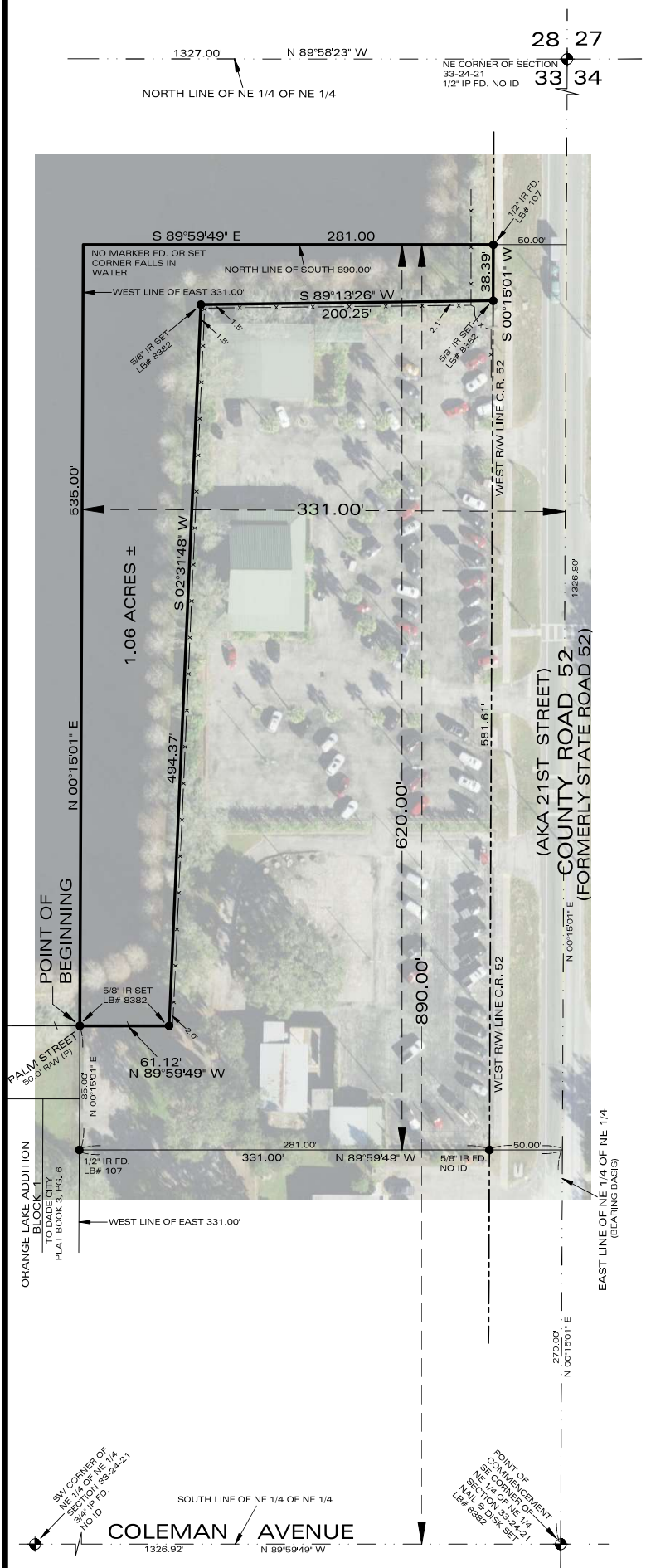
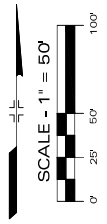
SECTION 33, TOWNSHIP 24 SOUTH, RANGE 21 EAST
PASCO COUNTY, FLORIDA





