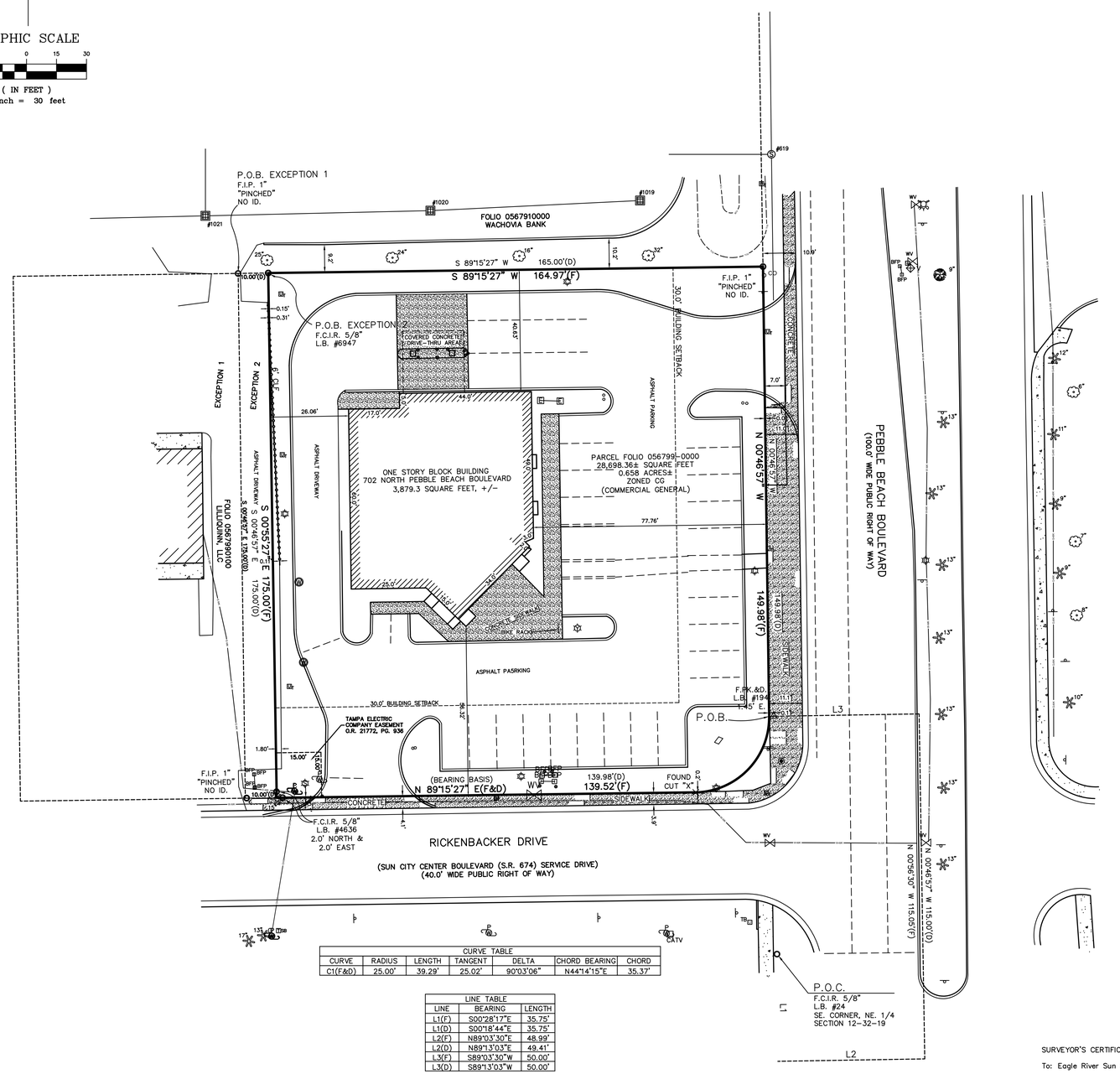
SECTION 12, TOWNSHIP 32 SOUTH, RANGE 19 EAST
HILLSBOROUGH COUNTY, FLORIDA

GRAPHIC SCALE

30 0 15 30

(IN FEET)
1 inch = 30 feet



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1(F&D)	25.00'	39.29'	25.02'	90°03'06"	N44°14'15"E	35.37'

