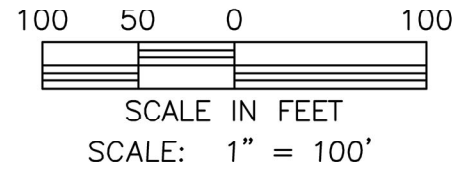


A PORTION OF TRACT "K" OF CYPRESS RUN - UNIT II
AS RECORDED IN PLAT BOOK 87, PAGE 65 OF THE
PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA
LOCATED IN SECTION 4, TOWNSHIP 27 SOUTH, RANGE 16 EAST
PINELLAS, FLORIDA



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

LEGEND:

(C)=CALCULATED
EXIST=EXISTING
ID.=IDENTIFICATION
LB=LICENSE BUSINESS
NO.=NUMBER
NTS=NOT TO SCALE
PG=PAGE
(P)=PLAT
(D)=DEED
(PB)=PLAT BOOK
PLS=PROFESSIONAL LAND SURVEYOR
R/W=RIGHT OF WAY
SF = SQUARE FEET
SEC=SECTION
STA=STATION
TWP=TOWNSHIP
W/=WITH

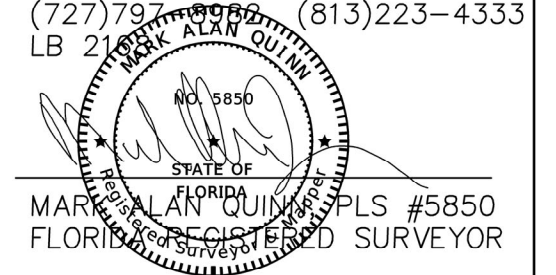
PB=PLAT BOOK
ORB=OFFICIAL RECORDS BOOK

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)797-8080 (813)223-4333
LB 2100



16 SEP 2022

DATE

THIS SKETCH AND DESCRIPTION IS NOT VALID UNLESS
IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL.

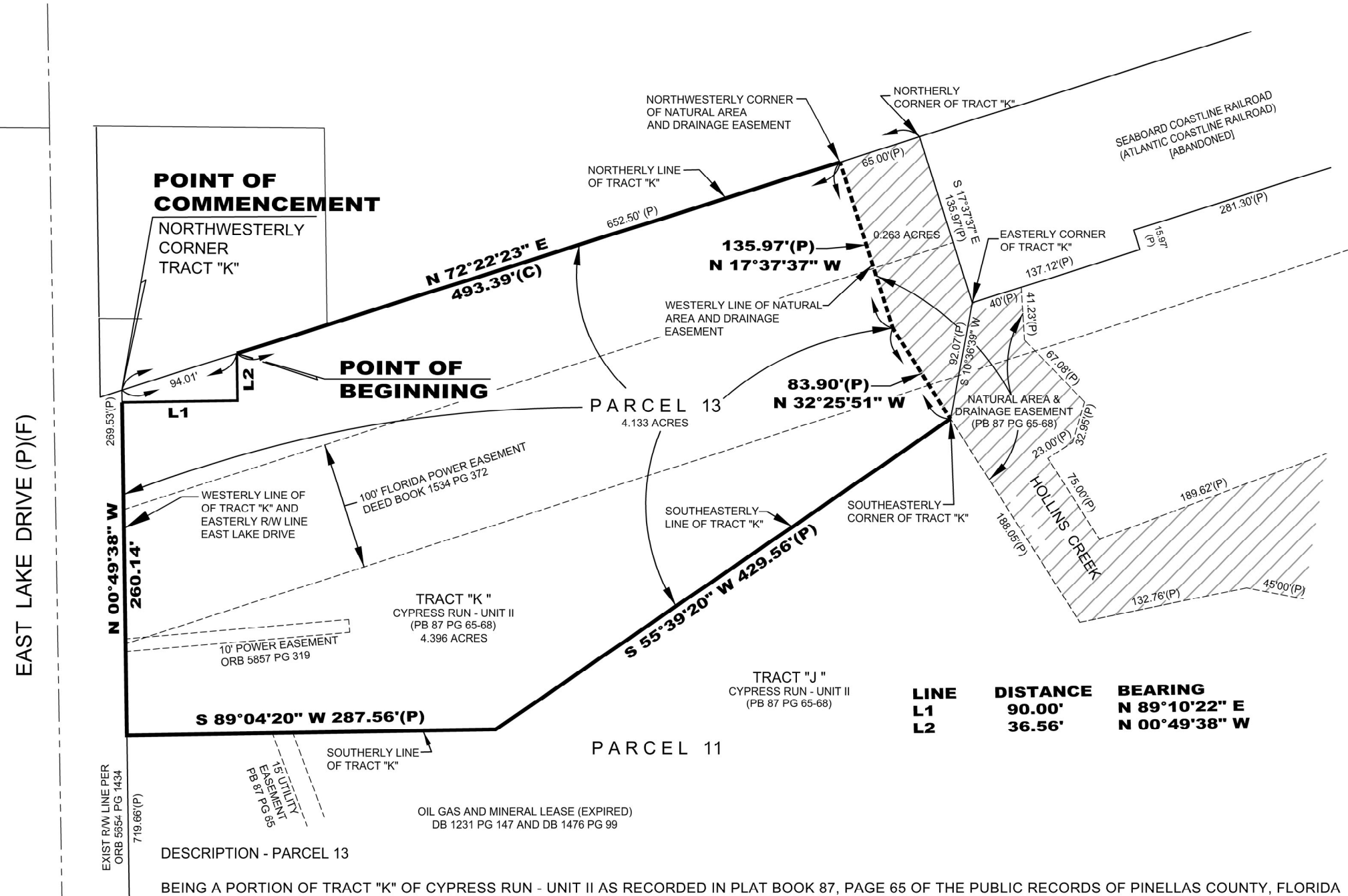
NOTES:

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



DESCRIPTION - PARCEL 13

BEING A PORTION OF TRACT "K" OF CYPRESS RUN - UNIT II AS RECORDED IN PLAT BOOK 87, PAGE 65 OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "K"; THENCE N 72°22'23" E ALONG THE NORTHERLY LINE OF SAID TRACT "K", A DISTANCE OF 94.01 FEET TO A POINT ON THE EAST LINE OF THE WEST 140' OF THE SE 1/4 OF SAID SECTION 4 AND THE **POINT OF BEGINNING**; THENCE CONTINUE N 72°22'23" E ALONG THE NORTHERLY LINE OF SAID TRACT "K", A DISTANCE OF 493.39 FEET TO THE NORTHWESTERLY CORNER OF THE NATURAL AREA AND DRAINAGE EASEMENT AS SHOWN ON SAID PLAT OF CYPRESS RUN - UNIT II; THENCE S 17°37'37" E ALONG THE SOUTHWESTERLY LINE OF SAID NATURAL AREA AND DRAINAGE EASEMENT, A DISTANCE OF 135.97 FEET; THENCE S 32°25'51" E ALONG THE SOUTHWESTERLY LINE OF SAID NATURAL AREA AND DRAINAGE EASEMENT, A DISTANCE OF 83.90 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT "K"; THENCE S 55°39'20" W ALONG THE SOUTHEASTERLY LINE OF SAID TRACT "K" A DISTANCE OF 429.56 FEET; THENCE CONTINUE ALONG THE SOUTHERLY LINE OF SAID TRACT "K" S 89°04'20" W, A DISTANCE OF 287.56 FEET TO THE SOUTHWESTERLY CORNER OF SAID TRACT "K" AND A POINT ON THE EASTERLY RIGHT OF WAY LINE OF EAST LAKE DRIVE; THENCE N 00°49'38" W ALONG THE WESTERLY LINE OF SAID TRACT "K" AND THE EASTERLY RIGHT OF WAY LINE OF SAID EAST LAKE DRIVE, A DISTANCE 260.14 FEET; THENCE NORTH 89°10'22" EAST, A DISTANCE OF 90.00 FEET, TO A POINT BEING 35' SOUTHERLY OF THE NORTHERLY LINE OF SAID TRACT "K" AND A POINT ON THE EAST LINE OF THE WEST 140' OF THE SE 1/4 OF SAID SECTION 4; THENCE NORTH 00°49'38" WEST ALONG THE EAST LINE OF THE WEST 140' OF THE SE 1/4 OF SAID SECTION 4, A DISTANCE OF 36.56 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 4.161 ACRES, MORE OR LESS