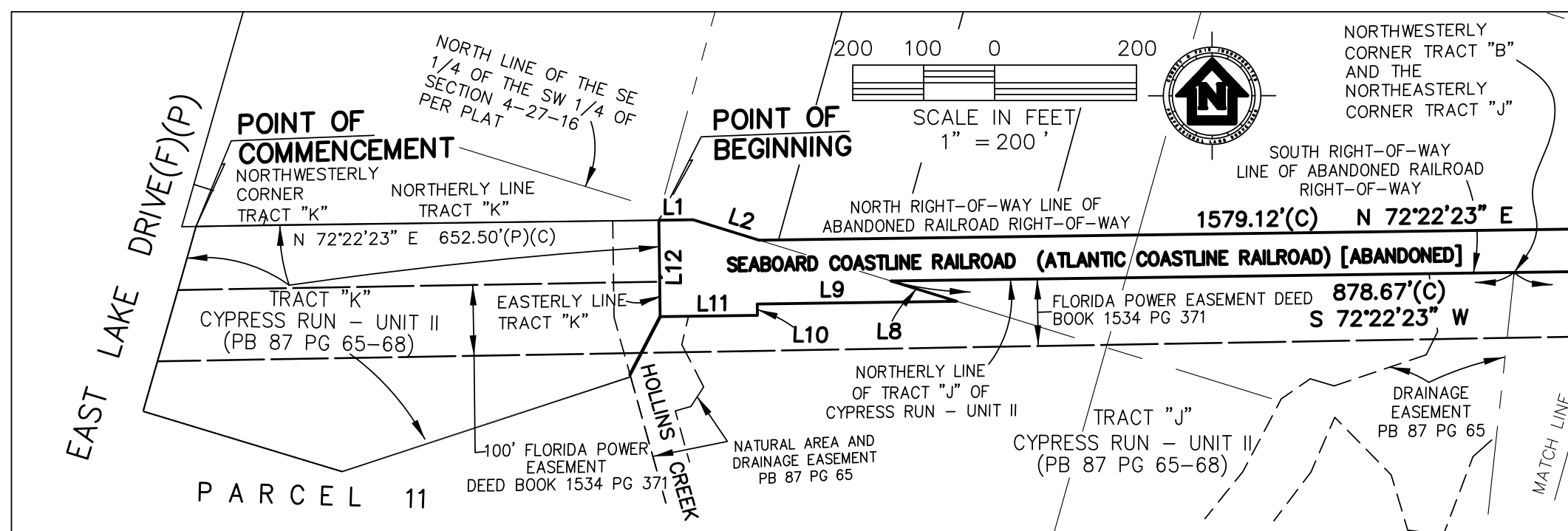


SECTION 4, TOWNSHIP 27 SOUTH, RANGE 16 EAST,
PINELLAS COUNTY, FLORIDA



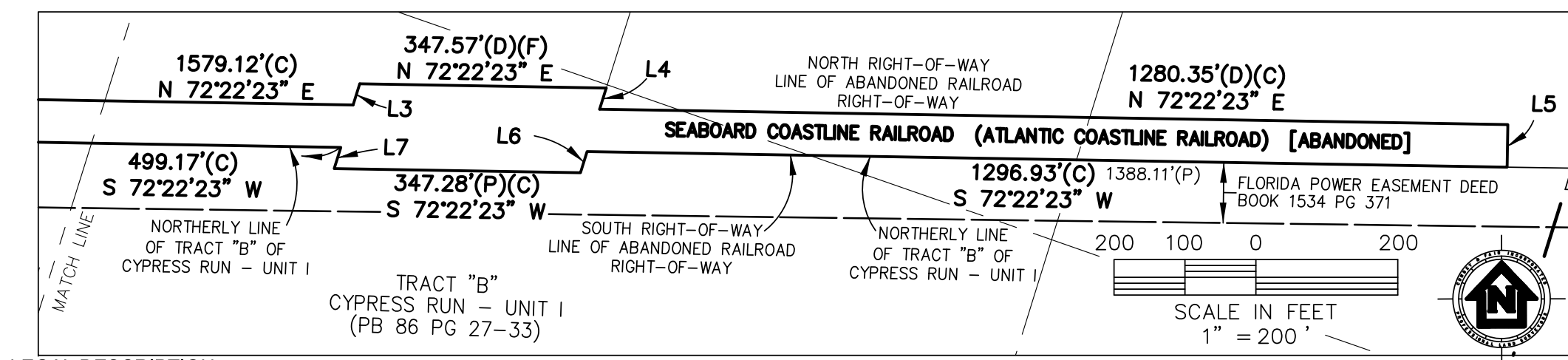
LEGEND:

	LINE	DISTANCE	BEARING
(C)=CALCULATED	L1	48.43'(C)	N 72°22'23" E
EXIST=EXISTING	L2	97.23'(C)	S 89°39'28" E
ID.=IDENTIFICATION	L3	31.29'(D)(C)	N 01°05'39" W
LB=LICENSE BUSINESS	L4	31.29'(D)(C)	S 01°06'51" E
NO.=NUMBER	L5	60.00'(D)(C)	S 17°37'37" E
NTS=NOT TO SCALE	L6	31.29'(P)(C)	S 01°08'01" E
PG=PAGE	L7	31.29'(C)	N 01°06'34" W
(P)=PLAT	L8	97.24'(P)(C)	S 89°39'28" E
(D)=DEED	L9	281.30'(P)(C)	S 72°22'23" W
(PB)=PLAT BOOK	L10	15.97'(P)(C)	S 17°37'37" E
PLS=PROFESSIONAL LAND SURVEYOR	L11	137.12'(P)(C)	S 72°22'23" W
R/W=RIGHT OF WAY	L12	135.97'(P)(C)	N 17°37'37" W
SF = SQUARE FEET			
SEC=SECTION			
STA=STATION			
TWP=TOWNSHIP			
W/=WITH			

CERTIFICATION:

CERTIFIED TO:

- 1) CYPRESS RUN OF FL LLC
- 2) CYPRESS RUN PROP OWNERS ASSOC INC



CUMBEY & FAIR, INC.
2463 ENTERPRISE ROAD
CLEARWATER, FL 33763-1790
(727)797-8982 (813)223-4333
LB 2

18 AUG 2022

ALAN QUINN, PLS #5850
REGISTERED SURVEYOR

LEGAL DESCRIPTION:

A PORTION OF THE ABANDONED CSX RAILROAD LOCATED IN SECTION 4, TOWNSHIP 27 SOUTH, RANGE 16 EAST, PINELLAS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWESTERLY CORNER OF TRACT "K" OF CYPRESS RUN - UNIT II AS RECORDED IN PLAT BOOK 87, PAGE 65 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA; THENCE NORTH 72°22'23" EAST ALONG THE NORTHERLY LINE OF SAID TRACT "K", A DISTANCE OF 652.50 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID ABANDONED CSX RAILROAD; 1) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 48.43 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4; 2) THENCE SOUTH 89°39'28" EAST ALONG THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4, A DISTANCE OF 97.23 FEET; 3) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 1579.12 FEET; 4) THENCE NORTH 01°05'39" WEST, A DISTANCE OF 31.29 FEET; 5) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 347.57 FEET; 6) THENCE SOUTH 01°06'51" EAST, A DISTANCE OF 31.29 FEET; 7) THENCE NORTH 72°22'23" EAST, A DISTANCE OF 1280.35 FEET; THENCE SOUTH 17°37'37" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "B" OF CYPRESS RUN - UNIT I AS RECORDED IN PLAT BOOK 86, PAGE 27 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA, THE NEXT FIVE COURSES ARE ALONG THE NORTHERLY LINE OF SAID TRACT "B"; 1) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 1296.93 FEET; 2) THENCE SOUTH 01°08'01" EAST, A DISTANCE OF 31.29 FEET; 3) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 347.28 FEET; 4) THENCE NORTH 01°06'34" WEST, A DISTANCE OF 31.29 FEET; 5) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 499.17 FEET TO THE NORTHWESTERLY CORNER OF SAID TRACT "B", SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF TRACT "J" OF SAID CYPRESS RUN-UNIT II, THE NEXT FIVE COURSES ARE ALONG THE NORTHERLY LINE OF SAID TRACT "J"; 1) THENCE CONTINUE SOUTH 72°22'23" WEST, A DISTANCE OF 878.67 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4; 2) THENCE SOUTH 89°39'28" EAST ALONG THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 4, A DISTANCE OF 97.24 FEET; 3) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 281.30 FEET; 4) THENCE SOUTH 17°37'37" EAST, A DISTANCE OF 15.97 FEET; 5) THENCE SOUTH 72°22'23" WEST, A DISTANCE OF 137.12 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "K"; THENCE NORTH 17°37'37" WEST ALONG THE EASTERLY LINE OF SAID TRACT "K", A DISTANCE OF 135.97 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 5.461 ACRES MORE OR LESS

NOTES:

SURVEYOR'S NOTES:

1. BEARINGS ARE REFERENCED TO PINELLAS COUNTY TRIANGULATION STATIONS "CLARK L" AND "CLARK M", SAID LINE HAVING A BEARING OF NORTH 00°24'04" WEST AS SHOWN ON PLAT OF CYPRESS RUN UNIT II, RECORDED IN PLAT BOOK 87, PAGE 65 OF THE PUBLIC RECORDS OF PINELLAS COUNTY FLORIDA.
2. SKETCH ONLY, NOT A SURVEY.
3. SUBJECT TO RESTRICTIONS AND EASEMENTS OF RECORD.

SKETCH AND LEGAL DESCRIPTION

CUMBEY & FAIR, INC.
ENGINEERING - LAND SURVEYING
2463 ENTERPRISE ROAD
CLEARWATER, FLORIDA 34623