

DESCRIPTION:

(Official Records Book 10657, Page 1973)

A tract of land lying in the East 1/2 of Section 28, Township 25 South, Range 20 East, Pasco County, Florida, more particularly described as follows: Begin at the NW corner of the East 1/2 of stated Section 28; thence S 00 degrees 00'50" W, along the West boundary of the East 1/2 of stated Section 28, said West boundary being also the East boundary of Lakeside Estates, Inc., Unit 1, as recorded in Plat Book 6, Page 17 of the Public Records of Pasco County, Florida, a distance of 2302.28 feet for a Point of Beginning, thence S 89 degrees 59' 01" E, a distance of 333.82 feet, thence S 00 degrees 04' 01" E, a distance of 1267.63 feet to a point on the North right of way boundary of Elam Road; thence S 77 degrees 27'42" W, along stated North right of way boundary of Elam Road a distance of 130.99 feet to a point of curvature; thence on an arc to the right a distance of 210.68 feet with a radius of 1936.47 feet subtended by a chord of 210.59 feet, chord bearing S 80 degrees 30'43" W, to a point on curve, said point being on the East boundary of stated Lakeside Estates, Inc., Unit 1; thence N 00 degrees 00'50" E, along stated East boundary of Lakeside Estates Unit 1, a distance of 1330.62 feet to the Point of Beginning. (Tract 3)

AND

(Official Records Book 5508, Page 652)

Parcel 1: A tract of land lying in the East 1/2 of Section 28, Township 25 South, Range 20 East, Pasco County, Florida, more particularly described as follows: Begin at the NW corner of the East 1/2 of stated Section 28; thence North 89 degrees 56'40" E (assumed bearing), along the North boundary of stated Section 28, a distance of 550.12 feet; thence S 00 degrees 04' 01" E, a distance of 2027.05 feet for a POINT OF BEGINNING; thence N 77 degrees 27' 42" E, a distance of 274.72 feet; thence S 00 degrees 04' 01" E, a distance of 1784.52 feet to a point on the North right of way boundary of Elam Road; thence S 77 degrees 27'42" W, along the North right of way of Elam Road, a distance of 250 feet; thence N 00 degrees 04' 01" W, a distance of 1784.52 feet; thence N 77 degrees 27' 42" E, a distance of 225.28 feet to the POINT OF BEGINNING. TOGETHER with an easement over and across the following described land: The West 50 feet of the East 350 feet of the East 1/2 of Section 28, Township 25 South, Range 20 East, Pasco County, Florida, lying North of the North right of way line of Elam Road.

AND

(Official Records Book 4065, Page 623)

Commencing at NW Corner of E 1/2 of Section then along North Boundary of SEC N89D6 56' 40" E 550.12 feet then S00D6 04' 01" E 2027.05 feet then N77D6 27' 42" E 274.72 feet for a Point of Beginning then N77D6 27' 42" E 250 feet then S00D6 04' 01" E 1784.52 feet to North RW LN of Elam Road then along said RW LN S77D6 27' 42" W 250 feet then N00D6 04' 01" W 1784.52 feet to point of beginning together with easement for access to and from King Lake Official Records Book 1564 Page 1086 of the Public Records of Pasco County, Florida.

AND

(Official Records Book 9919, Page 3705)

Tract #6: A tract of land lying in the E 1/2 of Sec. 28, Twp. 25S., Rge. 20E., Pasco County, Florida; more particularly described as follows: Begin at the NW cor. of the E. 1/2 of stated Section 28; thence N 89 degrees 56'40" E (assumed bearing) along the N. boundary of stated Sec. 28 a dist. of 550.12 ft.; thence S 00 degrees 04'01" E a dist. of 2027.05 ft.; thence N 77 degrees 27'42" E a dist. of 274.72 ft. for a P.O.B.; thence continue N 77 degrees 27'42" E a dist. of 250.0 ft.; thence S 00 degrees 04'01" B a dist. of 1784.52 ft., to a point on the North right-of-way boundary of Elam Rd.; thence S 77 degrees 27'42" W along the N. right-of-way 250.0 ft.; thence N 00 degrees 04'01" W a dist. of 1784.52 ft. to the P.O.B. Cont. 10 A. m.o.l.; together with an easement over and across the following described:

The W. 50ft. of the E. 350 ft. of the E 1/2 of Sec. 28, Twp. 25S., Rge. 20E., Pasco County, Florida lying N. of the N. right-of-way line of Elam Rd., Subject to timber rights conveyed to Georgia-Pacific Corp., in Timber Deed recorded in Official Records Book 906, Page 379 of the Public Records of Pasco County, Florida. All persons buying land in King Lake Subdivision will have access to King Lake.