LINE TABLE		
LINE	BEARING	LENGTH
L1(F)	S00°28'17"E	35.75'
L1(D)	S00°18'44"E	35.75'
L2(F)	N89°03'30"E	48.99'
L2(D)	N89°13'03"E	49.41'
L3(F)	S89°03'30"W	50.00'
L3(D)	S89°13'03"W	50.00'

LEGEND

	FOUND CONCRETE MONUMENT, LB#8112	S.C.I.R.	SET CAPPED IRON ROD	INV.	INVERT
	FOUND CAPPED IRON ROD, LB#8112	F.C.I.R.	FOUND CAPPED IRON ROD	ELEV.	ELEVATION
	FOUND NAIL & DISC, LB#8112	POC	POINT OF COMMENCEMENT	— TOB —	TOP OF BANK
	WOODEN UTILITY POLE	POB	POINT OF BEGINNING	— TOS —	TOE OF SLOPE
	CONCRETE LIGHT POLE	(P)	PLAT MEASUREMENT	SAN	SANITARY SEWER
	STORM GRATE INLET	(F)	FIELD MEASUREMENT	STM	STORM SEWER
	MITERED END SECTION	PB	PLAT BOOK		
	SIGN	OR	OFFICIAL RECORDS BOOK		
	SANITARY MANHOLE	PG	PAGE		
	SANITARY VALVE	PSM	PROFESSIONAL SURVEYOR AND MAPPER		
	WATER VALVE	LB	LICENSED BUSINESS		

LEGAL DESCRIPTION:

A TRACT IN THE NE 1/4 OF SECTION 12, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

FROM THE SOUTHEAST CORNER OF SAID NE 1/4 OF SECTION 12, RUN SOUTH 0°18'44" EAST, A DISTANCE OF 35.75 FEET TO A POINT ON THE CENTERLINE OF RUSKIN–WIMAUMA ROAD (STATE ROAD NO. 674); RUN THENCE NORTH 89°13'03" EAST ALONG SAID CENTERLINE, A DISTANCE OF 49.41 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE CENTERLINE OF PEBBLE BEACH BOULEVARD, AS DEDICATED BY DEL WEBB'S SUN CITY, FLORIDA, UNIT NO 1, PLAT BOOK 37, PAGE 89, PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA; RUN THENCE NORTH 0°46'57" WEST ALONG SAID CENTERLINE OF PEBBLE BEACH BOULEVARD AND THE SOUTHERLY EXTENSION THEREOF A DISTANCE OF 115.00 FEET; RUN THENCE SOUTH 89°13'03" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID PEBBLE BEACH BOULEVARD FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, RUN NORTH 0°46'57" WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 149.98 FEET; RUN THENCE SOUTH 89°15'27" WEST A DISTANCE OF 250.00 FEET; RUN THENCE SOUTH 0°46'57" EAST A DISTANCE OF 175.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF A 40.0 FOOT ACCESS ROAD; RUN THENCE NORTH 89°15'27" EAST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 224.98 FEET; RUN THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS–25.00 FEET) A DISTANCE OF 39.29 FEET (CHORD–35.37 FEET, CHORD BEARING–NORTH 44°14'15" EAST) TO THE POINT OF BEGINNING.

