DESCRIPTION: Commitment Number: 12095201 (GeoPoint Edit)
Tract of land in the Northeast 1/4 of Section 5, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

Commence at the Southeast corner of the Northeast 1/4 of Section 5, Township 25 South, Range 18 East, Pasco County, Florida, thence North 88°27'43" West, along the South boundary of the Northeast 1/4 of said Section 5, a distance of 122.23 feet, to a point on the existing Westerly right of way line of Kent Grove Drive, said point also being the **Point of Beginning**; thence continuing North 88°27'43" West along the South boundary of the Northeast 1/4 of said Section 5, a distance of 1489.88 feet; thence North 00°45'01" East, along a line 1612.0 feet West of and parallel with the East boundary of the Northeast 1/4 of said Section 5, a distance of 584.51 feet to the South boundary of the North 736.0 feet (North 763.4 feet, survey measured) of the Southwest 1/4 of the Northeast 1/4 of said Section 5; thence South 88°31'42" East along the South boundary of the North 736.00 feet (North 763.4 feet, survey measured) of the Southwest 1/4 of the Northeast 1/4 of said Section 5, a distance of 172.87 feet to the East boundary of the West 1205.0 feet (West 1208.0 feet, survey measured) of the Southwest 1/4 of the Northeast 1/4 of said Section 5; thence North 01°05'43" East, along the East boundary of the West 1205.0 feet (West 1208.0 feet, survey measured) of the Southwest 1/4 of the Northeast 1/4 of said Section 5, a distance of 436.01 feet to the South boundary of the North 300.0 feet (North 327.8 feet, survey measured) of the Southwest 1/4 of the Northeast 1/4 of said Section 5; thence South 88°31'42" East along the South boundary of the North 300.0 feet (North 327.8 feet, survey measured) of the Southwest 1/4 of the Northeast 1/4 of said Section 5, a distance of 113.36 feet to the East boundary of the Southwest 1/4 of the Northeast 1/4 of said Section 5; thence North 00°47'07" East along the East boundary of the Southwest 1/4 of the Northeast 1/4 of said Section 5 and a Northerly extension thereof, a distance of 329.50 feet; thence South 88°52'00" East a distance of 171.74 feet; thence North 00°45'01" East, a distance of 56.45 feet; thence South 88°52'00" East, a distance of 601.25 feet to the West boundary of the East 550.0 feet of the Northeast 1/4 of the Northeast 1/4 of said Section 5; thence South 00°45'01" West, along the West boundary of the East 550.0 feet of the Northeast 1/4 of the Northeast 1/4 of said Section 5, a distance of 65.48 feet; thence South 88°31'42" East, a distance of 25.0 feet to the Northwest corner of the South 25.0 feet of the East 525.0 feet of the Northeast 1/4 of the Northeast 1/4 of said Section 5; thence South 00°45'01" West, along the West boundary of the East 525.0 feet of the Northeast 1/4 of said Section 5, a distance of 384.03 feet, to the South boundary of the North 359.0 feet (North 388.9 feet, survey measured) of the Southeast 1/4 of the Northeast 1/4 of said Section 5; thence South 88°31'42" East, along the South boundary of the North 359.0 feet (North 388.9 feet, survey measured) of the Southeast 1/4 of the Northeast 1/4 of said Section 5, a distance of 500.04 feet, to the existing Westerly right of way line of Kent Grove Drive; thence South 00°45'38" West, along the Westerly right of way line of said Kent Grove Drive, a distance of 290.85 feet, to a point of curvature; thence Southwesterly 292.89 feet along the arc of a tangent curve concave to the Northwesterly, having a radius of 1267.81 feet, (chord bearing and distance of South 07°22'06" West, 292.24 feet) to a point of reverse curvature; thence continuing Southwesterly 386.43 feet along an arc concave to the Southwesterly having a radius of 2939.93 feet (chord bearing and distance, South 10°13'16" West 386.15 feet) to the **Point of Beginning.**

The above also being described as:

