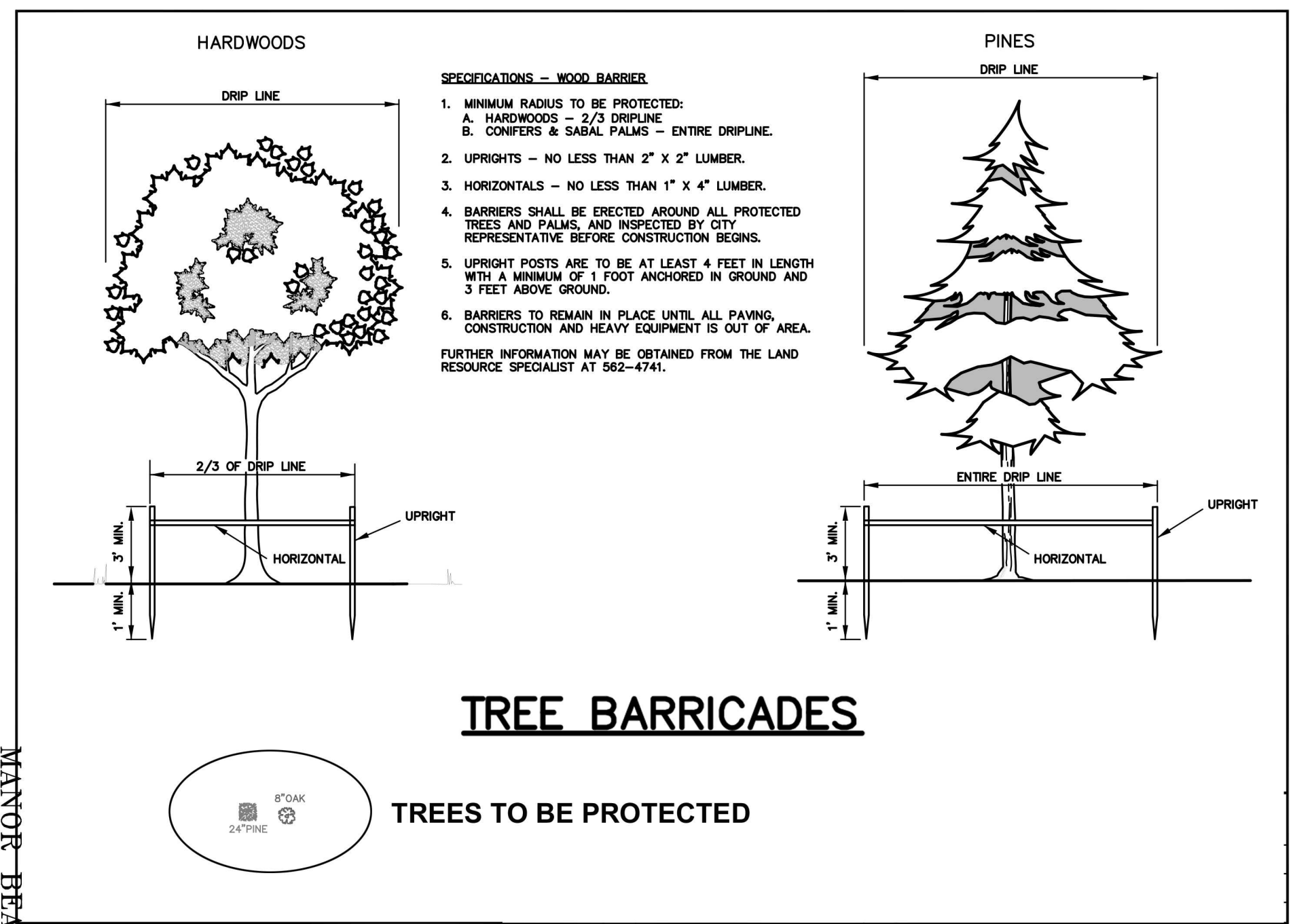
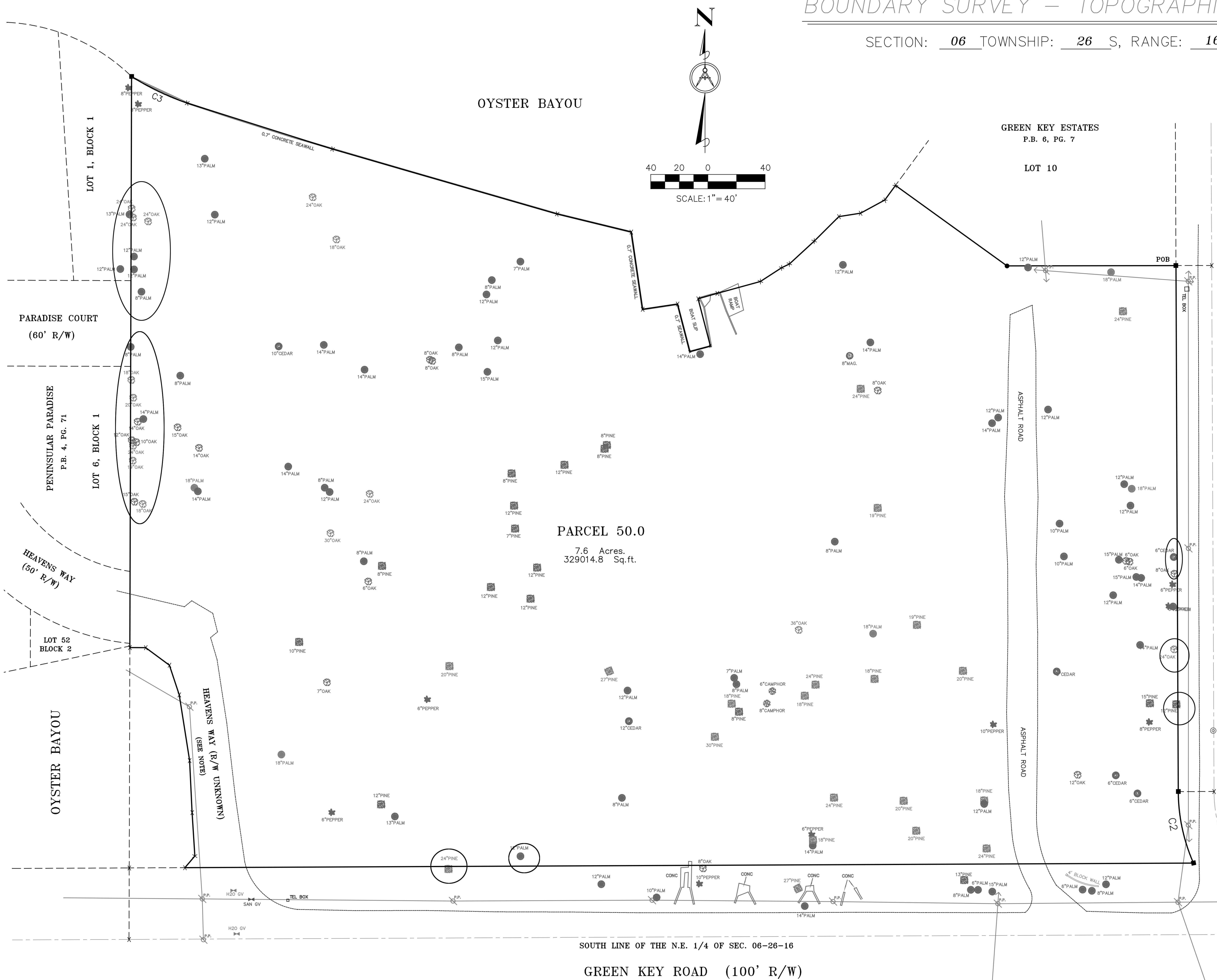


BOUNDARY SURVEY – TOPOGRAPHIC SURVEY

SECTION: 06 TOWNSHIP: 26 S, RANGE: 16 E



NOTES:

- ALL TREES OUTSIDE OF PROJECT BOUNDARY TO REMAIN
- ALL TREES NOT CIRCLED TO BE REMOVED WITHIN PROJECT BOUNDARY

ROMAN EARTH
 ARCHITECTURAL & LANDSCAPE DESIGN
 DEBRA L. ROMAN
 LANDSCAPE ARCHITECT
 P. 1.3.431.9338

Professional Engineer Seal for Debra Roman, RLA, State of Florida, License No. LA#666762.

Issue Date: _____

Revisions:

No.	Date	Description

TREE SURVEY

OYSTER BAYOU COTTAGES
 New Port Richey, FL

L2.1

DENNIS V. MOYLAN, P.S.M.
 LAND SURVEYS
 5342 Birchwood Road
 Spring Hill, FL 34608
 (352) 684-5450 FAX (352) 684-9955

Party Chief: D. MOYLAN W.O. 17-116
 Drawn By: S. OSBORNE DATE: 07/10/17
D. MOYLAN 08 17

CERTIFIED TO THE FOLLOWING ONLY:
TITAN CUSTOM BUILDERS

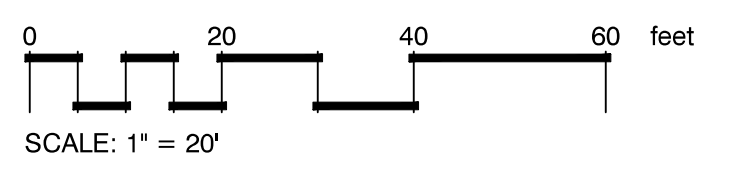
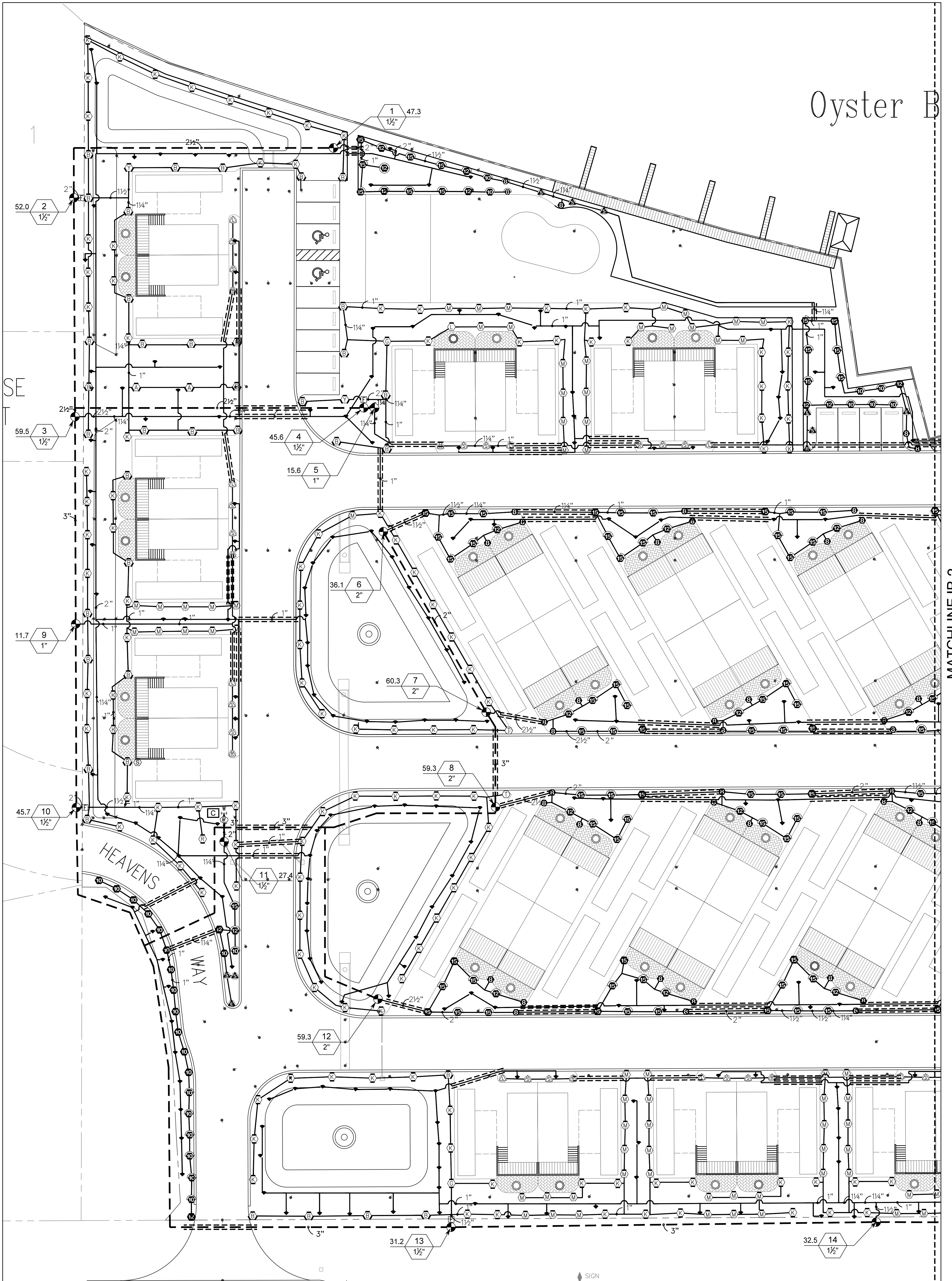
DESCRIPTION:
 BOUNDARY, TOPOGRAPHIC, & TREE LOCATION SURVEY ON PARCEL 50.0, BEING A 7.6 ACRE TRACT ON GREEN KEY ROAD IN NEW PORT RICHEY, FLORIDA

Community Panel: 120110- Dated: 02/12/12 Flood Zone: B.F.E. :

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

DENNIS V. MOYLAN, DATE OF 06/14/17
 Florida Registration # 6115

Oyster B



SHEET NUMBER
IR-1

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NO. DESCRIPTION DATE

ISSUE DATES:

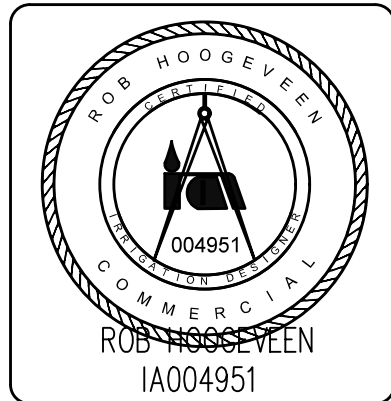
DATE: 10/12/18

DRAWN BY: RH

CHECKED BY: RH

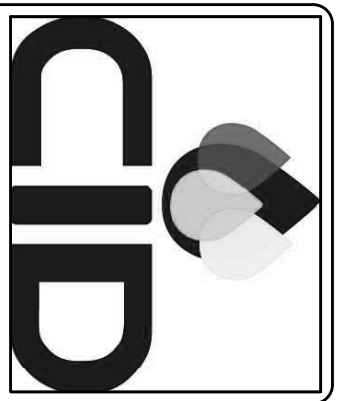
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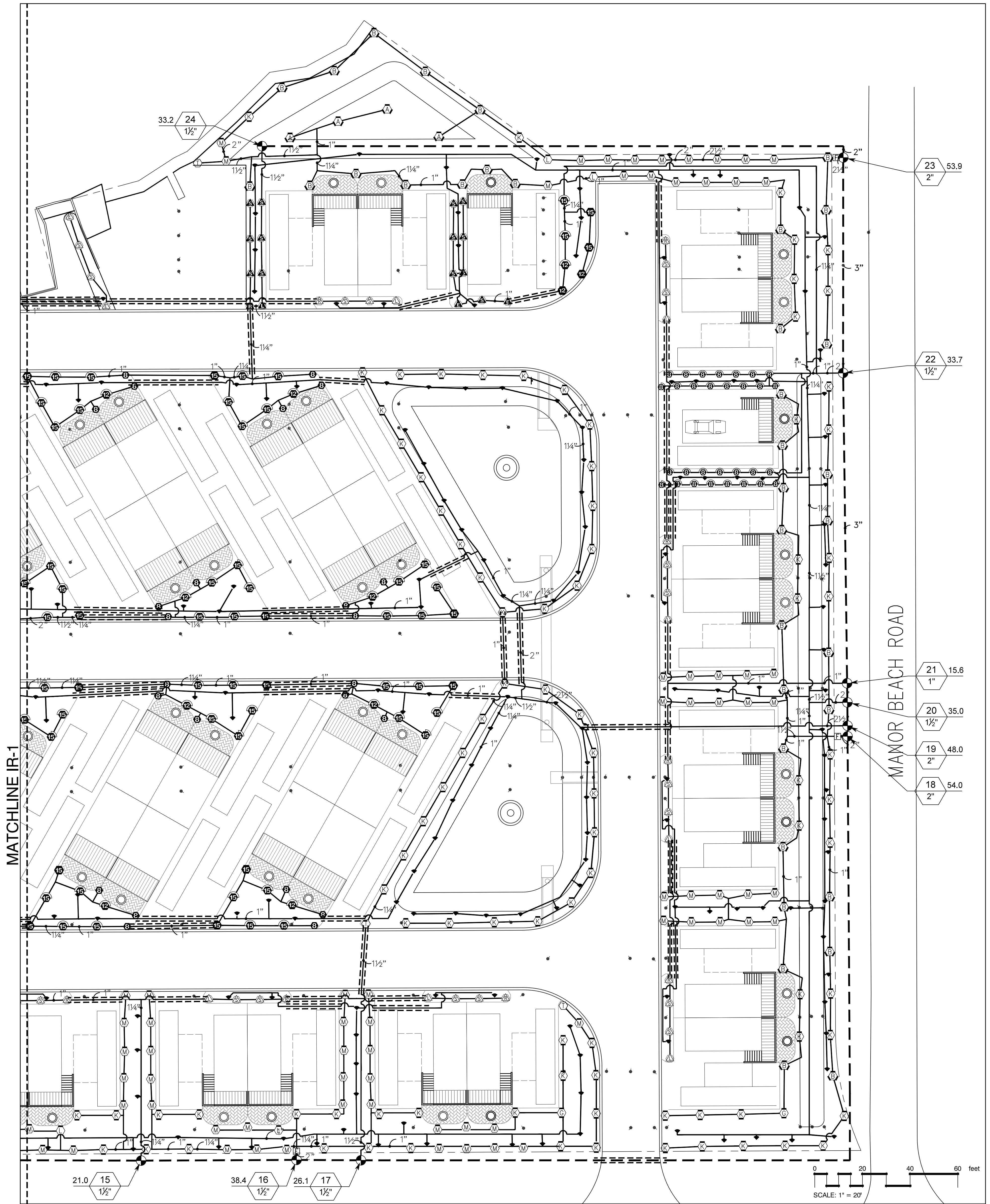
OYSTER BAYOU COTTAGES
New Port Richey, FL



Certified Irrigation
Designs Inc.

309 4th AVENUE NORTH, ST. PETERSBURG, FLORIDA 33701
(727) 437-8272 fax (727) 346-5284





VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ POC	PRECIP
1	Hunter ICV-G	1-1/2"	Turf Spray	47.26	598.7	37.93	45.43	1.52 in/h
2	Hunter ICV-G	1-1/2"	Turf Rotary	51.97	455.6	45.68	52.66	0.40 in/h
3	Hunter ICV-G	1-1/2"	Bubbler	59.50	354.4	38.78	43.59	1.70 in/h
4	Hunter ICV-G	1-1/2"	Turf Rotary	45.62	492.0	49.83	56.30	0.34 in/h
5	Hunter ICV-G	1"	Shrub Spray	15.60	497.0	37.85	41.55	1.74 in/h
6	Hunter ICV-G	2"	Turf Spray	36.14	282.0	35.97	41.21	1.51 in/h
7	Hunter ICV-G	2"	Turf Rotary	60.32	186.0	37.48	41.63	1.51 in/h
8	Hunter ICV-G	2"	Turf Spray	59.32	141.0	37.50	41.45	1.51 in/h
9	Hunter ICV-G	1"	Shrub Spray	11.70	258.6	36.77	40.02	1.71 in/h
10	Hunter ICV-G	1-1/2"	Turf Rotary	45.74	173.9	47.85	51.67	0.33 in/h
11	Hunter ICV-G	1-1/2"	Turf Spray	27.37	18.2	35.52	38.88	1.11 in/h
12	Hunter ICV-G	2"	Turf Spray	59.32	153.9	37.53	41.52	1.49 in/h
13	Hunter ICV-G	1-1/2"	Turf Rotary	31.24	352.9	44.67	48.43	0.33 in/h
14	Hunter ICV-G	1-1/2"	Bubbler	32.50	549.5	37.07	41.14	1.70 in/h
15	Hunter ICV-G	1-1/2"	Shrub Spray	21.00	624.4	37.29	40.89	1.83 in/h
16	Hunter ICV-G	1-1/2"	Turf Rotary	38.43	689.6	45.81	50.43	0.43 in/h
17	Hunter ICV-G	1-1/2"	Turf Rotary	26.07	716.6	48.58	52.50	0.24 in/h
18	Hunter ICV-G	2"	Turf Rotary	53.99	1,100	45.80	52.89	0.40 in/h
19	Hunter ICV-G	2"	Bubbler	48.00	1,104	36.80	43.18	1.70 in/h
20	Hunter ICV-G	1-1/2"	Bubbler	35.00	1,114	36.87	41.91	1.70 in/h
21	Hunter ICV-G	1"	Shrub Spray	15.60	1,122	37.72	41.32	1.79 in/h
22	Hunter ICV-G	1-1/2"	Turf Spray	33.68	1,252	37.54	42.65	1.49 in/h
23	Hunter ICV-G	2"	Turf Rotary	53.90	1,342	49.29	57.18	0.42 in/h
24	Hunter ICV-G	1-1/2"	Turf Spray	33.20	1,591	36.86	44.37	1.57 in/h
	Common Wire				2,604			

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	Hunter ICV-G	Turf Spray	1.52 in/h	1	40	1,890	
2	Hunter ICV-G	Turf Rotary	0.40 in/h	1	150	7,796	
3	Hunter ICV-G	Bubbler	1.70 in/h	1	36	2,142	
4	Hunter ICV-G	Turf Rotary	0.34 in/h	1	176	8,029	
5	Hunter ICV-G	Shrub Spray	1.74 in/h	1	35	546	
6	Hunter ICV-G	Turf Spray	1.51 in/h	1	40	1,446	
7	Hunter ICV-G	Turf Spray	1.51 in/h	1	40	2,413	
8	Hunter ICV-G	Turf Rotary	1.51 in/h	1	40	2,373	
9	Hunter ICV-G	Shrub Spray	1.71 in/h	1	36	421.2	
10	Hunter ICV-G	Turf Rotary	0.33 in/h	1	181	8,280	
11	Hunter ICV-G	Turf Spray	1.11 in/h	1	55	1,505	
12	Hunter ICV-G	Turf Spray	1.49 in/h	1	41	2,432	
13	Hunter ICV-G	Turf Rotary	0.33 in/h	1	182	5,685	
14	Hunter ICV-G	Bubbler	1.70 in/h	1	36	1,170	
15	Hunter ICV-G	Shrub Spray	1.83 in/h	1	33	693	
16	Hunter ICV-G	Turf Rotary	0.43 in/h	1	141	5,419	
17	Hunter ICV-G	Turf Rotary	0.24 in/h	1	248	6,465	
18	Hunter ICV-G	Turf Rotary	0.40 in/h	1	150	8,098	
19	Hunter ICV-G	Bubbler	1.70 in/h	1	36	1,728	
20	Hunter ICV-G	Bubbler	1.70 in/h	1	36	1,260	
21	Hunter ICV-G	Shrub Spray	1.79 in/h	1	34	530.4	
22	Hunter ICV-G	Turf Spray	1.49 in/h	1	41	1,381	
23	Hunter ICV-G	Turf Rotary	0.42 in/h	1	143	7,707	
24	Hunter ICV-G	Turf Spray	1.57 in/h	1	39	1,295	
	TOTALS:				1,989	80,705	

CRITICAL ANALYSIS

Generated: 2018-10-12 18:00

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Custom Max Flow: 65.00 gpm
Flow Available: 65.00 gpm

PRESSURE AVAILABLE
Static Pressure at POC: 60.00 psi
Pressure Available: 60.00 psi

DESIGN ANALYSIS
Maximum Station Flow: 60.32 gpm
Flow Available at POC: 65.00 gpm
Residual Flow Available: 4.68 gpm

Pressure Req. at Critical Station: 49.29 psi
Loss for Fittings: 0.41 psi
Loss for Main Line: 4.08 psi
Loss for POC to Valve Elevation: 0.00 psi
Loss for Backflow: 3.40 psi
Critical Station Pressure at POC: 57.18 psi
Pressure Available: 60.00 psi
Residual Pressure Available: 2.82 psi

IR-2
SHEET NUMBER

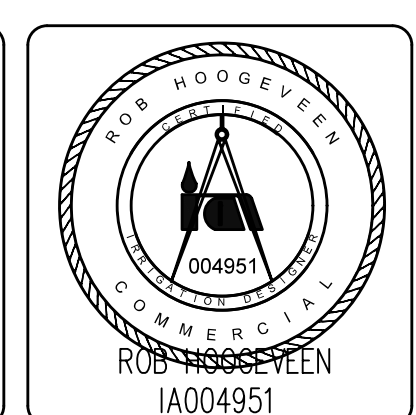
NO.	DESCRIPTION	DATE

ISSUE DATES:

DATE: 10/12/18
DRAWN BY: RH
CHECKED BY: RH
SCALE: 1"=20'

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OYSTER BAYOU COTTAGES
New Port Richey, FL

