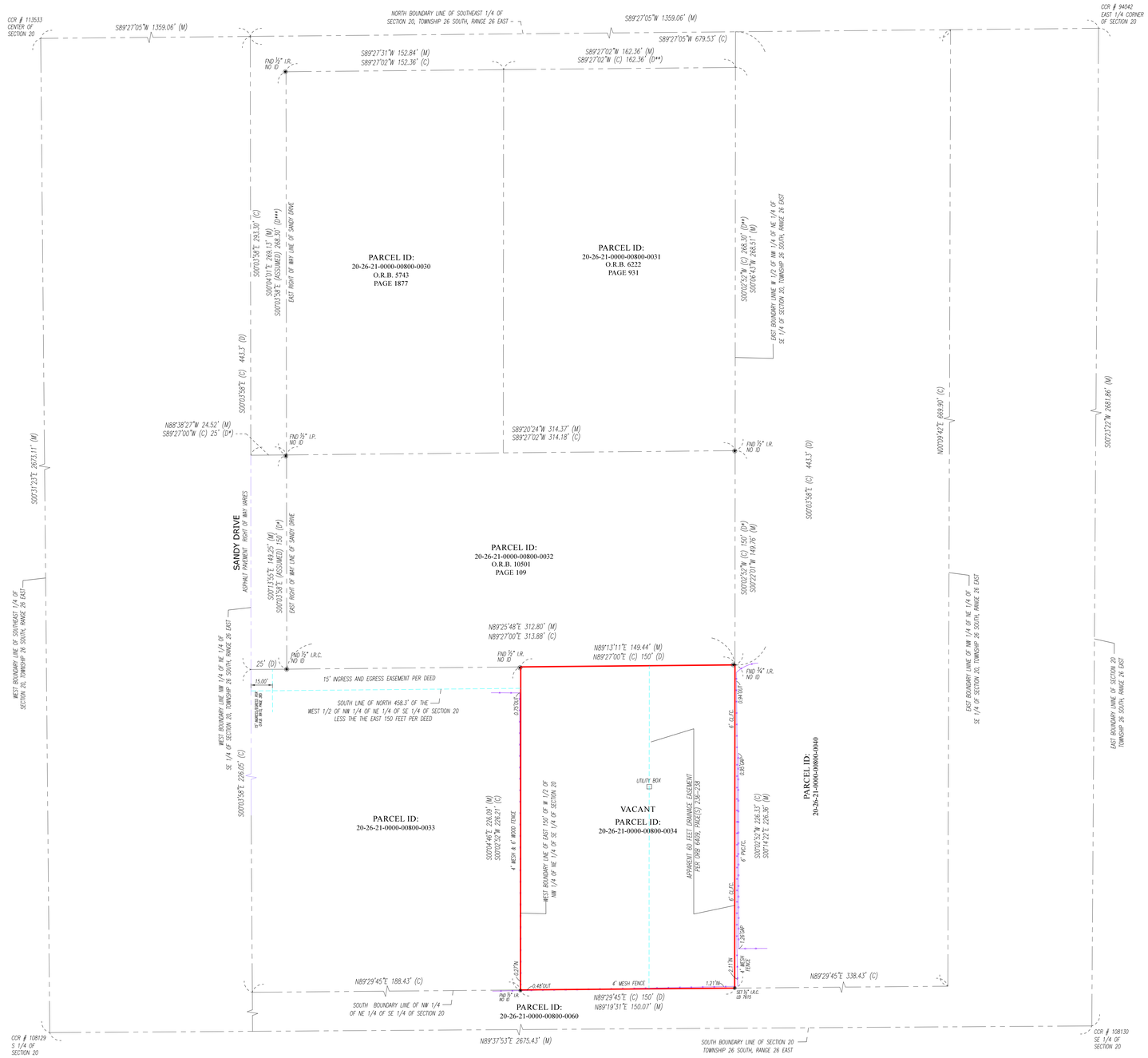
BOUNDARY SURVEY

N
W E
S

SCALE 1":40'

Legal Description:

The East 150.0 feet of the West ½ of the Northwest ¼ of the Northeast ¼ of the Southeast ¼ of Section 20, Township 26 South, Range 21 East, Pasco County, Florida. LESS the North 443.3 feet thereof. TOGETHER WITH an easement for ingress and egress over and across the South 15.0 feet of the North 458.3 feet of the West ½ of the Northwest ¼ of the Northeast ¼ of the Southeast ¼ of Section 20, less the East 150.00 feet thereof.



