE INLET & CLEANOUT
 CCI = CONCRETE CURB INLETS

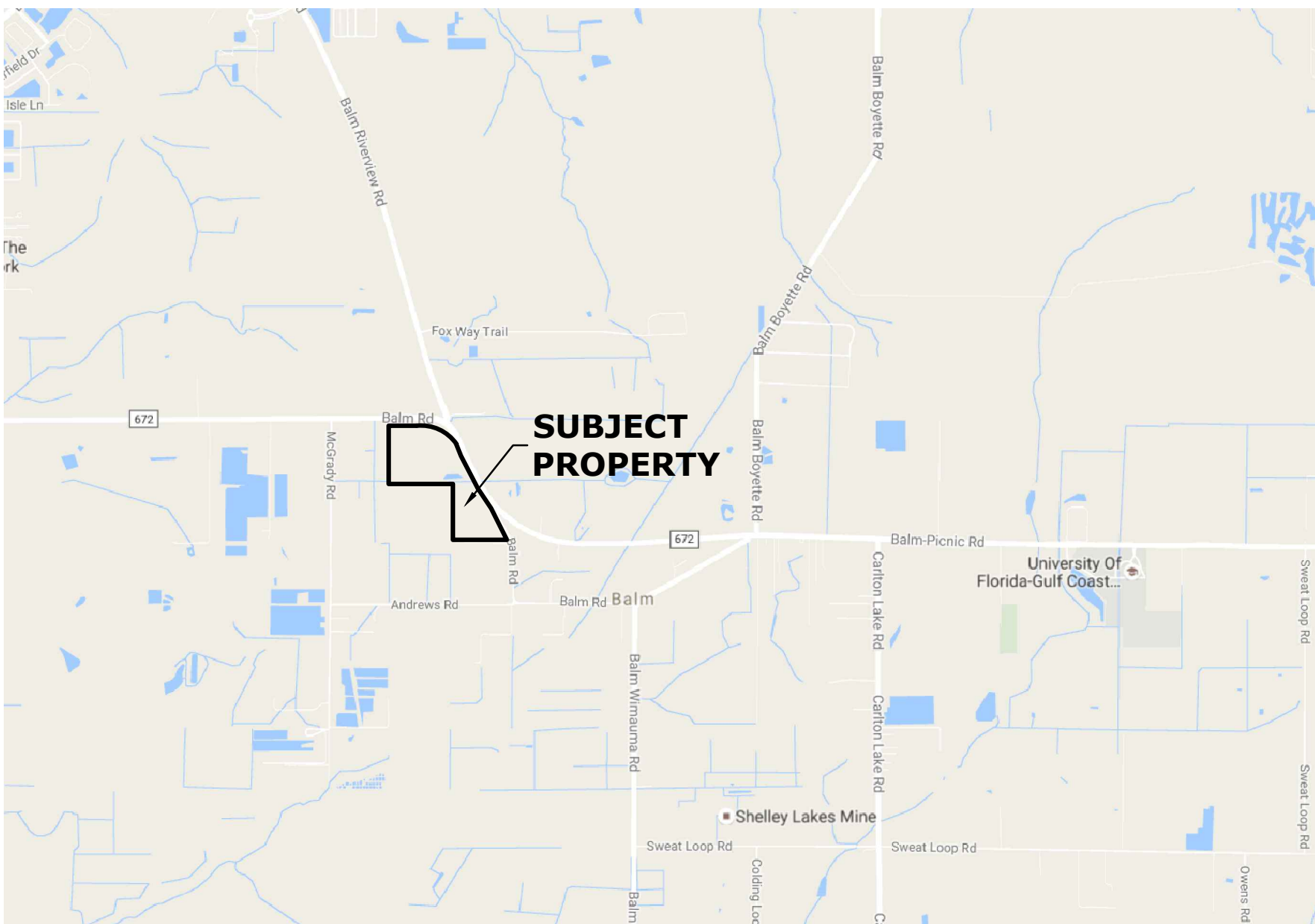
BC
 FL
 EP
 BC
 EP
 EP

6.32
 6.30
 7.91
 6.32
 6.30
 7.91
 6.32
 6.30
 7.91

= TYPICAL ROADWAY SPOT ELEVATIONS (IF SHOWN)
 = TYPICAL GROUND SPOT (GS) ELEVATIONS (IF SHOWN)

LOCATION MAP

NOT TO SCALE



SCHEDULE BII EXCEPTIONS:

ITEMS 1-4 STANDARD EXCEPTIONS
NOT SURVEY MATTERS.

ITEM 5. DRAINAGE EASEMENT BY AND BETWEEN ALFRED W. WILSON, EDWARD J. SMOLEK AND JEAN W. SMOLEK, HIS WIFE, GRANTOR, AND COUNTY OF HILLSBOROUGH FOR THE USE AND BENEFIT OF THE ROAD DEPARTMENT OF HILLSBOROUGH COUNTY, GRANTEE, RECORDED 01/11/1963 IN OFFICIAL RECORDS BOOK 1071, PAGE 246. (AS TO PARCEL 1) **LANDS DESCRIBED THEREIN INCLUDE A PORTION OF THE SUBJECT PARCELS AND IS GRAPHICALLY DEPICTED HEREON.**

ITEM 6. PERPETUAL UTILITY EASEMENT BY AND BETWEEN THE ALFRED W. WILSON TRUST U/A DATED SEPTEMBER 20, 1994, MICHAEL A. SMOLEK, TRUSTEE AND 20 HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GRANTOR, AND HILLSBOROUGH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, GRANTEE, RECORDED 07/17/2009, IN OFFICIAL RECORDS BOOK 19364, PAGE 91. (AS TO PARCEL 1) **LANDS DESCRIBED THEREIN INCLUDE A PORTION OF THE SUBJECT PARCELS AND IS GRAPHICALLY DEPICTED HEREON.**

ITEM 7. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER RECORDED LEASES OR RENTAL AGREEMENTS.
NOT SURVEY MATTERS.