LESS AND EXCEPT (EXCEPTION 1):
A TRACT IN THE NE 1/4 OF SECTION 12, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
FROM THE SOUTHEAST CORNER OF SAID NE 1/4 OF SECTION 12, RUN SOUTH 0°18'44" EAST, A DISTANCE OF 35.75 FEET TO A POINT ON THE CENTERLINE OF RUSKIN–WIMAUMA ROAD (STATE ROAD NO. 674); RUN THENCE NORTH 89°13'03" EAST ALONG SAID CENTERLINE, A DISTANCE OF 49.41 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE CENTERLINE OF PEBBLE BEACH BOULEVARD, AS DEDICATED BY DEL WEBB'S SUN CITY, FLORIDA, UNIT NO 1, PLAT BOOK 37, PAGE 89, PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA; RUN THENCE NORTH 0°46'57" WEST ALONG SAID CENTERLINE OF PEBBLE BEACH BOULEVARD AND THE SOUTHERLY EXTENSION THEREOF A DISTANCE OF 115.00 FEET; RUN THENCE SOUTH 89°13'03" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID PEBBLE BEACH BOULEVARD; RUN THENCE NORTH 0°46'57" WEST ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 149.98 FEET; RUN THENCE SOUTH 89°15'27" WEST A DISTANCE OF 175.00 FEET TO A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING, CONTINUE SOUTH 89°15'27" WEST A DISTANCE OF 75.0 FEET; RUN THENCE SOUTH 0°46'57" EAST A DISTANCE OF 175.0 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF RICKENBACKER DRIVE; RUN THENCE NORTH 89°15'27" EAST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 75.0 FEET; RUN THENCE NORTH 0°46'57" WEST A DISTANCE OF 175.0 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT (EXCEPTION 2):
A PARCEL OF LAND IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, EXPLICITLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID NE 1/4 OF SECTION 12, THENCE SOUTH 00°18'14" EAST, A DISTANCE OF 35.75 FEET; THENCE NORTH 89°13'03" EAST A DISTANCE OF 49.41 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE CENTERLINE OF PEBBLE BEACH BOULEVARD, AS SHOWN ON THE PLAT OF DEL WEBB'S SUN CITY, FLORIDA, UNIT NO. 1 AS RECORDED IN PLAT BOOK 37, PAGE 89, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE ON SAID CENTERLINE AND SOUTHERLY EXTENSION THEREOF, NORTH 00°46'57" WEST A DISTANCE OF 115.00 FEET; THENCE SOUTH 89°13'03" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF AFORESAID PEBBLE BEACH BOULEVARD; THENCE ON SAID RIGHT OF WAY LINE NORTH 00°46'57" WEST A DISTANCE OF 149.98 FEET; THENCE SOUTH 89°15'27" WEST A DISTANCE OF 165.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°46'57" EAST A DISTANCE OF 175.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF RICKENBACKER DRIVE; THENCE ON SAID RIGHT OF WAY LINE SOUTH 89°15'27" WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 00°46'57" WEST A DISTANCE OF 175.00 FEET; THENCE NORTH 89°15'27" EAST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING MORE PARTICULARLY SURVEYED AND DESCRIBED AS FOLLOWS::

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 32 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°28'17" EAST, 35.75 FEET TO A POINT ON THE CENTERLINE OF RUSKIN–WIMAUMA ROAD (STATE ROAD NO. 674); THENCE ALONG SAID CENTERLINE, NORTH 89°03'30" EAST, 48.99 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE CENTERLINE OF PEBBLE BEACH BOULEVARD, AS DEDICATED BY DEL WEBB'S SUN CITY, FLORIDA, UNIT NO 1, PLAT BOOK 37, PAGE 89, PUBLIC RECORDS OF HILLSBOROUGH COUNTY FLORIDA; THENCE ALONG SAID CENTERLINE OF PEBBLE BEACH BOULEVARD AND THE SOUTHERLY EXTENSION THEREOF, NORTH 00°56'30" WEST, 115.05 FEET; THENCE SOUTH 89°03'30" WEST, 50.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF SAID PEBBLE BEACH BOULEVARD, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE, NORTH 00°46'57" WEST, 149.98 FEET; THENCE SOUTH 89°15'27" WEST, 164.97 FEET; THENCE SOUTH 00°55'27" EAST, 175.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF RICKENBACKER DRIVE; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE, NORTH 89°15'27" EAST, 139.52 FEET TO A POINT ON A NON–TANGENT CIRCULAR CURVE, CONCAVE NORTHWESTERLY; THENCE 39.29 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°03'06", A CHORD WHICH BEARS NORTH 44°14'15" EAST, A CHORD DISTANCE OF 35.37 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 28,698.36 SQUARE FEET, OR 0.66 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1.) This is an ALTA/NSPS Land Title Survey, made on the ground under the direct supervision of a Florida Registered Surveyor and Mapper, and exceeds the minimum technical standards for horizontal accuracy for this property's expected use.

2.) Bearings are based on the North Right of Way line of Rickenbacher Drive, as being North 89°15'27" East. (Deed)

3.) This survey was conducted for the purpose of an ALTA/NSPS Land Title Survey only, and is not intended to delineate the regulatory jurisdiction of any Federla, State Regional or Local Agency, Board, Commission or other similar entity.

