

LEGAL DESCRIPTION: (TRACT 4 - PARCEL ID #27-26-18-0000-00100-0040)
A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEASTERLY CORNER OF THE RIGHT-OF-WAY FOR OAKSTEAD BOULEVARD, AS SHOWN ON THE PLAT OF OAKSTEAD PARCEL 9 UNIT 1 AND PARCEL 10 UNIT 1, RECORDED IN PLAT BOOK 41, PAGES 34 THROUGH 46, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A CURVE ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 54, ACCORDING TO STIPULATED ORDER OF TAKING FOR STATE ROAD NO. 54 (SECTION 14570-2521) CASE NO. 98-7306 CA, DATED FEBRUARY 24, 1999; RUN THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, EASTER 1330.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1761.67 FEET AND A CENTRAL ANGLE OF 43°16'06" (CHORD BEARING N.84°51'57"E., 1298.98 FEET) TO A POINT OF BEGINNING; THENCE S.88°37'43"E., 37.48 FEET; THENCE S.74°03'17"E., 81.45 FEET; THENCE S.83°12'13"E., 58.10 FEET; THENCE N.74°29'33"E., 69.66 FEET; THENCE N.39°03'17"E., 53.12 FEET; THENCE N.54°00'51"E., 38.08 FEET; THENCE N.80°23'15"E., 56.89 FEET; THENCE N.38°34'41"E., 44.45 FEET; THENCE N.04°23'01"E., 64.19 FEET; THEN N.06°37'15"W., 52.85 FEET; THENCE N.80°17'39"W., 11.60 FEET; THENCE EAST, 99.34 FEET; THENCE S.03°36'21"W., 38.55 FEET; THENCE S.39°15'05"E., 65.98 FEET; THENCE S.82°13'56"E., 70.73 FEET; THENCE S.73°05'19"E., 69.73 FEET; THENCE S.26°27'00"E., 41.42 FEET; THENCE S.10°29'15"E., 61.47 FEET; THENCE S.03°00'13"E., 15.06 FEET; THENCE S.54°31'05"W., 11.12 FEET; THENCE S.77°31'34"W., 37.04 FEET; THENCE S.46°59'18"W., 50.46 FEET; THENCE S.25°19'22"W., 48.13 FEET; THENCE S.27°35'33"W., 22.05 FEET; THENCE S.59°11'25"W., 20.34 FEET; THENCE N.83°23'30"W., 48.67 FEET; THENCE N.71°29'52"W., 51.50 FEET; THENCE N.88°18'15"W., 69.97 FEET; THENCE N.88°17'06"W., 43.42 FEET; THENCE S.84°09'08"W., 50.80 FEET; THENCE S.81°36'04"W., 37.66 FEET; THENCE S.48°01'04"W., 31.58 FEET; THENCE S.41°59'14"W., 38.09 FEET; THENCE S.16°29'00"W., 47.68 FEET; THENCE S.21°42'18"E., 20.96 FEET; TO A POINT ON A CURVE ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 54; THENCE ALONG SAID RIGHT-OF-WAY LINE, WESTERLY, 267.09 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1761.67 FEET AND A CENTRAL ANGLE OF 084°11'12" (CHORD BEARING N.89°09'24"W., 266.83 FEET) TO THE POINT OF BEGINNING.

(OAKSTEAD CONVEYANCE PARCEL 1C - PARCEL ID #27-26-18-0000-00100-0000)
A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF OAKSTEAD PARCEL 1 UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGES 1 THROUGH 6, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID POINT ALSO BEING THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, AND SAID POINT ALSO BEING THE POINT OF BEGINNING; RUN THENCE ALONG THE SOUTH BOUNDARY OF SAID OAKSTEAD PARCEL 1 UNIT 2, EAST, 701.46 FEET; THENCE S.60°17'39"E., 11.60 FEET; THENCE S.06°37'15"E., 52.85 FEET; THENCE S.04°23'01"W., 64.19 FEET; THENCE S.38°34'41"W., 44.45 FEET; THENCE S.80°23'15"W., 56.89 FEET; THENCE S.54°00'51"W., 38.08 FEET; THENCE S.39°03'17"W., 53.12 FEET; THENCE S.74°29'33"W., 69.66 FEET; THENCE N.83°12'13"W., 58.10 FEET; THENCE N.74°03'17"W., 81.45 FEET; THENCE N.88°37'43"W., 37.48 FEET; THENCE S.16°30'00"W., 25.90 FEET; THENCE N.88°37'43"W., 6.23 FEET; THENCE S.83°17'25"W., 38.76 FEET; THENCE S.58°33'52"W., 56.71 FEET; THENCE S.80°46'16"W., 70.55 FEET; THENCE N.70°28'25"W., 64.49 FEET; THENCE N.68°15'00"W., 35.40 FEET; THENCE N.85°52'51"W., 30.49 FEET; THENCE S.61°09'13"W., 38.01 FEET; TO A POINT ON THE AFORESAID WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27; THENCE ALONG SAID WEST BOUNDARY, N.00°43'37"E., 270.20 FEET TO THE POINT OF BEGINNING.