SURVEYOR'S NOTES:

1. TYPE OF SURVEY: BOUNDARY SURVEY. ANY USE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S 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.

2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE FURNISHED BY CHICAGO TITLE INSURANCE COMPANY, FILE NUMBER 19-0085, HAVING AN EFFECTIVE DATE OF MAY 27, 2019 AT 5:00 PM .

3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED OTHER THAN THOSE SHOWN HEREON. EASEMENTS OR RESTRICTIONS OF RECORD OTHER THAN THOSE SHOWN HEREON MAY EXIST.

4. NO EXCAVATION WAS PERFORMED TO VERIFY THE LOCATION OR EXISTENCE OF ANY UNDERGROUND IMPROVEMENTS, STRUCTURES, OR FOUNDATIONS. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN PER ABOVE GROUND EVIDENCE AND/OR RECORD DRAWINGS OR MUNICIPAL ATLAS INFORMATION AND THE LOCATION OF ALL UNDERGROUND UTILITY LINES ARE APPROXIMATE ONLY. THIS DOCUMENT SHOULD NOT BE RELIED UPON FOR EXCAVATION OR CRITICAL DESIGN FUNCTIONS WITHOUT FIELD VERIFICATION OF UNDERGROUND UTILITY LOCATIONS. UTILITIES OTHER THAN THOSE SHOWN HEREON MAY EXIST.

5. THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS, OR AREAS OF PROTECTED SPECIES OF VEGETATION EITHER NATURAL OR CULTIVATED.

6. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

7. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

8. ADJOINING PROPERTY OWNERS SHOWN HEREON ARE BASED ON INFORMATION OBTAINED FROM THE COUNTY PROPERTY APPRAISER WEB SITE AND IS FOR INFORMATIONAL PURPOSES ONLY.

9. BY SCALED DETERMINATION THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" AND FLOOD ZONE "AE", PER FLOOD INSURANCE RATE MAP, MAP NUMBER 12057C0520H, MAP EFFECTIVE DATE 8/28/2008. AN ACCURATE ZONE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENT AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE AS NOTED.

10. BEARINGS SHOWN HEREON, WHEN QUALIFIED AS (M) FOR MEASURED ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, APPLICABLE ZONE, NAD 83 (2011) AND WERE DERIVED BY REDUNDANT GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING A VIRTUAL REFERENCE STATION REAL TIME NETWORK (RTN) SOLUTION. BEARINGS SHOWN HEREON, AND QUALIFIED AS (D) FOR DEED, (P) FOR PLAT ARE A MEANS TO REFERENCE THE SURVEYED PARCEL TO THE DEED OR PLAT OF RECORD. MORE SPECIFICALLY THE NORTH & SOUTH MID-SECTION LINE OF SECTION 23, TOWNSHIP 31 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING NORTH 00°43'18" EAST, AS SHOWN HEREON.

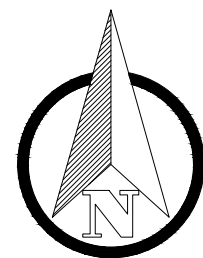
11. DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.

12. LAST DATE OF FIELD SURVEY: 6/09/2019

13. OVERALL PROPERTY CONTAINS 73.028 ACRES.

ARDURRA GROUP, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 2610

ROBERT B. CURTIS, P.S.M.
FLORIDA LICENSE - LS 6051



**EISENHOWER
PROPERTY
GROUP**

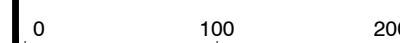
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BALM- 208 HOLDINGS
HILLSBOROUGH COUNTY, FLORIDA

BOUNDARY SURVEY

JOB NO:	00078-2019-3815-00
DATE:	6/24/2019

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CLIENT NAME
CLIENT ADDRESS

(555) 555-5555

CURVE TABLE (M)					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	763.31'	683.20'	64°00'52"	N58°18'04"W	724.23'
C2	800.18'	716.20'	64°00'52"	N58°18'04"W	759.21'

CURVE TABLE (SR 672)					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C2	800.18'	716.20'	64°00'52"		

**SUBJECT PROPERTY
PARCEL 1**
CONTAINING 46.129 ACRES

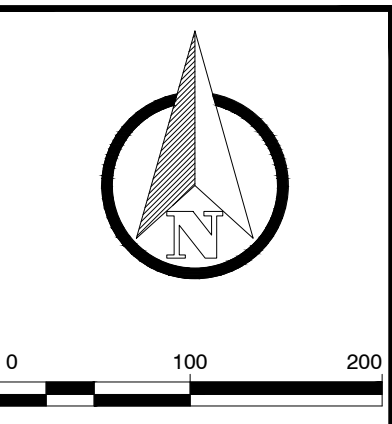
PORTION OF
N 1/2 OF THE SE 1/4,
SECTION 23

BALM- 208 HOLDINGS
HILLSBOROUGH COUNTY, FLORIDA

BOUNDARY SURVEY

JOB NO:	00078-2019-3815-00
DATE:	6/24/2019

**SECTION 23, TOWNSHIP 31 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA**



CLIENT NAME
CLIENT ADDRESS

(555) 555-5555

[illegible]

BALM- 208 HOLDINGS
HILLSBOROUGH COUNTY, FLORIDA

JOB NO: 00078-2019-3815-00

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