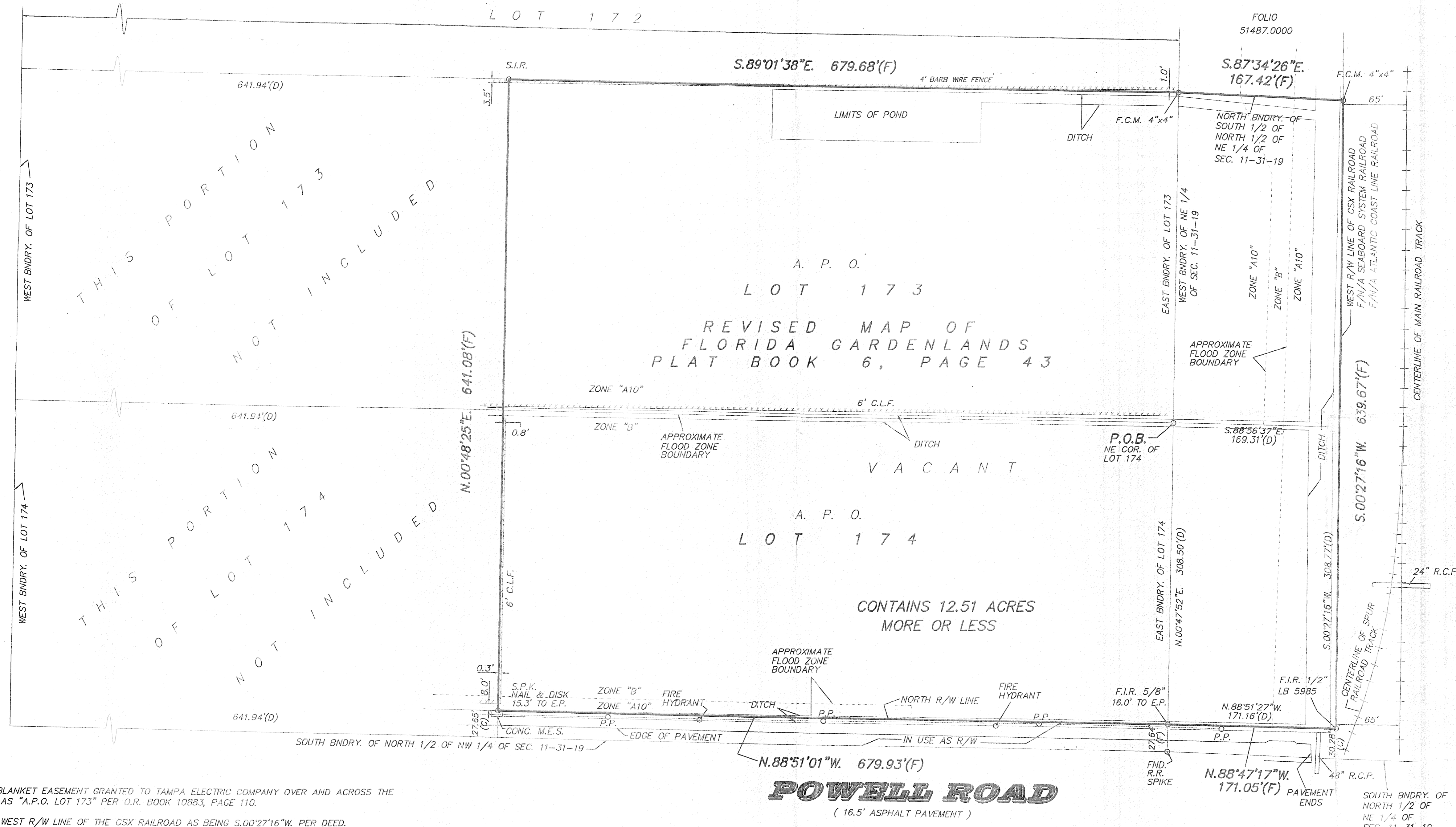
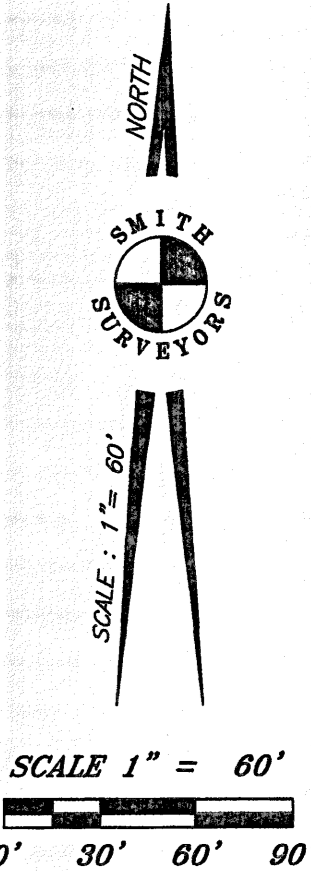


BOUNDARY SURVEY

SECTION 11, TOWNSHIP 31 SOUTH, RANGE 19 EAST
HILLSBOROUGH COUNTY, FLORIDA



EASEMENT NOTE: THERE IS A BLANKET EASEMENT GRANTED TO TAMPA ELECTRIC COMPANY OVER AND ACROSS THE PORTION OF LOT 173 LABELED AS "A.P.O. LOT 173" PER O.R. BOOK 10883, PAGE 110.
BEARINGS ARE BASED ON THE WEST R/W LINE OF THE CSX RAILROAD AS BEING S.00°27'16" W. PER DEED.