DENOTES LINE NOT DRAWN TO SCALE

— X — X — X — DENOTES CHAIN LINK FENCE

DENOTES WOOD PRIVACY FENCE

DESCRIPTION

A PORTION OF THE NORTH 620.00 FEET OF THE SOUTH 890.00 FEET OF THE WEST 281.00 FEET OF THE EAST 331.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA. BEING FURTHER DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THENCE N 00°15'01" E, ALONG THE EAST LINE OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4, 270.00 FEET; THENCE N 89°59'49" W, PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4, 331.00 FEET; THENCE N 00°15'01" E, PARALLEL WITH THE EAST LINE OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4, 85.00 FEET, FOR A POINT OF BEGINNING; THENCE CONTINUE PARALLEL WITH SAID EAST LINE OF NORTHEAST 1/4 OF NORTHEAST 1/4, 535.00 FEET, TO A POINT LYING 890.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4; THENCE S 89°59'49" E, PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4, 281.00 FEET, TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 52 (ALSO KNOWN AS 21ST STREET); THENCE S 00°15'01" W, ALONG SAID WEST RIGHT-OF-WAY LINE, 38.39 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, S 89°13'26" W, 200.25 FEET; THENCE S 02°31'48" W, 494.37 FEET; THENCE N 89°59'48" W, PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST 1/4 OF NORTHEAST 1/4, 61.12 FEET, TO THE POINT OF BEGINNING.

NOTES

1. THIS MAP REPRESENTS A BOUNDARY SURVEY. THE LAND IS VACANT.
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. NO APPARENT SURFACE ENCROACHMENTS FOUND EXCEPT AS SHOWN HEREON. UNDERGROUND ENCROACHMENTS OR UTILITIES (IF ANY) NOT LOCATED IN CONJUNCTION WITH THIS SURVEY.
4. DESCRIPTION SHOWN HEREON CREATED PER THIS SURVEY AND BASED ON INFORMATION CONTAINED IN OFFICIAL RECORDS BOOK 9775, PAGE 1212, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
5. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE GRID SYSTEM - WEST ZONE WITH THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33-24-21 HAVING A GRID BEARING OF N. 00°15'01" E.
6. THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEYOR NOT RESPONSIBLE FOR EASEMENTS, ADDITIONAL RIGHTS-OF-WAYS OR OTHER ENCUMBRANCES OF RECORD NOT FURNISHED TO THIS OFFICE.
7. FENCE LOCATIONS SHOWN HEREON MAY BE ENLARGED FOR CLARITY AND MAY NOT BE DRAWN TO SCALE.
8. DATE OF AERIAL PHOTOGRAPH - 2023.

MAURICE W. BEALL CERTIFICATE No. 4281 STATE OF FLORIDA REGISTERED LAND SURVEYOR

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MAURICE W. BEALL, RLS NO. 4281 ON 07-22-2024.

PREPARED BY: Maurice W Beall Digitally signed by Maurice W Beall Date: 2024.07.22 10:36:23 -04'00'

MAURICE W. BEALL
Professional Land Surveyor
Florida Registration Number 4281
NOT VALID UNLESS IMPRINTED WITH RAISED SEAL OR DIGITALLY SIGNED AND SEALED

GENERAL LEGEND			
PLS	– Professional Land Surveyor		
POB	– Point of Beginning		
(D)	– Deed or Description		
(C)	– Computed Data		
(P)	– Plat	(R)	– Radial
(F)	– Field Data	(NR)	– Non Radial
IP	– Iron Pipe	RRS	– Railroad Spike
IR	– Iron Rod	N&D	– Nail and Disk
CM	– Concrete Monument		
S	– Set	FD	– Found
PRM	– Permanent Reference Monument		
PCP	– Permanent Control Point		
PC	– Point of Curvature		
PT	– Point of Tangency		
R/W	– Right of Way		
OR	– Official Records	Pg	– page
AC	– Air Conditioner		
℄	– Center Line		

REVISIONS

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DADE CITY, FLORIDA 33526
(352) 567 - 0048
MWBEALL@TAMPABAY.RR.COM

Date of Survey : 07-16-2024 Drawn by : MWB
Date of Plat : 07-22-2024 Checked by : SDT
Job Number : 2024-078 Sheet : 1 OF 1

CERTIFIED TO: SHANNON K. BODI
HOMETOWN DEALER, LLC

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