(OAKSTEAD CONVEYANCE PARCEL 1D - PARCEL ID #27-26-18-0000-00100-0030)
A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF OAKSTEAD PARCEL 1 UNIT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 1 THROUGH 6, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON THE BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, AND SAID POINT ALSO BEING THE POINT OF BEGINNING; RUN THENCE ALONG SAID EAST BOUNDARY, S.00°18'21"W., 692.59 FEET TO THE SOUTHEAST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27; THENCE ALONG THE SOUTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, N.89°16'20"W., 440.32 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 54 ACCORDING TO STIPULATED ORDER OF TAKING FOR STATE ROAD NO. 54 (SECTION 14570-2521) CASE NO. 98-7306 CA, DATED FEBRUARY 24, 1999; RUN THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES: 1) N.54°12'32"W., 26.84 FEET; 2) N.35°47'28"E., 5.91 FEET; 3) N.54°12'32"W., 67.41 FEET TO A POINT OF CURVATURE; 4) NORTHWESTERLY, 281.47 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1767.58 FEET AND A CENTRAL ANGLE OF 09°07'28" (CHORD BEARING N.58°46'15"W., 281.17 FEET); 5) S.26°40'02"W., 5.91 FEET TO A POINT ON A CURVE; 6) NORTHWESTERLY, 45.52 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1761.67 FEET AND A CENTRAL ANGLE OF 01°28'50" (CHORD BEARING N.64°04'23"W., 45.52 FEET); THENCE N.21°42'18"W., 20.96 FEET; THENCE N.16°29'00"E., 47.68 FEET; THENCE N.41°59'14"E., 38.09 FEET; THENCE N.48°01'04"E., 31.58 FEET; THENCE N.61°38'04"E., 37.66 FEET; THENCE N.84°09'08"E., 50.80 FEET; THENCE S.88°17'06"E., 43.42 FEET; THENCE S.88°16'15"E., 69.97 FEET; THENCE S.71°29'52"E., 51.50 FEET; THENCE S.83°23'30"E., 48.67 FEET; THENCE N.59°11'25"E., 20.34 FEET; THENCE N.27°35'33"E., 22.05 FEET; THENCE N.25°19'22"E., 48.13 FEET; THENCE N.46°59'18"E., 50.46 FEET; THENCE N.77°31'34"E., 37.04 FEET; THENCE N.54°31'05"E., 11.12 FEET; THENCE N.03°00'13"W., 15.06 FEET; THENCE N.10°29'15"W., 61.47 FEET; THENCE N.26°27'00"W., 41.42 FEET; THENCE N.73°05'19"W., 69.73 FEET; THENCE N.82°13'56"W., 70.73 FEET; THENCE N.39°15'05"E., 65.98 FEET; THENCE N.03°36'21"E., 38.55 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE AFORESAID OAKSTEAD PARCEL 1 UNIT 2; THENCE ALONG SAID SOUTH BOUNDARY, EAST, 528.25 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 26 SOUTH, RANGE 18 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF TRACT "A", STONEGATE PHASE 1 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 56, PAGES 41 THROUGH 63, OF THE PUBLIC RECORDS OF SAID PASCO COUNTY, THE SAME BEING THE SOUTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 7531, PAGE 266 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST BOUNDARY LINE OF SAID TRACT "A", THE SAME BEING THE EAST BOUNDARY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 7531, PAGE 266 OF SAID PUBLIC RECORDS, 303.87 FEET TO THE NORTHEAST CORNER OF SAID PARCEL FOR THE POINT OF BEGINNING; THENCE ALONG THE NORTH BOUNDARY LINE SAID PARCEL, N.89°23'39"W., 429.87 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 54, STATE PROJECT NO. 14570-2521; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) N.54°06'53"W., 31.84 FEET; 2) N.35°53'07"E., 15.91 FEET; 3) N.54°06'53"W., 16.66 FEET; THENCE N.56°22'50"E., 163.96 FEET; THENCE S.89°52'46"E., 324.90 FEET TO THE WEST BOUNDARY LINE OF SAID TRACT "A"; THENCE ALONG SAID WEST BOUNDARY LINE S.00°40'40"W., 135.97 FEET TO THE POINT OF BEGINNING.