AND

(Official Records Book 9919, Page 3705)

A tract of land lying in the East 1/2 of Section 28, Township 25 South, Range 20 East, Pasco County, Florida, more particularly described as follows: Begin at the Northwest corner of the East 1/2 of Section 28; thence North 89 deg. 56'40" East (assumed bearing) along the North boundary of stated Section 28 a distance of 550.12 feet; thence South 00 deg. 04'01" East a distance of 2027.05 feet; thence North 77 deg. 27' 42" East a distance of 274.72 feet for a Point of Beginning; thence continue North 77 deg. 27' 42" East a distance of 250.0 feet; thence South 00 deg. 01'02" East a distance of 1784.52 feet to a point on the North right-of-way boundary of Elam Road; thence South 77 deg. 27'42" West along the North right-of-way boundary of Elam Road a distance of 250.0 feet; thence North 00 deg. 04'01" West a distance of 1784.52 feet to the Point of Beginning.

Together with an easement for access to and from King Lake over and across the following described real property:

The West 50 feet of the East 350 feet of Section 28 lying North of Elam Road; The West 50 feet of the East 350 feet of the South 700 feet of Section 21; The North 50 feet of the South 700 feet of the East 350 feet of Section 21; and begin at the southwest corner of stated Section 22; thence North (assumed bearing) along the West boundary of stated Section 22 a distance of 700.0 feet for a Point of Beginning; thence continue North along the West boundary of stated Section 22 a distance of 25.0 feet; thence South 89 deg. 45' 17" East a distance of 835.0 feet; thence North a distance of 25.0 feet; thence South 89 deg. 45' 17" East a distance of 1984.13 feet to a point on the East boundary of the West 1/2 of stated Section 22; thence South 00 deg. 15'17" West along the East boundary of the West 1/2 of stated Section 22, a distance of 50.0 feet; thence North 89 deg. 45'17" West along a line 700.0 feet North of and parallel to the South boundary of stated Section 22 a distance of 2818.91 feet to the Point of Beginning.

(Official Records Book 4874, Page 1502)

A tract of land lying in the East 1/2 of Section 28, Township 25 South, Range 20 East, Pasco County, Florida, more particularly described as follows: Begin at the Northwest corner of the East 1/2 of stated Section 28; thence North 89 degrees 56'40" East along the North boundary of stated Section 28, a distance of 550.12 feet; thence South 00 degrees 04' 01" East a distance of 2027.05 feet; thence North 77 degrees 27' 42" East a distance of 274.72 feet to the Point of Beginning; thence continue North 77 degrees 27' 42" East a distance of 250.00 feet; thence South 00 degrees 04' 01" East a distance of 1784.52 feet to a point on the North right-of-way boundary of Elam Road; thence South 77 degrees 27' 42" West along the North right-of-way boundary of Elam Road a distance of 250.00 feet; thence North 00 degrees 04' 01" West a distance of 1784.52 feet to the Point of Beginning. TOGETHER WITH an easement over and across the following described lands: The West 50.00 feet of the East 350.00 feet of the East 1/2 of Section 28, Township 25 South, Range 20 East, Pasco County, Florida lying North of the North right-of-way line of Elam Rd., Subject to timber rights conveyed to Georgia-Pacific Corp. in Timber Deed recorded in Official Records Book 906, Page 379 of the Public Records of Pasco County, Florida.

\* There is an apparent scrivener error/misreading call within a portion of the easement description in Official Records Book 9919, Page 3705, which omits of the South 750 feet. The easement description in Official Records Book 1564, Page 1086, appears to describe the same access easement to Lake King and contains "of the South 750 feet" which makes the three portions of the access easement to Lake King contiguous.

