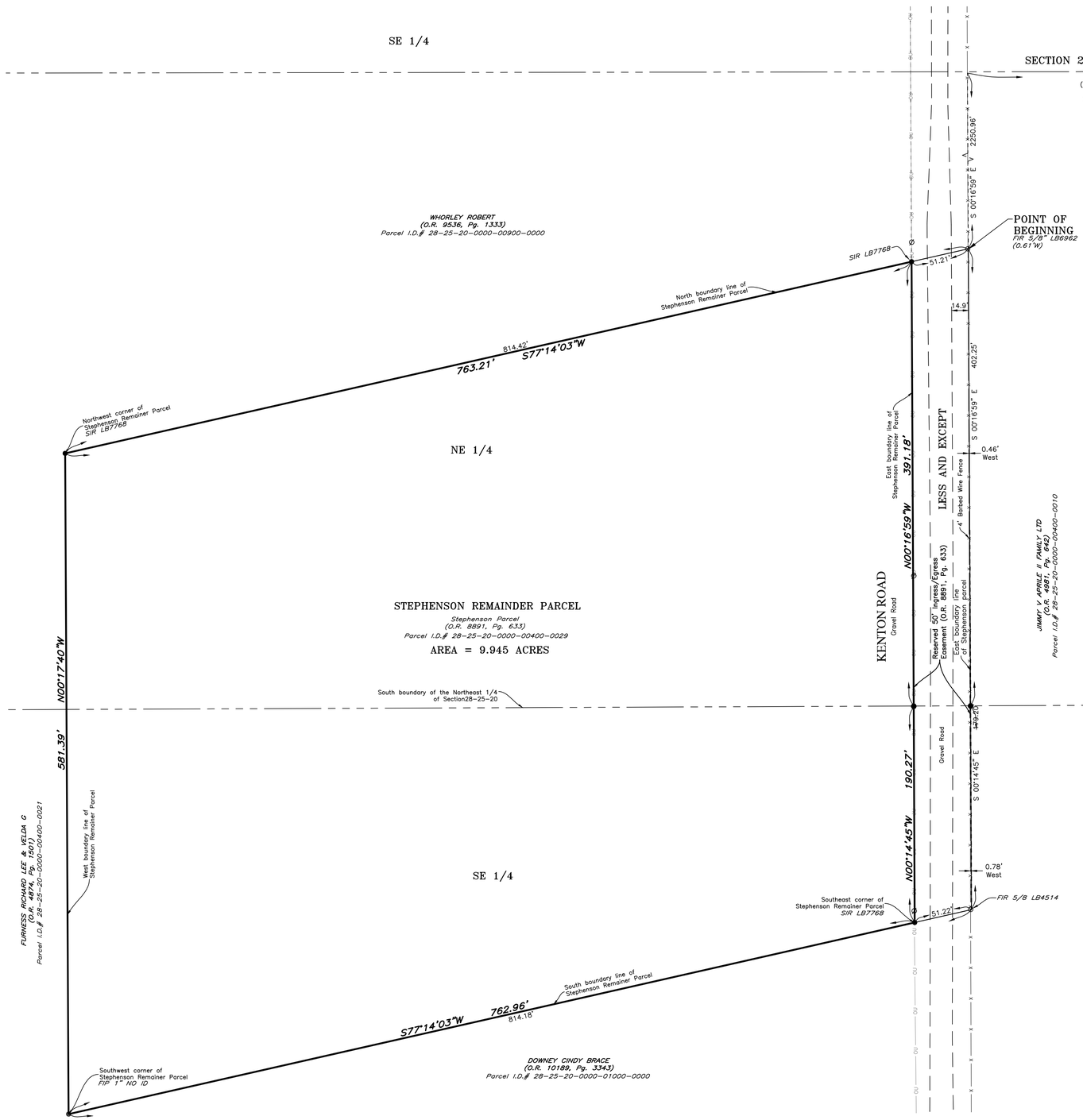
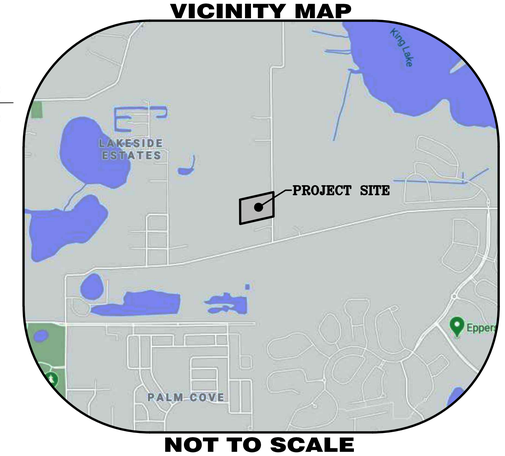


VICINITY MAP



NOT TO SCALE

LEGEND

Pg(s).	Page(s)
SIR	Set 1/2" Iron Rod LB7768
FIP	Found Iron Pipe
FIR	Found Iron Rod
	Service Power Pole
	Guy Pole
Ø	Utility Pole
	Sign
OU	Overhead Utility Lines

