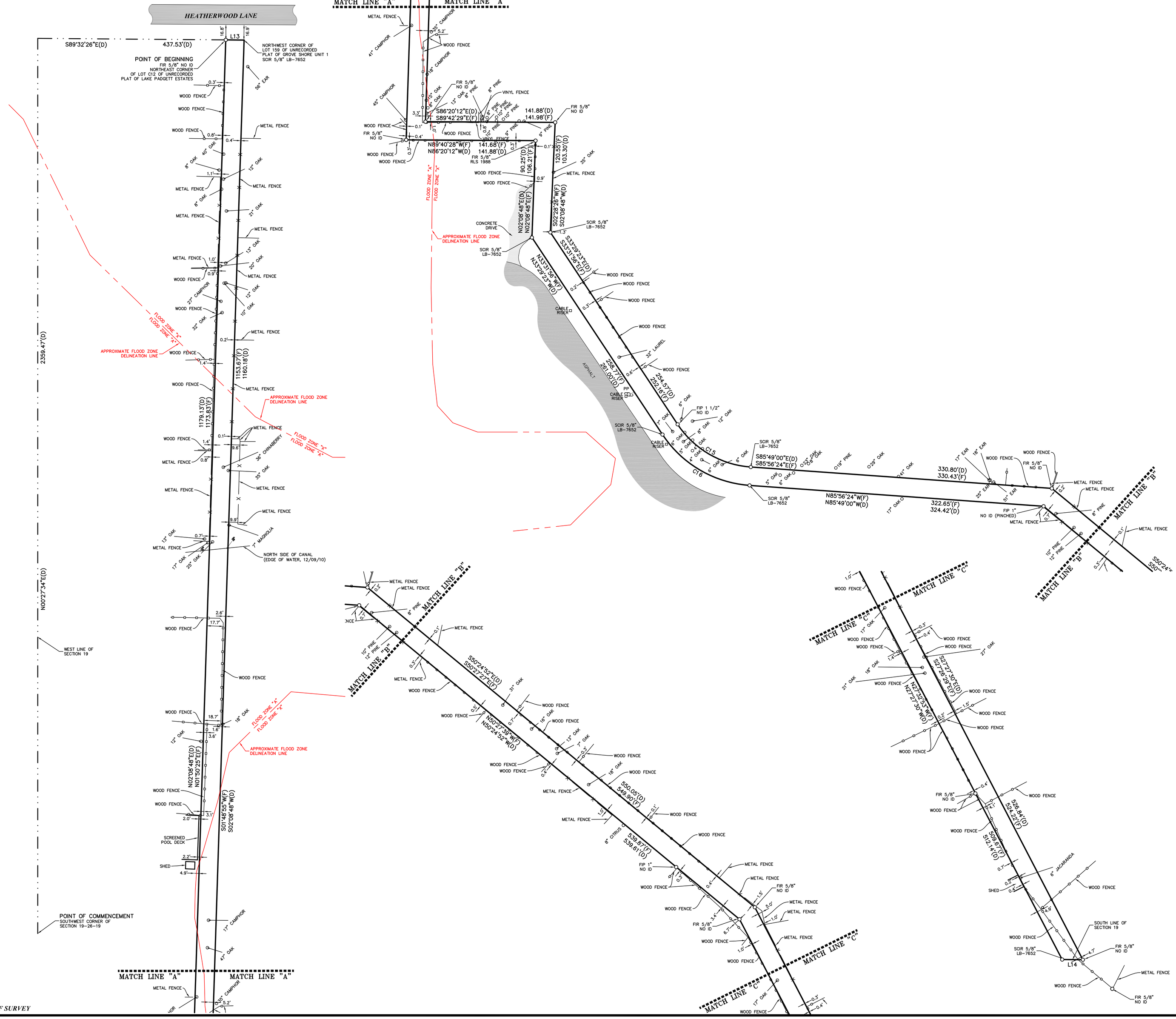

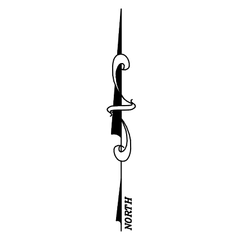

GRAPHIC SCALE

50 0 50

(IN FEET)

1 inch = 50 feet

LEGAL DESCRIPTION:

LAKE SAXON TRAIL (O.R. BOOK 7517, PG. 597)