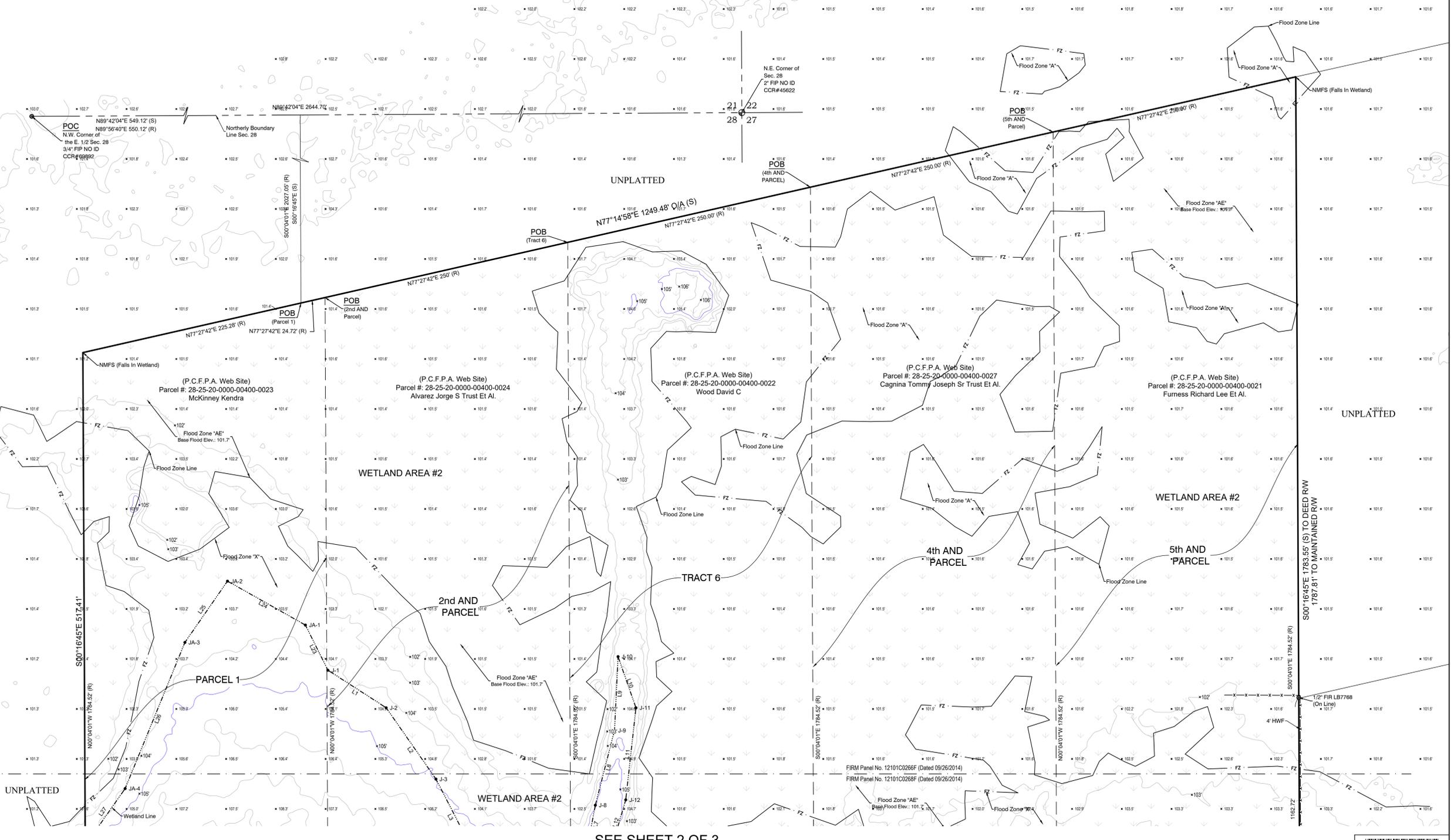


Table with 3 columns: Line #, Bearing, Distance. It lists various boundary lines and their measurements, such as L1: S57°19'09"E 69.57', L2: S35°01'49"E 87.07', etc.

Table with 3 columns: Line #, Bearing, Distance. It lists wetland area boundaries and other specific measurements, such as L13: S01°35'51"E 49.28', L14: S03°32'28"W 130.47', etc.

