

LEGAL DESCRIPTION

SEC 35, TWP 25S, RGE 16E

THE NORTH 192 FEET OF THE SOUTH 217 FEET OF THE WEST 251.13 FEET OF TRACT 46, IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PORT RICHEY LAND COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 60, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS ROAD RIGHT-OF-WAY ON THE SOUTH AND ON THE WEST. ALSO LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; RUN THENCE SOUTH 89°25'53" EAST, A DISTANCE OF 40.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 35 TO THE EAST RIGHT-OF-WAY LINE OF MOON LAKE ROAD AS IT PRESENTLY EXISTS; THENCE NORTH 00° 16'52" EAST A DISTANCE OF 45.00 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE TRUE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°16'52" EAST A DISTANCE OF 172.00 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 89°25'53" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 00° 16'52" WEST A DISTANCE OF 132.00 FEET; THENCE SOUTH 57°30'25" EAST A DISTANCE OF 47.28 FEET; THENCE SOUTH 89°25'53" EAST A DISTANCE OF 191.00 FEET; THENCE SOUTH 00° 16'52" WEST A DISTANCE OF 35.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DECUBELLIS ROAD AS IT PRESENTLY EXISTS; THENCE ALONG LAST SAID RIGHT-OF-WAY LINE NORTH 89°25'53" WEST A DISTANCE OF 231.00 FEET; THENCE NORTH 44°34'31" WEST A DISTANCE OF 28.35 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL NO: 35-25-16-0030-004600-0080

THE NORTH 96 FEET OF THE SOUTH 313 FEET OF TRACT 46, SECTION 35, TOWNSHIP 25 SOUTH, RANGE 16 EAST, SAID TRACT BEING NUMBERED AND DESIGNATED IN ACCORDANCE WITH THE PLAT OF THE PO11 RICHEY LAND COMPANY RECORDED IN PLAT BOOK 1, PAGE 61, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS THE WEST 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY FOR STATE ROAD NO. S-587; THE SOUTH LINE OF SAID TRACT 46 BEING THE SAME AS THE SOUTH LINE OF SAID SECTION 35. SUBJECT TO PERPETUAL EASEMENT FOR RIGHT-OF-WAY BEING DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF TRACT 46 SECTION 35, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PORT RICHEY LAND COMPANY SUBDIVISION AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 60 AND 61 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, THENCE RUN NORTH 00° 16' 52" EAST, 217.00 FEET ALONG THE WESTERLY BOUNDARY LINE OF SAID TRACT 46; THENCE SOUTH 89° 25' 33" EAST 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 16' 52" EAST, 96.00 FEET; THENCE SOUTH 89° 25' 33" 11 EAST, 20.00 FEET; THENCE SOUTH 00° 16' 52" WEST 96.00 FEET; THENCE NORTH 89° 25' 33" WEST 20.00 FEET TO THE POINT OF BEGINNING.

PARCEL NO: 35-25-16-0030-004600-0070

SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD

SCHEDULE B-II, EXCEPTIONS:

COMMITMENT NUMBER: 1546439

1-5 - STANDARD/GENERAL EXCEPTIONS

6 - ALL MATTERS CONTAINED ON THE PLAT OF PORT RICHEY COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 60, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (SHOWN HEREON)

7 - ORDINANCE NUMBER 731 RECORDED IN O.R. BOOK 940, PAGE 1253, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY - BLANKET IN NATURE - NOTHING TO PLOT)

8 - PERPETUAL EASEMENT FOR RIGHT-OF-WAY RECORDED JULY 23, 1987, IN O.R. BOOK 1627, PAGE 793, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (SHOWN HEREON)

9 - RESTRICTIONS AS OUTLINED IN THE SPECIAL WARRANTY DEED RECORDED IN O.R. BOOK 6678, PAGE 1105, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (AFFECTS SUBJECT PROPERTY - NOTHING TO PLOT)

