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271 KEYSTONE ROAD, TARPON SPRINGS, FLORIDA 34688

SURVEY NUMBER: 2508.4571

GNITE ACADEMY INC; REPUBLIC LAND & TITLE, INC.; ALLIANT NATIONAL ITLE INSURANCE COMPAN

BUYER: IGNITE ACADEMY INC

LENDER:

TITLE COMPANY: REPUBLIC LAND & TITLE, INC.

COMMITMENT DATE: NOT REVIEWED **CLIENT FILE NO:**

LEGAL DESCRIPTION:

THAT PART OF LOT 11 OF TAMPA & TARPON SPRINGS LAND COMPANY SUBDIVISION, LYING IN SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 116 OF THE PUBLIC RECORDS HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD #562 AND THE EAST LINE OF SAID LOT 11; THENCE NO1° 31'48"W, 395 FEET TO THE P.O.B.; THENCE NORTHWESTERLY, PARALLEL WITH THE NORTH RIGHT-OF-WAY OF STATE ROAD #562, 273.66 FEET TO THE WESTERLY LINE OF SAID LOT 11; THENCE N01°31'48"W, 557.79 FEET TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE N89° 50'00"E, 261.29 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE S01°31'48"E, 631.79 FEET TO P.O.B,

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED PROPERTY

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD #582 AND THE EAST LINE OF SAID LOT 11; THENCE N74° 18'20"W, 50 FEET; THENCE N01°31'48"W, 395 FEET; THENCE S74°18'20 "E, 50 FÉET; THENCE S01°31'48"E, 395 FÉET TO THE P.O.B., AND

THAT PART OF LOT 11 OF TAMPA & TARPON SPRINGS LAND COMPANY SUBDIVISION, LYING IN SECTION 8, TOWNSHIP 27 SOUTH, RANGE 16 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 116, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, OF WHICH PINELLAS COUNTY WAS FORMERLY A PART, DESCRIBED AS FOLLOWS: FROM THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD #582 AND THE EAST LINE OF SAID LOT 11 FOR THE P.O.B.; THENCE N74°18'20"W, 168.92 FEET; THENCE NORTH, PARALLEL WITH THE EAST LINE OF SAID LOT 11, A DISTANCE OF 200 FEET; THENCE NORTHWESTERLY PARALLEL WITH THE NORTH RIGHT-OF-WAY OF STATE ROAD #582, A DISTANCE OF 104.74 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 11; THENCE N01°31'48"W, 195 FEET; THENCE EAST, 273.66 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 11 AT A POINT 395 FEET NORTH OF THE P.O.B.; THENCE 301°31'48"E, 395 FEET TO THE P.O.B.

SUBJECT TO EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 50 FEET OF SUBJECT PROPERTY.

LESS AND EXCEPT THAT PORTION OF PROPERTY DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 16590, PAGE 1915, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

JOB SPECIFIC SURVEYOR NOTES

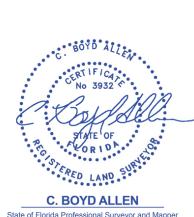
THE BEARING REFERENCE OF S01°31'48"E IS BASED ON THE EASTERLY LINE OF LOT 11, WITHIN TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION OF SEC 8, TWP 27S, RNG 16E, AS DESCRIBED PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

DATE SIGNED: 09/02/25

FIELD WORK DATE: 8/27/2025

REVISION DATE(S): (REV.1 9/2/2025)

. 4' CHAIN LINK FENCE OVER 50' IE/EE 2. 6' WOOD FENCE OVER 50



I hereby certify that this Survey of the lands described hereon was made under my direct supervision, and to the best of my knowledge and belief is a true and accurate representation of said lands and meets the Standards of Practice set forth i Chapter 5J-17.050 through 5J -17.053, Florida Administrative Code, pursuant to section 472.027, Florida Statutes. This survey is not valid without the signature and original raised sea of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and