ACCESS NOTE: The properties described hereon have direct access to Elam Road, being a publicly dedicated right-of-way. The Maintained right-of-way line for Elam Road per right-of-way Map Book 2, Page 376, was found monumented and is plotted hereon. The Northern right-of-way line per the Deeds of the properties described hereon was also found monumented and is plotted hereon. Said Maintained Northern right-of-way per Map Book 2, Page 376 and said Northern right-of-way line per Deed are not contiguous. (See Sheet 3)

CONTIGUITY STATEMENT: The properties described hereon are contiguous along their common boundary lines and contain no gaps, cores, overlaps, or hiatuses.

TIMBER DEED NOTE: The Timber Deed recorded in Official Records Book 906, Page 379, executed on August 31, 1977, was granted for a period of one year with a maximum extension period of one year.

FLOOD ZONE: The property described hereon is located in Zones "X", "A" (Base Flood Elevation Community Determined), & "AE" (Base Flood Elevation 101.7 feet NAVD 88) per Flood Insurance Rate Map Numbers 12101C0266F & 12101C0268F, Effective Date 09/26/2014. Community No. 120230 Insurance Plans 0266 F & 0268 F.

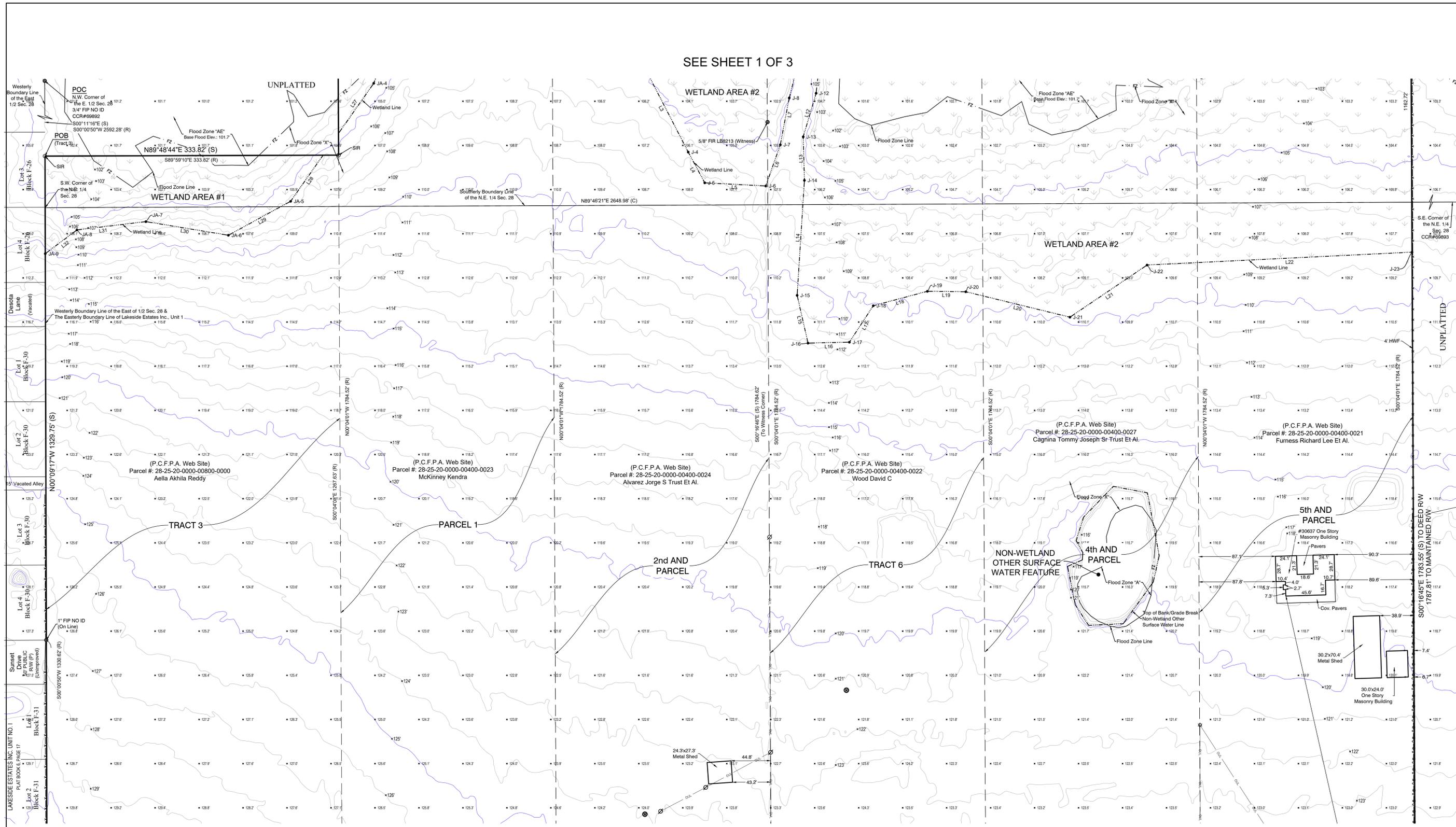
NOTES: 1. No underground installation or improvements have been located except those shown hereon. 2. LANDMARK ENGINEERING & SURVEYING CORPORATION'S Certificate of Authorization Number to provide surveying is LB3913. 3. This drawing not valid without the original signature and seal of a Florida Registered Surveyor & Mapper. 4. As used on this drawing, certify means to state or declare a professional opinion of conditions regarding those facts or findings which are the subject of the certification and Does Not constitute a warranty or guarantee, either expressed or implied. This certification is only for the lands as described. It is Not a Certificate of Title, Zoning, Easements or Freedom of Encumbrances. 5. No instruments of record reflecting easements, rights-of-way and/or ownership were furnished to this surveyor except as shown hereon. 6. No interior occupation was located other than that shown hereon. 7. The 50x50 grid topography and contour lines shown hereon were provided by SunTech Solutions, Inc., Project Number 241875, dated October 28, 2024. Topography and contours were obtained utilizing a Snoopy V-Series Riegl VUX-1UAV LiDAR sensor. 8. Interior fencing, livestock pens, mobile homes, and other interior occupation other than that shown hereon was not located.