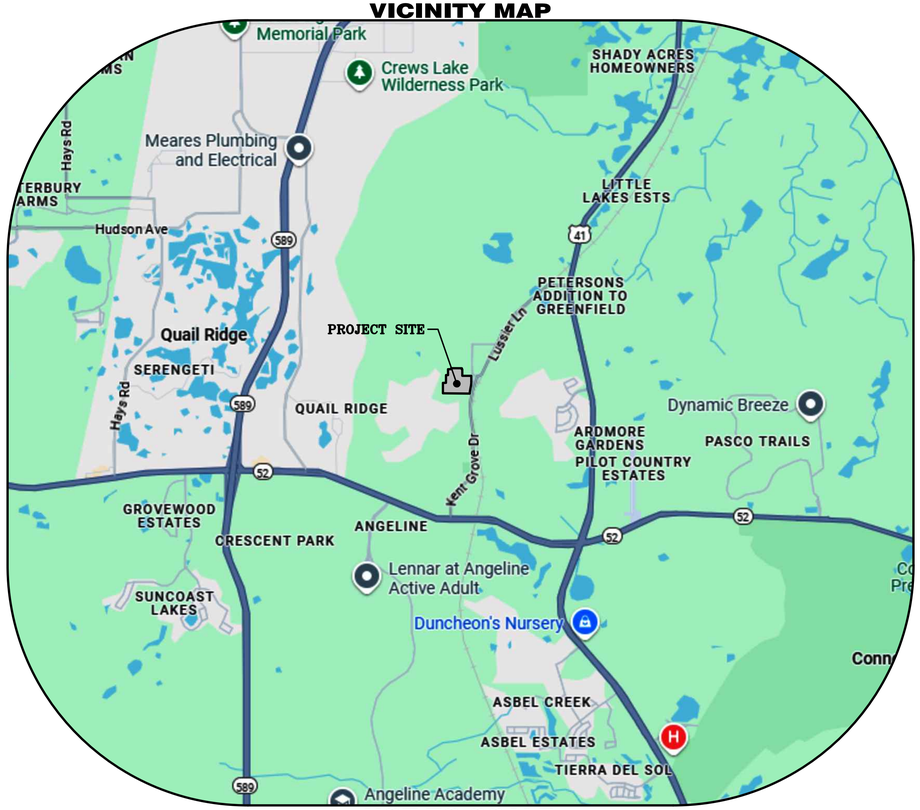
DESCRIPTION: Mitras Property Survey Description (by GeoPoint)

A parcel of land lying in the Northeast 1/4 of Section 5, Township 25 South, Range 18 East, Pasco County, Florida, and being more particularly described as follows:

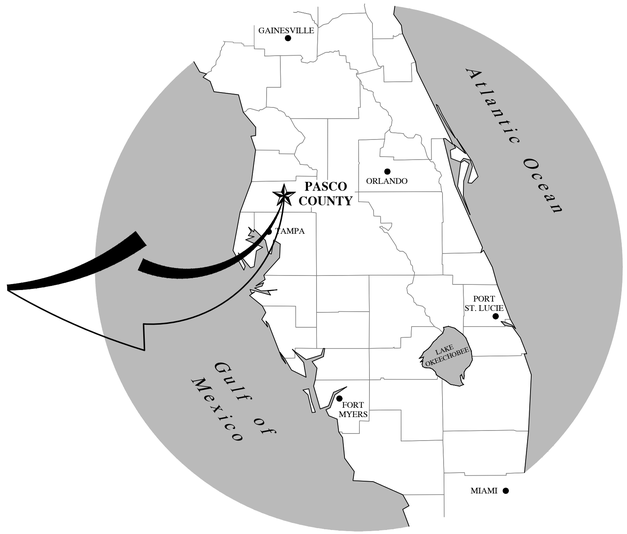
COMMENCE at the Southeast corner of the Northeast 1/4 of said Section 5, run thence along the South boundary of the Northeast 1/4 of said Section 5, N 89°24'20" W, a distance of 122.39 feet to the **POINT OF BEGINNING;** thence continue along said South boundary, N 89°24'20" W, a distance of 1489.70 feet; thence N 00°11'36" W, a distance of 584.66 feet; thence S 89°28'19" E, a distance of 172.87 feet; thence N 00°09'06" E, a distance of 435.86 feet; thence S 89°28'19" E, a distance of 113.61 feet; thence N 00°09'30" W, a distance of 329.25 feet; thence S 89°48'37" E, a distance of 171.74 feet; thence N 00°11'36" W, a distance of 56.90 feet; thence S 89°48'37" E, a distance of 601.00 feet; thence S 00°11'36" E, a distance of 65.68 feet; thence S 89°28'19" E, a distance of 25.00 feet; thence S 00°11'36" E, a distance of 384.03 feet; thence S 89°28'19" E, a distance of 500.09 feet; thence S 00°09'30" E, a distance of 290.88 feet; thence southerly, 292.83 feet along the arc of a non-tangent curve to the right having a radius of 1267.66 feet and a central angle of 13°14'07" (chord bearing S 06°25'48" W, 292.18 feet); thence southerly, 386.50 feet along the arc of a reverse curve to the left having a radius of 2939.93 feet and a central angle of 07°31'56" (chord bearing S 09°17'10" W, 386.22 feet) to the **POINT OF BEGINNING**