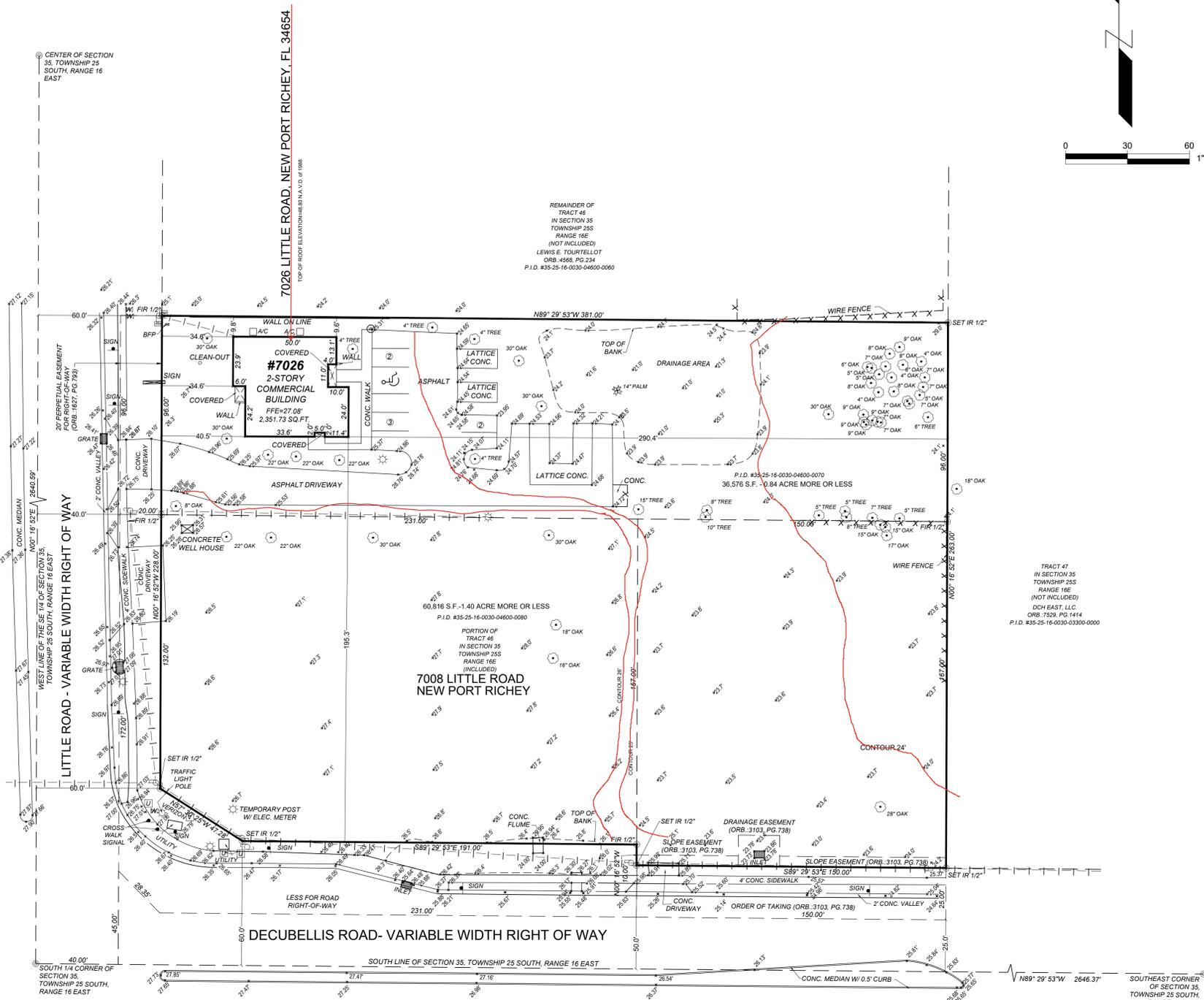
COMMITMENT NUMBER: 1544012

1-4 - STANDARD/GENERAL EXCEPTIONS

5 - ALL MATTERS CONTAINED ON THE PLAT OF PORT RICHEY COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 60 AND 61, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (SHOWN HEREON)

6 - PERPETUAL EASEMENT FOR RIGHT-OF-WAY RECORDED JULY 23, 1987, IN O.R. BOOK 1627, PAGE 793, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. (SHOWN HEREON)

7 - NOT A SURVEY ITEM



LEGEND

- A = ARC
A/C = AIR CONDITIONER
AC = ACREAGE
C.B. = CHORD BEARING
CH = CHORD
CLF = CHAIN LINK FENCE
CONC = CONCRETE
DI = DRAINAGE INLET
EL = ELEVATION
EP = EDGE OF PAVEMENT
F.F. = FINISHED FLOOR ELEVATION
FCIR = FOUND CAPPED IRON ROD
FCM = FOUND CONCRETE MONUMENT
FIR = FOUND IRON ROD
FOEP = FOUND OPEN END PIPE
GAR. EL. = GARAGE ELEVATION
HYD = HYDRANT
LP = LIGHT POLE
(M) = MEASURED
(P) = PLAT
(R) = RECORD
(C) = CALCULATED
O.R. = OFFICIAL RECORD
P.B. = PLAT BOOK
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.PIPE = PINCHED PIPE
PG. = PAGE
PP = POWER POLE
R = RADIUS
RW = RIGHT OF WAY
S.F. = SQUARE FEET
SCIR = SET 1/2" IRON ROD #5545
UP = UTILITY POLE

