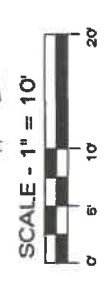
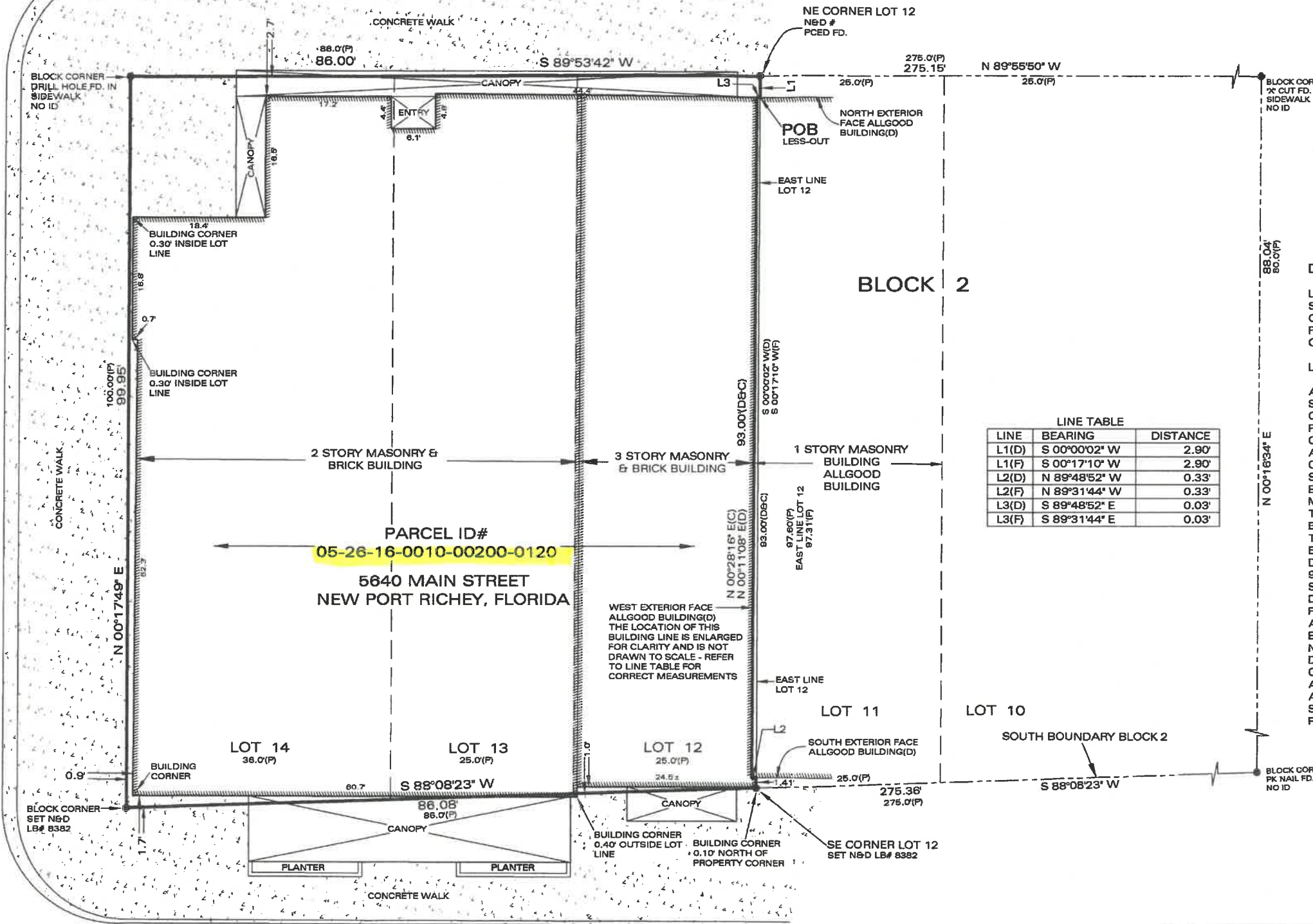


