

Aerial



Property Description

PROPERTY DESCRIPTION

Introducing a prime opportunity for residential land on a 7.29± acre parcel located off of Carson Drive in Land O' Lakes, FL. Ideal for family compound or multiple homes. The 1.25 acre parcel adjacent to the property and shown on the aerials is owned by a relative of the Seller and they are open to offers.

LOCATION DESCRIPTION

Located on the corner of Carson Dr. and Cabot Rd. with close access to US 41 and SR 54. The property is in proximity to large retail stores and well as food.

PROPERTY SIZE

7.29 Acres

ZONING

R-2

FUTURE LAND USE

Res-6

PARCEL ID

25-26-18-0000-00300-0100

PRICE

\$750,000

BROKER CONTACT INFO

Chris Bowers, CCIM

Senior Broker Associate

813.287.8787 x8

chris@thedirtdog.com

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CARSON DRIVE // CARSON DR LAND O' LAKES, FL 33468



Aerial



DESCRIPTION:

That portion of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 26 South, Range 18 East, Pasco County, Florida, lying East of the following described line, to wit; BEGIN at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 25, Township 26 South, Range 18 East, thence run East, 1072.80 feet for a POINT OF BEGINNING; thence N. 01°53'00"E., 403.00 feet; thence N. 00°21'00"W., 269.90 feet to a POINT OF TERMINATION; LESS the East 330.00 feet thereof;

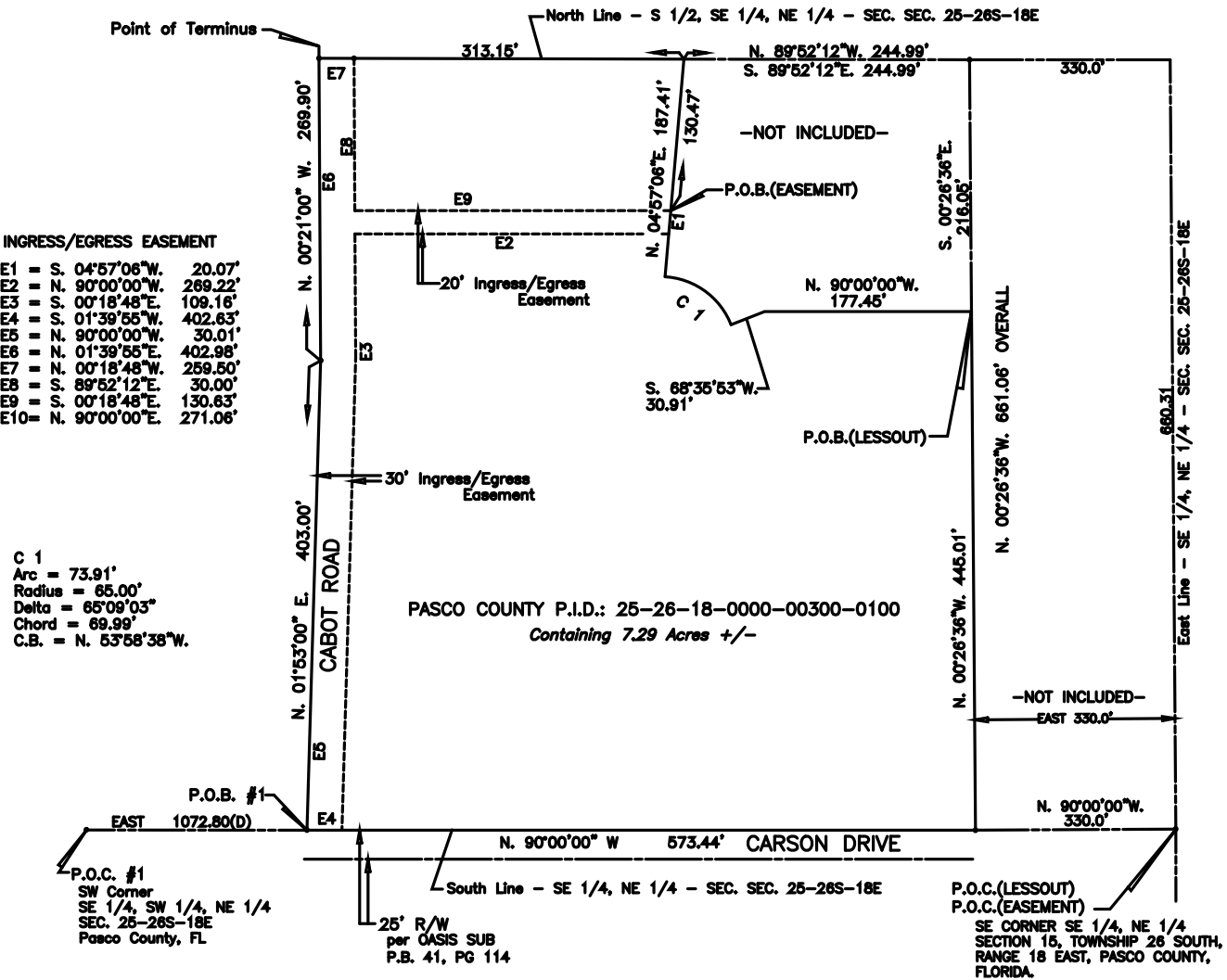
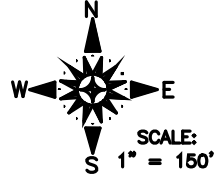
AND LESS the following described parcel:

A portion of the South 1/2 of the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 26 South, Range 18 East, Pasco County, Florida, described as follows: COMMENCE at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 26 South, Range 18 East, Pasco County, Florida; thence N. 90°00'00"W., (assumed bearing) along the South boundary of said Southeast 1/4 of the Northeast 1/4, 330.00 feet; thence N. 00°26'36"W., 445.01 feet for a POINT OF BEGINNING; thence N. 90°00'00"W., 177.45 feet; thence S. 68°35'53"W., 30.91 feet to a point on a curve; thence 73.91 feet along the arc of said curve to the left, said curve having a radius of 65.00 feet, a central angle of 65°09'03", and a chord of 69.99 feet which bears N. 53°58'38"W.; thence N. 04°57'06"E., 187.41 feet to the North boundary of the South 1/2 of said Southeast 1/4 of the Northeast 1/4; thence S. 89°52'12"E., along said North boundary, 244.99 feet; thence S. 00°26'36"E., 216.05 feet to the POINT OF BEGINNING.

SUBJECT TO and Easement for Ingress and Egress described as follows:

COMMENCE at the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 26 South, Range 18 East, Pasco County, Florida; thence N. 90°00'00"W., (assumed bearing) along the South boundary of said Southeast 1/4 of the Northeast 1/4, 330.00 feet; thence N. 00°26'36"W., 661.06 feet to the North boundary of the South 1/2 of said Southeast 1/4 of the Northeast 1/4; thence N. 89°52'12"W., along said North boundary, 244.99 feet; thence S. 04°57'06"W., 130.47 feet to the POINT OF BEGINNING; thence continue S. 04°57'06"W., 20.07 feet; thence N. 90°00'00"W., 269.22 feet; thence S. 00°18'48"E., 109.16 feet; thence S. 01°39'55"W., 402.63 feet to said South boundary of the Southeast 1/4 of the Northeast 1/4; thence N. 90°00'00"W., along said South boundary, 30.01 feet; thence N. 01°39'55"E., 402.98 feet; thence N. 00°18'48"W., 259.50 feet to the said North boundary of the South 1/2; thence S. 89°52'12"E., along said North boundary, 30.00 feet; thence S. 00°18'48"E., 130.63 feet; thence N. 90°00'00"E., 271.06 feet to the POINT OF BEGINNING.

SKETCH OF DESCRIPTION
"NOT A BOUNDARY SURVEY"



INGRESS/EGRESS EASEMENT

- E1 = S. 04°57'06"W. 20.07'
- E2 = N. 90°00'00"W. 269.22'
- E3 = S. 00°18'48"E. 109.16'
- E4 = S. 01°39'55"W. 402.63'
- E5 = N. 90°00'00"W. 30.01'
- E6 = N. 01°39'55"E. 402.98'
- E7 = N. 00°18'48"W. 259.50'
- E8 = S. 89°52'12"E. 30.00'
- E9 = S. 00°18'48"E. 130.63'
- E10 = N. 90°00'00"E. 271.06'

C 1
Arc = 73.91'
Radius = 65.00'
Delta = 65°09'03"
Chord = 69.99'
C.B. = N. 53°58'38"W.

SURVEYOR'S NOTES:

1. This is a Sketch to accompany legal description, this is not a boundary survey.
Prepared on: 02/04/2022
2. Bearings are based on: South line of SE 1/4, NE 1/4, SEC. 25-26S-18E
N. 90°00'00"W., assumed bearing.
3. No underground utilities, underground encroachments or building foundations were measured or located as a part of this survey, unless otherwise shown. Trees and shrubs not located, unless otherwise shown.
4. This sketch not valid without the signature and seal of a Florida Licensed Surveyor.
5. Attention is directed to the fact that this survey may have been reduced or enlarged in size due to reproduction. This should be taken into consideration when obtaining scaled data.

CERTIFIED TO:

RON WEBER

I HEREBY CERTIFY THAT THE SKETCH WAS COMPLETED UNDER MY SUPERVISION AND THAT THE SKETCH REPRESENTED HEREON MEETS THE "MINIMUM TECHNICAL STANDARDS" FOR LAND SURVEYING IN THE STATE OF FLORIDA: CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE.

Revision	Date

Eddie P. Jenkins, P.L.S.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6334
Certificate of Authorization: LB # 6869

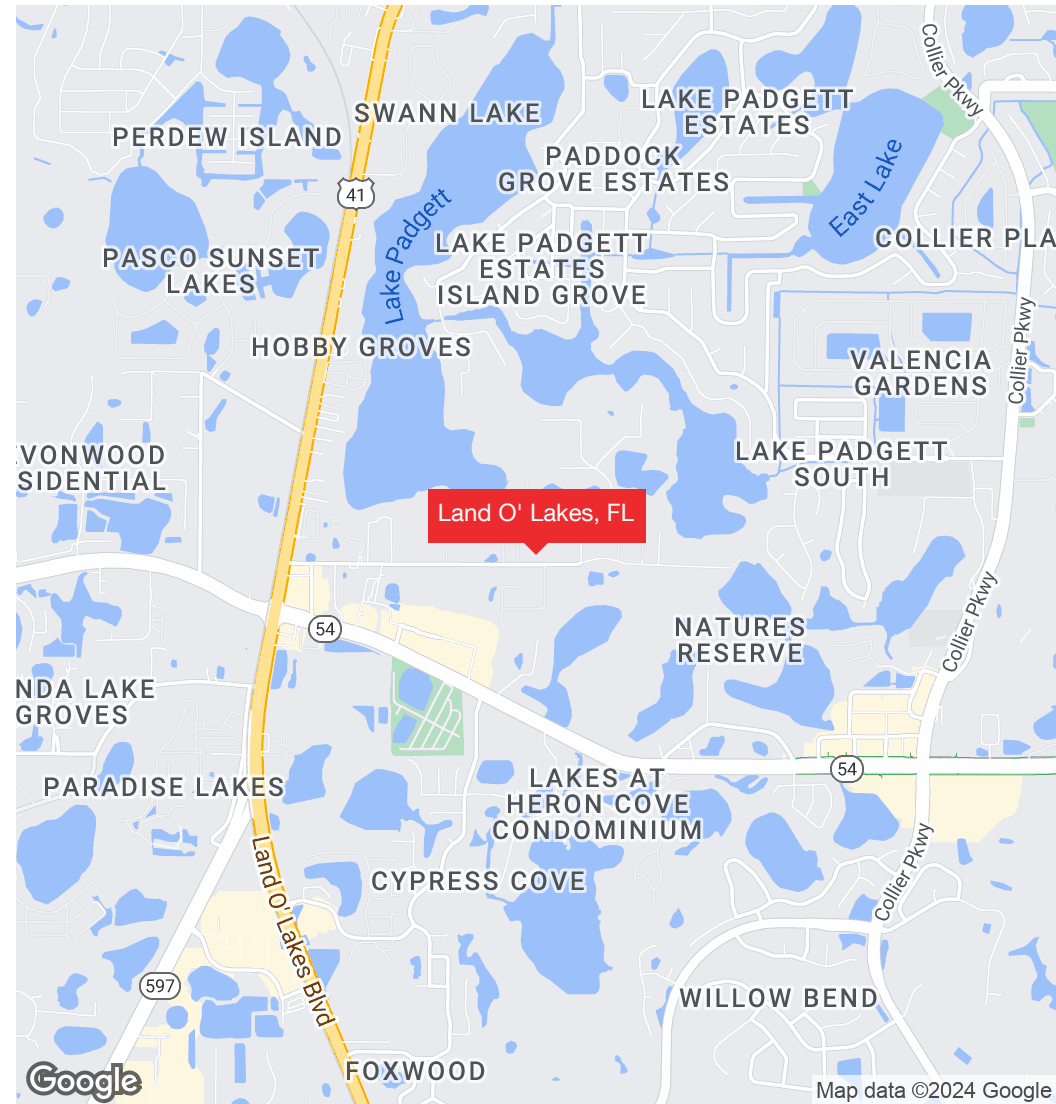
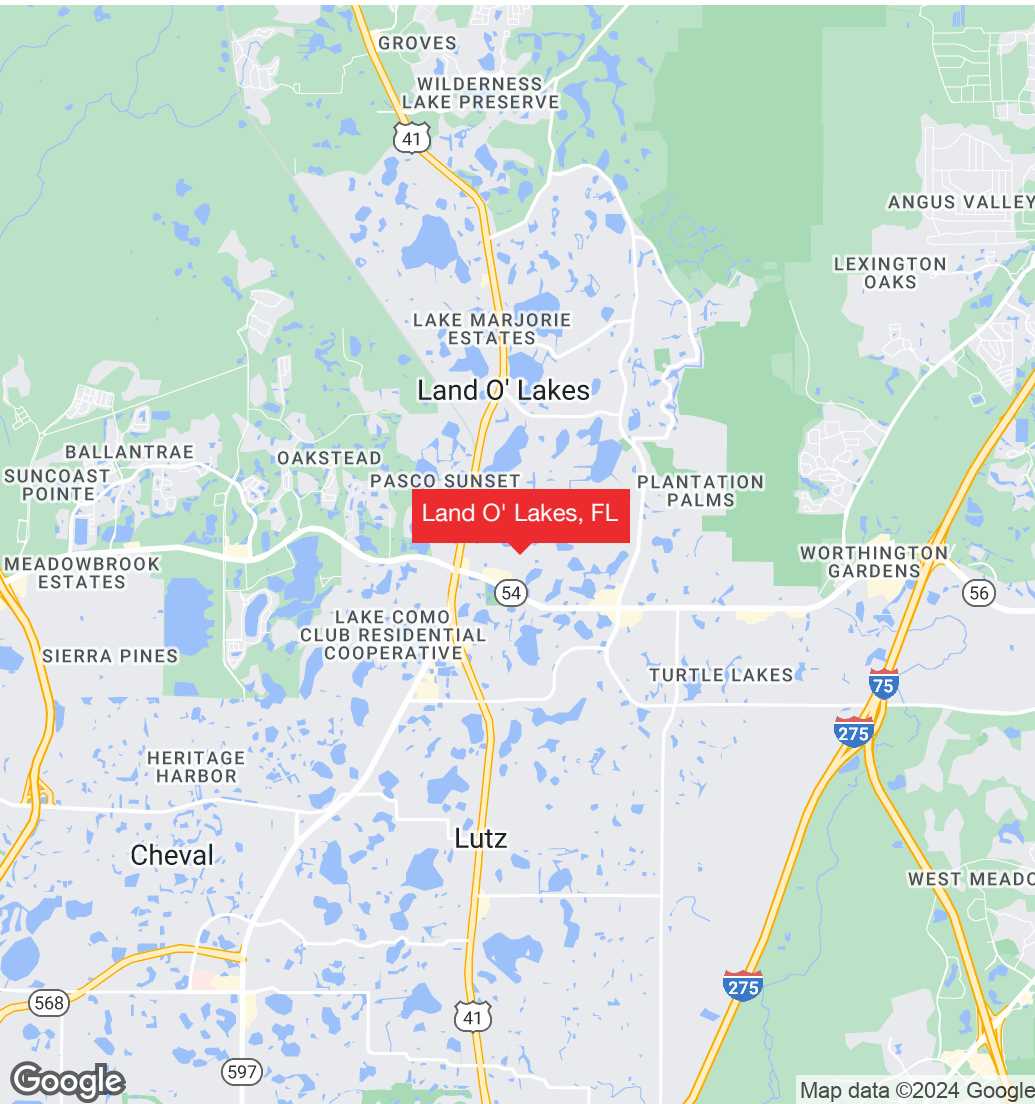
LEGEND AND ABBREVIATIONS:

- (P) - PLAT
- (F) - FIELD
- (D) - DEED
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- P.C. - POINT OF CURVATURE
- O.R. - OFFICIAL RECORD BOOK
- D.B. - DEED BOOK
- P.C.P. - PERMANENT CONTROL POINT
- P.R.M. - PERMANENT REFERENCE MONUMENT
- R/W - RIGHT-OF-WAY
- P.B. - PLAT BOOK
- PG. - PAGE
- ESM'T. - EASEMENT
- (C) - CALCULATED
- (R) - RECORD
- C.B. - CHORD BEARING
- CH. - CHORD

P.C.	N/A	F.B.	n/a	Job #	0608-01C
Draft	CJ	Station#	4	S-T-R-25-26S-18E	
Check	EPJ	Misc.	SKETCH	Sheet	1 of 1

Eddie P Jenkins
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Location Maps



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.