

DESCRIPTION:

PARCEL 1
Lots 4, 5 and 6, Block 2, PLEASANT VALLEY ADDITION, according to the plat thereof, as recorded in Plat Book 14, Page 12, of the Public Records of Pinellas County, Florida.

PARCEL 2
That part of Tract/Lot 61, lying east of the Atlantic Coast Line Railroad right-of-way, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, of the SW 1/4 of Section 24, Township 27 South, Range 15 East, according to the plat of said Section, recorded in Plat Book 1, Page 116, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part; less, however, lands described in Deed Book 1111, Page 184, and Deed Book 1249, Page 599, of the Public Records of Pinellas County, Florida.

Subject to that certain easement described as follows:
Commence at the northeast corner of said Lot 61; thence N.89°46'02"E. (assumed bearing and basis of bearings for this description), along the north boundary of said Lot 61, 310.59 feet for a Point of Beginning;
Thence, S.00°13'18"E. parallel to the east boundary of said Lot 61, 75.00 feet; thence S.89°48'02"E. parallel to the north boundary of said Lot 61, 0.59 feet; thence S.09°11'23"E. along a line that, if projected, would intersect the south boundary of said Lot 61 at a point, 270.00 feet westerly of the southeast corner of said Lot 61, 15.00 feet; thence N.65°00'00"W., 38.00 feet; thence N.00°13'18"W., 75.00 feet; thence S.89°46'2"E. along the north boundary of said Lot 61, 34.00 feet to the Point of Beginning.

PARCEL 3
Tracts/Lots 63 and 64, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, in Section 24, Township 27 South, Range 15 East, according to the plat thereof, as recorded in Plat Book 1, Page 116, of the Public Records of Hillsborough County, Florida of which Pinellas County was formerly a part, lying easterly of the railroad right-of-way.

PARCEL 4
A portion of Tract 62, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION of the southwest 1/4 of Section 24, Township 27 South, Range 15 East according to the Plat thereof recorded in Plat Book 1, Page 116 of the Public Record of Pinellas County, Florida, described as follows:
Commence at the southwest corner of said Section 24 and run S.89°28'45"E., along the south boundary line of said Section 24, 212.23 feet to the easterly right-of-way line of Pinellas Trail; thence, leaving said south boundary line, N.31°14'55"E., along said east right-of-way line, 17.45 feet for a Point of Beginning; thence, continue, N.31°14'55"E., along said east right-of-way line, 407.00 feet; thence, along said east right-of-way line, along a curve to the left having a radius of 5789.65 feet, an arc length of 60.78 feet, a chord length of 60.78 feet and a chord bearing of N.30°56'52"E.; thence, leaving said east right-of-way line, S.00°13'12"E., along the east boundary line of said Tract 62, 402.39 feet to the south boundary line of said Tract 62; thence, leaving said east boundary line, N.89°28'45"W., along the south boundary line of said Tract 62, 248.52 feet to the Point of Beginning.

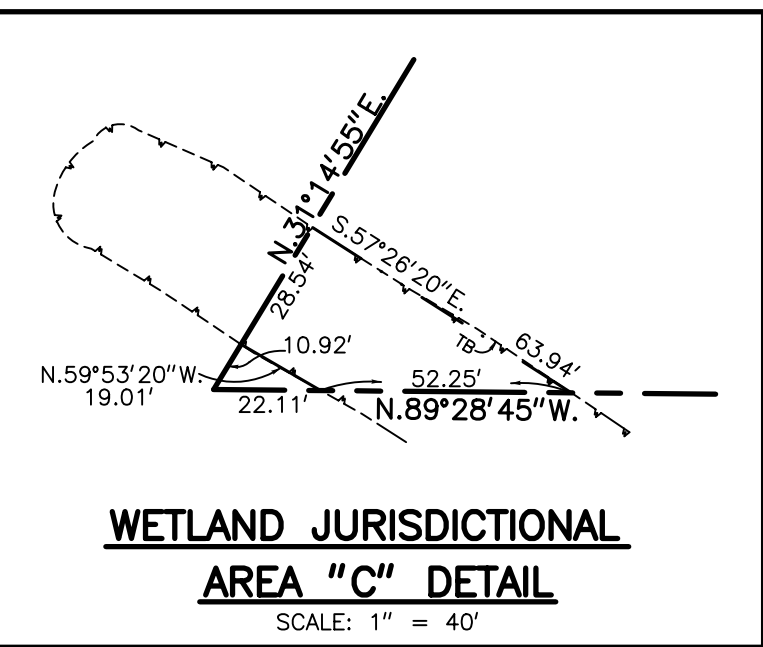
ALL OF THE ABOVE ALSO BEING DESCRIBED AS FOLLOWS:
Lots 4, 5 and 6, Block 2, PLEASANT VALLEY ADDITION according to the Plat thereof recorded in Plat Book 14, Page 12 of the Public Records of Pinellas County, Florida described as follows:
Begin at the southwest corner of said Lot 6 and run N.25°13'32"E., along the easterly right-of-way line of Pinellas Trail, 172.79 feet; thence, leaving said easterly right-of-way line, S.64°31'48"E., along the north lot line of said Lot 4, 125.00 feet; thence, leaving said north lot line, S.25°13'32"E., along the westerly right-of-way line of Pleasant Avenue; thence, leaving said westerly right-of-way line, N.89°45'44"W., along the south lot line of said Lot 6, 137.91 feet to the Point of Beginning.