SURVEYORS CERTIFICATE

Exacta Land Surveyors, LLC | LB# 8291

Exacta Land Surveyors, LLC

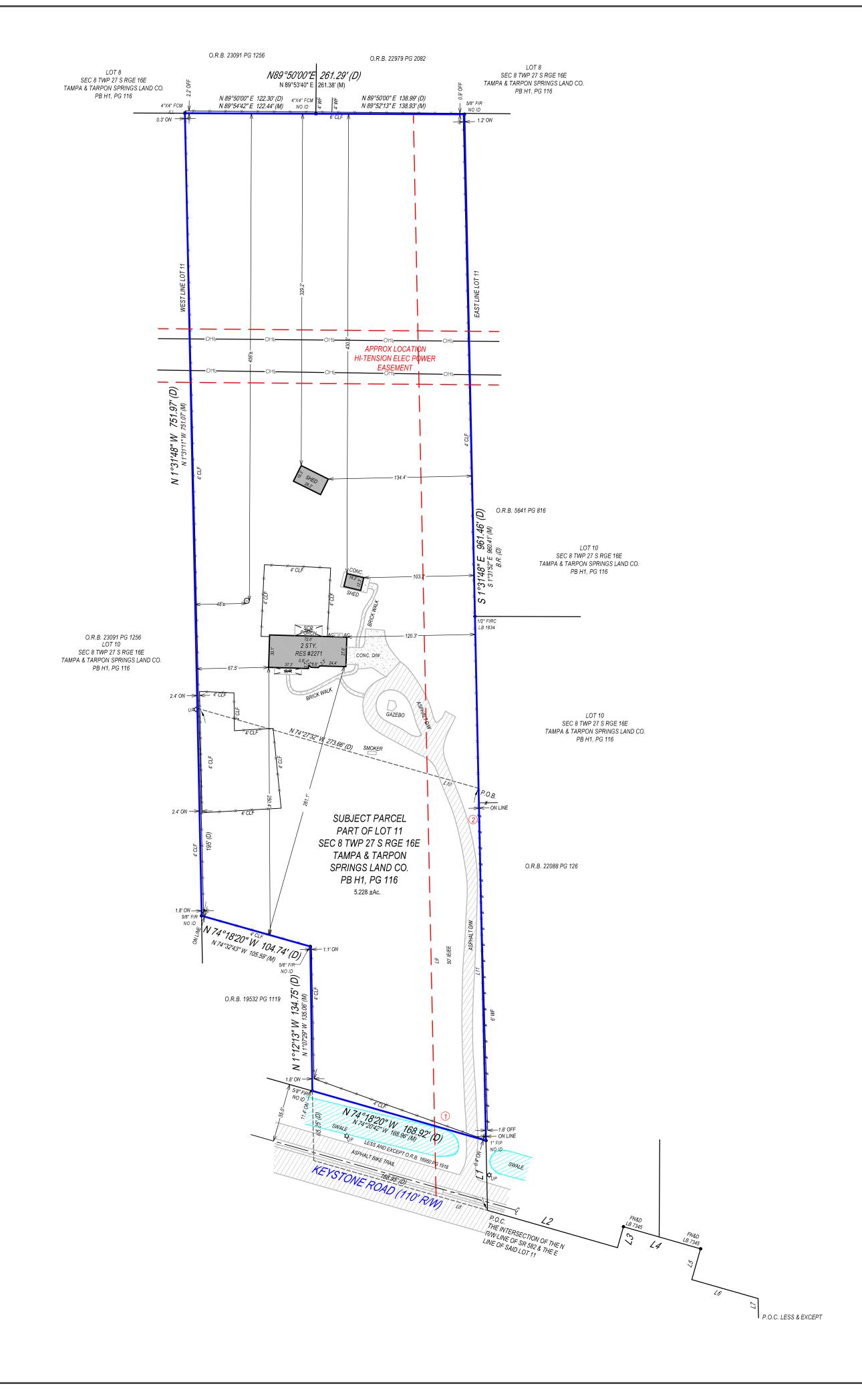
Exacta Land Surveyors, L o: 866.735.1916 | f: 866.744.2882 131 West Broadway Street, Suite 1001, Oviedo, FL 32

mapper is affixed hereto.

