



**CITY COUNCIL REGULAR MEETING**  
**CITY OF NEW PORT RICHEY**  
**NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS**  
**5919 MAIN STREET, NEW PORT RICHEY, FLORIDA**  
**April 1, 2025**  
**6:00 PM**

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**AGENDA**

ANY PERSON DESIRING TO APPEAL ANY DECISION MADE BY THE CITY COUNCIL, WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE LAW DOES NOT REQUIRE THE CITY CLERK TO TRANSCRIBE VERBATIM MINUTES; THEREFORE, THE APPLICANT MUST MAKE THE NECESSARY ARRANGEMENTS WITH A PRIVATE REPORTER (OR PRIVATE REPORTING FIRM) AND BEAR THE RESULTING EXPENSE. (F.S.286.0105)

**ORDER OF BUSINESS**

1. Call to Order – Roll Call
2. Pledge of Allegiance
3. Moment of Silence
4. Approval of March 18, 2025 Regular Meeting Minutes Page 3
5. Swearing-In of New Police Officer Joseph Kirby
6. Proclamation - Florida Loquat Day Page 9
7. Proclamation - Pasco Animal Hospital's 20th Anniversary Page 10
8. Proclamation - Water Conservation Month (By Title Only) Page 11
9. Proclamation - Donate Life Month (By Title Only) Page 12
10. Presentation by New Port Richey Main Street, Inc.
11. Vox Pop for Items Not Listed on the Agenda or Listed on Consent Agenda
  - a. Speakers must identify themselves prior to speaking by stating their name and full address for the record. Speakers shall address the City Council as a whole and refrain from addressing individual members of the City Council or the City staff. Speakers shall

afford the utmost courtesy to the City Council, to City employees, and to the public, and shall refrain at all times, from rude and derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.

12. Consent Agenda

- a. Cultural Affairs Committee Minutes - January 15, 2025 Page 13
- b. Library Advisory Board Minutes - January 27, 2025 Page 16
- c. Purchases/Payments for City Council Approval Page 19

13. Public Reading of Ordinances

- a. First Reading, Ordinance 2025-2325: Authorizing the Issuance of Non-Ad Valorem Revenue Notes Page 21
- b. Second Reading, Ordinance No. 2025-2316: Repealing ORD 2024-2305 Moratorium for Leisure Lane/Van Doren Avenue Page 26
- c. Second Reading, Ordinance No. 2025-2320: Amending Section 10.06 of the City Charter RE: Corporate Boundaries Page 47

14. Business Items

- a. Board Re-Appointment: Marcia Mihall, Library Advisory Board Page 154
- b. Authorizing the Execution of FY24 Audit Engagement Letters Page 159
- c. Request Approval of Pasco County Unmanned Systems Task Force Agreement Page 170
- d. Memorandum of Agreement w/United States Immigration and Customs Enforcement Agency Page 183

15. Communications

16. Adjournment

Agendas may be viewed on the City's website: [www.citynpr.org](http://www.citynpr.org). This meeting is open to the public. In accordance with the Americans with Disabilities Act of 1990 and Section 286.26, Florida Statutes, all persons with disabilities needing special accommodations to participate in this meeting should contact the City Clerk, 727-853-1021, not later than four days prior to said proceeding.



# NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

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**TO:** City of New Port Richey City Council  
**FROM:** Judy Meyers, MMC, City Clerk  
**DATE:** 4/1/2025  
**RE:** Approval of March 18, 2025 Regular Meeting Minutes

**REQUEST:**

The request is for City Council to approve the minutes from the March 18, 2025 regular meeting.

**DISCUSSION:**

City Council met for their regularly scheduled meeting on March 18, 2025. The minutes from that meeting are attached for Council's review and approval.

**RECOMMENDATION:**

Staff recommends that City Council approve the minutes from the March 18, 2025 as submitted.

**BUDGET/FISCAL IMPACT:**

No funding is required for this item.

**ATTACHMENTS:**

Description	Type
☐ March 18, 2025 Regular Minutes	Backup Material



**MINUTES OF THE CITY COUNCIL REGULAR MEETING**  
**CITY OF NEW PORT RICHEY**

NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS  
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA

March 18, 2025  
6:00 PM

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**ORDER OF**  
**BUSINESS**

1. Call to Order – Roll Call

The meeting was called to order by Mayor Chopper Davis at 6:00 p.m. Those in attendance were Councilwoman Matt Murphy, Councilman Peter Altman and Councilman Bertell Butler, IV. Deputy Mayor Kelly Mothershead was excused.

Also in attendance were City Manager Debbie L. Manns, City Attorney Timothy Driscoll, City Clerk Judy Meyers, Fire Chief Chris Fitch, Assistant Public Works Director Colin Eichenmuller, Police Chief Bob Kochen, Library Director Andi Figart, Assistant Parks & Recreation Director Kevin Trapp, Community and Development Director Dale Hall, Assistant Finance Director Heather Saienni, Technology Solutions Director Leanne Mahadeo, and Human Resources Director Arnel Wetzel.

2. Pledge of Allegiance

3. Moment of Silence

4. Approval of February 27, 2025 Special Meeting and March 4, 2025 Regular Minutes

Motion was made to approve the minutes as presented.

Motion made by Bertell Butler and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

5. Vox Pop for Items Not Listed on the Agenda or Listed on Consent Agenda

City Attorney Driscoll read aloud the rules governing Vox Pop. Mayor Davis then opened the floor for public comment. The following people came forward to speak:

- Darryl Henderson, 12100 Seminole Blvd., Largo spoke regarding the Recovery Epicenter Foundation and the services they provide.
- Robert Burns, 6727 Trouble Creek Rd., NPR spoke regarding outside storage. He also spoke regarding his process for rezoning his property. He also spoke about proposed Ordinance No. 2024-2296.



With no one else coming forward for public comment, Mayor Davis closed Vox Pop.

- a Speakers must identify themselves prior to speaking by stating their name and full address for the record. Speakers shall address the City Council as a whole and refrain from addressing individual members of the City Council or the City staff. Speakers shall afford the utmost courtesy to the City Council, to City employees, and to the public, and shall refrain at all times, from rude and derogatory remarks, reflections as to integrity, abusive comments, and statements as to motives and personalities.

6 Consent Agenda

Motion was made to accept the Consent Agenda.

Motion made by Matt Murphy and seconded by Bertell Butler. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

- a Purchases/Payments for City Council Approval

7 Public Reading of Ordinances

- a First Reading, Ordinance No. 2025-2320: Amending Section 10.06 of the City Charter RE: Corporate Boundaries

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced the item to Council. She stated the purpose of this agenda item was to conduct a first reading of an ordinance to amend Section 10.06 of the City Charter pertaining to the boundaries of the city and providing for revised city boundaries. She stated as Council will recall, in April 2024 Ordinance No. 2024-2287 was adopted which brought the legal description of the city up to date. She stated in October 2024 the area known as Town & Country Villas was annexed into the city along with parcels along US Highway 19. Therefore a new legal description was compiled. She stated this request advances that Exhibit A shall replace Ordinance No. 2024-2287 which was adopted in April 2024. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the ordinance upon its first reading.