Containing 0.411 acres more or less.

AND
Tract 64 and a portion of Tracts 61, 62 and 63, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION of the southwest 1/4 of Section 24, Township 27 South, Range 15 East, according to the Plat thereof recorded in Plat Book 1, Page 116 of the Public Records of Pinellas County, Florida described as follows:
Commence at the southwest corner of said Section 24, and run S.89°28'45"E., along the south boundary line of said Section 24, 212.23 feet to the easterly right-of-way line of Pinellas Trail; thence, leaving said south boundary line, N.31°14'55"E., along the easterly right-of-way line of Pinellas Trail, 17.45 feet for a Point of Beginning; thence, continue, N.31°14'55"E., along said east right-of-way line, 407.00 feet; thence, along said east right-of-way line, along a curve to the left having a radius of 5789.65 feet, an arc length of 60.78 feet, a chord length of 60.78 feet and a chord bearing of N.30°56'52"E.; thence, leaving said east right-of-way line, S.89°45'44"E., along the north boundary line of said Tract 61, 182.72 feet; thence, leaving said north boundary line, S.00°13'12"E., 75.00 feet; thence, S.09°11'23"E., 15.00 feet; thence S.89°48'02"E., 0.59 feet; thence S.09°11'11"E., 256.64 feet to the north boundary line of said Tract 64; thence, S.89°41'33"E., along the north boundary line of said Tract 64, 270.00 feet to the northeast corner of said Tract 64; thence, leaving said north boundary line, S.00°13'12"E., along the east boundary line of said Tract 64, 970.54 feet to the southeast corner of said Tract 64; thence, leaving said east boundary line of said Tract 64, N.89°28'45"W., along the south boundary line of said Tracts 62, 63, and 64, 1188.75 feet to the Point of Beginning.

Containing 22.216 acres more or less.

PARCELS 1 & 2 DETAIL
SCALE: 1" = 30'



RADIUS = 5789.65'
ARC = 60.78'
CHORD = 60.78'
C.B. = N.28°14'14"E.

TITLE COMMITMENT NOTE:
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

FLOOD ZONE NOTE:
THIS SITE LIES WITHIN F.E.M.A. FLOOD ZONE X (UNSHADED), ZONE X (SHADED) AND ZONE AE (EL. 10). AS APPROXIMATELY SHOWN HEREON, ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 12103000576, INDEX DATED SEPTEMBER 3, 2003.

UTILITY NOTE:
ONLY SURFACE INDICATIONS OF UNDERGROUND UTILITIES HAVE BEEN LOCATED OR SHOWN HEREON. NO EXCAVATION WAS DONE TO LOCATE OR VERIFY UNDERGROUND UTILITIES.

NOTE:
INTERIOR IMPROVEMENTS HAVE BEEN LOCATED OR SHOWN HEREON.

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON WAS PERFORMED UNDER MY SUPERVISION ON JANUARY 18, 2008, AND THAT IT COMPLIES WITH CHAPTER 61G17 - 6, F.A.C. IF THE PROPERTY IS VACANT, THERE ARE NO VISIBLE ENCROACHMENTS EXCEPT AS SHOWN.

SANDY LLOVERAS
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. LS 1762
THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL WETLAND SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WETLAND JURISDICTIONAL AREA "A" LINE TABLE

LINE	LENGTH	BEARING
L1	11.64'	N.01°52'09"E.
L2	36.63'	N.24°28'37"E.
L3	41.36'	N.36°14'29"E.
L4	44.38'	N.18°31'43"E.
L5	48.14'	N.34°31'27"E.
L6	52.36'	N.18°47'08"E.
L7	58.60'	N.28°20'47"E.
L8	40.26'	N.13°15'23"E.
L9	75.28'	N.63°18'12"W.
L10	38.17'	S.75°11'27"E.
L11	40.50'	N.55°21'39"E.
L12	28.79'	S.72°22'50"E.
L13	52.26'	N.80°46'53"E.
L14	37.46'	S.86°43'25"E.
L15	64.17'	S.88°29'59"E.
L16	31.83'	S.27°07'23"E.
L17	59.93'	S.09°58'35"W.
L18	33.46'	S.20°41'07"W.
L19	22.84'	S.54°57'11"W.
L20	66.22'	N.88°38'17"W.
L21	47.78'	S.45°40'35"W.
L22	56.14'	S.37°27'35"W.
L23	50.82'	S.31°37'35"W.
L24	27.75'	N.19°22'13"E.
L25	58.16'	S.86°01'09"E.
L26	26.77'	N.52°34'41"E.
L27	57.01'	N.82°47'16"E.
L28	68.81'	S.52°22'22"E.
L29	41.16'	S.07°51'14"E.
L30	35.69'	S.09°56'37"E.
L31	45.81'	S.09°04'32"E.
L32	16.76'	S.14°22'10"E.