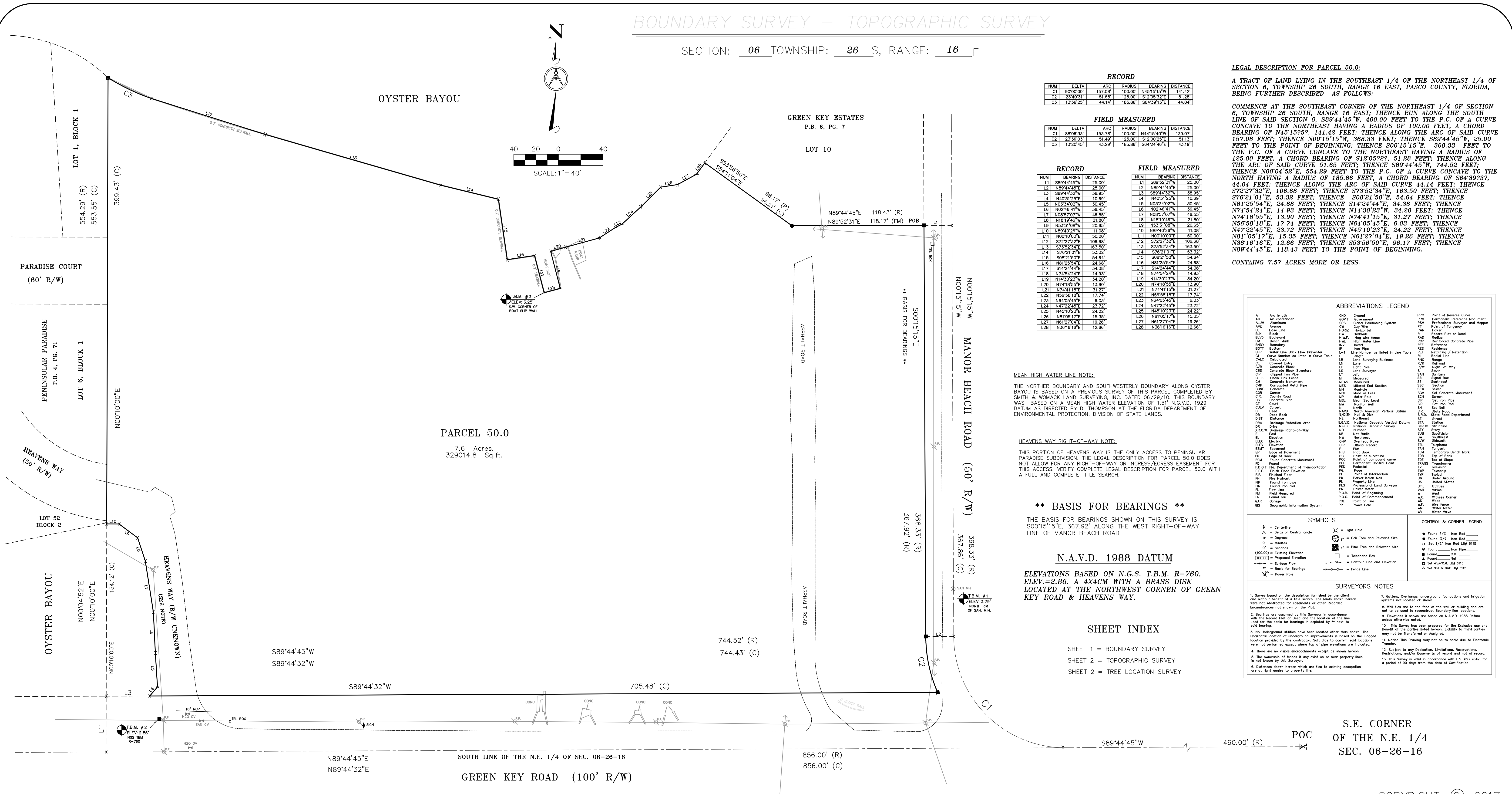


Certified Irrigation Designs Inc.

309 4th AVENUE NORTH, ST. PETERSBURG, FLORIDA 33701
(727) 437-6272 fax (727) 346-6294

BOUNDARY SURVEY - TOPOGRAPHIC SURVEY

SECTION: 06 TOWNSHIP: 26 S, RANGE: 16 E



RECORD

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°00'00"	157.08'	100.00'	N45°15'15"W	141.42'
C2	23°40'31"	51.85'	125.00'	S12°05'22"E	51.28'
C3	13°20'45"	44.14'	185.96'	S84°24'46"E	44.64'

FIELD MEASURED

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	88°06'33"	153.78'	100.00'	N44°15'40"W	139.07'
C2	23°36'03"	51.49'	125.00'	S12°05'22"E	51.15'
C3	13°20'45"	43.29'	185.96'	S84°24'46"E	43.18'

RECORD

NUM	BEARING	DISTANCE
L1	S89°44'45"W	25.00'
L2	N89°44'45"E	25.00'
L3	S89°44'32"W	38.95'
L4	N49°31'29"E	10.69'
L5	N83°52'34"E	36.45'
L6	N02°46'41"W	36.45'
L7	N08°57'07"W	46.55'
L8	N18°18'45"W	21.80'
L9	N53°31'08"W	20.65'
L10	N89°40'28"W	11.08'
L11	N00°10'00"E	50.00'
L12	S72°27'32"E	106.68'
L13	S73°52'34"E	163.50'
L14	S78°21'01"E	53.32'
L15	S08°21'50"E	54.64'
L16	N17°25'54"E	24.68'
L17	S14°24'44"E	34.38'
L18	N74°54'24"E	14.93'
L19	N14°30'23"W	34.20'
L20	N74°18'55"E	13.90'
L21	N74°41'15"E	31.27'
L22	N58°58'16"E	17.74'
L23	N64°05'45"E	6.03'
L24	N47°22'45"E	23.72'
L25	N45°10'23"E	24.22'
L26	N81°05'17"E	15.30'
L27	N61°27'04"E	19.28'
L28	N36°16'16"E	12.66'

FIELD MEASURED

NUM	BEARING	DISTANCE
L1	S89°44'45"W	25.00'
L2	N89°44'45"E	25.00'
L3	S89°44'32"W	38.95'
L4	N49°31'29"E	10.69'
L5	N83°52'34"E	36.45'
L6	N02°46'41"W	36.45'
L7	N08°57'07"W	46.55'
L8	N18°18'45"W	21.80'
L9	N53°31'08"W	20.65'
L10	N89°40'28"W	11.08'
L11	N00°10'00"E	50.00'
L12	S72°27'32"E	106.68'
L13	S73°52'34"E	163.50'
L14	S78°21'01"E	53.32'
L15	S08°21'50"E	54.64'
L16	N17°25'54"E	24.68'
L17	S14°24'44"E	34.38'
L18	N74°54'24"E	14.93'
L19	N14°30'23"W	34.20'
L20	N74°18'55"E	13.90'
L21	N74°41'15"E	31.27'
L22	N58°58'16"E	17.74'
L23	N64°05'45"E	6.03'
L24	N47°22'45"E	23.72'
L25	N45°10'23"E	24.22'
L26	N81°05'17"E	15.30'
L27	N61°27'04"E	19.28'
L28	N36°16'16"E	12.66'

MEAN HIGH WATER LINE NOTE:

THE NORTHER BOUNDARY AND SOUTHWESTERLY BOUNDARY ALONG OYSTER BAYOU IS BASED ON A PREVIOUS SURVEY OF THIS PARCEL COMPLETED BY SMITH & WOMACK LAND SURVEYING, INC. DATED 06/29/10. THIS BOUNDARY WAS BASED ON A MEAN HIGH WATER ELEVATION OF 1.51' N.G.V.D. 1929 DATUM AS DIRECTED BY D. THOMPSON AT THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF STATE LANDS.