- NOTES:
- 1) BEARINGS ARE BASED UPON THE WEST BOUNDARY, N 00°43'37" E, PLAT BEARING
 - 2) PROPERTY APPEARS TO BE IN FLOOD ZONE "x" & "AE" ACCORDING TO NATIONAL FLOOD PANEL #12101C-0430 SUFFIX "F" INSURANCE RATE MAP. REVISED 8-28-2008
 - 3) ELEVATIONS ARE BASED ON NAVD '88 DATUM
 - 4) LEGAL DESCRIPTION FURNISHED BY TITLE COMPANY
 - 5) ALL MEASUREMENTS ARE IN U.S. FEET
 - 6) THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE, THEREFORE, THERE MAY BE OTHER EASEMENTS, RIGHT-OF-WAY, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS OF PUBLIC RECORD, NOT DEPICTED ON THIS SURVEY
 - 7) FENCE LOCATION DOES NOT DETERMINE OWNERSHIP, OFF MEANS THE FENCE IS OFF OF THE PROPERTY, IN MEANS FENCE IS INSIDE THE PROPERTY.

WETLAND POINT TABLE:		
POINT	LATITUDE	LONGITUDE
A1	28°11'52.85"	82°29'16.15"
A2	28°11'52.93"	82°29'15.90"
A3	28°11'53.35"	82°29'15.45"
A4	28°11'53.84"	82°29'14.97"
A5	28°11'54.03"	82°29'14.39"
A6	28°11'54.00"	82°29'13.74"
A7	28°11'53.98"	82°29'13.15"
A8	28°11'53.91"	82°29'12.51"
A9	28°11'54.61"	82°29'12.43"
A10	28°11'55.04"	82°29'12.27"
A11	28°11'55.37"	82°29'13.45"
A12	28°11'55.37"	82°29'14.28"
A13	28°11'54.55"	82°29'15.29"
A14	28°11'54.35"	82°29'16.84"
A15	28°11'54.49"	82°29'17.73"
A16	28°11'54.21"	82°29'18.50"
A17	28°11'54.21"	82°29'18.50"
A18	28°11'54.21"	82°29'18.50"
A19	28°11'54.21"	82°29'18.50"

WETLAND LINE TABLE:		
LINE	BEARING	DISTANCE
WL1	N 47°57'07" E	45.60
WL2	N 36°58'12" E	52.95
WL3	N 41°39'29" E	65.42
WL4	N 70°07'49" E	55.01
WL5	S 86°55'33" E	58.28
WL6	S 87°34'39" E	52.46
WL7	S 64°44'15" E	57.66
WL8	N 45°31'26" E	24.88
WL9	N 14°26'34" W	42.89
WL10	N 15°20'01" W	44.84
WL11	N 68°44'01" W	35.35
WL12	S 59°45'18" W	86.35
WL13	S 87°01'42" W	98.86
WL14	S 60°56'42" W	52.53
WL15	N 69°15'57" W	40.00
WL16	N 84°31'47" W	52.85
WL17	N 79°30'36" W	81.20
WL18	S 68°07'47" W	73.84

LINE	BEARING	DISTANCE
L1	S 54°06'53" E	16.66
L2	S 35°53'07" W	10.00
L3	N 54°12'32" W	81.41
L4	S 26°40'02" W	5.91
L5	N 16°30'00" E	133.81
L6	N 88°37'43" W	6.23
L7	S 83°17'25" W	38.76
L8	S 58°33'52" W	56.71
L9	S 80°46'16" W	70.55
L10	N 70°28'25" W	64.49
L11	N 68°15'00" W	35.40
L12	N 85°52'51" W	30.49
L13	S 61°09'13" W	38.01

LINE	BEARING	DISTANCE
L1	S 54°06'53" E	16.66
L2	S 35°53'07" W	10.00
L3	N 54°12'32" W	81.41
L4	S 26°40'02" W	5.91
L5	N 16°30'00" E	133.81
L6	N 88°37'43" W	6.23
L7	S 83°17'25" W	38.76
L8	S 58°33'52" W	56.71
L9	S 80°46'16" W	70.55
L10	N 70°28'25" W	64.49
L11	N 68°15'00" W	35.40
L12	N 85°52'51" W	30.49
L13	S 61°09'13" W	38.01

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1761.67	45.52	25.52	N 84°04'23" W	1°28'50"
C2	1761.67	45.52	25.52	N 84°04'23" W	1°28'50"
C3	1761.67	267.21	266.96	N 69°09'26" W	8°41'27"
C4	1761.67	1330.37	1298.98	S 84°51'57" W	43°16'08"

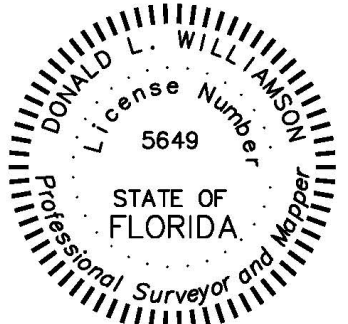
TOTAL LAND AREA = 627,721 SQ. FEET (14.41 ACRES)
UPLAND AREA = 67,070 SQ. FEET (1.54 ACRES)
WETLAND AREA = 560,651 SQ. FEET (12.87 ACRES)

ELEVATIONS DERIVED FROM DEPT. OF TRANSPORTATION
G.P.S. NETWORK SYSTEM FTP SITE. N.A.V.D. DATUM.

LEGEND:	
(P) = PLAT	W/F = WOOD FENCE
(TYP) = TYPICAL	R/W = RIGHT-OF-WAY
FND = FOUND	S.P.K.D. = SET P.K. NAIL
CONC = CONCRETE	(N/R) = NON-RADIAL
FHD = FIRE HYDRANT	(C) = CALCULATED
(R) = RADIAL	PCP = PERMANENT CONTROL POINT
ASPH = ASPHALT	PRM = PERMANENT REFERENCE MONUMENT
A/C = AIR CONDITIONER	S.I.R.C. = SET 5/8" I.R.
P.K. = PARKER KRYLON NO. I.D. = NO IDENTIFICATION	O.U. = OVER HEAD UTILITY
(F) = FIELD MEASURED	PSM = PROFESSIONAL SURVEYOR AND MAPPER
PP = POWER POLE	PVC = PLASTIC VINYL FENCE
	DISK LB#6945

CERTIFIED TO:
HENTGES INVESTMENTS, LLC

DONALD L. WILLIAMSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 5649
NOT VALID WITHOUT THE ELECTRONIC
SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER



CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE
UNDER MY RESPONSIBLE CHARGE AND MEETS THE
FLORIDA MINIMUM TECHNICAL STANDARDS AS SET
FORTH BY THE BOARD OF PROFESSIONAL LAND
SURVEYORS. THE SEAL AND UNIQUE SIGNATURE
APPEARING ON THIS DOCUMENT IS AUTHORIZED BY
DONALD L. WILLIAMSON PSM 5649 AND IS COMPLIANT
WITH F.S.61017-7.0025(3) (a) (b) (c) (d)

NOT VALID WITHOUT SIGNATURE WITH SURVEYOR SEAL

FIELD WORK BY:	BHP	DATE:	5-18-2023	F.B. #	0	PAGE	#0
DRAWN BY:	B.K.	DATE:	5-17-2023	JOB #	22-1618		

DON WILLIAMSON
&
ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
&
MAPPERS LB # 6945
5020 GUNN HIGHWAY SUITE 220 A
TAMPA, FL 33624
(813) 265-4795
FAX (813) 264-6062

TOPOGRAPHIC SURVEY

WETLAND DELINEATION

SECTION 27, TOWNSHIP 26 SOUTH, RANGE 18 EAST
PASCO COUNTY, FLORIDA.

SCALE 1"=60'