Containing 40.959 acres

VICINITY MAP



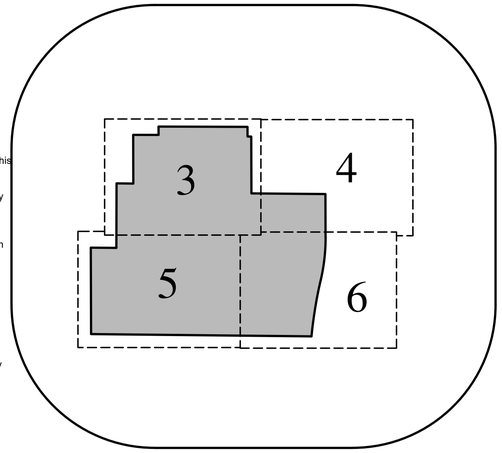
NOT TO SCALE



SURVEYOR'S NOTES:

1. Easements, rights-of-ways, set back lines, reservations, agreements and other similar matters taken from Fidelity National Title Insurance Company, Commitment for Title Insurance, Commitment Number: 12095201 with an effective date of October 25, 2024. GeoPoint reviewed Schedule B, Part II Exceptions of said commitment for title and offer comments as the pertain to Land Surveying. See "Schedule B, Part II Exceptions" note this page.
2. This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
3. Bearings shown hereon are based on the South Boundary of the Northeast 1/4 of Section 5, Township 25 South, Range 18 East, Pasco County, Florida, having a Grid bearing of N.88°27'43"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
4. All dimensions, unless otherwise noted, are survey dimensions.
6. The subject parcel lies in Flood Zone "X", according to Flood Insurance Rate Map, Map No. 12101C0209F for Pasco County (Unincorporated Areas), Community No. 120230, Pasco County, Florida, dated September 26, 2014 and issued by the Federal Emergency Management Agency. Lines shown, if any, have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (https://msc.fema.gov).
7. Elevations shown hereon are based on the National Geodetic Survey Benchmark "GREENFIELD AZ MK", having a published elevation of 71.26 feet, relative to the North American Vertical Datum of 1988 (NAVD 88).
8. Use of this survey for purposes other than intended, without written authorization, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
9. This survey is valid only with a signature & original seal, in hard copy form, or a digital seal in electronic form, pursuant to Rules 5J-17.060 and 5J-17.062, Section 472.027 of the Florida Statutes.

SHEET LAYOUT



SCHEDULE BII, PART II EXCEPTIONS:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. **(None provided, no comment)**
2. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable. **(Not a survey matter, no comment)**
3. Standard Exceptions:
   - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. (Survey shown herewith)
   - B. Rights or claims of parties in possession not shown by the public records. **(None provided, no comment)**
   - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. **(None provided, no comment)**
   - D. Taxes or assessments which are not shown as existing liens in the public records. **(Not a survey matter, no comment)**
4. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. **(None provided, no comment)**
5. The Easterly 5.0 feet of subject property is subject to additional right of way for Kent Grove Drive per Zoning Petition No. 3505 as set forth and described in that certain Trustee's Deed recorded December 5, 1994 in Official Records Book 3368, Page 1758 and re-recorded January 12, 1995 in Official Records Book 3382, Page 938, all of the Public Records of Pasco County, Florida. **(Affects subject property, plotted)**
6. The insured "Land" as defined by the policy shall not include any mobile home which may be affixed to or located on the Land, and title to any such mobile home is not insured. **(Mobile Home shown on survey)**
7. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements. **(None provided, no comment)**

Sheet Index	
SHEET 1	Cover Sheet
SHEET 2	Overall Boundary Sheet
SHEET 3-6	Detail Sheets

CREW #1 PARTY CHIEF: JW
FIELD BOOK: FB NUMBER
DATA FILE: MITRAS-BTT-SEC-123124
CREW #2 PARTY CHIEF: ---
FIELD BOOK: ---
DATA FILE: ---
CREW #3 PARTY CHIEF: ---
FIELD BOOK: ---
DATA FILE: ---

Revisions

DATE	DESCRIPTION	DRAWN	P.CHIEF
---	---	---	---
---	---	---	---
---	---	---	---
---	---	---	---
---	---	---	---
---	---	---	---

Surveyor's Certification

I do hereby certify that this survey was made under my supervision and meets the "Standards of Practice" set forth by the Florida Board of Professional Surveyors and Mappers stated in Rules 5J-17.051, 5J-17.052, and 5J-17.053, Florida Administrative Code, pursuant to section 427.027 of the Florida Statutes.