2508.4571 **BOUNDARY SURVEY** PINELLAS COUNTY

| LINE TABLE | | | | |
|----------------|-------------------------------|---------------------------|--|--|
| LINE | BEARING | DISTANCE | | |
| L1 | S 1°12'13" E | 65.34' (D) | | |
| | N 1°31'48" W | 65.33' (M) | | |
| L2 | N 74°01'22" W | 126.52' (D) | | |
| | N 74°20'57" W | 126.52' (M) | | |
| L3 | S 15°45'44" W | 20.07' (D) | | |
| | S 15°30'43" W | 20.37' (M) | | |
| L4 | N 74°00'06" W | 34.83' (D) | | |
| | N 74°19'33" W | 75.02' (M) | | |
| | N 15°59'04" E | 30.00' (D) | | |
| L5 | N 74°00'56" W | 348.51' (D) | | |
| L5 L6 | 1171 0000 11 | | | |
| | N 1°14'50" W | 145.37' (D) | | |
| L6 | | 145.37' (D) 50.00' (D) | | |
| L6 L7 | N 1°14'50" W | • | | |
| L6 L7 L8 | N 1°14'50" W N 74°16'20" W | 50.00' (D) | | |

NOTE: FENCES EXIST; OWNERSHIP NOT DETERMINED EASEMENTS, WHERE SHOWN, ARE BY DEED



GENERAL SURVEYORS NOTES:

- nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property. The purpose of this survey is to establish the boundary of the lands described by the legal description provided
 - and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.

If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown

The Legal Description used to perform this survey was supplied by others. This survey does not determine

- to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said
- data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIRC" indicates a Set Iron Rebar with a Cap stamped LB#8291, a minimum half inch in diameter and eighteen inches long.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J17.062 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the performing surveyor.
-). The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- 11. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- 12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility
- 13. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- 14. Pursuant to F.S. 558.0035, an individual employee or agent may not be held individually liable for negligence.
- 15. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:

| LINETYPES | | ABBREVIATIONS |
|---|----------------------------|--|
| | | (C) - Calculated (D) - Deed |
| | Boundary Line Center Line | (F) - Field |
| | | (M) - Measured (P) - Plat |
| | Chain Link or Wire Fence | (R) - Record |
| | Easement | (S) - Survey |
| | Edge of Water | A/C - Air Conditioning AE - Access Easement |
| | Iron Fence | ANE - Anchor Easement |
| OHL | Overhead Lines | ASBL - Accessory Setback Line B/W - Bay/Box Window |
| | Structure | BC - Block Corner |
| | Survey Tie Line | BFP - Backflow Preventer BLDG - Building |
| 000 | Vinyl Fence | BLK - Block |
| | Wall or Party Wall | BM - Benchmark BR - Bearing Reference |
| <i>" " " "</i> | Wood Fence | BRL - Building Restriction Line |
| , , , , , | SURFACE TYPES | BSMT - Basement C - Curve |
| | Asphalt | C-Curve C/L - Center Line |
| // | Brick or Tile | C/P - Covered Porch |
| 4 4 | Concrete | C/S - Concrete Slab CATV - Cable TV Riser |
| >< | Covered Area | CB - Concrete Block |
| 111 | Water | CH - Chord Bearing CHIM - Chimney |
| | Wood | CLF - Chain Link Fence |
| /////////////////////////////////////// | SYMBOLS | CME - Canal Maintenance Easement CO - Clean Out |
| (1) | Benchmark | CONC - Concrete |
| $\overline{\mathcal{G}}$ | Center Line | COR - Corner CS/W - Concrete Sidewalk |
| Δ | Central Angle or Delta | CUE - Control Utility Easement |
| | Common Ownership | CVG - Concrete Valley Gutter D/W - Driveway |
| | Control Point | DE - Drainage Easement |
| | Catch Basin | DF - Drain Field DH - Drill Hole |
| | Elevation | DUE - Drainage & Utility Easement |
| o | Fire Hydrant | ELEV - Elevation EM - Electric Meter |
| Ŏ | Find or Set Monument | ENCL - Enclosure |
| | Guywire or Anchor | ENT - Entrance EOP - Edge of Pavement |
| | Manhole | EOW - Edge of Water |
| 83 | Tree | ESMT - Easement |
| \(\varphi\) | Utility or Light Pole | EUB - Electric Utility Box F/DH - Found Drill Hole |
| ₩ | Well | FCM - Found Concrete Monument |
| W | Well | FF - Finished Floor FIP - Found Iron Pipe |
| | | FIPC - Found Iron Pipe & Cap |
| | | FIR - Found Iron Rod FIRC - Found Iron Rod & Cap |
| | | FN - Found Nail |
| | | FN&D - Found Nail & Disc FRRSPK - Found Rail Road Spike |
| | | GAR - Garage |
| | | GM - Gas Meter ID - Identification |
| | | IE/EE - Ingress/Egress Easement |
| | | ILL - Illegible INST - Instrument |
| | | INT - Intersection |
| | | IRRE - Irrigation Easement L - Length |
| | | LAE - Limited Access Easement |
| | | LB# - License No. (Business) LBE - Limited Buffer Easement |
| | | LE - Landscape Easement |
| | | LME - Lake/Landscape Maintenance Easement |
| | | Lascincin |