Motion made by Bertell Butler and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

- b Second Reading, Ordinance No. 2025-2321: Rezoning of 5422 Charles Street from Office to MF-10

City Attorney Driscoll read the proposed ordinance by title only. City Manager Manns introduced Community and Development Director Dale Hall who then presented the item to Council. He stated the purpose of this agenda item was to conduct a second and final reading of an ordinance to rezone the property located at 5422 Charles Street from Office to MF-10. The applicant is seeking to build a single family home on the parcel. She stated that this item was presented to the LDRB at their meeting on February 20, 2025. At the time, the LDRB was presented with an incorrect recommendation of MF-14 instead of MF-10. Staff is recommending that Council approve the MF-10. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the ordinance upon its second and final reading.

Motion made by Matt Murphy and seconded by Bertell Butler. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

8 Business Items

- a Board Appointment: Amanda Zborek, Environmental Committee

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the appointment of Amanda Zborek to the Environmental Committee. City Manager Manns stated Ms. Zborek is a graduate of the 2024 Spring Citizens Academy. If approved, Ms. Zborek's term will be for two years and will be up for renewal on March 18, 2027. Upon opening the

floor to public comment, Amanda Zborek came forward to state how much she has enjoyed being a part of the Environmental Committee and she is looking forward to move forward in that relationship. With no one else coming forward Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Bertell Butler and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

b Request to Purchase 2025 Ford Transit T-350 Cargo Van for use of Mobile Library Branch

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve a proposal from Duval Ford in the amount not to exceed \$77,695.00 for the purchase of a 2025 Ford Transit T-350 High Roof Cargo Van. City Manager Manns stated the Friends of the Library raised \$27,695 to be used towards the purchase of this vehicle and \$22,305 to go towards the special equipment to be stalled on the vehicle. She then introduced Library Director Andi Figart who then presented information about the vehicle to Council. She stated the van will be used as a mobile library branch and will provide library resources free of charge to card-carrying library members. In addition to offering on-the-spot library card registrations, a concierge collection of donated items will also be available for those who do not meet the library card requirements.

Upon opening the floor to public comment, the following people came forward to speak in support of this agenda item:

- Nicholas Pacini, President of the Friends of the Library
- Ronald Becker, 6822 Grand Blvd., NPR

With no one else coming forward Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Bertell Butler and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

c Cultural Affairs Committee Funding Request RE: "The Skyway Bridge Disaster" Documentary and Presentation

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve funding support in the amount of \$500.00 for the presentation of the "The Skyway Bridge Disaster" documentary film and related informational presentation by Robert Raiola. If approved, "The Skyway Bridge Disaster" documentary film and Robert Raiola's presentation will occur at 2PM on April 27, 2025, at the Richey Suncoast Theatre.

Upon opening the floor to public comment, the following people came forward to speak:

- Susie Saxe, Executive Director of RST spoke about documentary and the Q&A that will take place after the screening.

With no one else coming forward Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Bertell Butler and seconded by Pete Altman. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

d Recommendation of Firm for RFQ25-008 CDBG-MIT Architectural Services

City Manager Manns stated the City received a grant a few years ago to harden Fire Station No. 1. She then introduced Community & Development Director Dale Hall who then presented the item to Council. He stated that the purpose of this agenda item was to approve staff's recommendation of K2M Design for the architectural design services of Fire Station No. 1 as outlined in RFQ25-008. He stated this project will include replacing the roof, bay doors, exterior doors and windows,

generator and other building improvements on Fire Station No. 1 and will be partially funded by a Community Development Block Grant Funds. Upon opening the floor to public comment, no one came forward therefore Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Matt Murphy and seconded by Bertell Butler. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

e Approval of Florida Wildflower Foundation 2025 Seeds of Knowledge Grant Award

City Manager Manns introduced the item to Council. She stated that the purpose of this agenda item was to approve the Florida Wildflower Foundation's 2025 Seeds of Knowledge Grant Award in the amount of \$750.00 for the purpose of establishing demonstration beds containing native wildflowers in the Library/City Hall Courtyard, dispersing free wildflower seed packets through the seed library, and offering related gardening workshops and educational programs for the public and corresponding budget amendment. Upon opening the floor to public comment, no one came forward Mayor Davis returned the floor to Council. Motion was made to approve the item and corresponding budget amendment as presented.

Motion made by Bertell Butler and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

f Recreation & Aquatic Center – HVAC Tandem Compressor Condenser Fan Replacement Project

City Manager Manns introduced the item to Council. Se stated that the purpose of this agenda item was to approve a proposal from rom Air Mechanical and Service Corporation in an amount not to exceed \$52,738.00 for the replacement of tandem compressors units, a variable frequency drive (VFD), and condenser fan motor located at the City Recreation and Aquatic Center. She stated as City Council is aware of the catastrophic impact Hurricane Milton had on Florida in October of last year, the New Port Richey Recreation and Aquatic Center's HVAC equipment took a big hit with power surges, causing major electrical damage to both York Chiller systems. She stated funding for this item would be prior year reserves until the City is reimbursed. Upon opening the floor to public comment, no one came forward Mayor Davis returned the floor to Council. Councilman Altman asked about a detail of the damage and Mr. Eichenmuller provided a detail report. Motion was made to approve the item and corresponding budget amendment as presented.

Motion made by Pete Altman and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

g ITB25-007 2023/2024 Street Improvements Project Bid Award

City Manager Manns introduced Assistant Public Works Director Colin Eichenmuller who then presented the item to Council. He stated that the purpose of this agenda item was to approve the bid submitted by submitted by EZ Contracting, LLC in the amount not to exceed \$1,770,724.47 for the 2023/2024 Street Improvements Project. The streets included in this project are identified as paving group cycle seven; they include:

1. Grand Boulevard from Sims Lane to Broadway Avenue
2. Marine Parkway from US19 to Grand Boulevard
3. Florida Avenue from Madison Street to Congress Street
4. Pennsylvania Avenue from Madison Street to Congress Street
5. Central Avenue from Madison Street to Harrison Street
6. Harrison Street from Old Main Street to Indiana Avenue
7. Polk Street from Old Main Street to Indiana Avenue
8. Marine Pkwy from Gemstone Dr. to US Hwy 19

Upon opening the floor to public comment, no one came forward Mayor Davis returned the floor to Council. Motion was made to approve the item as presented.

