

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

Legal Description:

Tract Nine (9) and the Easterly one-half of Tract Ten (10) both in Block D, GULF COAST ACRES ADDITION, according to map or plat thereof as recorded in Plat Book 5 Page 145 of the Public Records of Pasco County, Florida.

Less and Except a portion of Lots 9 and 10 as further described Commence at the Northeast comer of said Lot 9 for a Point of Beginning, thence along the East line of said Lot 9, South 00 50'17"West, a distance of 1306.01 feet to the South line of said Lot 9; thence along said South line, North 89 35'44"West a distance of 148.43 feet thence North 00 46'57" East a distance of 881.02 feet; thence a distance of 410.32 feet along the arc of a curve to the left, said curve having a radius of 44910.69 feet, a central angle of 00 31'24" and a chord of 410.32 feet which bears North 00 31'1 5" East; thence North 89 27'54" West a distance of 331.01 feet to the West line of East 1/2 of said Lot 10; thence along said West line, North 00 47'43" East, a distance of 15.00 feet to the North line of said Lot 10; thence along the North line of said Lots 9 and 10, South 89 27'54" East, a distance of 482.58 feet to the Point of Beginning

Property Address:

SW. Corner of Little Road & Denton Avenue
Hudson, Florida 34667

23-0400
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GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
- BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
- THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- 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 TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP. OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
- THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
- THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE 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 THE ATTESTING SURVEYOR.
- THIS IS NOT AN ALTA/ACSM LAND TITLE SURVEY. NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
- THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

LEGEND & ABBREVIATIONS

A/C	AIR CONDITIONER	N.	NORTH	S/W	SIDEWALK
B.R.	BEARING REFERENCE	N&D	NAIL & DISC	SEC.	SECTION
C.	CALCULATED	N.R.	NON RADIAL	TEL.	TELEPHONE FACILITIES
C.M.	CONCRETE MONUMENT	O.H.L.	OVERHEAD LINES	T.O.B.	TOP OF BANK
CONC.	CONCRETE	O.R.B.	OFFICIAL RECORDS BOOK	TX	TRANSFORMER
CALC.	CALCULATED	P.	PLAT	TYP.	TYPICAL
CATV	CABLE TELEVISION RISER	P.B.	PLAT BOOK	U.E.	UTILITY EASEMENT
CB	CHORD BEARING	P.C.	POINT OF CURVATURE	W.	WEST
CH	CHORD	P.C.C.	POINT OF COMPOUND CURVATURE	W.M.	WATER METER
COR.	CORNER	P.C.P.	PERMANENT CONTROL POINT		
D	DESCRIPTION OR DEED	PG.	PAGE		
D.E.	DRAINAGE EASEMENT	P.I.	POINT OF INTERSECTION		
EL.	ELEVATION	P.K.	PARKER-KAYLON NAIL		
ELEV.	ELEVATION	P.O.L.	POINT ON LINE		
E.	EAST	P.P.	UTILITY POLE		
E.O.P.	EDGE OF PAVEMENT	PVC	POLYVINYL CHLORIDE		
E.O.W.	EDGE OF WATER	P.O.B.	POINT OF BEGINNING		
E.P.U.E.	ELECTRIC POWER UTILITY EASEMENT	P.O.C.	POINT OF COMMENCEMENT		
ESMT.	EASEMENT	P.R.C.	POINT OF REVERSE CURVE		
F.F.	FINISHED FLOOR	P.R.M.	PERMANENT REFERENCE MONUMENT		
FD.	FOUND	P.T.	POINT OF TANGENCY		
I.P.	IRON PIPE	R.	RADIUS		
I.R.	IRON ROD	RAD.	RADIAL		
L	ARC LENGTH	RAD. PT.	RADIUS POINT		
M.	FIELD MEASURED	R/W	RIGHT OF WAY		
M.E.	MAINTENANCE EASEMENT	S.	SOUTH		

	CENTERLINE
	CENTRAL ANGLE/DELTA
	CONCRETE
	CONC. BLOCK WALL TYPICAL
	COVERED AREA
	EXISTING ELEVATION
	PVC FENCE
	PROPERTY CORNER
	SITE BENCH MARK
	WELL
	WIRE FENCE
	WOOD DECK
	WOOD FENCE

CERTIFIED TO:

Dan-Nico Properties, LLC

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", PER F.I.R.M. COMMUNITY & PANEL NUMBER 120230-0018 G, LAST REVISION DATE 6/5/2020.

THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

NOTE:

IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.052 (2)(d)4, IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL. ©

SHEET 1 OF 2

Section 24, Township 24 South, Range 16 East

Drawn By: AV	Survey Number: 23-0400		
4			
3			
2			
1			
NO.	REVISIONS	BY	DATE

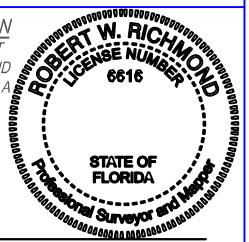
Prepared By
LakeRidge Surveying & Mapping, LLC

17316 DEER ISLAND ROAD
DEER ISLAND, FL 32778
CERTIFICATE OF AUTHORIZATION LB7723
PHONE 407-385-3151
407-385-3152
FAX 1-866-941-8789