CERTIFIED TO:
JH WILLIAMS OIL COMPANY, INC.
COLONIAL BANK, N.A.
STEWART TITLE GUARANTY COMPANY
COMMERCE TITLE SERVICES, INC.
MECHANIK, NUCCIO, HEARNE & WEBSTER, P.A.
THE TRUSTEES OF THE WILLIAMS TRUST

Legend		Surveyor's Notes:	
PC	Point of Curvature	(D)	Deed
PT	Point of Tangency	(Desc)	Description
PRC	Point of Reverse Curvature	(C)	Calculation
POC	Point of Compound Curvature	(F)	Field Measured
PI	Point of Intersection	(W.C.)	Witness Corner
IP	Iron Pipe	(S)	Section
S.C.I.R.	Set Capped Iron Rod 1/2" # 6862	Tap	Tap
F.C.I.R.	Found Capped Iron Rod	O/H	Overhead
F.I.R.	Found Iron Rod	V	Vertical
F.I.P.	Found Pinned Iron Pipe	C	Centerline
F.P.I.P.	Found Pinned Iron Pipe	A/C	Air Conditioner
F.C.M.	Found Concrete Monument	O/A	Overall
S.C.M.	Set Concrete Monument	Conc.	Concrete
SPK&Disk	Set P-K Nail & Disk	A.P.O.	A Part Of
F.R.R. Spk.	Found Railroad Spike	TBM	Benchmark
N.C.C.	No Corner Found or Set	BM	Benchmark
P.R.M.	Permanent Reference Monument	COV	Covered
Rge.	Range	MAS.	Masonry
R/W	Right of Way	RES.	Resident
W.F.	Wood Fence (WF)	P.B.	Plot Book
W.L.F.	Chain Link Fence (L.F.)	PC	Point of Curvature
P.O.B.	Point of Beginning	PP	Power Pole
P.O.C.	Point of Commencement	R/W	Right of Way
W.C.	Witness Corner	TYP.	Typical

DAVID L. SMITH
SURVEYING AND MAPPING, INC.
1406 W. LINEBAUGH AVE. TAMPA, FL 33612
Phone (813) 935-1980 Fax (813) 933-9448

Certificate of Authorization "L.B. #6962"

I hereby certify that the survey represented herein meets the requirements of Chapter 61017-6, Florida Administrative Code pursuant to Chapter 42.027, of the Florida Statutes. Unless it bears the signature and the original related seal of this Florida licensed surveyor and maps this drawing, sketch, plot or map is for informational purposes only and is not valid.

DAVID L. SMITH
PROFESSIONAL LAND SURVEYOR FLORIDA
REGISTRATION NO. 5965
Signature *[Signature]* Date 9/8/06 Job Number: 0608-222

LEGAL DESCRIPTION:
A SURVEY OF LOT 174 OF REVISED MAP OF FLORIDA GARDENLANDS SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 43, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE WEST 641.94 FEET THEREOF, AND LESS THAT PART IN USE AS ROAD RIGHT-OF-WAY, AND
THAT PART OF THE S 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING WEST OF THE ATLANTIC COAST LINE RAILROAD MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF LOT 174 OF REVISED MAP OF FLORIDA GARDENLANDS SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 43, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; THENCE S.88°56'37"E., A DISTANCE OF 169.31 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE ATLANTIC COAST LINE RAILROAD; THENCE S.00°27'16"W., ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 308.77 FEET; THENCE N.88°51'27"W., ALONG THE NORTH RIGHT-OF-WAY LINE OF POWELL DRIVE BY OCCUPATION, A DISTANCE OF 171.16 FEET; THENCE N.00°47'52"E., ALONG THE EAST BOUNDARY OF SAID LOT 174, A DISTANCE OF 308.50 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH:
A SURVEY OF LOT 173 OF REVISED MAP OF FLORIDA GARDENLANDS SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 43, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE WEST 641.94 FEET THEREOF, AND
THAT PORTION OF THE FOLLOWING PROPERTY LYING WEST OF THE CSX RAILROAD RIGHT-OF-WAY (FORMERLY KNOWN AS THE SEABOARD SYSTEM RAILROAD AND FORMERLY KNOWN AS THE ATLANTIC COAST LINE RAILROAD):
THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER, LESS THE FOLLOWING TRACT:
BEGINNING AT THE NORTHEAST CORNER OF LOT 174 OF REVISED MAP OF FLORIDA GARDENLANDS SUBDIVISION (PLAT BOOK 6, PAGE 45) THENCE S.88°56'37"E., 169.31 FEET TO THE WEST RIGHT-OF-WAY OF THE CSX RAILROAD RIGHT-OF-WAY (FORMERLY KNOWN AS THE SEABOARD SYSTEM RAILROAD, AND FORMERLY KNOWN AS ATLANTIC COAST LINE RAILROAD); THENCE SOUTH ALONG RIGHT-OF-WAY 308.77 FEET, THENCE N.88°51'27"W., 171.16 FEET; AND NORTH TO THE POINT OF BEGINNING, LYING IN SECTION 11, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, LESS RAILROAD RIGHT-OF-WAY.
SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
LOTS 173 AND 174, REVISED MAP OF FLORIDA GARDENLANDS SUBDIVISION AS RECORDED IN PLAT BOOK 6, PAGE 43, PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LESS THE WEST 641.94 FEET THEREOF, AND LESS THAT PART IN USE AS ROAD RIGHT-OF-WAY, AND
THAT PORTION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 31 SOUTH, RANGE 19 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING WEST OF THE CSX RAILROAD RIGHT-OF-WAY, LESS THAT PART IN USE AS ROAD RIGHT-OF-WAY.