Motion made by Bertell Butler and seconded by Matt Murphy. The Motion Passed. 4-0. Ayes: Altman, Butler, Davis, Murphy Absent: Mothershead

9 Communications

Councilman Murphy spoke regarding a road issue in front of the boat ramp entrance. He stated Chasco is coming up. Councilman Butler spoke regarding the election on April 8th. He spoke regarding the budgeting for Fire Station No. 1 improvements. City Manager Manns stated originally there were upgrades scheduled that did not involve hardening. There was an opportunity to apply for grant funds to cover the hardening features. She stated there was a very intensive environmental review and the release was just received a few months ago so now the project can move forward. Councilman Altman spoke regarding his conversation with the City Manager regarding the City's finances. He stated the audit findings stated that Council should be receiving monthly statements. He did receive a call from a resident regarding the City's financial status. He stated we have some good resources for funding including some funding through our partnership with the County. Councilman Altman spoke about a candidate forum over the past weekend regarding residents who experienced losses with the hurricanes. He spoke regarding the senior center and housing project. He spoke regarding the Harbors Plan and the County's commitment to helping us. He spoke regarding The White Heron's comments regarding the crowds. He suggested leasing space in the Schwettman Center for the tea room to move there. Councilman Altman spoke regarding the Chamber and former SunTrust properties. Mayor Davis stated when the County and City traded properties that was a good deal but he would not be inclined to trading property by the Recreation & Aquatic Center. Councilman Altman stated there are opportunities to get funds back for the recreational service area. City Manager Manns stated that the County has been very cooperative and have identified a method of payment for the City's property. She stated she is more than willing to work with Councilman Altman on the financial matters of the city. She stated all agenda items include the funding sources. Mayor Davis spoke about the St. Patrick's Day weekend festivities. He suggested that Mrs. Hackman work with other businesses on events.

10 Adjournment

There being no further business to consider, upon proper motion, the meeting adjourned at 7:15 p.m.

(signed) \_\_\_\_\_  
Judy Meyers, MMC, City Clerk

Approved: \_\_\_\_\_ (date)

Initialed: \_\_\_\_\_



Office of the Mayor

City Of New Port Richey

# Proclamation

**WHEREAS**, the loquat tree is an attractive tree that produces luscious fruit that is nutritious and delicious; and

**WHEREAS**, the loquat tree is a member of the rose family, kin to plums and pears, and not related to the kumquat, a member of the citrus family, with which it should not be confused; and

**WHEREAS**, the loquat tree makes a valuable contribution to a local sustainable food system, needing no fertilizer and little water to thrive, and being tolerant of the extremes of Florida's winter cold and summer heat; and

**WHEREAS**, a single loquat tree can produce one hundred pounds or more of fruit in a given season; and

**WHEREAS**, New Port Richey Farmnet will host its annual Florida Loquat Festival in New Port Richey, an educational event featuring freshly harvested locally-grown loquats, cottage-industry preserves, jams and jellies, pastries, and loquat saplings. 202 marks the 12-year anniversary of the Florida loquat Festival and;

**WHEREAS**, due to the overwhelming popularity of previous Loquat Festivals, with this festival being the only Loquat Festival in the United States, and due the commitment of New Port Richey Farmnet and the City of New Port Richey, the 2025 Florida Loquat Festival will occur on April 12<sup>th</sup> at Sims Park, with related events occurring during the preceding week;

**NOW, THEREFORE**, I, Chopper Davis, Mayor of the City of New Port Richey, do hereby proclaim April 12, 2025 as

## Florida Loquat Day

in New Port Richey and urge the residents of our community to participate in the Annual Florida Loquat Festival and discover the great value of one of our tiniest fruits.



*In witness whereof I have hereunto set my hand and caused this seal to be affixed.*

ATTEST: \_\_\_\_\_

DATE: \_\_\_\_\_





Office of the Mayor

City Of New Port Richey

# Proclamation

**WHEREAS,** Pasco Animal Hospital has proudly served the community since 1965, offering high-quality veterinary care with a focus on state-of-the-art medicine; and

**WHEREAS,** Dr. Geoffrey Adams purchased Pasco Animal Hospital in 2005 and has been caring for animals in Pasco County and the New Port Richey area for 20 years; and

**WHEREAS,** the experienced team at Pasco Animal Hospital is dedicated to providing compassionate and comprehensive healthcare for your beloved pets; and

**NOW THEREFORE,** I, Chopper Davis, Mayor of the City of New Port Richey, acknowledge and express our gratitude to

## Pasco Animal Hospital

For its dedication to caring for animals and encourage all citizens to join us in expressing their sincere appreciation for the service they provide.

*In witness whereof I have hereunto set my hand and caused this seal to be affixed.*

\_\_\_\_\_

ATTEST: \_\_\_\_\_

DATE: \_\_\_\_\_







Office of the Mayor

City Of New Port Richey

# Proclamation

**WHEREAS**, water is a basic and essential need of every living creature; and

**WHEREAS**, The State of Florida, Water Management Districts and The City of New Port Richey are working together to increase awareness about the importance of water conservation; and

**WHEREAS**, The City of New Port Richey and the State of Florida have designated April, typically a dry month when water demands are most acute, Florida's Water Conservation Month, to educate citizens about how they can help save Florida's precious water resources; and

**WHEREAS**, The City of New Port Richey has always encouraged and supported water conservation, through various educational programs and special events; and

**WHEREAS**, Lawn watering within The City of New Port Richey is limited to no more than twice per week; and

**WHEREAS**, every business, industry, school and citizen can make a difference when it comes to conserving water; and

**WHEREAS**, every business, industry, school and citizen can help by saving water and thus promote a healthy economy and community; and

**NOW, THEREFORE**, I, Chopper Davis, Mayor of the City of New Port Richey, do hereby proclaim the month of April as

## Water Conservation Month

New Port Richey, Florida is calling upon each citizen and business to help protect our precious resource by practicing water saving measures and becoming more aware of the need to save water.

*In witness whereof I have hereunto set my hand and caused this seal to be affixed.*

\_\_\_\_\_

ATTEST: \_\_\_\_\_

DATE: \_\_\_\_\_





Office of the Mayor  
City Of New Port Richey

# Proclamation

**WHEREAS**, one of the most meaningful gifts that a human being can bestow upon another is the gift of life; and

**WHEREAS**, over 104,000 men, women, and children are currently on the national waiting list for organ transplantation, of which nearly 4,900 reside in Florida; and

**WHEREAS**, a record number of 48,149 transplants occurred in the calendar year 2024 in the United States thanks to the generosity of 24,018 deceased and living donors, of which LifeLink of Florida honored more donors than ever before serving 361 organ donors who provide 936 lifesaving transplants to patients in need; and

**WHEREAS**, more than 2.5 million people throughout the country and in Florida benefit annually from tissue transplantation thanks to thousands of tissue donors; and

**WHEREAS**, the need for organ, eye, and tissue donation remains critical as a new patient is added to the national waiting list for an organ transplant every 8 minutes and each day roughly 16 people die due to the lack of available organs; and

**WHEREAS**, more than 11.1 million Floridians have already registered their decision to give the Gift of Life through organ and tissue donation at [www.DonateLifeFlorida.org](http://www.DonateLifeFlorida.org) or on their driver license; and

**WHEREAS**, Lifelink® of Florida, the non-profit organization dedicated to the recovery of organs and tissue transplantation therapy in Florida, with a mission to honor donors and save lives through organ and tissue donation.