- Sanitary Manhole, Drainage Manhole, Manhole, Survey Control Point, Cleanout, Boundary Point Found, Found Conc. Monument, Grease Trap, Lightpole, Gas Valve, Water Valve (Potable), Water Valve (Non-Potable), Sanitary Valve, Valve, Telephone Pedestal, Electric Pedestal, Cable Television Pedestal, Service Cabinet, Valve Cover (Water), Valve Cover (Irrigation), Wire Pull Box, Water Meter Box, Hydrant, Utility Pole, Electric Transformer, Valve (Backflow), Single Support Sign, Multi Support Sign, Property Line, Center Line, Delta, Column

- Palm Tree, Tree, Utility Easement, Fence, Grade Break, Building/Boundary

SURVEYOR NOTES:

- 1. ALL EASEMENTS ARE FOR UTILITY AND OR DRAINAGE UNLESS OTHERWISE NOTED.
2. THIS SURVEY IS ONLY FOR THE USE OF THE PARTIES THAT ARE BEING CERTIFIED TO.
3. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. COMMITMENT NUMBER: 1546439 - ISSUING OFFICE FILE NUMBER: 2024-360NPR - DATED: JULY 2, 2024 AT 11:00PM (7008 LITTLE ROAD) AND COMMITMENT NUMBER: 1544012 - ISSUING OFFICE FILE NUMBER: 2024-347NPR - DATED: JULY 1, 2024 AT 11:00PM (7026 LITTLE ROAD).
4. THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH LINE OF SECTION 35, TOWNSHIP 25 SOUTH, RANGE 16 EAST.
5. CALCULATED INFORMATION IS BASED ON (A) CONCEPTUAL RECREATION OF PLAT INTENT, (B) INFORMATION REQUIRED TO SET RECORD CORNERS, & OR (C) COMPILED DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED CORNER DOCUMENTS.
6. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
7. THIS DRAWING DOCUMENTS THE BOUNDARIES AND IMPROVEMENTS AS THEY EXISTED 07/12/2024. THE SURVEYOR MAKES NO WARRANTY, WRITTEN OR OTHERWISE, AS TO THE ACCURACY AND/OR DISPOSITION OF THE BOUNDARIES BEYOND THAT DATE.
8. THE SURVEYOR ACCEPTS NO LIABILITY FOR CONSTRUCTION, ADDITIONS, AND/OR IMPROVEMENTS HEREAFTER ERRECTED.
9. BENCHMARK USED: NGS DESIGNATION D 675 / PID DK4357 - EL.=41.28' (NAVD88)
10. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED AT THE TIME OF SURVEY.
11. THERE WAS NO EVIDENCE OF PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AT TIME OF SURVEY.
12. PARKING TOTALS: 1 HANDICAP SPACE + 7 REGULAR SPACE = 8 TOTAL

CERTIFIED PARTIES

BUYER: ROOSEVELT COMMONS, LLC FOR P.I.D. #35-25-16-0030-04600-0070
OWNER: 7008 LITTLE ROAD LLC FOR P.I.D. #35-25-16-0030-04600-0080
UNDERWRITER: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
TITLE CO: LYONS LAW GROUP PA.

FLOODPLAIN CERTIFICATION: ACCORDING TO THE F.I.R.M. MAP, COMMUNITY PANEL NUMBER: 12101C/0193F DATED: 9/26/2014. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "X" AND THE BASE 100 YEAR FLOOD ELEVATION IS N/A MEAN SEA LEVEL.

This certifies that a survey of this legal described hereon was made under my supervision and that the survey complies with the Standard and Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 51-17 F.A.C. pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and accurate representation thereof to the best of my knowledge and belief, subject to notes and notations hereon. NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH MY EMBOSSED SEAL FOR REFERENCE ONLY.

07/16/2024 DATE
MOHAMMAD B. FAR, P.E.S. #5545

REVISIONS

Table with 2 columns: Description, Date/Initials

7008 and 7026 LITTLE ROAD
NEW PORT RICHEY, FL. 34654

ALTA/NSPS
LAND TITLE SURVEY

MOHAMMAD B. FAR
3152 LITTLE ROAD #333,
TRINITY, FLORIDA 34655
PHONE: (727) 375-1740 FAX: (727) 375-1741
E-MAIL: MOHAMMADBFAR@AOL.COM

JOB NO: 7008-7026
FIELD DATE: 7/12/2024
DRAWN BY: E.I.
CHECKED BY: M.B.F.

SCALE: 1"=30'

PG 1 of 1

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11, 13, 14, 16, 17, & 19-20 of Table A thereof. The field work was completed on July 12, 2024. Date of Plat or Map: July 16, 2024.