POC - Point of Commencement **PRC** - Point of Reverse Curvature PRM - Permanent Reference Monument PSM - Professional Surveyor & Mappe PT - Point of Tangency PUE - Public Utility Easement R - Radius or Radial R/W - Right of Way **RES** - Residential RGE - Range **ROE** - Roof Overhang Easement RP - Radius Point S/W - Sidewalk SBL - Setback Line **SCL** - Survey Closure Line SCR - Screen SEC - Section SEP - Septic Tank **SEW** - Sewer **SIRC** - Set Iron Rod & Cap **SMWE** - Storm Water Management Easement **SN&D** - Set Nail and Disc **SQFT -** Square Feet **STL** - Survey Tie Line STY - Story SV - Sewer Valve **SWE** - Sidewalk Easement **TBM** - Temporary Bench Mark **TEL** - Telephone Facilities **TOB** - Top of Bank

TUE - Technological Utility Easemen

TWP - Township

TX - Transformer

UE - Utility Easement

UG - Underground

UP - Utility Pole

UR - Utility Riser

VF - Vinyl Fence

W/C - Witness Corner

WM - Water Meter/Valve Box

W/F - Water Filter WF - Wood Fence

WV - Water valve

TYP - Typical

MB - Map Book

MF - Metal Fence

MH - Manhole

NR - Non-Radial

NTS - Not to Scale

Datum 1988

Datum 1929 OG - On Ground

O/A - Overall

O/S - Offset

OH - Overhang

ME - Maintenance Easement MES - Mitered End Section

MHWL - Mean High Water Line

NAVD88 - North American Vertical

NGVD29 - National Geodetic Vertical

ORB - Official Records Book **ORV** - Official Record Volume

OFF - Outside Subject Property

OHL - Overhead Utility Lines

ON - Inside Subject Property

P/E - Pool Equipment

PC - Point of Curvature

PI - Point of Intersection PLS - Professional Land Surveyor

POB - Point of Beginning

PB - Plat Book

PLT - Planter

OHWL - Ordinary High Water Line

PCC - Point of Compound Curvature

PCP - Permanent Control Point

FLOOD ZONE INFORMATION:

GRAPHIC SCALE (In Feet)

1 inch = 60' ft.

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X AND X-SHADED. THIS PROPERTY WAS FOUND IN PINELLAS COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 125139, PANEL NUMBER 0038 DATED 08/24/2021.

LS# - License No. (Surveyor)

PAGE 1 OF 1