MAIN STREET

SECTION 5, TOWNSHIP 26 SOUTH, RANGE 16 EAST  
PASCO COUNTY, FLORIDA  
CITY OF NEW PORT RICHEY



BANK STREET



LINE TABLE		
LINE	BEARING	DISTANCE
L1(D)	S 00°00'02\" W	2.90'
L1(F)	S 00°17'10\" W	2.90'
L2(D)	N 89°48'52\" W	0.33'
L2(F)	N 89°31'44\" W	0.33'
L3(D)	S 89°48'52\" E	0.03'
L3(F)	S 89°31'44\" E	0.03'

--- DENOTES LINE NOT DRAWN TO SCALE  
▬▬▬▬▬ DENOTES BUILDING LINE

DESCRIPTION  
LOTS 12, 13 AND 14 IN BLOCK 2 OF AVERY AND SIMS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 30, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LESS AND EXCEPT:  
A PORTION OF LOT 12 IN BLOCK 2 OF AVERY & SIMMS SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 30, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 12; THENCE ALONG THE EAST BOUNDARY OF SAID LOT 12, SOUTH 00 DEG 00 MIN 02 SEC WEST, A DISTANCE OF 2.90 FEET TO THE NORTH FACE OF THE ALLGOOD BUILDING, FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST BOUNDARY LINE OF SAID LOT 12, SOUTH 00 DEG 00 MIN 02 SEC WEST, A DISTANCE OF 93.00 FEET TO THE SOUTH EXTERIOR FACE OF SAID ALLGOOD BUILDING; THENCE NORTH 89 DEG 48 MIN 52 SEC WEST, A DISTANCE OF 0.33 FEET TO THE SOUTHWEST CORNER OF SAID ALLGOOD BUILDING; THENCE ALONG THE WEST EXTERIOR FACE OF SAID ALLGOOD BUILDING, NORTH 00 DEG 11 MIN 08 SEC EAST, A DISTANCE OF 93.00 FEET TO THE NORTHWEST CORNER OF SAID ALLGOOD BUILDING; THENCE ALONG THE NORTH EXTERIOR FACE OF SAID ALLGOOD BUILDING, SOUTH 89 DEG 48 MIN 52 SEC EAST, A DISTANCE OF 0.03 FEET TO THE POINT OF BEGINNING.

PARCEL ID#  
05-26-16-0010-00200-0120

5640 MAIN STREET  
NEW PORT RICHEY, FLORIDA

- NOTES
1. THIS MAP REPRESENTS A BOUNDARY SURVEY. FIXED IMPROVEMENTS LOCATED.
  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 TAKEN FROM O.R. 5862, PG. 1010, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
  5. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE GRID SYSTEM - WEST ZONE. THE SOUTH BOUNDARY OF BLOCK 2 HAS A GRID BEARING OF S. 88°08'23\" W.
  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.



PREPARED BY: SHAYNE D. TREBOUR 11/8/21  
Professional Surveyor & Mapper  
Florida Registration Number 5945  
NOT VALID UNLESS IMPRINTED WITH RAISED SEAL

GENERAL LEGEND	
PLS	Professional Land Surveyor
POB	Point of Beginning
(D)	Deed or Description
(C)	Computed Data
(P)	Plot (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
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
E	Center Line

**SIMMONS, BEALL AND TREBOUR, LLC**  
PROFESSIONAL LAND SURVEYORS & MAPPERS  
LB# 8382

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MWBEALL@TAMPABAY.RR.COM

Date of Survey: 11-01-2021 Drawn by: MWB  
Date of Plat: 11-03-2021 Checked by: SDT  
Job Number: 2021-152-1 Sheet: 1 OF 1

CERTIFIED TO:  
PASCO COUNTY FACILITIES MANAGEMENT DEPARTMENT  
CITY OF NEW PORT RICHEY REAL PROPERTY MANAGEMENT

NEBRASKA AVENUE