Address: 3352 Sandy Drive, Zephyrhills, Florida 33541

Basis of Bearing:

Bearings shown hereon are based on the EAST Right-of-Way line of SANDY DRIVE, ASSUMED to be S 00°03'58" E.

Flood Insurance Rate Map:

Community Number: 120230 Panel: 0453
Suffix "F" Flood Insurance Rate Map
Dated September 26, 2014 Flood Zone: " A "
Map ID: 12101C0453F

Certified to/ for the exclusive use of:

Douglas S. Macaluso

Abbreviations:

(D)	= DEED
(M)	= MEASURE
(P)	= PLAT
(A)	= ASSUMED
(C)	= COMPUTED
BLK.	= BLOCK
COV'D	= COVERED
O.H.L.	= OVERHEAD LINES
CATV.	= CABLE TV RAISER
C.L.	= CENTER LINE
℄	= CENTER LINE
DESC.	= DESCRIPTION
ELEV.	= ELEVATION
ID.	= IDENTIFICATION
R.O.W.	= RIGHT OF WAY
R/W	= RIGHT OF WAY
ESMT.	= EASEMENT
U.E.	= UTILITY EASEMENT
D.E.	= DRAINAGE EASEMENT
D.U.E.	= DRAINAGE UTILITY EASEMENT
P.D.E.	= PRIVATE DRAINAGE EASEMENT
E.P.E.	= ELECTRIC POWER EASEMENT
E.S.D.E.	= ENVIRONMENTAL SWALE AND DRAINAGE EASEMENT
DRAIN.	= DRAINAGE
UTIL.	= UTILITY
SET I.R.C.	= 1/2" I.R.C. LB 7615
I.P.	= IRON PIPE
I.R.	= IRON ROD
N&D	= NAIL AND DISK
FND	= FOUND
LS	= LAND SURVEYOR
PLS	= PROFESSIONAL LAND SURVEYOR
PSM	= PROFESSIONAL LAND SURVEYOR AND MAPPER
RLS	= REGISTERED LAND SURVEYOR
LB	= LICENSES BUSINESS
I.R.C.	= IRON ROD AND CAP
I.P.C.	= IRON PIPE AND CAP
C.M.	= CONCRETE MONUMENT
P.C.P.	= PERMANENT CONTROL POINT
P.R.M.	= PERMANENT REFERENCE MONUMENT
P.O.L.	= POINT ON LINE
P.R.C.	= POINT OF REVERSE CURVATURE
P.C.C.	= POINT OF COMPOUND CURVATURE
W.P.	= WITNESS POINT
T.B.M.	= TEMPORARY BENCH MARK
O.R.	= OFFICIAL RECORD
P.O.C.	= POINT OF COMMENCEMENT
P.C.	= POINT OF CURVATURE
P.I.	= POINT OF INTERCEPTION
P.T.	= POINT OF TANGENCY
R.P.	= RADIUS POINT
Δ:	= CENTRAL ANGLE
L:	= ARC LENGTH
CB:	= CHORD BEARING
R:	= RADIUS
F.F.E.	= FINISH FLOOR ELEVATION
A/C	= AIR CONDITIONER
W/H	= WATER HEATER
W/P	= WATER PUMP
CONC.	= CONCRETE
CONC.F.C.	= CONCRETE FENCE
WD.FC.	= WOOD FENCE
PVC.FC.	= VINYL FENCE
CL.FC.	= CHAIN LINK FENCE
AL.FC.	= ALUMINUM FENCE
MT.FC.	= METAL FENCE
BFP.	= BACK FLOW PREVENTER
S.MH.	= STORM SEWER MANHOLE
T.MH.	= TELEPHONE MANHOLE
FH.	= FIRE HYDRANT
W/M	= WATER METER
W/V	= WATER VALVE
I/V	= IRRIGATION VALVE
C/O	= CLEAN OUT
LP.	= LIGHTING POLE
PP.	= POWER POLE
WPP.	= WOOD POLE

