

MAP OF BOUNDARY SURVEY

SECTION 35, TOWNSHIP 25 S, RANGE 19 E
PASCO COUNTY, FLORIDA

NOT PLATTED
PARCEL ID: 26-25-19-0000-00100-0020
OR 8823 PAGE 264

S 89°07'11" E 150.00' (D&F)

NORTH

BASIS OF BEARING IS SOUTH LINE OF SUBJECT PROPERTY,
WHICH HAS A BEARING OF N 89°07'11" W PER DEED.

LEGEND

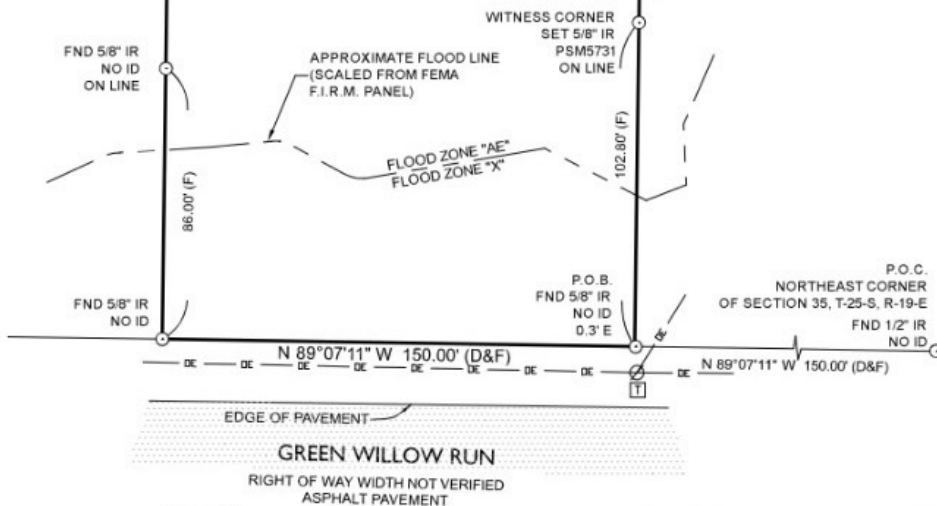
- = Iron Rod & Cap (IR)
- POC = Point of Commencement
- POB = Point of Beginning
- O.R. Book = Official Record Book
- PB = Plat Book
- Pg = Page
- FND = Found
- ID = Identification
- LB = Licensed Business
- (D) = Deed Dimension
- (F) = Field Measurement
- ☒ = Telephone Riser
- ⊙ = Power Pole
- OE = Overhead Utilities

LOT 749

FLOOD ZONE "AE"

LOT 750
VACANT LAND

LOT 751



NOTES

1. NEITHER UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES, NOR ROOF OVERHANGS WERE LOCATED BY THIS SURVEY.
2. ADDITIONS OR DELETIONS TO THIS SURVEY BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS WHICH MAY BE SHOWN OR NOTED ON THE RECORD PLAT AND WITHIN THE PUBLIC RECORDS OF THE COUNTY THE SUBJECT PROPERTY IS LOCATED. THIS SURVEY ONLY DEPICTS SURVEY RELATED INFORMATION SUCH AS EASEMENTS AND SETBACKS THAT ARE SHOWN ON A RECORD PLAT OR HAVE BEEN FURNISHED TO THE SURVEYOR.
4. BUILDING TIES AND DIMENSIONS FOR IMPROVEMENTS SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

LEGAL DESCRIPTION (O.R. Book 10312, page 3514):

LOT 750, QUAIL HOLLOW PINES, F/K/A TAMPA HIGHLANDS, LYING IN SECTION 35, TOWNSHIP 25 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE NORTHEAST CORNER OF SAID SECTION 35, RUN NORTH 89 DEGREES 07'11" WEST, ALONG THE NORTH LINE, A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 07'11" WEST, A DISTANCE OF 150.00 TO A POINT; THENCE RUN SOUTH 00 DEGREES 44'39" WEST, A DISTANCE OF 295.00 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 07'11" EAST, A DISTANCE OF 150.00 FEET TO A POINT; THENCE RUN NORTH 0 DEGREES 44'39" EAST, A DISTANCE OF 295.00 FEET TO THE POINT OF BEGINNING.



PENINSULA
Surveying & Mapping Co.

PROPERTY ADDRESS:
26931 GREEN WILLOW RUN
WESLEY CHAPEL, FL 33544

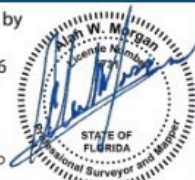
CERTIFIED TO:
LIONEL JOHNSON

FLOOD ZONE INFORMATION
PROPERTY LIES WITHIN FLOOD ZONE "AE" AND ZONE "X" PER COMMUNITY PANEL NO. 12101C0263F, EFFECTIVE DATE 9/26/2014.
(PER INFORMATION OBTAINED FROM WWW.MSC.FEMA.GOV)

Alan Morgan

Digitally signed by
Alan Morgan
Date: 2024.11.06
22:26:58 -05'00'

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ALAN W. MORGAN, P.S.M 5731 ON 11/01/2024.



Job: PSMCO 24-0939
Field Date: 10/29/24 (R.R.)
Client Ref: n/a
Revision: n/a
Scale: 1"=40'

40' 0 20' 40'

PENINSULA SURVEYING & MAPPING CO., LLC
38820 OTIS ALLEN RD., ZEPHYRHILLS, FLORIDA 33540
(407) 553-2688 www.pensurv.com
Certificate of Authorization: LB7249/LB8362

I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

ALAN W. MORGAN, PSM #5731 11/1/24

COPIES NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE.