

LEGAL DESCRIPTION:
PARCEL 1- PARCEL ID: 13-25-16-0020-00000.0020
A PORTION OF TRACT TWO, GOLDEN ACRES SUBDIVISION UNIT ONE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 7, PAGE 82 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. COMMENCE AT SW CORNER LOT 2 THENCE S89DG 01° 37'E 225.11 FT; THENCE CHORD S87DG 24° 08'E 81.76 FT FOR POINT OF BEGINNING; THENCE N00DG 58° 23'E 262.04 FT; THENCE S89DG 28° 30'E 15 FT; THENCE S00DG 58° 23'W 263.09 FT; THENCE ALONG ARC OF A CURVE LEFT RADIUS 1441.16 FT CHORD N85DG 28° 08'W 15.03 FT TO POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION OF THE ABOVE-DESCRIBED PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:
PARCEL NO. 241 A SITUATED IN SECTION 13, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PORTION OF TRACT TWO, GOLDEN ACRES SUBDIVISION UNIT ONE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 7, PAGE 82 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. COMMENCE AT THE SOUTHWEST CORNER OF TRACT 2, SAID POINT BEING ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF LITTLE ROAD AND THE NORTHERLY RIGHT-OF-WAY LINE OF JASMINE BLVD; THENCE SOUTH 89°36'56" EAST ALONG THE EXISTING NORTHERLY RIGHT-OF-WAY OF JASMINE BLVD, A DISTANCE OF 173.58 FEET TO THE GRANTORS SOUTHWEST PROPERTY CORNER AND POINT OF BEGINNING FOR THE PARCEL HEREIN DESCRIBED; THENCE NORTH 00°23'04" EAST ALONG THE GRANTORS WEST PROPERTY LINE A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°36'56" EAST A DISTANCE OF 51.53 FEET; THENCE SOUTH 78°55'51" EAST A DISTANCE OF 98.43 FEET TO A POINT, SAID POINT BEING ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF JASMINE BLVD AND THE GRANTORS SOUTHEAST PROPERTY CORNER; THENCE ALONG THE ARC OF A CURVE TO THE LEFT CONCAVE SOUTHERLY BEING THE NORTH RIGHT-OF-WAY LINE OF JASMINE BLVD, HAVING A DELTA OF 03°50'54", RADIUS OF 1441.16 FEET, ARC LENGTH OF 96.79 FEET, CHORD LENGTH OF 96.78 FEET, CHORD BEARING OF NORTH 87°41'29" WEST TO A POINT OF TANGENT; THENCE NORTH 89°36'156" WEST A DISTANCE OF 51.53 FEET TO THE POINT OF BEGINNING.

PARCEL 2- PARCEL ID: 13-25-16-0020-00000-0021
THE WEST 161.43 FEET OF TRACT 2 OF GOLDEN ACRES SUBDIVISION, UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 82, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, EXCEPT THE NORTH 212.00 FEET THEREOF AND PARCEL C-4 DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 2; THENCE RUN ALONG THE NORTH LINE OF SAID TRACT 2, NORTH 89° 28' 30" WEST, A DISTANCE OF 313.57 FEET; THENCE SOUTH 00° 58' 23" WEST, A DISTANCE OF 12.00 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89° 28' 30" EAST, A DISTANCE OF 3.92 FEET; THENCE SOUTH 00° 58' 23" WEST, A DISTANCE OF 493.59 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF JASMINE BOULEVARD; THENCE ALONG SAID RIGHT-OF-WAY LINE NORTH 89° 01' 37" WEST, A DISTANCE OF 3.92 FEET; THENCE NORTH 00° 58' 23" EAST, A DISTANCE OF 493.56 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE FOLLOWING PARCEL: PARCEL NO. 241 CONVEYED TO PASCO COUNTY FOR ROAD RIGHT-OF-WAY BY WARRANTY DEED DATED MAY 23, 1991 AND RECORDED MAY 23, 1991 IN O.R. BOOK 2014, PAGE 153, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PARCEL 3- PARCEL ID: 13-25-16-0020-00000-0022
THE EAST 133.26 FEET OF THE WEST 298.61 FEET OF LOT 2, LESS THE NORTH 246.92 FEET, GOLDEN ACRES UNIT ONE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 7, PAGE 82 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 2; THENCE RUN SOUTH 89°01'37" EAST, 173.58 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF JASMINE BOULEVARD AS NOW ESTABLISHED TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°58'23" EAST, 258.68 FEET; THENCE SOUTH 89°28'30" EAST, 133.26 FEET; THENCE SOUTH 00°58'23" WEST, 262.04 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE 81.77 FEET ALONG THE ARC OF A 1441.16 FOOT RADIUS CURVE CONCAVED TO THE LEFT, SUBTENDED BY A CHORD DISTANCE OF 81.76 FEET, WHICH BEARS NORTH 87°24'06" WEST; THENCE NORTH 89°01'37" WEST, 5133 FEET ALONG SAID NORTHERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.
LESS AND EXCEPT ANY PORTION OF THE ABOVE-DESCRIBED PROPERTY LYING WITHIN THE FOLLOWING DESCRIBED PARCEL: PARCEL NO. 241.

