

SCALE 1"=40'

# BOUNDARY SURVEY

## Legal Description:

The South 150 feet of the North 443.3 feet of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 26 South, Range 21 East, Pasco County, Florida, Less the West 25 feet thereof for Road Right-of-Way.



Address: 3418 Sandy Drive, Zephyrhills Florida 33541



Certified to/for the exclusive use of:  
Douglas S. Macaluso  
United Wholesale Mortgage  
Milestone Title Services, LLC  
First American Title Insurance Company

## Flood Insurance Rate Map:

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

## 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.

## Surveyor's Notes:

- Legal Description provided by others
- The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the Plat.
- Underground portions of footings, foundations or other improvements were not located.
- Wall ties are to the face of the wall and are not to be used to reconstruct boundary lines.
- Only visible encroachments located.
- No identification found on property corners unless otherwise shown.
- Dimensions shown are Plat and Measured unless otherwise shown.
- Fence ownership not determined.
- This survey depicted here forms a closed geometric figure.
- No underground improvements or visible installations have been located other than shown.
- 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.
- This drawing may not be scaled due to electronic transfer.
- This survey does not reflect or determine ownership.
- Fence corners and building corners are witness monuments to obstructed corners, dimensions are as shown.
- Subject to any dedication, limitations, restrictions, reservations, and/or easement of record no examination of Title made by Surveyor.
- This Survey is not an ALTA/ACSM Land Title Survey.
- This Survey was prepared without the benefit of a commitment for Title Insurance. 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.
- 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. PHOTOCOPIING FORBIDDEN. COPYRIGHTED MATERIAL. Boundary bases on existing monumentation as found in field, other matters not known to this surveyor at time of survey may affect Boundary lines shown hereon.

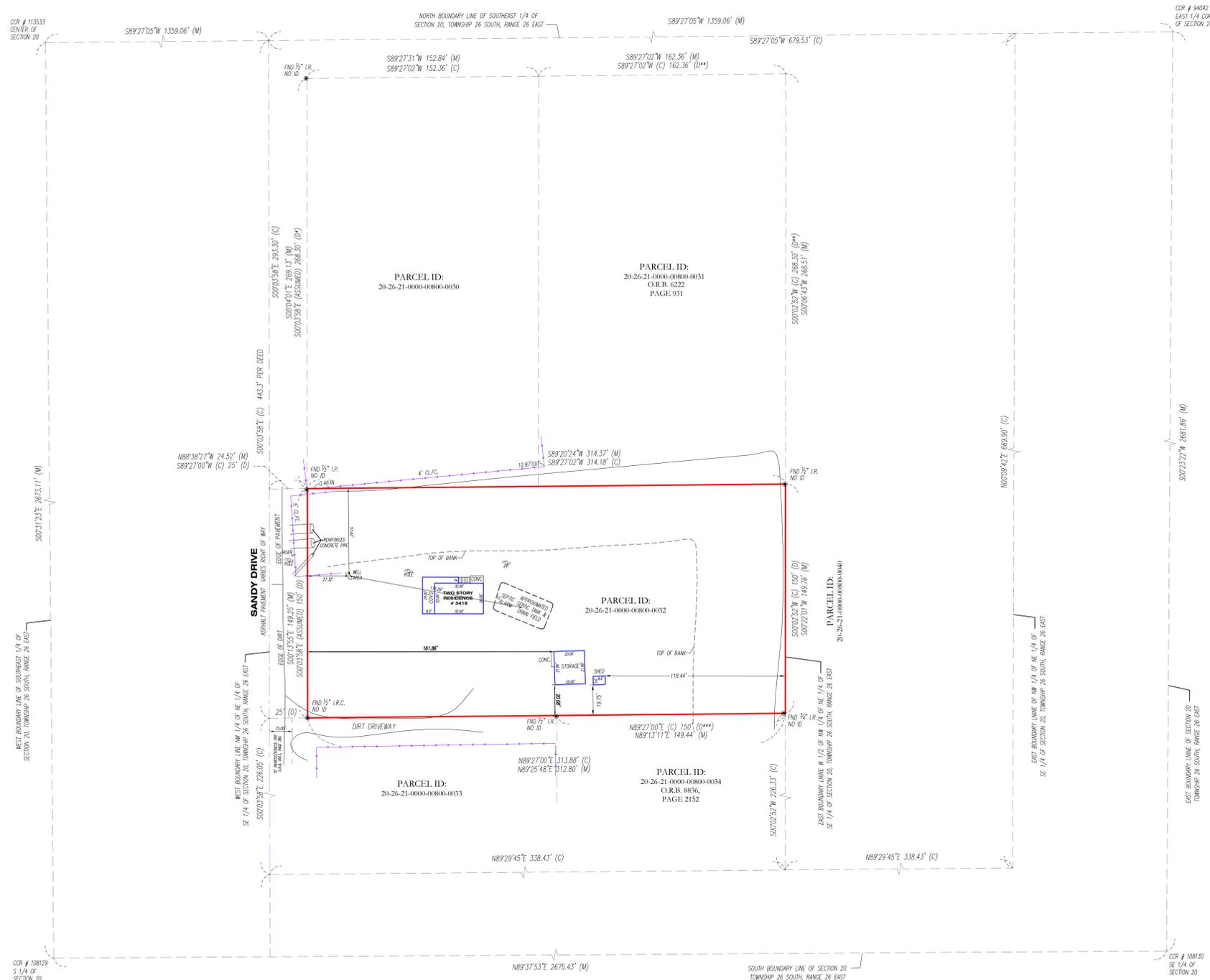
THIS SURVEY MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