FIELD SURVEY DATE: **January 20, 2025**

John D. Weigle **LS5246**

Survey is Certified To:

- Fidelity National Title Insurance Company
- Godbold, Downing, Bill & Rentz, P.A.
- JP Land Holdings LLC, a Delaware limited liability company
- Mitras Family Extended LLC, a Michigan limited liability company

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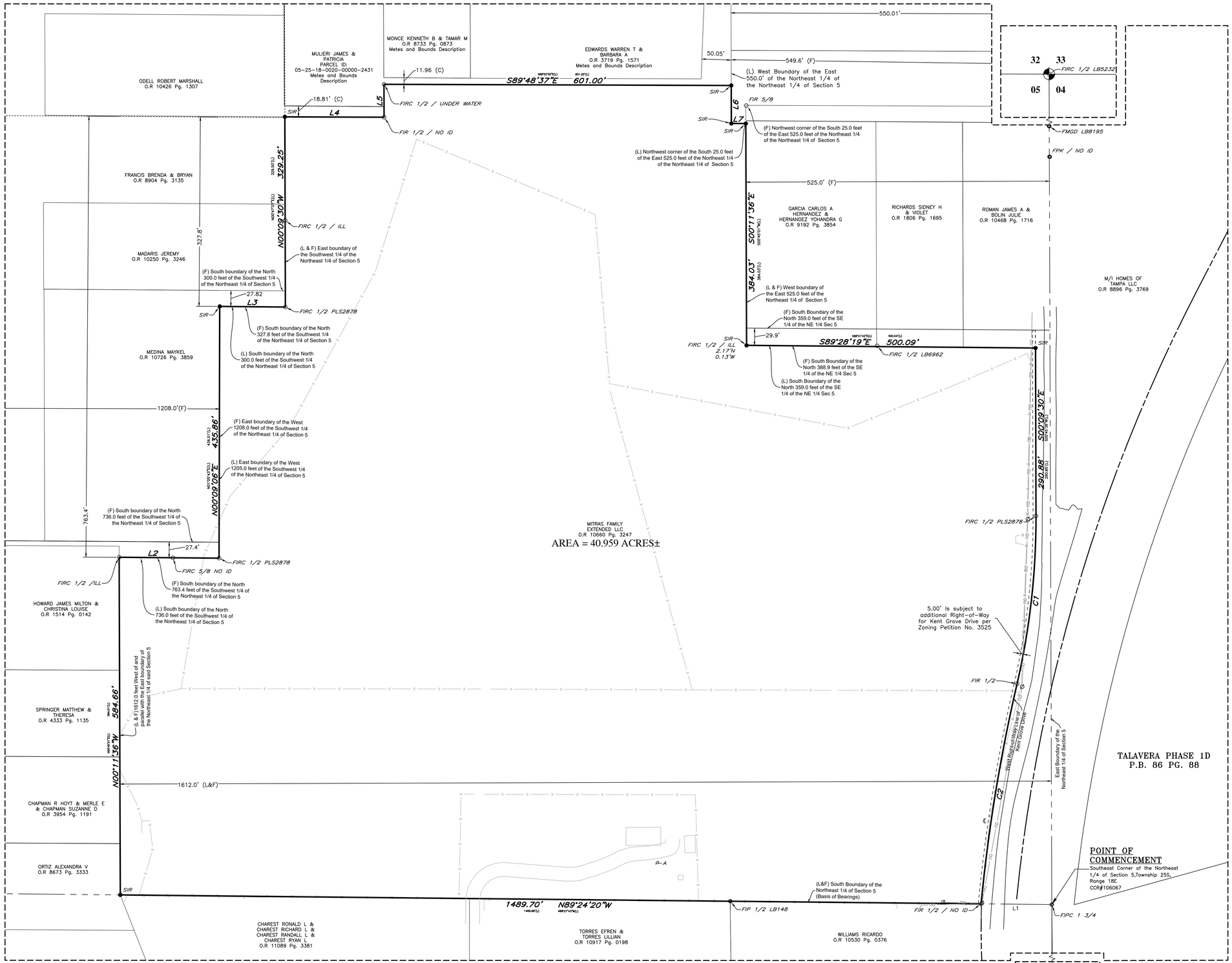
ALTA/NSPS Land Title Survey Boundary, Topographic and Tree Location Survey

PREPARED FOR:
JP Land Holdings
LOCATED IN:
Section 05, Township 25 S., Range 18 E., Pasco County, Florida

JOB #:
DRAWN BY: DS DATE: --/--/----
LIDAR CREW: --- DATE: --/--/----
SURFACE BY: ---
H.DATUM: FL-West NAD(83)-2011
V.DATUM: NAVD (1988)
OFC CHECK: --- FLD CHECK: JW

SHEET: **01** of **06**

FILE PATH: P:\MITRAS PROPS\SURVEY\MITRAS PROP BTT-SHTS-1-2.DWG PLOTTED BY: JOHN WEIGLE ON: 3/28/2025 9:51 AM LAST SAVED BY: JWEIGLE ON: 3/28/2025 9:26 AM



NORTH

80 0 40 80 160

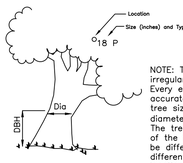
SCALE: 1" = 80'

LEGEND

FBD ---- Found Brass Disk
FCM ---- Found Concrete Monument
FIP ---- Found Iron Pipe
FIR ---- Found Iron Rod
FMG ---- Found Mag Nail
FMGD ---- Found Mag Nail & Disk
FNLD ---- Found Nail & Disk
FPKD ---- Found P.K. Nail & Disk
ORB ---- Official Records Book
LB ---- Licensed Business
PCP ---- Permanent Control Point
Pg(s) ---- Page(s)
SIR ---- Set 1/2" Iron Rod LB7768
SMGD ---- Set Mag Nail & Disk LB7768
(L) ---- Legal
(F) ---- Field Measured
Guy Anchor
Sign
Guy Pole
Utility Pole
Abandoned Utility Pole
OU ---- Overhead Utility Line
W ---- Well
WP ---- Wood Post
Location of reading
Spot Elevation

TREE LEGEND

CM ---- CAMPHOR
LA ---- LAUREL OAK (DIAMOND OAK)
WO ---- WATER OAK
LI ---- LIVE OAK
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CR ---- CRAPE MYRTLE
PM ---- ROYAL PALM
SL ---- SLASH PINE (YELLOW PINE)
P ---- LONGLEAF PINE



NOTE: Trees by nature are irregular in size and shape. Every effort is made to accurately locate trees. The tree size is determined at diameter breast height (DBH). The tree location is the center of the tree. This location may be different if located from a different direction. All tree locations should be field checked if critical to design.

Line Data Table		
No.	Bearing	Length
L1	N88°24'20"W	122.39'
L2	S89°28'19"E	172.87'
L3	S89°28'19"E	113.61'
L4	S89°48'37"E	171.74'
L5	N00°11'36"W	56.90'
L6	S00°11'36"E	65.68'
L7	S89°28'19"E	25.00'

Line Data Table (L)		
No.	Bearing	Length
L1	N88°27'43"W	122.23'
L2	S88°31'42"E	172.87'
L3	S88°31'42"E	113.36'
L4	S88°52'00"E	171.74'
L5	N00°45'01"E	56.45'
L6	S00°45'01"W	65.48'
L7	S88°31'42"E	25.00'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	1267.66'	292.83'	13°14'07"	S06°25'48"W	292.18'
C2	2939.93'	386.50'	7°31'56"	S09°17'10"W	386.22'

Curve Data Table (L)					
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C2	2939.93'	386.43'	7°31'56"	S10°13'16"W	386.15'

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Fax: (813) 248-2266

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Phone: (321) 270-0440

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Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720

ALTA/NSPS Land Title Survey Boundary, Topographic and Tree Location Survey

PREPARED FOR:
JP Land Holdings
LOCATED IN:
Section 05, Township 25 S., Range 18 E., Pasco County, Florida

See Sheet 1 for Certifications, Signature, & Revisions. Not valid without all Sheets

SHEET: 02 of 06

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MONCE KENNETH B &
TAMAR M
O.R 8733 Pg. 0873

EDWARDS WARREN T &
BARBARA A
O.R 3719 Pg. 1571

MULIERI JAMES &
PATRICIA
PARCEL ID:
05-25-18-0020-00000-2431

ODELL ROBERT MARSHALL
O.R 10426 Pg. 1307

FRANCIS BRENDA & BRYAN
O.R 8904 Pg. 3135

MADARIS JEREMY
O.R 10250 Pg. 3246

MEDINA MAYKEL
O.R 10726 Pg. 3859

MITRAS FAMILY
EXTENDED LLC
O.R 10660 Pg. 3247

AREA = 40.959 ACRES±

RICHARDS SIDNEY H
& VIOLET
O.R 1806 Pg. 1695

GARCIA CARLOS A
HERNANDEZ &
HERNANDEZ YOHANDRA G
O.R 9192 Pg. 3854

MATCH LINE SEE SHEET 4 0f 6

MATCH LINE SEE SHEET 5 0f 6

NORTH

40 0 20 40 80

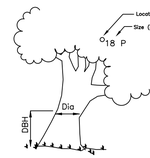
SCALE: 1" = 40'