PARCEL 4- PARCEL ID: 13-25-16-0020-00000-0024 PARCEL C-1:
A PORTION OF TRACT 2 OF GOLDEN ACRES UNIT ONE AS SHOWN ON PLAT RECORDED IN PLAT BOOK 7, PAGE 82 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 2; THENCE RUN ALONG THE NORTH LINE OF SAID TRACT 2, NORTH 89 DEGREES 28'30" WEST, A DISTANCE OF 161.39 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 58'23" WEST, A DISTANCE OF 246.92 FEET; THENCE NORTH 89 DEGREES 28'30" WEST, A DISTANCE OF 148.26 FEET; THENCE NORTH 0 DEGREES 58'23" EAST, A DISTANCE OF 234.92 FEET; THENCE NORTH 89 DEGREES 28'30" WEST, A DISTANCE OF 3.92 FEET; THENCE NORTH 0 DEGREES 58'23" EAST, A DISTANCE OF 12.00 FEET TO THE NORTH LINE OF SAID TRACT 2; THENCE RUN ALONG THE NORTH LINE OF SAID TRACT 2, SOUTH 89 DEGREES 28'30" EAST, A DISTANCE OF 152.18 FEET TO THE POINT OF BEGINNING.
AND ALSO PARCEL C-3:
A PORTION OF TRACT 2, GOLDEN ACRES UNIT ONE AS SHOWN ON PLAT RECORDED IN PLAT BOOK 7, PAGE 82 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 2; THENCE RUN ALONG THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 313.57 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 58'23" WEST, A DISTANCE OF 12 FEET; THENCE NORTH 89 DEGREES 28'30" WEST, A DISTANCE OF 161.43 FEET; THENCE NORTH 00 DEGREES 58'23" EAST, A DISTANCE OF 12 FEET; THENCE SOUTH 89 DEGREES 28'30" EAST, A DISTANCE OF 161.43 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT: A PORTION OF GOLDEN ACRES UNIT ONE, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 7, PAGE 82 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SECTION 13, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 2, SAID POINT BEING ON THE EXISTING EAST RIGHT-OF-WAY LINE OF LITTLE ROAD FOR A POINT OF BEGINNING; THENCE NORTH 89 DEGREES 56'10" EAST, A DISTANCE OF 37.00 FEET; THENCE SOUTH 00 DEGREES 23'04" WEST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 89 DEGREES 56'10" WEST, A DISTANCE OF 37.00 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF LITTLE ROAD; THENCE NORTH 00 DEGREES 23'04" EAST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

PARCEL 5- PARCEL ID: 13-25-16-0020-00000-0025 THE SOUTH 50 FEET OF THE NORTH 212 FEET OF THE WEST 161.43 FEET OF TRACT 2, GOLDEN ACRES, UNIT ONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 82, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
AND THE NORTH 162.00 FEET OF THE WEST 161.43 FEET OF TRACT 2, GOLDEN ACRES SUBDIVISION, UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 82, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. LESS AND EXCEPT THE NORTH 12 FEET THEREOF. LESS AND EXCEPT THE FOLLOWING PARCELS: PARCEL NO. 243 AND PARCEL NO. 242 CONVEYED TO PASCO COUNTY FOR ROAD RIGHT-OF-WAY BY WARRANTY DEED DATED MAY 9, 1991 AND RECORDED MAY 20, 1991 IN O.R. BOOK 2012, PAGE 1545, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

CERTIFIED TO:
FOUNDATION TITLE & TRUST LLC

COMMUNITY NUMBER: 120230
PANEL: 0191 SUFFIX: G
F.I.R.M. DATE: 06/05/2020
FLOOD ZONE: X

FIELD WORK: 08/16/2024

PROPERTY ADDRESS:
10452 LITTLE ROAD,
NEW PORT RICHEY, FL. 34654

SURVEY NUMBER: 650022
CLIENT FILE NUMBER:

SURVEY NOTES

CONCRETE SURFACE CROSSES THE BOUNDARY LINES ON WESTERLY AND SOUTHERLY SIDES OF LOT.

THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

BOUNDARY SURVEY