HEAVENS WAY RIGHT-OF-WAY NOTE:

THIS PORTION OF HEAVENS WAY IS THE ONLY ACCESS TO PENINSULAR PARADISE SUBDIVISION. THE LEGAL DESCRIPTION FOR PARCEL 50.0 DOES NOT ALLOW FOR ANY RIGHT-OF-WAY OR INGRESS/EGRESS EASEMENT FOR THIS ACCESS. VERIFY COMPLETE LEGAL DESCRIPTION FOR PARCEL 50.0 WITH A FULL AND COMPLETE TITLE SEARCH.

**** BASIS FOR BEARINGS ****

THE BASIS FOR BEARINGS SHOWN ON THIS SURVEY IS S00°15'15"E, 367.92' ALONG THE WEST RIGHT-OF-WAY LINE OF MANOR BEACH ROAD

N.A.V.D. 1988 DATUM

ELEVATIONS BASED ON N.G.S. T.B.M. R-760, ELEV.=2.86. A 4X4CM WITH A BRASS DISK LOCATED AT THE NORTHWEST CORNER OF GREEN KEY ROAD & HEAVENS WAY.

SHEET INDEX

- SHEET 1 = BOUNDARY SURVEY
- SHEET 2 = TOPOGRAPHIC SURVEY
- SHEET 3 = TREE LOCATION SURVEY

LEGAL DESCRIPTION FOR PARCEL 50.0:
A TRACT OF LAND LYING IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 6 S89°44'45"W, 460.00 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING OF N45°15'15"W, 141.42 FEET; THENCE ALONG THE ARC OF SAID CURVE BEARING OF N45°15'15"W, 368.33 FEET; THENCE S89°44'45"W, 25.00 FEET TO THE POINT OF BEGINNING; THENCE S00°15'15"E, 367.93 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 125.00 FEET, A CHORD BEARING OF S12°05'22"E, 51.28 FEET; THENCE ALONG THE ARC OF SAID CURVE BEARING OF S12°05'22"E, 51.28 FEET; THENCE S89°44'45"W, 744.52 FEET; THENCE N00°10'00"E, 554.29 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 185.96 FEET, A CHORD BEARING OF S84°39'39", 44.04 FEET; THENCE ALONG THE ARC OF SAID CURVE BEARING OF S84°39'39", 44.04 FEET; THENCE S73°52'34"E, 163.50 FEET; THENCE S72°27'32"E, 106.68 FEET; THENCE S73°52'34"E, 163.50 FEET; THENCE S78°21'01"E, 53.32 FEET; THENCE S08°21'50"E, 54.64 FEET; THENCE N17°25'54"E, 24.68 FEET; THENCE S14°24'44"E, 34.38 FEET; THENCE N74°54'24"E, 14.93 FEET; THENCE N14°30'23"W, 34.20 FEET; THENCE N74°18'55"E, 13.90 FEET; THENCE N74°41'15"E, 31.27 FEET; THENCE N58°58'16"E, 17.74 FEET; THENCE N64°05'45"E, 6.03 FEET; THENCE N47°22'45"E, 23.72 FEET; THENCE N45°10'23"E, 24.22 FEET; THENCE N81°05'17"E, 15.30 FEET; THENCE N61°27'04"E, 19.28 FEET; THENCE N36°16'16"E, 12.66 FEET; THENCE S53°56'50"E, 96.17 FEET; THENCE N89°44'45"E, 118.43 FEET TO THE POINT OF BEGINNING.

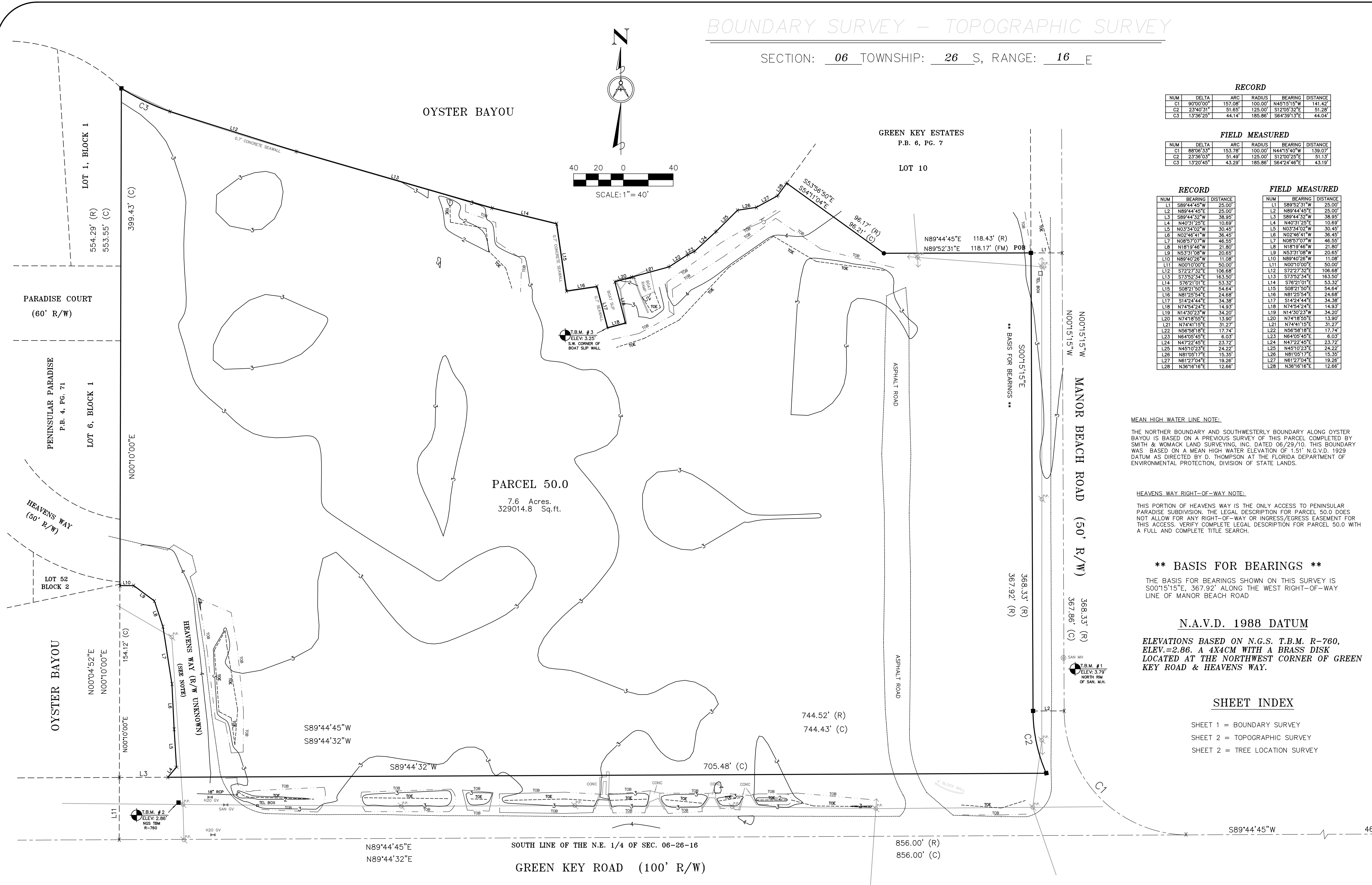
CONTAINING 7.57 ACRES MORE OR LESS.