## Abbreviations:

- (D) = DEED
- (M) = MEASURE
- (P) = PLAT
- (A) = ASSUMED
- (C) = COMPUTED
- BLK. = BLOCK
- COVD = COVERED
- O.H.L. = OVERHEAD LINES
- CATV. = CABLE TV RAISER
- CL. = CENTER LINE
- C. = 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
- B = 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.F.C. = WOOD FENCE
- PVC.F.C. = VINYL FENCE
- CL.F.C. = CHAIN LINK FENCE
- AL.F.C. = ALUMINUM FENCE
- MT.F.C. = METAL FENCE
- B.F.P. = BACK FLOW PREVENTER
- S.M.H. = STORM SEWER MANHOLE
- T.M.H. = TELEPHONE MANHOLE
- F.H. = 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

## Legend:

- = WOOD FENCE
- = CHAIN LINK FENCE
- = PLASTIC FENCE
- = POWER POLE
- = LIGHT POLE
- = PAVERS
- = CONCRETE
- = ASPHALT



- SURVEY NOTES:**
- THERE ARE FENCES ON OR NEAR PORTIONS OF THE NORTHERLY, SOUTHERLY AND WESTERLY BOUNDARY LINES.
  - THERE ARE NO OTHER SIGNIFICANT OBSERVATIONS.

**LEBRON GROUP** LICENSE BUSINESS #7615

**LAND SURVEYING AND MAPPING CORP.**

Professional Surveyor and Mapper  
Professional Surveyor and Mapper  
Professional Surveyor and Mapper

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Website WWW.LEBRONGROUP.COM

APP	DATE	DESCRIPTION

**ADDRESS: 3418 SANDY DRIVE, ZEPHYRHILLS FLORIDA 33541**

DATE: 11/03/2021  
DRAWN: E.H.  
CHECKED: JRN  
CADD: EJM  
JOB NO. 2021-2973  
SHEET 1

CODE: 3418SANDYDRIVE20212973  
HECTOR LEBRON PSM #6634  
Professional Surveyor and Mapper

DATE: NOVEMBER 10, 2021  
JOSE R. NEGRON PSM#6850  
Professional Surveyor and Mapper

\*NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED BASED/ ELECTRONIC SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER.\*