**NOW, THEREFORE**, I, Chopper Davis, Mayor of the City of New Port Richey, do hereby proclaim the month of April 2025 as

## Donate Life Month

in the City of New Port Richey, and I encourage all citizens of this city to consider leaving an infinite legacy through organ donation and to sign up at [www.mystorycontinues.com](http://www.mystorycontinues.com) or when renewing their driver license or state identification card.



*In witness whereof I have hereunto set my hand and caused this seal to be affixed.*

ATTEST: \_\_\_\_\_

DATE: \_\_\_\_\_





# NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

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**TO:** City of New Port Richey City Council  
**FROM:** Andrea Figart, New Port Richey Public Library Director  
**DATE:** 4/1/2025  
**RE:** Cultural Affairs Committee Minutes - January 15, 2025

**REQUEST:**

The request before City Council is to review and consider approving the attached minutes from the January 15, 2025, Cultural Affairs Committee Meeting.

**DISCUSSION:**

For your consideration and review, please find the attached minutes from the January 15, 2025, Cultural Affairs Committee Meeting. The meeting minutes were reviewed and approved at the Committee's most recent meeting held on February 25, 2025.

The Cultural Affairs Committee will meet next Wednesday, March 19, 2025, at which time they will review the minutes from their February 25, 2025, meeting.

The 6:30 pm meeting will be in the Avery Room at the New Port Richey Public Library. The public is invited to attend.

**RECOMMENDATION:**

Staff recommends accepting the minutes from the January 15, 2025, Cultural Affairs Committee Meeting.

**BUDGET/FISCAL IMPACT:**

none

**ATTACHMENTS:**

	Description	Type
▣	Cultural Affairs Committee January 15, 2025, Meeting Minutes	Backup Material

# NEW PORT RICHEY CULTURAL AFFAIRS COMMITTEE MEETING

January 15, 2025 - 6:30 p.m.  
NPR Public Library

## MINUTES

ANY PERSON DESIRING TO APPEAL ANY DECISION, WITH RESPECT TO ANY MATTER CONSIDERED AT ANY MEETING OR HEARING, WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE LAW DOES NOT REQUIRE TRANSCRIBED VERBATIM MINUTES; THEREFORE, THE APPLICANT MUST MAKE THE NECESSARY ARRANGEMENTS WITH A PRIVATE REPORTER (OR PRIVATE REPORTING FIRM) AND BEAR THE RESULTING EXPENSE. (F.S.286.0105)

*Please be conscientious of the time to assist with maintaining 1-1.5 hour overall meeting length.*

- I. **WELCOME and ROLL CALL** - Beth Fregger, Kim Brust, Vincent Gaddy, Dave Folds, Kelly Smallwood, City Liaison – Library Director Andi Figart, Guests - Courtney King-Merrill
- II. **REVIEW and APPROVAL OF MINUTES** from December 18, 2024 - minutes were approved with one revision as follows:
  - Section IV. Announcements/Other: third bullet point- replace “Korean Club” with “Chinese Temple.” Motion to approve -Beth Fregger, second - Dave Folds
- III. **VOX POP** - None
- IV. **NEW BUSINESS**
  - A. New Board Member Applications - Courtney King-Merrill’s application will be presented to Council for approval at the February 4<sup>th</sup> Council Meeting.
  - B. Gospel, Blues & Jazz Festival
    - a. Director Figart confirmed April 26<sup>th</sup>, 2025 is currently available to host an event. Vince Gaddy stated that the African American Club (A.A.C.) would like to partner with C.A.C. Director Figart will invite representatives from the A.A.C. to a brainstorming meeting to discuss the event.
    - b. Director Figart shared a sample of the city’s SET application and briefly discussed the procedures for completing the application packet and the planning involved in hosting an event in the city.
- IV. **CONTINUING BUSINESS**
  - A. Budget Updates - CAC Budget FY25 - \$750 has been allocated to the Riverside Concert Series hosted by the library. Remaining budget Y.T.D. total \$9,250
  - B. Director Figart will meet with the City Manager for final approval on the Cultural Affairs Committee Brochure.

C. Vietnamese New Year

- a. Dave Folds contacted the local Chinese Temple regarding a Lunar New Year event next year in downtown. It was suggested to invite members of the church to a future meeting.
- b. Director Figart invited C.A.C. members to attend the Vietnamese New Year Celebration in Holiday for potential program ideas.

**V. ANNOUNCEMENTS/OTHER**

A. Culture in our community News and Updates

- a. Florida Humanities Festival: FL Sun Coast, Sarasota

**VII. NEXT MEETING:** February 19th, 2025 6:30 p.m.

**VIII. ADJOURNMENT**

Meeting was adjourned at 7:35 p.m. Kim Brust made the motion, second by Dave Folds.

Respectfully submitted,

Beth Fregger



# NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

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**TO:** City of New Port Richey City Council  
**FROM:** Andrea Figart, New Port Richey Public Library Director  
**DATE:** 4/1/2025  
**RE:** Library Advisory Board Minutes - January 27, 2025

**REQUEST:**

The request before City Council is to review and approve the attached minutes from the January 27, 2025, Library Advisory Board meeting.

**DISCUSSION:**

For your consideration and review, please find attached the minutes from the January 27, 2025, Library Advisory Board Meeting.

The Library Advisory Board holds regular meetings and will review the minutes from February meeting at their next meeting which is scheduled to take place on Monday, March 24, 2025, at 9:30 a.m.

The public is invited to attend and should enter the building through the staff door located on the north side. Please ring the doorbell, and staff will escort attendees to the Magnolia Room.

**RECOMMENDATION:**

Staff recommends that the City Council review and accept the minutes from the January 27, 2025, NPRPL Library Advisory Board Meeting.

**BUDGET/FISCAL IMPACT:**

None

**ATTACHMENTS:**

	Description	Type
▣	Library Advisory Board January 27, 2025 Meeting Minutes	Backup Material

**Library Advisory Board**  
**Meeting Minutes**

January 27, 2025

**In Attendance:** Ron Becker, Nancy Cote, Nicholas Pacini, Marci Mihall, Bonnie Martin, Lewis Curtwright, City Liaison Andi Figart, Library Administrative Assistant Joyce Haasnoot, Renee Tyner. Joan Hook and Jayne Brewin were absent.

- I. **Call to Order:** 9:33 a.m. by Ron Becker. A quorum was met.
- II. **Minutes:** The November 2024 minutes were unanimously accepted. Bonnie Martin made a motion to approve, Renee Tyner seconded.
- III. **Public Comment:** None
- IV. **Officer/Committee Reports:**
  - Pasco County Library Advisory Board & Library Cooperative (Ron Becker)
    - Chairman Becker updated the Board on the January meeting. He reviewed the agenda item in regards to removal of books from the Pasco Library circulation. Eight members of the public showed up in support of keeping books in the library. Chairman Becker shared a news article discussing the meeting. Nick Pacini shared some case examples of successful cases against book removal and discussion topics for keeping books on the shelves if the topic is ever brought up within the New Port Richey Library.
  - The Friends of the New Port Richey Library (Nancy Cote)
    - Nancy updated the Board on Friends' fundraising efforts. She reviewed how much they earned and will be hosting a luncheon on April 26<sup>th</sup> at the Hacienda Hotel, tickets will be \$50.
  - Library Director's Update (Andrea Figart)
    - Director Figart provided the Board with updates on staffing, circulation statistics, door traffic and programming attendance, as well as various library programs planned for 2025. She briefly discussed funding from the Friends of the Library Organization and City Council, as recommended by the Cultural Arts Committee, that the library recently received for the Riverside Concert Series. The LSTA grant that was applied for in November, which will assist in funding the purchase of technology for the mobile library branch, is under review by the State and we hope to have an answer in February.
- V. **Continuing Business:**
  - The Little Free Libraries are still doing well and books are always needed. The Little Free Libraries have been vandalized lately in several parks. It was suggested to use plexi-glass when constructing the library doors instead of glass to reduce the risk of breakage.
  - Quarterly statistics from October 1, 2024 to December 31, 2024 were reviewed. Door counts, database usage, circulation, and social media interactions were discussed.

## **VI. New Business:**

- Stephanie Jones, Systems & Services Librarian, presented an overview of Hoopla, one of the library's digital databases. Hoopla provides free access to movies, e-books, magazines, manga, and audiobooks for download with a library card. Due to the high usage rate by our patrons, Hoopla saves the library money by reducing the need to purchase physical materials.
- Matthew Ortman, Outreach & Community Specialist, provided an overview of the new library website. Accessible via the old URL, nprlibrary.org, or through a direct link on the city website at cityofnewportrichey.org, the new website offers a more streamlined experience and easier to find information. Key library services, such as room rentals, event calendar, and the catalog, are all accessible from the homepage.
- Library Legislative Day is planned for March 11<sup>th</sup> in Tallahassee. The library would like to have representatives attend on our behalf.
  - Director Figart will submit a travel approval request for mileage, meals, and lodging for L.A.B. member attendance at the conference and will confirm if it has been approved at the next meeting.
  - Nick Pacini will attempt to arrange meetings with Representative Brad Yeager, Senator Danny Burgess, Senator Ed Hooper, and other elected officials.
  - We will review legislative priorities and concentrate on initiatives that will benefit the community which is served by the New Port Richey Public Library. The board will continue working to identify discussion topics that highlight our current efforts to ensure more meaningful interactions with the representatives.

## **VII. Communications:**

- The next meeting will be February 24th, 2025 at 9:30 a.m. at the library.

## **VIII. Adjournment**

- The meeting was adjourned at 10:42 a.m.



# NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

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**TO:** City of New Port Richey City Council  
**FROM:** Crystal M. Dunn, Finance Director  
**DATE:** 4/1/2025  
**RE:** Purchases/Payments for City Council Approval

**REQUEST:**

The City Council is asked to review the attached list of purchases and expenditures and authorize payment.

**DISCUSSION:**

Section 2-161 of the City's Code of Ordinances requires approval by the City Council for purchases and payments \$25,000 and over.

**RECOMMENDATION:**

It is recommended that the City Council authorize the payment of the attached list of purchases and expenditures.

**BUDGET/FISCAL IMPACT:**

The purchases and expenditures presented have already been budgeted for. Expenditures will be included in the fiscal year-end reporting.

**ATTACHMENTS:**

Description	Type
☐ Purchases/Payments Listing	Backup Material

PURCHASES/PAYMENTS FOR CITY COUNCIL APPROVAL

Rain Drop Products, LLC. Recreation Center Slide Resurface Project	\$75,149.05
O'Donnell Metal Deck, LLC Fleet Building Project	\$65,360.00
Duke Energy Grand Blvd MUP project	\$62,945.85
Pasco County Utilities Landfill Tipping Fees from Hurricane Helene	\$34,266.75

RECURRING EXPENDITURES OVER \$25,000

Tampa Bay Water City of NPR February Usage	\$139,379.72
Duke Energy February Usage	\$137,141.22
Enterprise Lease for City Vehicles	\$86,891.57
Mauldin & Jenkins Fiscal Year End Sept 30, 2023 Financial and Compliance Audit for the City of New Port Richey and the NPR CRA	\$39,300.00
SYNAGRO Disposal of Bio-Solids	\$36,604.21
Appalachian Material Service, Inc. Disposal of Bio-Solids	\$25,302.83





# NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

**TO:** City of New Port Richey City Council

**FROM:** Crystal M. Dunn, Finance Director

**DATE:** 4/1/2025

**RE:** First Reading, Ordinance 2025-2325: Authorizing the Issuance of Non-Ad Valorem Revenue Notes

**REQUEST:**

The City Council is asked to conduct a first reading of Ordinance No. 2025-2325, which would authorize the issuance of the Non-Ad Valorem Revenue Notes, Series 2025. These revenue notes will be used to finance the costs of various capital improvements and the acquisition of real property located at 7631 US Hwy 19, New Port Richey, Florida, further known as “River Side Inn”.

**DISCUSSION:**

On October 1, 2024, the City entered into a purchase agreement with Sun Coast Motels, Inc. for the purchase of the real property located at 7631 US Hwy 19, New Port Richey, with a purchase price of \$5,500,000. The subject property is located on the west side of US Highway 19 on the southwesterly bank of the Cotee River. As previously indicated, the Community Redevelopment Plan and associated planning efforts, including the “Downtown and Highway 19 Corridor Master Plan,” identify the subject property and greater “North Gateway Area” as one of the community’s most important opportunities for redevelopment and authorize the Community Redevelopment Agency (the “Agency”) to pursue the assemblage of property in the area.

Additional financing of \$3,500,000 will be used for costs related to various capital improvement projects. The largest of those projects are the improvements to Railroad Road Square Phase 1, as laid out and set forth in the FY 2024-2029 Capital Improvement Plan, in the amount of \$3,240,000.

Obligations of the Issuer to be designated as the "City of New Port Richey, Florida Non-Ad Valorem Revenue Note, Series 2025", in the aggregate principal amount of not to exceed \$9,000,000, are hereby authorized to be issued. The Note shall be issued for the purposes of (a) financing the costs of the Projects, and (b) paying costs and expenses of issuing the Note.