BOUNDARY & TOPOGRAPHIC SURVEY. This Survey Certified To: Stellar Communities. Includes a table for REVISIONS, SURVEYORS CERTIFICATE, and a signature block for JAKE W. HARRIS, DATE OF SIGNATURE 12-17-2024. SHEET 1 OF 3. LANDMARK Engineering & Surveying Corporation logo and contact information.

\\202007\CAD\DWG\2024\075\_ElemRwSubParcel.dwg - 11/20/2024 - 11:03:09 AM

SEE SHEET 1 OF 3

SEE SHEET 3 OF 3



Line #	Bearing	Distance	Line #	Bearing	Distance
L1	S57°19'09"E	69.57'	L16	N88°42'53"E	47.07'
L2	S35°01'49"E	87.07'	L17	N33°20'46"E	49.39'
L3	S27°23'43"E	98.43'	L18	N75°06'28"E	63.65'
L4	S23°25'20"E	39.59'	L19	S39°15'38"E	43.63'
L5	S87°02'10"E	69.47'	L20	S76°20'03"E	121.90'
L6	N19°30'23"E	49.45'	L21	N56°03'12"E	105.70'
L7	N10°48'28"E	54.03'	L22	N87°13'34"E	301.66'
L8	N14°29'33"E	77.18'	L23	N28°34'47"W	50.50'
L9	N02°44'19"E	73.94'	L24	N60°43'09"W	89.76'
L10	S19°21'45"E	54.30'	L25	S34°55'11"W	74.72'
L11	S06°22'16"W	92.61'	L26	S22°19'27"W	158.03'
L12	S16°32'31"W	51.48'	L27	S35°16'17"W	69.46'
L13	S01°39'51"E	49.28'	L28	S35°16'17"W	63.91'
L14	S03°39'28"W	130.47'	L29	S61°38'29"W	60.55'
L15	S12°53'00"E	55.48'	L30	N80°39'35"W	95.10'
			L31	S83°06'44"W	78.97'
			L32	S53°20'27"W	44.88'



NOTE:  
SEE SHEET 1 FOR DESCRIPTION,  
NOTES AND LEGEND.

Drawn: JWH

Job No.: 2240075

**LANDMARK**  
Engineering & Surveying Corporation

8515 Palm River Road  
(813) 621-7841  
www.lmsc.com

Tampa, Florida 33619  
(813) 864-1832 (fax)  
L.B. # 3913

SHEET  
2 OF 3