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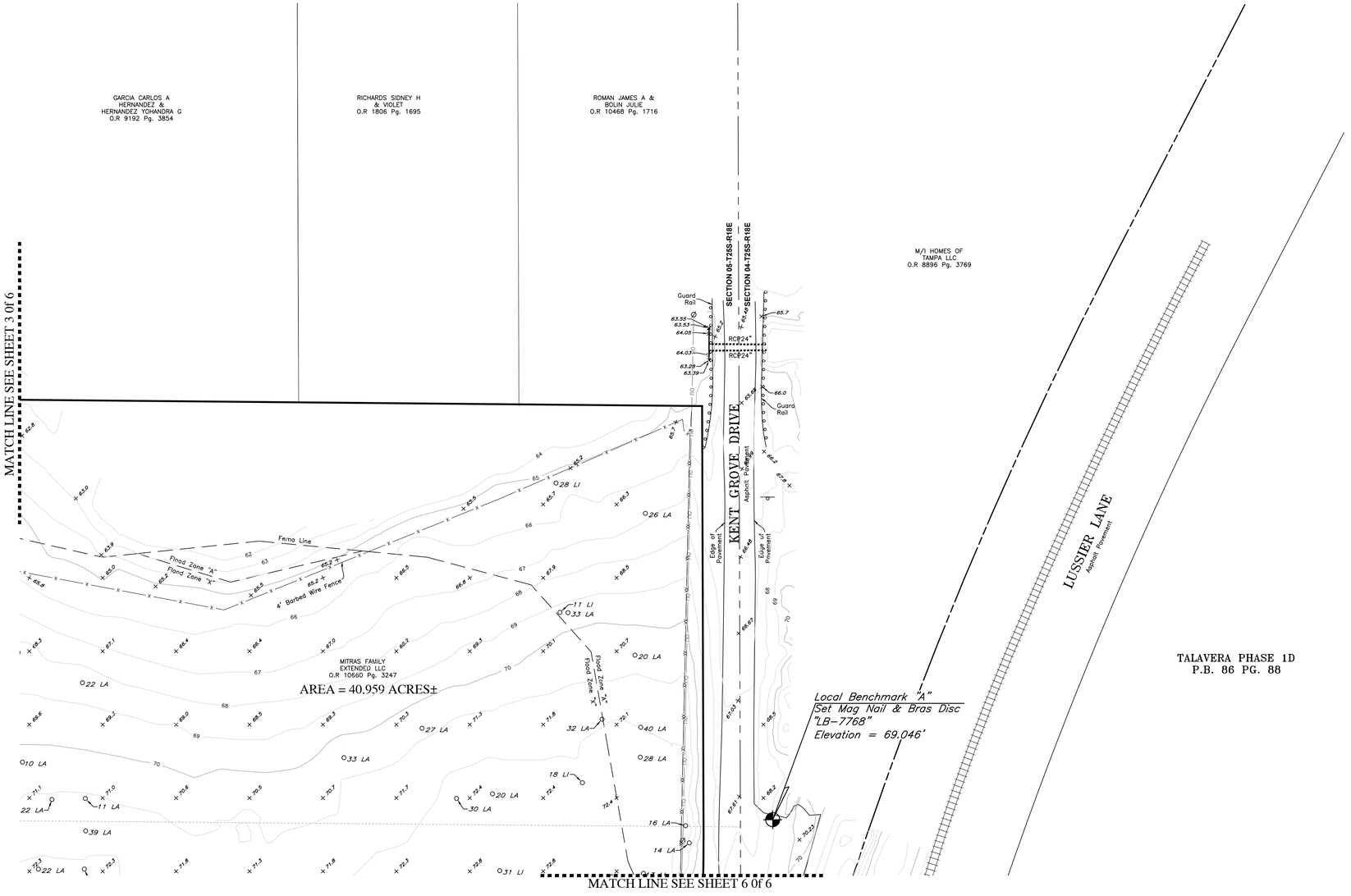
ALTA/NSPS Land Title Survey Boundary, Topographic and Tree Location Survey

PREPARED FOR:
JP Land Holdings
LOCATED IN:
Section 05, Township 25 S., Range 18 E., Pasco County, Florida

See Sheet 1 for Certifications, Signature, & Revisions. Not valid without all Sheets