SURVEY NOTES:
- • THERE ARE FENCES ON OR NEAR THE SOUTHERLY, WESTERLY AND EASTERLY BOUNDARY LINES.
- • THERE ARE NO OTHER SIGNIFICANT OBSERVATIONS.

Surveyor's Notes:

1. Legal Description provided by others
2. The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the Plat.
3. Underground portions of footings, foundations or other improvements were not located.
4. Wall ties are to the face of the wall and are not to be used to reconstruct boundary lines.
5. Only visible encroachments located.
6. No identification found on property corners unless otherwise shown.
7. Dimensions shown are Plat and Measured unless otherwise shown.
8. Fence ownership not determined.
9. This survey depicted here forms a closed geometric figure.
10. No underground improvements or visible installations have been located other than shown.
11. This survey is prepared for the exclusive use and benefit of the parties listed hereon liability to third parties may not be transferred or assigned.
12. This drawing may not be scaled due to electronic transfer.
13. This survey does not reflect or determine ownership.
14. Fence corners and building corners are witness monuments to obstructed corners, dimensions are as shown.
15. Subject to any dedication, limitations, restrictions, reservations, and/or easement of record no examination of Title made by Surveyor.
16. This Survey is not an ALTA/ACSM Land Title Survey.
17. This Survey was prepared without the benefit of a commitment for Title Insurance.
18. The flood data provided is for informational purposes only. The Surveyor makes no guarantees as to the accuracy of the Information provided. The local F.E.M.A. Agency should be contacted for verification.
19. This Survey is intended for mortgage or refinance purposes only. Exclusively for this used by those to whom it is certified. This Survey is not to be used for Construction, permitting, design, or any other use without the written consent of LEBRON GROUP SURVEYING AND MAPPING CORP. PHOTOCOPYING FORBIDDEN. COPYRIGHTED MATERIAL.
20. Boundary bases on existing monumentation and or occupation as found in field, other matters not known to this surveyor at time of survey may affect Boundary lines shown hereon.
21. (D*)(D**)(D**)= Denotes Neighbor's Parcel Deed Recorded as shown on Survey.

THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

JOSE RAUL NEGRON LICENSE NUMBER L.S.6850 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

CODE:3352SANDYDRIVE20220450 DATE: 03/02/2022
HECTOR LEBRON PSM #6634 JOSE R. NEGRON PSM#6850
Professional Surveyor and Mapper Professional Surveyor and Mapper
"NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED RAISED/ ELECTRONIC SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."

LEB/ON G/OUP LICENSE BUSINESS #7615
LAND SURVEYING AND MAPPING CORP.
★BOUNDARY ★TOPOGRAPHY ★CONSTRUCTION SUPPORT ★GPS SERVICES
Licenses Business #7615
2236 Winter Woods Blvd. S. 1000 Winter Park, Fl. 32792
Phone (407) 781-9329 Fax (407) 517-4393
Website WWW.LEBRONGROUP.COM

REVISIONS	DATE	DESCRIPTION	APP

ADDRESS: 3352 SANDY DRIVE, ZEPHYRHILLS, FLORIDA 33541
PARCEL ID: 20-26-21-0000-00800-0034

DATE: 03/01/2022	
DRAWN: EJMR	
CHECKED: H.L.	
CADD:	
JOB NO. 2022-0450	SHEET 1