NORTH

50 0 25 50 100

SCALE: 1" = 50'

STEPHENSON REMAINDER PARCEL

DESCRIPTION: The Stephenson parcel recorded in Official Records Book 8891, Page 633, of the Public Records of Pasco County, Florida, lying in Section 28, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 28, run thence along the North boundary of the Northeast 1/4 of said Section 28, S.89°41'45"W., a distance of 300.00 feet; thence along a line lying 300.00 feet West of and parallel with the East boundary of said Section 28, the following three (3) courses: 1) S.00°16'59"E., a distance of 2250.96 feet to the Northeast corner of aforesaid Stephenson parcel, said corner also being the **POINT OF BEGINNING**; 2) continue S.00°16'59"E., a distance of 402.25 feet; 3) S.00°14'45"E., a distance of 179.20 feet to the Southeast corner of aforesaid Stephenson parcel; thence along the South boundary of said Stephenson parcel, S.77°14'03"W., a distance of 814.18 feet to the Southwest corner of said Stephenson parcel; thence along the West boundary of said Stephenson parcel, N.00°17'40"W., a distance of 581.39 feet to the Northwest corner of said Stephenson parcel; thence along the North boundary of said Stephenson parcel, N.77°14'03"E., a distance of 814.42 feet to the **POINT OF BEGINNING**.

Containing 10.612 acres, more or less,

LESS AND EXCEPT:

RIGHT OF WAY PARCEL (AREA 6)

DESCRIPTION: Part of the Stephenson parcel recorded in Official Records Book 8891, Page 633, of the Public Records of Pasco County, Florida, lying in Section 28, Township 25 South, Range 20 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 28, run thence along the North boundary of the Northeast 1/4 of said Section 28, S.89°41'45"W., a distance of 300.00 feet; thence along a line lying 300.00 feet West of and parallel with the East boundary of said Section 28, the following three (3) courses: 1) S.00°16'59"E., a distance of 2250.96 feet to the Northeast corner of aforesaid Stephenson parcel, said corner also being the **POINT OF BEGINNING**; 2) continue S.00°16'59"E., a distance of 402.25 feet; 3) S.00°14'45"E., a distance of 179.20 feet to the Southeast corner of aforesaid Stephenson parcel; thence along the South boundary of said Stephenson parcel, S.77°14'03"W., a distance of 51.22 feet; thence along a line lying 50.00 feet West of and parallel with the East boundary of said Stephenson parcel, the following two (2) courses: 1) N.00°14'45"W., a distance of 190.27 feet; 2) N.00°16'59"W., a distance of 391.18 feet to the North boundary of aforesaid Stephenson parcel; thence along said North boundary of Stephenson parcel, N.77°14'03"E., a distance of 51.21 feet to the **POINT OF BEGINNING**.

Containing 0.667 acres, more or less,

Containing 9.945 acres, more or less.

SURVEYOR'S NOTES:

1. Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this survey, and is subject to title review and/or abstract. GeoPoint Surveying, Inc. makes no representations or guarantees pertaining to easements, rights-of-way, set back lines, reservations, agreements, and other similar matters.
2. This survey is limited to above ground visible improvements, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
3. Bearings shown hereon are based on the North boundary of the Northeast 1/4 of Section 28, Township 25 South, Range 20 East, Pasco County, Florida, having a Grid bearing of S.89°41'45"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida
4. This survey is intended to be displayed at 1" = 50'.
5. All boundary line dimensions are field measured unless otherwise noted.
6. Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
7. The subject parcel lies in Flood Zone "X", according to Flood Insurance Rate Map, Map No. 12101C0268F for Pasco County, Community No. 120230, Pasco County, Florida, dated September 26, 2014 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (https://msc.fema.gov).
8. All parcels in above description, shown hereon, are contiguous along their common boundaries without gaps, gores, hiatuses, or overlaps.

PROJECT: Aprile Pasco Banyon Land
PHASE: BOUNDARY SURVEY
DRAWN: HEF | DATE: 05/03/22 | CHECKED BY: MHC
P.CHIEF: BR | FIELD BOOK: 2-2021-Pages: 4
DATA FILE: APRILE-BTTWLBORE(US88)BR.txt

REVISIONS

DATE	DESCRIPTION	DRAWN BY

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES 5J-17.051, 5J-17.052, AND 5J-17-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

David A. Williams
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS6423**

DATE OF LAST FIELD SURVEY: **May 3, 2022**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY

PREPARED FOR
JP Land Holding LLC
LOCATED IN
Sections 28, Township 25 S., Range 20 E.
Pasco County, Florida

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business No.: LB 7768

SHEET NUMBER: **1** of **1**

FILE PATH: P:\APRILE PASCO (BANYAN LAND)\SURVEY\GEO-2022\APRILE-ROW-AREA-6\APRILE-STEPHENSON-REMAINDER-BS.DWG PLOTTED BY: LOUIS THOMAS ON: 5/12/2022 11:40 AM LAST SAVED BY: LOUIST ON: 5/12/2022 11:00 AM