EXACTA Land Surveyors, LLC

www.exactaland.com | office: 866.735.1916 | fax: 866.744.2882

PROPERTY ADDRESS:
2271 KEYSTONE ROAD, TARPON SPRINGS, FLORIDA 34688

SURVEY NUMBER: 2508.4571

CERTIFIED TO:
IGNITE ACADEMY INC; REPUBLIC LAND & TITLE, INC.; ALLIANT NATIONAL TITLE INSURANCE COMPANY

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 N01° 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 FEET; THENCE S01°31'48"E, 395 FEET 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 S01°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 AND RECORDED IN OFFICIAL RECORD BOOK 4681, PAGE 1091,OF THE 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)

POINTS OF INTEREST
1. 4' CHAIN LINK FENCE OVER 50' IE/EE 2. 6' WOOD FENCE OVER 50' IE/EE

SURVEYORS CERTIFICATE

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 in 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 seal of a Florida licensed surveyor and mapper, except when the electronic signature and seal of a Florida licensed surveyor and mapper is affixed hereto.

C. BOYD ALLEN CERTIFICATE No. 3932 STATE OF FLORIDA REGISTERED LAND SURVEYOR

C. BOYD ALLEN
State of Florida Professional Surveyor and Mapper
License Number 3932
Exacta Land Surveyors, LLC | LB# 8291

EXACTA Land Surveyors, LLC

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(LB# 8291)
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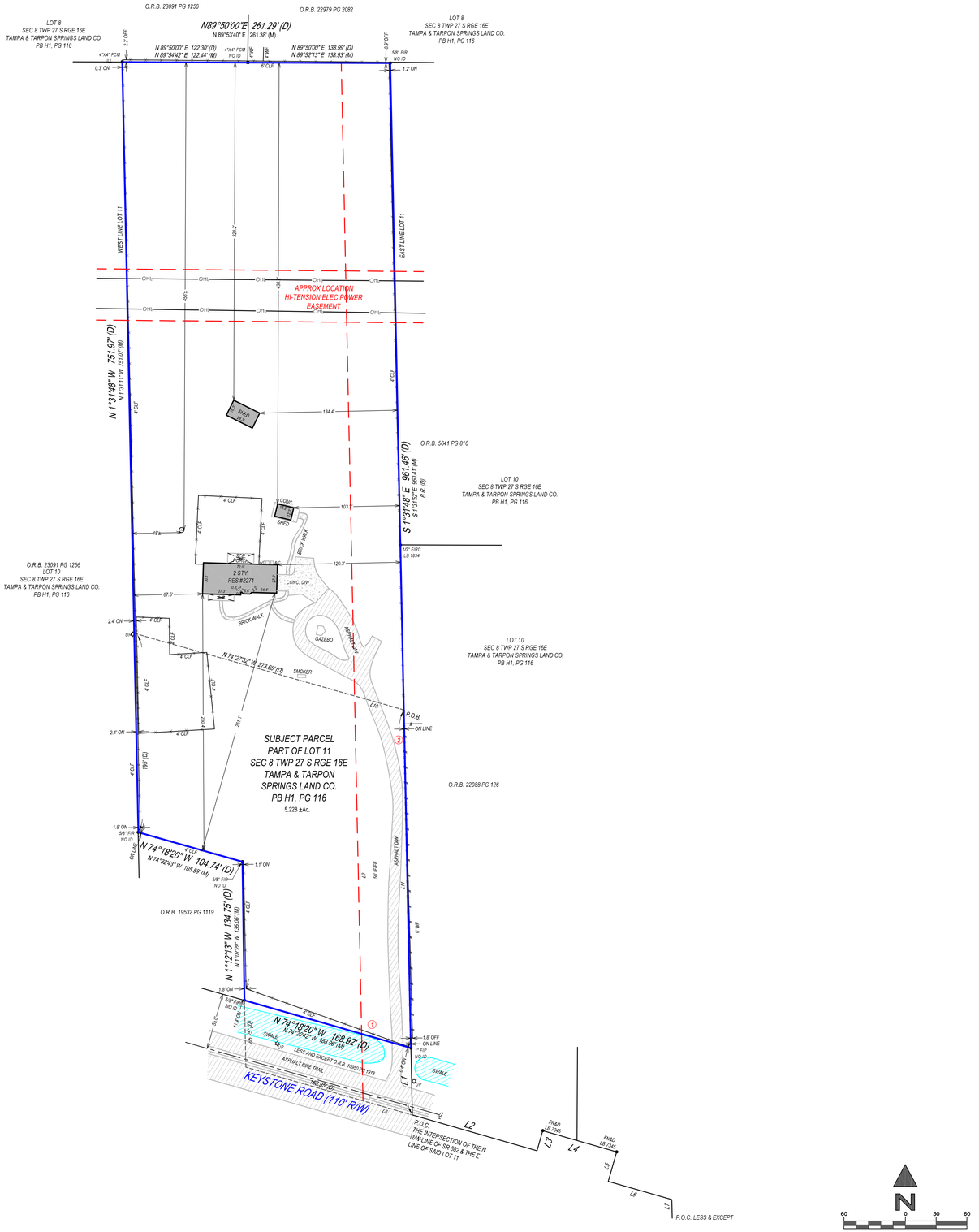
Florida Land Title Association FLTA **AFFILIATE MEMBERS**

2508.4571
BOUNDARY SURVEY
PINELLAS COUNTY



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 1°1'213" E	65.34' (D)
	N 1°31'48" W	65.33' (M)
L2	N 74°01'22" W	128.52' (D)
	N 74°20'57" W	128.52' (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)
L5	N 15°59'04" E	30.00' (D)
L6	N 74°00'56" W	348.51' (D)
L7	N 1°14'50" W	145.37' (D)
L8	N 74°16'20" W	50.00' (D)
L9	N 1°31'46" W	395.00' (D)
L10	S 74°18'20" E	50.00' (D)
L11	S 1°31'48" E	395.00' (D)

SURVEYOR'S NOTES:
NOTE: FENCES EXIST; OWNERSHIP NOT DETERMINED
EASEMENTS, WHERE SHOWN, ARE BY DEED

GENERAL SURVEYORS NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine 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.
2. 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.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. 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.
8. 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.
9. 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.
10. 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 easements.
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
Boundary Line
Center Line
Chain Link or Wire Fence
Easement
Edge of Water
Iron Fence
Overhead Lines
Structure
Survey Tie Line
Vinyl Fence
Wall or Party Wall
Wood Fence

SURFACE TYPES
Asphalt
Brick or Tile
Concrete
Covered Area
Water
Wood

SYMBOLS
Benchmark
Center Line
Central Angle or Delta
Common Ownership
Control Point
Catch Basin
Elevation
Fire Hydrant
Find or Set Monument
Guywire or Anchor
Manhole
Tree
Utility or Light Pole
Well

ABBREVIATIONS
(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
CS - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
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
LS# - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
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 Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

FLOOD ZONE INFORMATION:
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.