SHEET: **03** of **06**

FILE PATH: P:\MITRAS PROP\SURVEY\MITRAS PROP BTT-SHTS-3-6.DWG PLOTTED BY: JOHN WEIGLE ON: 3/28/2025 9:43 AM LAST SAVED BY: JWEIGLE ON: 3/4/2025 5:22 PM



NORTH

40 0 20 40 80

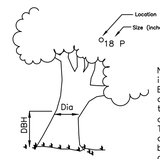
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ALTA/NSPS Land Title Survey Boundary, Topographic and Tree Location Survey

PREPARED FOR:
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LOCATED IN:
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SHEET: **04** of **06**

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MATCH LINE SEE SHEET 3 0f 6

MEDINA MAYKEL
O.R 10726 Pg. 3859

HOWARD JAMES MILTON &
CHRISTINA LOUISE
O.R 1514 Pg. 0142

SPRINGER MATTHEW &
THERESA
O.R 4333 Pg. 1135

CHAPMAN R HOYT & MERLE E
& CHAPMAN SUZANNE D
O.R 3954 Pg. 1191

ORTIZ ALEXANDRA V
O.R 8673 Pg. 3333

CHAREST RONALD L &
CHAREST RICHARD L &
CHAREST RANDALL L &
CHAREST RYAN L
O.R 11089 Pg. 3381

MITRAS FAMILY
EXTENDED LLC
O.R 10660 Pg. 3247

AREA = 40.959 ACRES±

TORRES EFREN &
TORRES LILLIAN
O.R 10917 Pg. 0198

4' Barbed Wire Fence
4' Hog Wire Fence
4' Chain Link Fence
4' Wood Fence
Fence Line
Flood Zone "A"
Flood Zone "X"
Gate
Trailer
Shed
Air Conditioning
Chicken Coop
Water Tank Diameter 26
WELL
South Boundary of the Northeast 1/4 of Section 5

MATCH LINE SEE SHEET 6 0f 6

NORTH

40 0 20 40 80

SCALE: 1" = 40'

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- Sign
- Guy Pole
- Utility Pole
- Abandoned Utility Pole
- OU ---- Overhead Utility Line
- Well
- Wood Post

TREE LEGEND

- CM ---- CAMPHOR
- LA ---- LAUREL OAK (DIAMOND OAK)
- WO ---- WATER OAK
- LI ---- LIVE OAK
- CP ---- CABBAGE PALM (SABAL PALM)
- CR ---- CRAPE MYRTLE
- PM ---- ROYAL PALM
- SL ---- SLASH PINE (YELLOW PINE)
- P ---- LONGLEAF PINE

Location
Size (inches) and Type
18 P
Dia
DBH

NOTE: Trees by nature are irregular in size and shape. Every effort is made to accurately locate trees. The tree size is determined at diameter breast height (DBH). The tree location is the center of the tree. This location may be different if located from a different direction. All tree locations should be field checked if critical to design.

www.geopointsurvey.com
Licensed Business No.: LB 7768

GeoPoint Surveying, Inc.

North Florida
67 Joe Campbell Road
Freeport, Florida 32439
Phone: (850) 740-0650

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
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Central Florida
528 Northlake Blvd, Suite 1040
Altamonte Springs, Florida 32701
Phone: (321) 270-0440

East Florida
4152 West Blue Heron Blvd
Suite 105
Riviera Beach, Florida 33404
Phone: (561) 444-2720

ALTA/NSPS Land Title Survey Boundary, Topographic and Tree Location Survey

PREPARED FOR:
JP Land Holdings
LOCATED IN:
Section 05, Township 25 S., Range 18 E., Pasco County, Florida

