

T R A C T 5 8
PORT RICHEY LAND COMPANY SUBDIVISION
PLAT BOOK 1 PAGE 60 & 61

N O T I N C L U D E D

PINE HILL
C E M E T E R Y

5/8" IRON ROD
FOUND LB7339

WEST BOUNDARY OF TRACT 58 PORT RICHEY LAND COMPANY SUBDIVISION
N 00°32'51"E 329.91'

5/8" CAPPED IRON ROD
FOUND (NOT LEGIBLE)

NORTH 15.00' (D)
N 00°32'51"E 14.96' (F)

SOUTHWEST CORNER OF TRACT 58
PORT RICHEY LAND COMPANY SUBDIVISION
SOUTHWEST CORNER OF SE 1/4 OF SW 1/4
SECTION 28 TOWNSHIP 25S RANGE 16E

EAST 225.00' (D)
S 89°37'16"E 225.47' (F)
EXISTING RIGHT-OF-WAY LINE

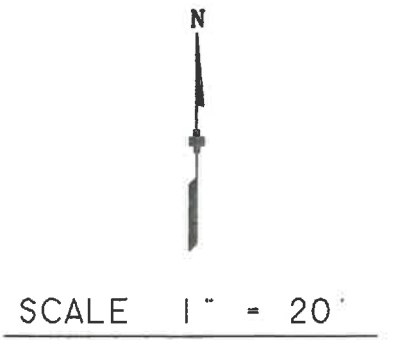
1/2" IRON ROD
FOUND PSM 4868

N 89°45'45"W
WEST 50.00' (D)

100.26' (F)
WEST 50.00' (D)

1" IRON PIPE
FOUND (NO ID)

PINE HILL ROAD
20.0' PAVEMENT



DESCRIPTION:

COMMENCING AT A POINT 15 FEET NORTH AND 225 FEET EAST OF THE SOUTHWEST CORNER OF TRACT 58, PORT RICHEY LAND COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGES 60 AND 61, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. THENCE RUN NORTH 150 FEET, THENCE RUN EAST 50 FEET, THENCE RUN SOUTH 150 FEET, THENCE RUN WEST 50 FEET TO THE POINT OF BEGINNING.

AND:

COMMENCING AT A POINT 15 FEET NORTH AND 275 FEET EAST OF THE SOUTHWEST CORNER OF TRACT 58, PORT RICHEY LAND COMPANY SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGES 60 AND 61, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA. THENCE RUN NORTH 150 FEET, THENCE RUN EAST 50 FEET, THENCE RUN SOUTH 150 FEET, THENCE RUN WEST 50 FEET TO THE POINT OF BEGINNING.

NOTES:

- 1- THIS MAP REPRESENTS A BOUNDARY SURVEY. (DETERIORATED BUILDING NOT SHOWN)
- 2- DESCRIPTION SHOWN HEREON FROM RECORDS BOOK 9615 PAGE 2505 AND RECORDS BOOK 9613 PAGE 1631 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
- 3- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE GRID COORDINATE SYSTEM, WEST ZONE, AS MEASURED FROM ON SITE GPS OBSERVATIONS NOVEMBER 1, 2021.
- 4- NO APPARENT SURFACE ENCROACHMENTS EXCEPT AS SHOWN HEREON.
- 5- UNDERGROUND ENCROACHMENTS OR UTILITIES (IF ANY) NOT LOCATED IN CONJUNCTION
- 6- THIS SURVEY PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEYOR NOT RESPONSIBLE FOR EASEMENTS, ADDITIONAL RIGHTS-OF-WAY OR OTHER ENCUMBRANCES OF RECORD NOT FURNISHED TO THIS OFFICE.
- 7- 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 IS PROHIBITED.
- 8- ANY REPRODUCTIONS OR DISTRIBUTION OF THIS SURVEY MAP OR REPORT WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING PARTY IS STRICTLY PROHIBITED. THIS SURVEY MAP OR REPORT IS VALID ONLY TO THOSE INDIVIDUALS OR ENTITIES NAMED HEREON. THIS SURVEYOR ASSUMES NO RESPONSIBILITY OR LIABILITY TO ADDITIONAL PARTIES FOR ITS UNAUTHORIZED USE.

LEGEND:

INDICATES LINE NOT DRAWN TO SCALE

BOUNDARY SURVEY

PREPARED BY:



SHAYNE D. TREBOUR
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA PSM CERT. NO. 5945
NOT VALID UNLESS IMPRINTED WITH RAISED SEAL

LEGEND	
D	- Dead or Description
CM	- Concrete Monument
POB	- Point of Beginning
PCP	- Permanent Control Point
PRM	- Permanent Reference Monument
R/W	- Right of Way
RRS	- Railroad Spike
N & D	- Nail and Disk
IC	- Copied Data
P.C.	- Point of Curvature
P.T.	- Point of Tangency
F.	- Iron Pipe
R.	- Iron Rod
FD.	- Found
S.	- Set
AC	- Air Conditioner
OR	- Official Records
PG	- Page
P	- Plot
F	- Field Data
C	- Center Line
R	- Road
NR	- Non Road

REVISIONS	

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S B T

Date of Survey: 11-01-2021 Drawn by: CD
Date of Plat: 12-01-2021 Checked by: SDT
Job Number: 2021-170A Sheet: ONE OF ONE

PREPARED FOR:
PASCO COUNTY FACILITIES MANAGEMENT AND
PARKS, REC. AND NATURAL RESOURCES