ABBREVIATIONS LEGEND

AC: Arc Length	CONC: Concrete	CONC: Concrete	CONC: Concrete
AD: Air Conditioner	CONC: Concrete	CONC: Concrete	CONC: Concrete
AL: Aluminum	CONC: Concrete	CONC: Concrete	CONC: Concrete
AM: Ammeter	CONC: Concrete	CONC: Concrete	CONC: Concrete
AN: Angle	CONC: Concrete	CONC: Concrete	CONC: Concrete
AP: As Piped	CONC: Concrete	CONC: Concrete	CONC: Concrete
AR: Area	CONC: Concrete	CONC: Concrete	CONC: Concrete
AS: Asphalt	CONC: Concrete	CONC: Concrete	CONC: Concrete
AT: As Tied	CONC: Concrete	CONC: Concrete	CONC: Concrete
AV: Average	CONC: Concrete	CONC: Concrete	CONC: Concrete
AW: As Witnessed	CONC: Concrete	CONC: Concrete	CONC: Concrete
AX: As Xed	CONC: Concrete	CONC: Concrete	CONC: Concrete
AY: As Yed	CONC: Concrete	CONC: Concrete	CONC: Concrete
AZ: As Zed	CONC: Concrete	CONC: Concrete	CONC: Concrete
BA: Back	CONC: Concrete	CONC: Concrete	CONC: Concrete
BB: Back	CONC: Concrete	CONC: Concrete	CONC: Concrete
BC: Back	CONC: Concrete	CONC: Concrete	CONC: Concrete
BD: Back	CONC: Concrete	CONC: Concrete	CONC: Concrete
BE: Back	CONC: Concrete	CONC: Concrete	CONC: Concrete
BF: Back	CONC: Concrete	CONC: Concrete	CONC: Concrete
BG: Back	CONC: Concrete	CONC: Concrete	CONC: Concrete
BH: Back	CONC: Concrete	CONC: Concrete	CONC: Concrete
BI: Back	CONC: Concrete	CONC: Concrete	CONC: Concrete
BJ: Back	CONC: Concrete	CONC: Concrete	CONC: Concrete
BK: Back	CONC: Concrete	CONC: Concrete	CONC: Concrete
BL: Back	CONC: Concrete	CONC: Concrete	CONC: Concrete
BM: Bench Mark	CONC: Concrete	CONC: Concrete	CONC: Concrete
BN: Boundary	CONC: Concrete	CONC: Concrete	CONC: Concrete
BO: Bottom	CONC: Concrete	CONC: Concrete	CONC: Concrete
BP: Back	CONC: Concrete	CONC: Concrete	CONC: Concrete
BR: Back	CONC: Concrete	CONC: Concrete	CONC: Concrete
BS: Back	CONC: Concrete	CONC: Concrete	CONC: Concrete
BT: Back	CONC: Concrete	CONC: Concrete	CONC: Concrete
BU: Back	CONC: Concrete	CONC: Concrete	CONC: Concrete
BV: Back	CONC: Concrete	CONC: Concrete	CONC: Concrete
BW: Back	CONC: Concrete	CONC: Concrete	CONC: Concrete
BX: Back	CONC: Concrete	CONC: Concrete	CONC: Concrete
BY: Back	CONC: Concrete	CONC: Concrete	CONC: Concrete
BZ: Back	CONC: Concrete	CONC: Concrete	CONC: Concrete
CA: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CB: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CC: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CD: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CE: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CF: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CG: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CH: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CI: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CJ: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CK: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CL: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CM: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CN: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CO: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CP: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CQ: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CR: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CS: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CT: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CU: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CV: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CW: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CX: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CY: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
CZ: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DA: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DB: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DC: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DD: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DE: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DF: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DG: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DH: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DI: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DJ: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DK: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DL: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DM: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DN: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DO: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DP: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DQ: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DR: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DS: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DT: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DU: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DV: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DW: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DX: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DY: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
DZ: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
EA: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
EB: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
EC: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
ED: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
EE: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
EF: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
EG: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
EH: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
EI: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
EJ: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
EK: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
EL: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
EM: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
EN: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
EO: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
EP: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
EQ: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
ER: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
ES: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
ET: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
EU: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
EV: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
EW: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
EX: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
EY: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
EZ: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FA: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FB: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FC: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FD: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FE: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FF: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FG: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FH: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FI: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FJ: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FK: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FL: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FM: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FN: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FO: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FP: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FQ: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FR: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FS: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FT: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FU: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FV: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FW: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FX: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FY: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
FZ: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
GA: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
GB: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
GC: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
GD: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
GE: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
GF: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
GG: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
GH: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
GI: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
GJ: Call	CONC: Concrete	CONC: Concrete	CONC: Concrete
GK: Call			

BOUNDARY SURVEY – TOPOGRAPHIC SURVEY

SECTION: 06 TOWNSHIP: 26 S, RANGE: 16 E



RECORD

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	90°00'00"	157.08'	100.00'	N45°15'15"W	141.42'
C2	2°36'03"	51.85'	125.00'	S12°05'22"E	51.28'
C3	1°36'25"	44.14'	185.86'	S64°24'46"E	44.04'

FIELD MEASURED

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
L1	89°44'45"W	25.00'			
L2	N89°44'45"E	25.00'			
L3	S89°44'32"W	38.93'			

RECORD

NUM	BEARING	DISTANCE
L1	S89°44'45"W	25.00'
L2	N89°44'45"E	25.00'
L3	S89°44'32"W	38.93'

FIELD MEASURED

NUM	BEARING	DISTANCE
L1	S89°44'45"W	25.00'
L2	N89°44'45"E	25.00'
L3	S89°44'32"W	38.93'

