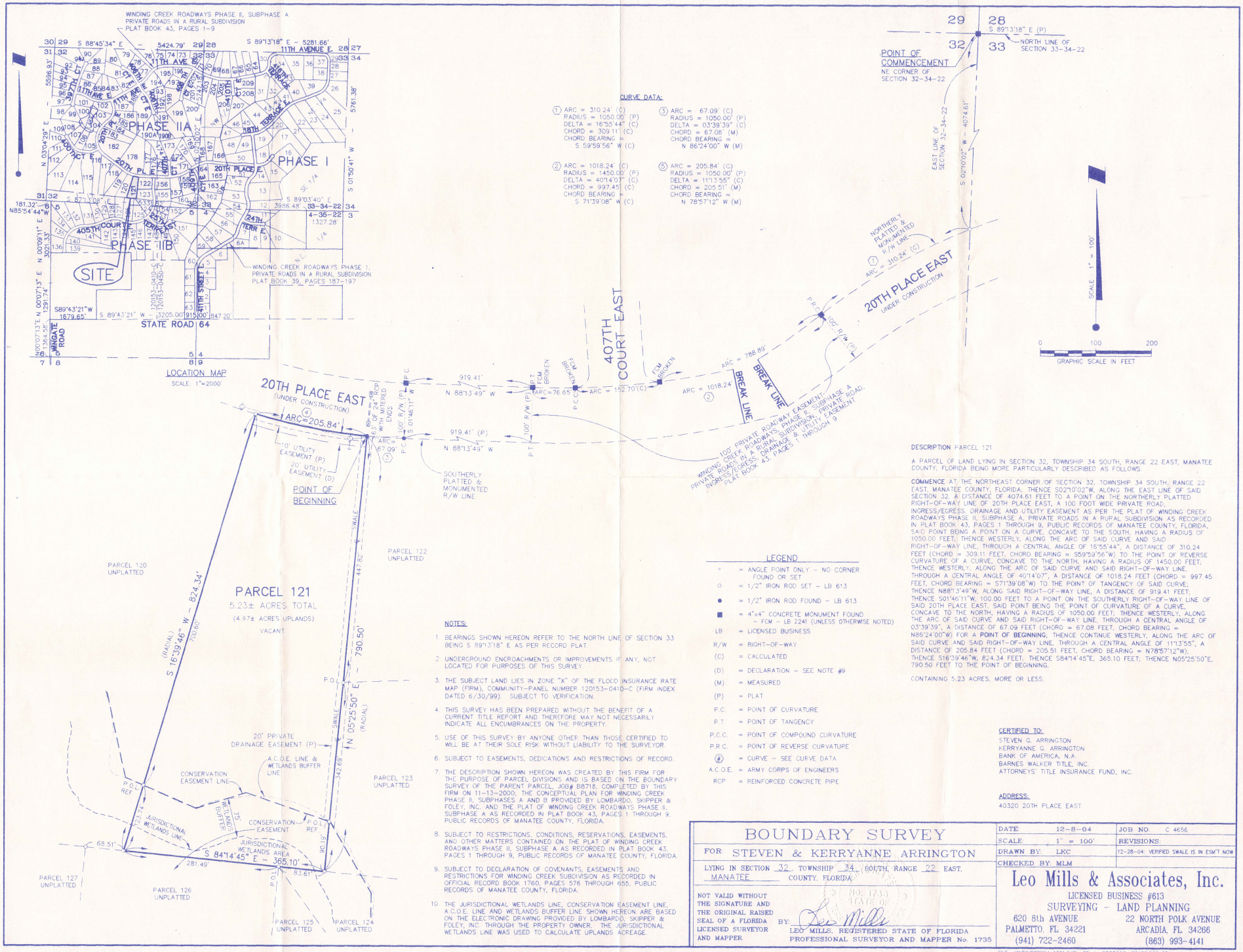

LEGEND

°	= ANGLE POINT ONLY – NO CORNER FOUND OR SET
○	= 1/2" IRON ROD SET – LB 613
●	= 1/2" IRON ROD FOUND – LB 613
■	= 4"x4" CONCRETE MONUMENT FOUND – FCM – LB 2241 (UNLESS OTHERWISE NOTED)
LB	= LICENSED BUSINESS
R/W	= RIGHT-OF-WAY
(C)	= CALCULATED
(D)	= DECLARATION – SEE NOTE #9
(M)	= MEASURED
(P)	= PLAT
P.C.	= POINT OF CURVATURE
P.T.	= POINT OF TANGENCY
P.C.C.	= POINT OF COMPOUND CURVATURE
P.R.C.	= POINT OF REVERSE CURVATURE
(#)	= CURVE – SEE CURVE DATA
A.C.O.E.	= ARMY CORPS OF ENGINEERS
RCP	= REINFORCED CONCRETE PIPE

NOTES:

1. BEARINGS SHOWN HEREON REFER TO THE NORTH LINE OF SECTION 33 BEING S 89°13'18" E AS PER RECORD PLAT.
2. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS IF ANY, NOT LOCATED FOR PURPOSES OF THIS SURVEY.
3. THE SUBJECT LAND LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 120153-0410-C (FIRM INDEX DATED 6/30/99). SUBJECT TO VERIFICATION.
4. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
5. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE CERTIFIED TO WILL BE AT THEIR SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
6. SUBJECT TO EASEMENTS, DEDICATIONS AND RESTRICTIONS OF RECORD.
7. THE DESCRIPTION SHOWN HEREON WAS CREATED BY THIS FIRM FOR THE PURPOSE OF PARCEL DIVISIONS AND IS BASED ON THE BOUNDARY SURVEY OF THE PARENT PARCEL, JOB# B8718, COMPLETED BY THIS FIRM ON 11-13-2000. THE CONCEPTUAL PLAN FOR WINDING CREEK PHASE II, SUBPHASES A AND B PROVIDED BY LOMBARDO, SKIPPER & FOLEY, INC. AND THE PLAT OF WINDING CREEK ROADWAYS PHASE II, SUBPHASE A AS RECORDED IN PLAT BOOK 43, PAGES 1 THROUGH 9, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
8. SUBJECT TO RESTRICTIONS, CONDITIONS, RESERVATIONS, EASEMENTS, AND OTHER MATTERS CONTAINED ON THE PLAT OF WINDING CREEK ROADWAYS PHASE II, SUBPHASE A AS RECORDED IN PLAT BOOK 43, PAGES 1 THROUGH 9, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
9. SUBJECT TO DECLARATION OF COVENANTS, EASEMENTS AND RESTRICTIONS FOR WINDING CREEK SUBDIVISION AS RECORDED IN OFFICIAL RECORD BOOK 1760, PAGES 576 THROUGH 655, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
10. THE JURISDICTIONAL WETLANDS LINE, CONSERVATION EASEMENT LINE, A.C.O.E. LINE AND WETLANDS BUFFER LINE SHOWN HEREON ARE BASED ON THE ELECTRONIC DRAWING PROVIDED BY LOMBARDO, SKIPPER & FOLEY, INC. THROUGH THE PROPERTY OWNER. THE JURISDICTIONAL WETLANDS LINE WAS USED TO CALCULATE UPLANDS ACREAGE.

DESCRIPTION PARCEL 121

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 34 SOUTH, RANGE 22 EAST, MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 32, TOWNSHIP 34 SOUTH, RANGE 22 EAST, MANATEE COUNTY, FLORIDA; THENCE S02°10'02"W, ALONG THE EAST LINE OF SAID SECTION 32, A DISTANCE OF 4074.61 FEET TO A POINT ON THE NORTHERLY PLATTED RIGHT-OF-WAY LINE OF 20TH PLACE EAST, A 100 FOOT WIDE PRIVATE ROAD, INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENT AS PER THE PLAT OF WINDING CREEK ROADWAYS PHASE II, SUBPHASE A, PRIVATE ROADS IN A RURAL SUBDIVISION AS RECORDED IN PLAT BOOK 43, PAGES 1 THROUGH 9, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAID POINT BEING A POINT ON A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1050.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 16°55'44", A DISTANCE OF 310.24 FEET (CHORD = 309.11 FEET, CHORD BEARING = S59°59'56"W) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1450.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 40°14'07", A DISTANCE OF 1018.24 FEET (CHORD = 997.45 FEET, CHORD BEARING = S71°39'08"W) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N88°13'49"W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 919.41 FEET; THENCE S01°46'11"W, 100.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 20TH PLACE EAST, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1050.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 03°39'39", A DISTANCE OF 67.09 FEET (CHORD = 67.08 FEET, CHORD BEARING = N86°24'00"W) FOR A **POINT OF BEGINNING**; THENCE CONTINUE WESTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 11°13'55", A DISTANCE OF 205.84 FEET (CHORD = 205.51 FEET, CHORD BEARING = N78°57'12"W); THENCE S16°39'46"W, 824.34 FEET; THENCE S84°14'45"E, 365.10 FEET; THENCE N05°25'50"E, 790.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.23 ACRES, MORE OR LESS.

CERTIFIED TO:
STEVEN G. ARRINGTON
KERRYANNE G. ARRINGTON
BANK OF AMERICA, N.A.
BARNES WALKER TITLE, INC.
ATTORNEYS' TITLE INSURANCE FUND, INC.

ADDRESS:
40320 20TH PLACE EAST

BOUNDARY SURVEY

FOR STEVEN & KERRYANNE ARRINGTON

LYING IN SECTION 32 TOWNSHIP 34 SOUTH, RANGE 22 EAST, MANATEE COUNTY, FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY: Leo Mills
LEO MILLS, REGISTERED STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER No. 1735

DATE: 12-8-04	JOB NO. C 4656	
SCALE: 1" = 100'	REVISIONS:	
DRAWN BY: LKC	12-28-04: VERIFIED SWALE IS IN ESM'T NOW	
CHECKED BY: MLM		

Leo Mills & Associates, Inc.
LICENSED BUSINESS #613
SURVEYING - LAND PLANNING
620 8th AVENUE
PALMETTO, FL 34221
(941) 722-2460
22 NORTH POLK AVENUE
ARCADIA, FL 34266
(863) 993-4141

FILE: WINDINGCREEK-1221.DWG STA.1 PROCODO: C3220.CGO STA.1

Dr. 28 # 125