A STRIP OF LAND LYING WITHIN SECTION 19, TOWNSHIP 26 SOUTH, RANGE 19 EAST, PASCO COUNTY, FLORIDA AND A PORTION OF UNRECORDED PLATS OF GROVE SHORE UNIT 1, SOUTH GROVE ADDITION, AND SOUTH SHORE SECOND ADDITION TO LAKE PADGETT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 19, THENCE N00°27'34"E ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 2359.47 FEET; THENCE S89°32'26"E, A DISTANCE OF 437.53 FEET TO THE NORTHEAST CORNER OF LOT C12 OF SAID UNRECORDED PLAT OF LAKE PADGETT ESTATES AND THE POINT OF BEGINNING; THENCE S89°22'00E, A DISTANCE OF 20.01 FEET TO THE NORTHWEST CORNER OF LOT 159 OF SAID UNRECORDED PLAT OF GROVE SHORE UNIT 1; THENCE S02°08'48"W, A DISTANCE OF 1160.18 FEET; THENCE S86°20'12"E, A DISTANCE OF 141.88 FEET; THENCE S02°08'48"W, A DISTANCE OF 103.30 FEET; THENCE S33°29'23"E, A DISTANCE OF 254.57 FEET TO THE BEGINNING OF A CURVE; THENCE 95.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 105.00 FEET, A CENTRAL ANGLE OF 52°19'24" AND A CHORD DISTANCE OF 92.59 FEET WHICH BEARS S59°39'07"E; THENCE S85°49'00"E, A DISTANCE OF 330.80 FEET; THENCE S50°24'52"E, A DISTANCE OF 550.05 FEET; THENCE S27°27'30"E, A DISTANCE OF 526.84 FEET TO THE SOUTH LINE OF SAID SECTION 19; THENCE N89°26'54"W ALONG SOUTH LINE OF SAID SECTION 19, A DISTANCE OF 22.65 FEET; THENCE N27°27'30"W, A DISTANCE OF 512.14 FEET; THENCE N50°24'52"W, A DISTANCE OF 539.61 FEET; THENCE N85°49'00"W, A DISTANCE OF 324.42 FEET TO THE BEGINNING OF A CURVE; THENCE 114.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 52°19'24" AND A CHORD DISTANCE OF 110.23 FEET WHICH BEARS N59°39'07"W; THENCE N33°29'23"W, A DISTANCE OF 261.00 FEET; THENCE N02°08'48"E, A DISTANCE OF 90.25 FEET; THENCE N86°20'12"W, A DISTANCE OF 141.88 FEET; THENCE N02°08'48"E, A DISTANCE OF 1179.13 FEET TO THE POINT OF BEGINNING.

NOTE: PRECEDENCE WAS GIVEN TO EXISTING MONUMENTATION AND EXISTING IMPROVEMENTS FOR THE LOCATION OF FIELD LINES.

LEGEND

AC	AIR CONDITIONER
(C)	CALCULATED MEASUREMENT
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CSW	CONCRETE SIDEWALK
(D)	DESCRIPTION CALL
EM	ELECTRIC METER
(F)	FIELD MEASUREMENT
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FCIR	FOUND CAPPED IRON ROD
FIR	FOUND IRON ROD
FND	FOUND NAIL & DISK
FPP	FOUND PINCHED PIPE
ID	IDENTIFICATION
LB	LICENSED BUSINESS NUMBER
LP	LIGHT POLE
LS	LICENSED SURVEYOR
(OA)	OVERALL DIMENSION
OHW	OVERHEAD WIRE
(P)	PLAT MEASUREMENT – CALL
PP	POWER POLE
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT-OF-WAY
SCIR	SET CAPPED IRON ROD
SND	SET NAIL & DISK
WDF	WOOD FENCE
WM	WATER METER

LINE TABLE

LINE	LENGTH	BEARING
L13(F)(D)	20.01'	S89°22'00"E
L14(F)(D)	22.65'	N89°26'54"W

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	CENTRAL ANGLE
C15(F)	96.04'	105.00'	S59°44'10"E	92.73'	52°24'27"
C15(D)	95.89'	105.00'	S59°39'07"E	92.59'	52°19'24"
C16(F)	114.34'	125.00'	N59°44'10"W	110.39'	52°24'27"
C16(D)	114.15'	125.00'	N59°39'07"W	110.23'	52°19'24"

SURVEY REPORT:

1. THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE 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 ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2. THIS OFFICE HAS NOT ABSTRACTED THIS FOR ANY RECORDED CLAIMS OF TITLE EASEMENTS OR RESTRICTIONS. THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS IS NOT CERTIFIED HEREON.
3. NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.
4. UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS LOCATED.
5. THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONES "A" AND "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120230 PANEL NUMBER 0425, SUFFIX E, REVISED SEPTEMBER 30, 1992, FOR PASCO COUNTY, FLORIDA.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARD REQUIREMENTS OF CHAPTER 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

2/3/2011
DATE SIGNED

JERRY R. CARTWRIGHT
SURVEYOR AND MAPPER NUMBER: LS-4525

EBI Surveying
8415 Sunstate Street
Tampa, Florida 33634
Phone: (813) 886-6080 / Fax: (813) 886-6081
Certificate of Authorization Number: LB-7652

BOUNDARY SURVEY
LAKE SAXON TRAIL
AND WEEKS BOULEVARD
HEATHERWOOD LANE
LAKE PADGETT ESTATES
LAND O' LAKES, FLORIDA

REVISIONS: APPD.

DATE OF SURVEY: 12/08/2010
DRAWN: MLS
CHECKED: JRC
REVISION:
FILE: LK03BDX.dwg

SCALE: 1" = 50'

PROJECT NUMBER:
LKPE0003

SHEET NO.

1

OF 1