Bryan Miller Olive, the City’s Bond Counsel, has drafted the Ordinance before you, which authorizes the issuance of Non-Ad Valorem Revenue Notes, Series 2025.

**RECOMMENDATION:**

It is recommended that the City Council conduct a first reading of and approve Ordinance No. 2025-2325, which would authorize the issuance of Non-Ad Valorem Revenue Notes, Series 2025.

**BUDGET/FISCAL IMPACT:**

Any costs pertaining to this transaction will be paid from the proceeds derived from the note. A budget amendment will be prepared once proceeds are received.

**ATTACHMENTS:**

Description	Type
<input type="checkbox"/> Ordinance 2025-2325: Authorizing the Issuance of Non-Ad Valorem Revenue Notes	Ordinance

ORDINANCE NO. 2025-2325

AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA, AUTHORIZING THE ISSUANCE OF NON-AD VALOREM REVENUE NOTES IN ONE OR MORE SERIES IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$9,000,000 TO FINANCE THE COSTS OF VARIOUS CAPITAL IMPROVEMENTS AND THE ACQUISITION OF REAL PROPERTY, AND PAYING COSTS RELATED THERETO; PROVIDING THAT THE NOTES SHALL BE LIMITED OBLIGATIONS OF THE CITY PAYABLE FROM NON-AD VALOREM REVENUES BUDGETED, APPROPRIATED AND DEPOSITED AS PROVIDED HEREIN; PROVIDING FOR THE RIGHTS, SECURITIES AND REMEDIES FOR THE OWNERS OF THE NOTES; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

THE CITY OF NEW PORT RICHEY, FLORIDA HEREBY ORDAINS:

**Section 1:** Authority for this Ordinance. This Ordinance is enacted pursuant to the Constitution of the State of Florida (the "State"), Chapter 166, Florida Statutes, Chapter 163, Part III, Florida Statutes, the municipal charter of the City of New Port Richey, Florida (the "Issuer"), and other applicable provisions of law (collectively, the "Act").

**Section 2:** Definitions. The following words and phrases shall have the following meanings when used herein:

"Act" shall have the meaning ascribed thereto in Section 1 hereof.

"Ad Valorem Revenues" shall mean all revenues of the Issuer derived from the levy and collection of ad valorem taxes that are allocated to and accounted for in the General Fund.

"City Council" shall mean the City Council of the Issuer.

"Issuer" shall mean the City of New Port Richey, Florida, a municipal corporation of the State of Florida.

"Non-Ad Valorem Revenues" shall mean all revenues of the Issuer other than Ad Valorem Revenues, and which are lawfully available to be used to pay debt service on the Notes.

"Notes" shall mean the City of New Port Richey, Florida, Non-Ad Valorem Revenue Notes issued by the Issuer in one or more series pursuant to this Ordinance and the Resolution.

"Pledged Revenues" shall mean the Non-Ad Valorem Revenues budgeted, appropriated and deposited as provided in the Resolution.

"Resolution" shall mean the resolution of the City Council, to be subsequently adopted on even date herewith, determining details with respect to the Notes, as the same may from time to time be amended and/or supplemented.

"Project" shall mean the costs of various capital improvements and the acquisition of real property.

"State" shall mean the State of Florida.

**Section 3: Findings.**

(A) For the benefit of its inhabitants, the Issuer finds, determines and declares that it is necessary for the continued preservation of the welfare, convenience and safety of the Issuer and its inhabitants to finance the costs of the Project. Issuance of the Notes to finance the costs of the Project satisfies a paramount public purpose.

(B) Debt service on the Notes will be secured by the Issuer's covenant to budget and appropriate Non-Ad Valorem Revenues in the manner and to the extent described in the Resolution, and by a pledge of the Pledged Revenues as provided herein.

(C) Debt service on the Notes and all other payments hereunder and under the Resolution shall be payable solely from moneys deposited in the manner and to the extent provided herein and therein. The Issuer shall never be required to levy ad valorem taxes or use the proceeds thereof to pay debt service on the Notes or to make any other payments to be made hereunder or thereunder or to maintain or continue any of the activities of the Issuer which generate user service charges, regulatory fees or any other Non-Ad Valorem Revenues. The Notes shall not constitute a lien on any property owned by or situated within the limits of the Issuer.

(D) It is estimated that the Non-Ad Valorem Revenues will be available after satisfying funding requirements for obligations having an express lien on or pledge thereof and after satisfying funding requirements for essential governmental services of the Issuer, in amounts sufficient to provide for the payment of the principal of and interest on Notes and all other payment obligations hereunder and under the Resolution.

**Section 4: Issuance of Notes.** Obligations of the Issuer to be designated as the "City of New Port Richey, Non-Ad Valorem Revenue Notes" in one or more series, in the aggregate principal amount of not to exceed \$9,000,000, are hereby authorized to be issued. The Notes shall be issued for the purposes of (a) financing the costs of the Project, and (b) paying costs and expenses of issuing the Notes. The principal of, redemption premium, if any, and interest on

the Notes shall be payable from the Pledged Revenues to the extent provided herein and in the Resolution.

The Notes shall be dated such date or dates, shall bear interest at such rate or rates, not exceeding the maximum interest rate permitted by applicable law, shall mature on such dates not later than October 1, 2029 and in such amounts, may be subject to optional, extraordinary optional and/or mandatory redemption before maturity, at such price or prices and under such terms and conditions, all as may be determined pursuant to or in accordance with the Resolution. The City Council shall determine the form of the Notes, the manner of executing such Notes, the denomination or denominations of such Notes, the place or places and dates of payment of the principal and interest, and such other terms and provisions of the Notes as it deems appropriate, as shall be determined pursuant to the Resolution. The Notes may be issued as fixed rate notes, variable rate notes, serial notes, term notes or any combination thereof, as shall be determined pursuant to the Resolution.

The Notes shall be secured in the manner provided herein and by the Resolution which shall include, but without limitation, provisions as to the rights and remedies of the Noteholders and such other matters as are customarily in such an instrument.

**Section 5: Payment of Principal and Interest; Limited Obligations; Covenant to Budget and Appropriate.** The Issuer promises that it will promptly pay the principal of and interest on the Notes at the place, on the dates and in the manner provided in this Ordinance and the Resolution according to the true intent and meaning hereof and thereof. The Notes shall not be or constitute general obligations or indebtedness of the Issuer as "bonds" within the meaning of Article VII, Section 12 of the Constitution of the State, but shall be payable solely from the Pledged Revenues in accordance with the terms hereof and of the Resolution. No holder of the Notes issued hereunder and under the Resolution shall ever have the right to compel the exercise of any ad valorem taxing power or taxation of any real or personal property thereon or the use or application of ad valorem tax revenues to pay the Notes or be entitled to payment of the Notes from any funds of the Issuer except from the Pledged Revenues as described herein and in the Resolution.