4.) Impact relied entirely upon a Title Commitment prepared by Chicago Title Insurance Company, Order No. 9274699, Commitment Date March 3, 2021, at 8:00 A.M., Revision Number 3/25/2021. Said Parcel subject to the following items referenced in Schedule B, Section 2 of said commitment:

A.) (Item 6) Terms and conditions set forth in that certain Soecial Warranty Deed recorded in Official Records Book 7838, Page 584. (Affects subject parcel, not plottable).

B.) (Item 7) easement in favor of Chevron U.S.A., Inc., a Pennsylvania corporation recorded in Official Records Book 7838, Page 591. (Affects subject parcel, not plottable).

C.) (Item 8) Terms and Conditions of that certain Lease as evidenced by that memorandum of Lease by GC Partners, LLC, a Florida limited liability company and JPMorgan Chase Bank, N.A., a national banking association recorded in Official Records Book 21510, Page 879, together with Amendment to Memorandum of Lease recorded in Official Records Book 21535, Page 841. (Affects subject parcel, not plottable).

D.) (Item 9) Notice of Limitation Lien under F.S. 713.10 recorded in Official Records Book 21538, Page 253. (Affects subject parcel, not plottable).

E.) (Item 10) Easement(s) in favor of Tampa Electric Company, a Florida corporation set forth in instrument(s) recorded in Official Records Book 21772, Page 936. (Affects subject parcel, plotted hereon).

F.) (Item 11) Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements, as tenants only (Affects subject parcel, not plottable).

5.) The property shown hereon falls within Flood Zone "X", as shown on the Flood Insurance Rate Map, Community Panel Number 12057C0678H, revised date 8/28/2008.

8.) There is no planned Right of Way taking reported to the preparing Surveyor and Mapper.

9.) The Survey and the information, details, courses and distances shown thereon are true, correct and accurate.

10.) Except as shown on the survey map, there are no discrepancies between the boundary lines of the Property as shown on the survey map and as described in the legal description of record.

11.) The boundary line dimensions as shown on the survey map form a mathematically closed figure within plus or minus 0.01 foot.

12.) The size, location and types of all improvements on the Property are shown on the Survey, as of the date of last field survey, and all are located within the boundaries of the Property and applicable building setback lines, as shown herein.

13.) Unless otherwise indicated, all roadways shown on the Survey are dedicated public roads and the Property has direct access thereto.

14.) The Survey shows the location of any (visible) telephone, telegraph, electric or other power line wires and poles on the Property.

15.) The Survey shows the location and direction of all (visible) storm drainage systems for the collection and disposal of all roof and surface drainage and all streams, rivers, ponds or lakes located on, bordering on or running through the property.

16.) This Survey not valid without the signature and original raised seal of a Florida Licensed Professional Surveyor and Mapper.

SURVEYOR'S CERTIFICATE:

To: Eagle River Sun City, LLC, a Delaware limited liability company; Blalock Walters, P.AQ.; Chicago Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1–5, 6(b), 7(a), 7(b)(1), 7(c) 8–10(a), 11, 13–14, 16–20 of Table A thereof. The field work was completed on 2/11/2021.

No.	DESCRIPTIONS	DATE	BY

REVISIONS

ALTA/NSPS LAND TITLE SURVEY
702 NORTH PEBBLE BEACH BOULEVARD
HILLSBOROUGH COUNTY, FLORIDA

IMPACT SURVEYING AND MAPPING, INC.
L.B. #7934
7815 NORTH DALE MABRY HIGHWAY, SUITE 107, TAMPA, FL. 33614
Phone: (813) 644–6570
E–Mail: psm5931@msn.com
www.impactsurveyingandmapping.com

David F. Peach, P.S.M.
Registered Surveyor and Mapper
State of Florida No. 5931

Last Date of Field Survey: 3/11/21

DRAWN BY: DFP	RELEASE DATE: 3/22/21	CAD FILE: 2021–2203ALTA
CHECKED BY: DFP	PARTY CHIEF: J.Z.	JOB NUMBER: 2021–2203
SCALE: 1"=30'	FIELD BOOK: 51 PAGE: 96	SHEET 1 of 1