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

LAST DATE OF FIELD SURVEY: 02-03-2023



ROBERT W. RICHMOND, Professional Land Surveyor & Mapper No. 6616, State of Florida

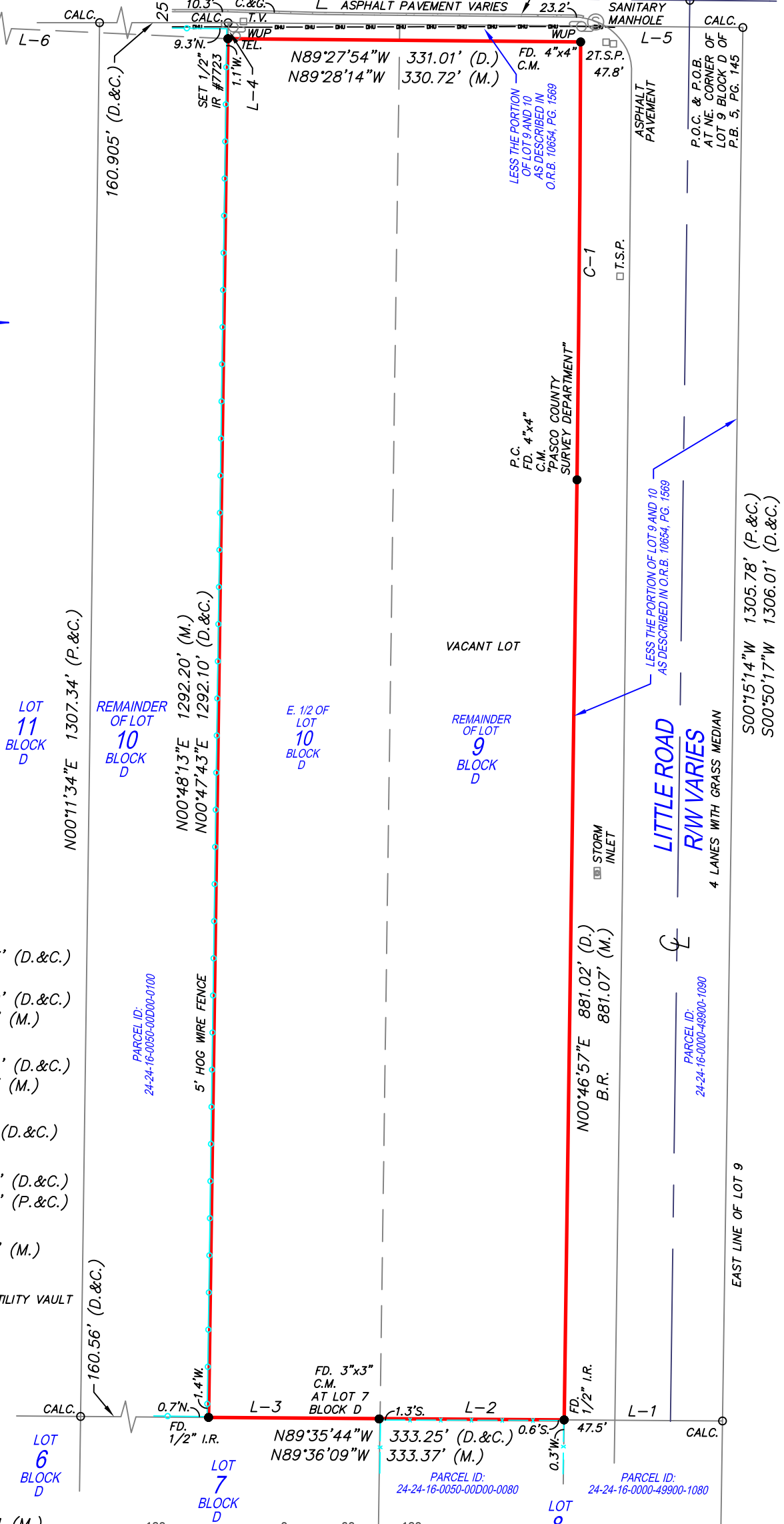
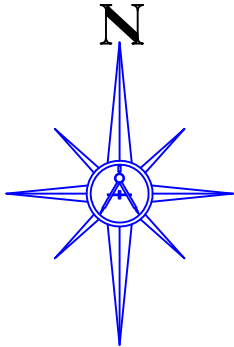
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

4TH AVENUE NORTH (PLAT)

DENTON AVENUE
R/W VARIES



- L-1
N89°35'44"W 148.43' (D.&C.)
- L-2
N89°35'44"W 172.69' (D.&C.)
N89°41'57"W 173.42' (M.)
- L-3
N89°35'44"W 160.56' (D.&C.)
N89°29'51"W 159.95' (M.)
- L-4
N00°47'43"E 15.00' (D.&C.)
- L-5
S89°27'54"E 482.58' (D.&C.)
S89°56'07"E 482.58' (P.&C.)
- L-6
S89°12'32"E 482.43' (M.)

C.&G. = CURB & GUTTER
T.S.P. = TRAFFIC SIGNAL UTILITY VAULT

C-1 (D.) C-1 (M.)
R = 44910.69' R = 44910.69'
Δ = 00°31'24" Δ = 00°31'25"
A = 410.32' A = 410.35'



GRAPHIC SCALE (In Feet)
1 inch = 120 ft.