Subject to the limitations set forth in the Resolution, the Issuer covenants and agrees and has a positive and affirmative duty to appropriate in its annual budget, by amendment, if necessary, from Non-Ad Valorem Revenues, and to deposit into a debt service fund to be created in the Resolution, amounts sufficient to pay principal of and interest on the Notes and all other payments due hereunder and under the Resolution not being paid from other amounts as the same shall become due, all in the manner and to the extent set forth in the Resolution.

**Section 6: Severability.** If any provision of this Ordinance shall be held or deemed to be or shall, in fact, be illegal, inoperative, or unenforceable in any context, the same shall not affect any other provision herein or render any other provision (or such provision in any other context) invalid, inoperative, or unenforceable to any extent whatever.

**Section 7: *Effective Date.*** This Ordinance shall take effect immediately upon its passage and adoption by the City Council.

The above Ordinance was read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this 1st day of April, 2025.

The above Ordinance was read and enacted on second reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this 15th day of April, 2025.

CITY OF NEW PORT RICHEY, FLORIDA

(SEAL)

By: \_\_\_\_\_

Name: Alfred C. Davis

Title: Mayor-Council Member

ATTEST:

By: \_\_\_\_\_

Name: Judy Meyers, MMC

Title: City Clerk

APPROVED AS TO LEGAL FORM AND  
CONTENT:

By: \_\_\_\_\_

Name: Timothy P. Driscoll

Title: City Attorney



# NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

**TO:** City of New Port Richey City Council  
**FROM:** Dale Hall, AICP, Community & Development Director  
**DATE:** 4/1/2025  
**RE:** Second Reading, Ordinance No. 2025-2316: Repealing ORD 2024-2305 Moratorium for Leisure Lane/Van Doren Avenue

**REQUEST:**

The request is for City Council to conduct a second and final reading of an ordinance which would repeal Ordinance No. 2024-2305 that established a moratorium on building permits for annexed property along Leisure Lane and Van Doren Drive.

**DISCUSSION:**

On November 19, 2024, the City Council adopted Ordinance No. 2024-2305, which established a 180-day moratorium on building permits for recently annexed land along Leisure Lane and Van Doren Drive. The moratorium was established in order for Staff to have sufficient time to prepare the required land use amendment and rezoning. These efforts have now been completed and the moratorium is no longer necessary. The Land Development Review Board recommended repealing the moratorium at their December 19, 2024 meeting.

**RECOMMENDATION:**

Staff recommends that City Council conduct the second and final reading of an ordinance which would repeal Ordinance No. 2024-2305 that established a moratorium on building permits for annexed property along Leisure Lane and Van Doren Drive as submitted.

**BUDGET/FISCAL IMPACT:**

This ordinance will allow for development to resume and future permitting fees to be submitted to the Planning and Development Department. Future development in this area will also increase the property values in this area. These changes will result in a minor increase in City revenue.

**ATTACHMENTS:**

Description	Type
▣ Ordinance No. 2025-2316: Repealing ORD 2024-2305 Moratorium for Leisure Lane/Van Doren Avenue	Ordinance
▣ Ordinance Establishing Moratorium (ORD 2024-2305)	Backup Material
▣ LDRB Minutes - December 19, 2024	Backup Material

**ORDINANCE NO. 2025-2316**

**AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA, PROVIDING FOR REPEAL OF ORDINANCE 2024-2306 ESTABLISHING A ONE HUNDRED EIGHTY DAY MORATORIUM ON THE PERMITTING, CONSTRUCTION OR INSTALLATION OF BUILDINGS OR STRUCTURES WITHIN THE AREA DESCRIBED IN THE INTERLOCAL ANNEXATION AGREEMENT BETWEEN THE CITY OF NEW PORT RICHEY, FLORIDA AND PASCO COUNTY, FLORIDA RECORDED IN O.R. BOOK 11064 PAGE 3586, PUBLIC RECORDS, PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on October 1, 2024, the City of New Port Richey annexed certain land as described in an Interlocal Agreement with Pasco County, Florida recorded in O.R. BOOK 11064 PAGE 3586 public records of Pasco County, Florida;

**WHEREAS**, Section 171.062 Florida Statutes provides for county land use and zoning regulations to continue in effect until the City designates a land use and zoning district for newly annexed properties;

**WHEREAS**, a moratorium on building permits was adopted by the City Council on November 19, 2024;

**WHEREAS**, on December 20, 2024 Ordinances 2024-2308 and 2024-2309 became effective establishing a land use category and zoning district for the properties subject to the aforesaid moratorium ordinance;

**WHEREAS**, the moratorium is no longer necessary;

**WHEREAS**, the land development review board has reviewed this ordinance and made its recommendation thereon as required by law;

**WHEREAS**, notice of this ordinance has been provided as required by law; and

**WHEREAS**, the City Council finds and declares this ordinance is necessary to protect the health, safety and welfare of persons residing within the City;

**NOW, THEREFORE, THE CITY OF NEW PORT RICHEY, FLORIDA HEREBY ORDAINS:**

**SECTION 1.** This Ordinance is enacted pursuant to Chapter 166 and 163, Fla. Stat., and under the home rule powers of the City in the interest of the healthy, peace, safety and general welfare of the people of the City of New Port Richey.

**SECTION 2.** Ordinance Number 2024-2306, providing for a moratorium on development within the newly annexed area of the City is hereby REPEALED.

**SECTION 3.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, then such portion shall be

deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 4.** This Ordinance shall take effect upon its passage and adoption.

The above and foregoing Ordinance was read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this 4<sup>th</sup> day of March, 2025.

The above and foregoing Ordinance was read and approved on second reading at a duly convened meeting of the City Council of the City of new Port Richey, Florida, this 1<sup>st</sup> day of April, 2025.