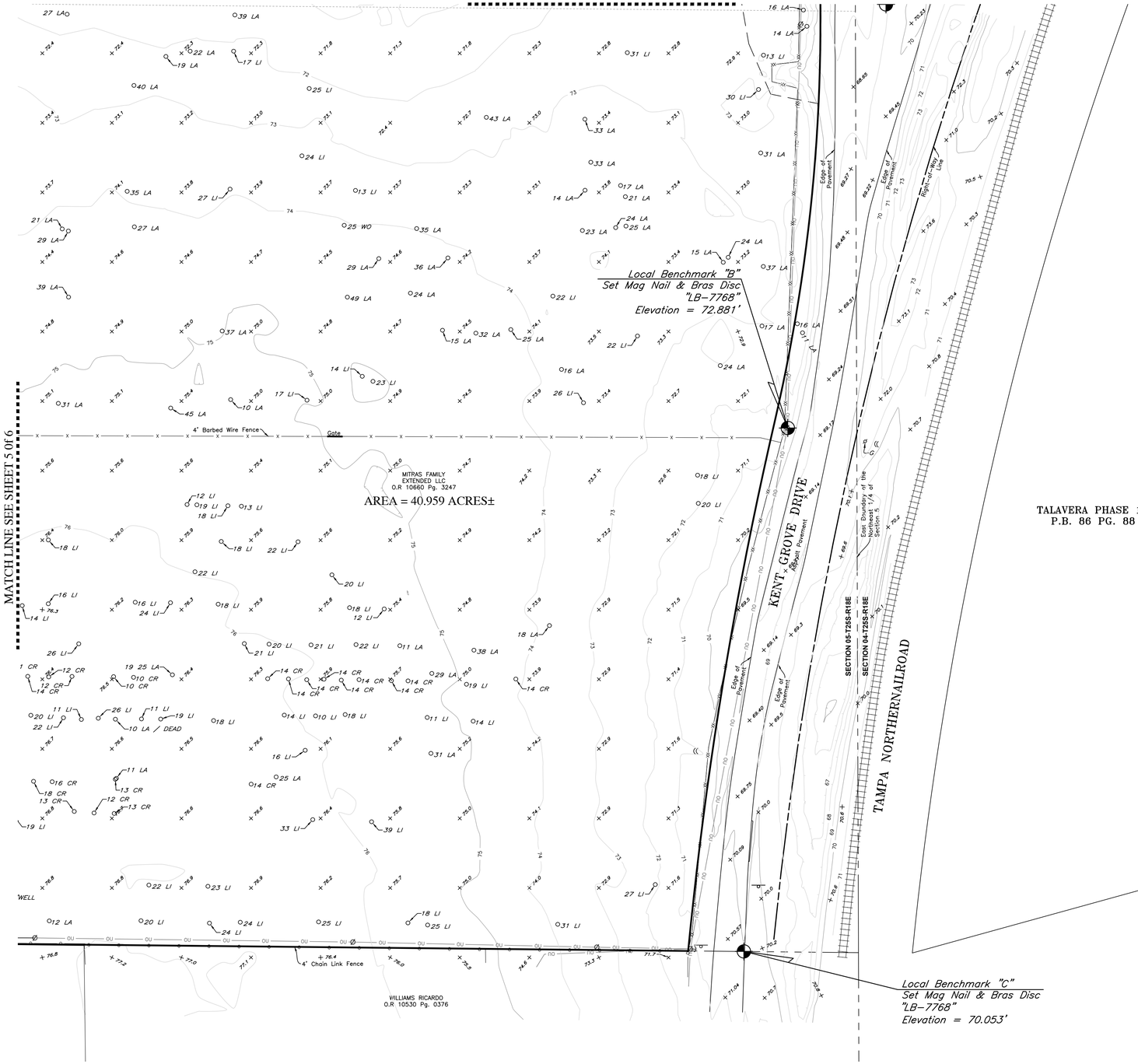
See Sheet 1 for Certifications, Signature, & Revisions. Not valid without all Sheets

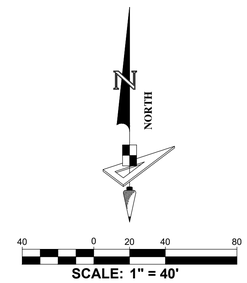
SHEET: **05** of **06**

FILE PATH: P:\MITRAS PROP\SURVEY\MITRAS PROP BTT-SHTS-3-6.DWG PLOTTED BY: JOHN WEIGLE ON: 3/28/2025 9:43 AM LAST SAVED BY: JWEIGLE ON: 3/4/2025 5:22 PM

MATCH LINE SEE SHEET 4 0f 6

MATCH LINE SEE SHEET 5 0f 6



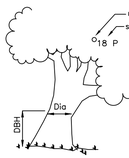


LEGEND

FBD ---- Found Brass Disk
FCM ---- Found Concrete Monument
FIP ---- Found Iron Pipe
FIR ---- Found Iron Rod
FMG ---- Found Mag Nail
FMGD ---- Found Mag Nail & Disk
FNLD ---- Found Nail & Disk
FPKD ---- Found P.K. Nail & Disk
ORB ---- Official Records Book
LB ---- Licensed Business
PCP ---- Permanent Control Point
Pg(s) ---- Page(s)
SIR ---- Set 1/2" Iron Rod LB7768
SMGD ---- Set Mag Nail & Disk LB7768
(L) ---- Legal
(F) ---- Field Measured
---- Guy Anchor
---- Sign
---- Guy Pole
---- Utility Pole
---- Abandoned Utility Pole
---- Overhead Utility Line
---- Well
---- Wood Post

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