WETLAND JURISDICTIONAL AREA "B" LINE TABLE

LINE	LENGTH	BEARING
L33	41.96'	N.27°01'09"W.
L34	42.17'	N.12°11'26"W.
L35	38.89'	N.11°35'59"W.
L36	49.72'	N.64°02'52"E.
L37	45.10'	N.35°10'21"E.
L38	67.26'	N.20°08'44"E.
L39	26.00'	N.09°20'12"W.
L40	33.76'	N.07°27'33"W.
L41	55.45'	N.24°35'31"E.
L42	41.55'	S.75°54'45"E.
L43	54.31'	S.53°34'55"E.
L44	40.13'	S.26°04'01"E.
L45	33.13'	S.19°23'28"E.
L46	71.12'	N.89°08'00"E.
L47	38.55'	N.58°20'31"E.
L48	36.04'	N.74°22'12"E.
L49	35.44'	N.88°36'05"E.
L50	34.65'	N.39°04'23"E.
L51	31.68'	N.22°33'20"E.
L52	64.50'	N.19°14'46"W.
L53	187.87'	N.22°36'55"E.
L54	27.32'	N.14°42'28"E.
L55	58.84'	N.29°15'51"W.
L56	39.20'	N.23°43'44"W.
L57	60.14'	N.20°14'28"E.
L58	31.13'	N.59°35'16"E.
L59	38.47'	N.15°10'37"E.
L60	23.72'	N.38°57'21"E.

ACREAGE TABLE

PARCEL	UPLAND AREA	WETLAND AREA	TOTAL AREA
PARCEL 1	0.411 ACRES ±	0 ACRES ±	0.411 ACRES ±
PARCEL 2	2.080 ACRES ±	0 ACRES ±	2.080 ACRES ±
PARCEL 3	12.766 ACRES ±	6.224 ACRES ±	18.990 ACRES ±
PARCEL 4	0.766 ACRES ±	0.380 ACRES ±	1.146 ACRES ±
TOTAL	16.023 ACRES ±	6.604 ACRES ±	22.627 ACRES ±

WETLAND JURISDICTIONAL AREAS

AREA "A"	= 2.396 ACRES MORE OR LESS
AREA "B"	= 4.181 ACRES MORE OR LESS
AREA "C"	= 0.027 ACRES MORE OR LESS
TOTAL	= 6.604 ACRES MORE OR LESS

- SURVEY LEGEND**
- S.I.R. = SET IRON ROD, 5/8"
 - F.I.R. = FOUND IRON ROD, 5/8"
 - F.C.M. = FOUND CONCRETE MONUMENT, 4"x4"
 - F.O.P. = FOUND OPEN PIPE, 1"
 - F.P.P. = FOUND PINCHED PIPE, 3/4"
 - F.N.D. = FOUND
 - #/No. = NUMBER
 - P.O.B. = POINT OF BEGINNING
 - P.O.C. = POINT OF COMMENCEMENT
 - O.R. = OFFICIAL RECORDS
 - P.B. = PLAT BOOK
 - (C) = CALCULATED
 - (M) = MEASURED
 - (P) = PLAT

- ABBREVIATION LEGEND**
- CL or C = CENTERLINE
 - CONC. = CONCRETE
 - GA = GUY ANCHOR
 - LTP = LIGHT POLE
 - MB = MAILBOX
 - PP = POWER POLE
 - TB = TOP OF BANK

**NOELL FAMILY TRUST
ALTERNATE 19 PROPERTY
BOUNDARY SURVEY**

PINELLAS COUNTY, FLORIDA

PREPARED FOR: NOELL FAMILY TRUST
c/o CHRIS NOELL
NOELL INDUSTRIES, INC.
P.O. BOX 727
OZONA, FLORIDA 34660
Phone: (727) 785-7630

DATE: 1-21-08

APPROVED BY: [Signature]

DES.: DRN.: KB
CKD.: RO
SCALE: 1" = 100'
JOB No. 34926

LLOVERAS, BAUR & STEVENS
ENGINEERS - SURVEYORS - PLANNERS
#LB 0000208
29228 U.S. HIGHWAY 19 N. CLEARWATER, FLORIDA 33761
Phone: (727) 784-3965 Fax: (727) 784-8153

SHEET 1 OF 1