LEGAL DESCRIPTION FOR PARCEL 50.0:
 A TRACT OF LAND LYING IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 6, S89°44'45"W, 460.00 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 100.00 FEET; A CHORD BEARING OF N45°15'15"W, 141.42 FEET; THENCE ALONG THE ARC OF SAID CURVE 157.08 FEET; THENCE N00°15'15"E, 368.33 FEET; THENCE S89°44'45"W, 25.00 FEET TO THE POINT OF BEGINNING; THENCE S00°15'15"E, 368.33 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 125.00 FEET; A CHORD BEARING OF S12°05'22", 51.28 FEET; THENCE ALONG THE ARC OF SAID CURVE 51.65 FEET; THENCE S89°44'45"W, 744.52 FEET; THENCE N00°04'52"E, 554.29 FEET TO THE P.C. OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 185.86 FEET; A CHORD BEARING OF S64°24'46", 44.04 FEET; THENCE ALONG THE ARC OF SAID CURVE 44.14 FEET; THENCE S72°27'32"E, 106.68 FEET; THENCE S73°52'34"E, 163.50 FEET; THENCE S76°21'01"E, 53.32 FEET; THENCE S08°21'50"E, 54.64 FEET; THENCE N81°25'54"E, 24.68 FEET; THENCE S14°24'44"E, 34.38 FEET; THENCE N4°54'24"E, 14.93 FEET; THENCE N4°30'23"W, 34.20 FEET; THENCE N7°41'55"E, 13.90 FEET; THENCE N7°44'15"E, 31.27 FEET; THENCE N56°58'18"E, 17.74 FEET; THENCE N64°05'45"E, 6.03 FEET; THENCE N47°22'45"E, 23.72 FEET; THENCE N45°10'23"E, 24.22 FEET; THENCE N81°05'17"E, 15.95 FEET; THENCE N01°27'04"E, 19.26 FEET; THENCE N36°16'16"E, 12.66 FEET; THENCE S5°56'50"E, 86.17 FEET; THENCE N89°44'45"E, 118.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.57 ACRES MORE OR LESS.

MEAN HIGH WATER LINE NOTE:

THE NORTHER BOUNDARY AND SOUTHWESTERLY BOUNDARY ALONG OYSTER BAYOU IS BASED ON A PREVIOUS SURVEY OF THIS PARCEL COMPLETED BY SMITH & WOMACK LAND SURVEYING, INC. DATED 06/29/10. THIS BOUNDARY WAS BASED ON A MEAN HIGH WATER ELEVATION OF 1.51' N.G.V.D. 1929 DATUM AS DIRECTED BY D. THOMPSON AT THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, DIVISION OF STATE LANDS.

HEAVENS WAY RIGHT-OF-WAY NOTE:

THIS PORTION OF HEAVENS WAY IS THE ONLY ACCESS TO PENINSULAR PARADISE SUBDIVISION. THE LEGAL DESCRIPTION FOR PARCEL 50.0 DOES NOT ALLOW FOR ANY RIGHT-OF-WAY OR INGRESS/EGRESS EASEMENT FOR THIS ACCESS. VERIFY COMPLETE LEGAL DESCRIPTION FOR PARCEL 50.0 WITH A FULL AND COMPLETE TITLE SEARCH.

**** BASIS FOR BEARINGS ****

THE BASIS FOR BEARINGS SHOWN ON THIS SURVEY IS S00°15'15"E, 367.92' ALONG THE WEST RIGHT-OF-WAY LINE OF MANORS BEACH ROAD

N.A.V.D. 1988 DATUM

ELEVATIONS BASED ON N.G.S. T.B.M. R-760, ELEV.=2.86. A 4X4CM WITH A BRASS DISK LOCATED AT THE NORTHWEST CORNER OF GREEN KEY ROAD & HEAVENS WAY.

SHEET INDEX

- SHEET 1 = BOUNDARY SURVEY
- SHEET 2 = TOPOGRAPHIC SURVEY
- SHEET 2 = TREE LOCATION SURVEY

ABBREVIATIONS LEGEND

A	Aluminum	AD	Asphalt Driveway	PRC	Point of Reverse Curve
ALU	Aluminum	ASD	Asphalt Driveway	PRM	Permanent Reference Monument
AS	Asphalt	ASD	Asphalt Driveway	PRM	Professional Surveyor and Mapper
AS	Asphalt	ASD	Asphalt Driveway	PRM	Point of Beginning
AS	Asphalt	ASD	Asphalt Driveway	PRM	Point of Beginning

SYMBOLS

○	Centerline	○	Light Pole
△	Delta or Central angle	○	Light Pole
°	Degrees	○	Light Pole
'	Minutes	○	Light Pole
"	Seconds	○	Light Pole

- SURVEYORS NOTES**
1. Survey based on the description furnished by the client and without benefit of a title search. The title shown herein were not abstracted for easements or other recorded encumbrances not shown on the Plat.
 2. Bearings are assumed by this Surveyor in accordance with the Record Plat on which the location of the line is shown. The basis for bearings is indicated by ** next to said bearing.
 3. No underground utilities have been located other than shown. The horizontal location of underground improvements is based on the flagged location provided by the contractor. Shift signs to confirm said locations were not performed except where top of pipe elevations are indicated.
 4. There are no visible encroachments except as shown hereon.
 5. The ownership of trees if any exist on or near property lines is not known by this Surveyor.
 6. Distances shown hereon which are ties to existing occupation are at right angles to property line.
 7. Cullies, Overhangs, underground foundations and irrigation systems not located or shown.
 8. Wall ties are to the face of the wall or building and are not to be used to reconstruct Boundary line locations.
 9. Elevations if shown are based on N.A.V.D. 1988 Datum unless otherwise noted.
 10. This Survey has been prepared for the Exclusive use and benefit of the parties listed hereon. Liability to third parties may not be Transferred or Assigned.
 11. Notice This Drawing may not be made due to Electronic Transfer.
 12. Subject to any Pedestrian, Limitations, Reservations, Restrictions and/or Easements of record and not of record.
 13. This Survey is valid in accordance with F.S. 627.7842, for a period of 90 days from the date of Certification.

DENNIS V. MOYLAN, P.S.M.
 LAND SURVEYS
 5342 Birchwood Road
 Spring Hill, FL 34608
 (352) 684-5450 FAX (352) 684-9955

Party Chief: D. MOYLAN W.O. 17-116
 Drawn By: S. OSBORNE DATE: 07/10/17
 Checked By: D. MOYLAN F.B. 99 PG. 1-7

CERTIFIED TO THE FOLLOWING ONLY:

TITAN CUSTOM BUILDERS

DESCRIPTION:
 BOUNDARY, TOPOGRAPHIC, & TREE LOCATION SURVEY ON PARCEL 50.0, BEING A 7.6 ACRE TRACT ON GREEN KEY ROAD IN NEW PORT RICHEY, FLORIDA

Community Panel: 120110- Dated: 02/12/12 Flood Zone: B.F.E. :

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

DENNIS V. MOYLAN,
 Florida Registration # 6115
 Professional Surveyor & Mapper

06/14/17
 DATE OF LAST FIELD WORK

Elevations Show Refer to: NAVD or Assumed Datum.

LEGEND: A complete list of abbreviations used in this survey are shown on the back of this page.

REVISIONS	DATE

● Found Iron Rod
 ○ Found Iron Rod
 ○ Set 1/2" Iron Rod # 6115
 ○ Found Iron Pipe
 ● Found C.M.
 ▲ Found Nail
 □ Set 4" x 4" C.M. # 6115
 △ Set Nail & Disk # 6115