**ATTEST:**

By: \_\_\_\_\_  
Judy Meyers, MMC, City Clerk

By: \_\_\_\_\_  
Alfred C. Davis, Mayor-Council Member

(Seal)

APPROVED AS TO LEGAL FORM AND CONTENT

\_\_\_\_\_  
Timothy P. Driscoll, City Attorney CA Approved 3-4-25



**ORDINANCE NO. 2024-2305**

**AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA, PROVIDING FOR A ONE HUNDRED EIGHTY DAY MORATORIUM ON THE PERMITTING, CONSTRUCTION OR INSTALLATION OF BUILDINGS OR STRUCTURES WITHIN THE AREA DESCRIBED IN THE INTERLOCAL ANNEXATION AGREEMENT BETWEEN THE CITY OF NEW PORT RICHEY, FLORIDA AND PASCO COUNTY, FLORIDA RECORDED IN O.R. BOOK 11064 PAGE 3586, PUBLIC RECORDS, AS DEPICTED IN EXHIBIT "A" ATTACHED HERETO; PROVIDING FOR ENFORCEMENT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, on October 1, 2024, the City of New Port Richey annexed certain land as described in an Interlocal Agreement with Pasco County, Florida recorded in O.R. BOOK 11064 PAGE 3586 public records of Pasco County, Florida;

**WHEREAS**, Section 171.062 Florida Statutes provides for county land use and zoning regulations to continue in effect until the City designates a land use and zoning district for newly annexed properties;

**WHEREAS**, a moratorium on building permits will allow the City to adequately propose and adopt a new land use and zoning district for said area;

**WHEREAS**, one hundred eighty days is a reasonable period of time to place a moratorium on the issuance of building permits for said area;

**WHEREAS**, this moratorium is being enacted in good faith, and is of a minimum feasible duration to study the issue;

**WHEREAS**, the land development review board has reviewed this ordinance and made its recommendation thereon as required by law;

**WHEREAS**, notice of this ordinance has been provided as required by law; and

**WHEREAS**, the City Council finds and declares a need to impose a temporary moratorium on the permitting, construction or installation of buildings in the area described in the Interlocal Agreement for a period of one hundred eighty days (180) to allow the City Council sufficient time to evaluate the appropriate land use and zoning designations thereof, and to protect the health, safety and welfare of persons residing within the City;

**NOW, THEREFORE, THE CITY OF NEW PORT RICHEY, FLORIDA HEREBY ORDAINS:**

**SECTION 1.** This Ordinance is enacted pursuant to Chapter 166 and 163, Fla. Stat., and under the home rule powers of the City in the interest of the healthy, peace, safety and general welfare of the people of the City of New Port Richey.

**SECTION 2.** The foregoing recitals and preamble clauses, incorporated herein, are true and correct. The City Council finds and declares that it is in the best interest of the general public and there exists a need to designate land uses and zoning districts in the City of New Port Richey, and that this Ordinance should be adopted. The Council further finds that in order for City staff to examine and make recommendations to the Council as to the land use and zoning designation to be considered, it is necessary to place a moratorium, which is hereby placed, on the acceptance of applications, issuance of permits and approvals for the construction or installation of any structure not including permits for necessary repair and maintenance of existing structures within the area defined in the Interlocal Agreement, beginning on the effective date of this Ordinance, as shown in Exhibit "A" attached hereto. All pending applications, if any, are subject to this Ordinance.

**SECTION 3.** It is the purpose and intent of this Ordinance to promote the health and general welfare of the residents of the City of New Port Richey through the analysis of development to such land uses throughout the City of New Port Richey.

**SECTION 4.** This moratorium shall remain in effect for one hundred eighty (180) days from the effective date of this Ordinance or until such time as repealed by the City Council, whichever occurs first, and may be extended by resolution of the Council to the extent permitted by law.

**SECTION 5.** The City Council hereby authorizes staff to analyze appropriate land use and zoning designations for the area defined in the Interlocal Agreement.

**SECTION 6.** In accordance with the above findings, and pending completion of the analysis, no application for any permit, license or approval of any nature concerning structures within the area defined in the Interlocal Agreement except permits for repair and maintenance of existing structures, as set forth in Section 2 hereof shall be accepted by the Development Department during the term of this Ordinance. No additional review or other work on any previously accepted application concerning a structure as set forth in Section 2 hereof shall be conducted during the term of this Ordinance. Any previously received applications shall be withdrawn by the applicant or the application shall be acted upon by the Development Department in accordance with this Ordinance. This moratorium shall not apply to any permit approved by Pasco County issued prior to October 1, 2024.

**SECTION 7.** This moratorium may be enforced by any law or code enforcement officer.

- (a) Methods of enforcement. The requirements of this moratorium may be enforced as follows:
- (1) By citation for civil penalties pursuant to the authority granted by Florida law and/or the City of New Port Richey Code of Ordinances. Each day of the violation shall constitute a separate offense, punishable by a fine not to exceed \$500.00 per count. The City may also seek entry of a court order requiring compliance with this ordinance;
  - (2) By an action for injunctive relief, civil penalties, or both, through a court of competent jurisdiction;
  - (3) By revocation or temporary suspension of necessary permits and/or certificates of occupancy and/or licenses; and
  - (4) By any other process permitted at law or equity.

Use of one enforcement process or method does not preclude the City from seeking the same, different, or additional relief through other enforcement methods.

(b) Persons responsible for violations include:

- (1) Any person who owns, operates, or manages the property in violation hereof;
- (2) The lessee of the property where such violation exists, if the premises are leased;
- (3) Any person in physical control of the property where the violation exists;
- (4) If a responsible person is a corporate entity, the officers, directors, members, or other principals of the entity are jointly and severally responsible for violations by the entity; and
- (5) Any other person causing or contributing to a violation.

**SECTION 8.** All ordinance or parts of ordinances in conflict herewith are hereby suspended during the time period set forth in Section 4 above.

**SECTION 9.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason, held invalid or unconstitutional by any Court of competent jurisdiction, then such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 10.** This Ordinance shall take effect upon its passage and adoption.

The above and foregoing Ordinance was read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida, this 6<sup>th</sup> day of November, 2024.

The above and foregoing Ordinance was read and approved on second reading at a duly convened meeting of the City Council of the City of new Port Richey, Florida, this 19<sup>th</sup> day of November, 2024.

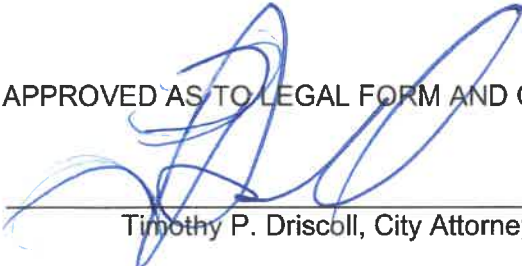
**ATTEST:**

By:   
Judy Meyers, MMC, City Clerk

By:   
Alfred C. Davis, Mayor-Council Member



APPROVED AS TO LEGAL FORM AND CONTENT

  
Timothy P. Driscoll, City Attorney CA Approved 9-12-24

# EXHIBIT A

## GENERAL DESCRIPTION AND MAP

### PARCEL 1

TAMPA TARPON SPRINGS LAND CO SUB PB 1 PGS 69 & 70 NORTH 125 FT OF SOUTH 525 FT TRACT 32 LESS THAT POR OF PARCEL WITHIN R/W OF U S 19 AS IT NOW EXISTS OR 8838 PG 678 OR 9316 PG 3891 OR 9678 PG 3702

### PARCEL 2

TAMPA TARPON SPRINGS LAND COMPANY SUB PB 1 PGS 68-70 POR OF TRACT 32 DESC AS COM AT SW COR OF NW1/4 OF SEC 8 LYING ON CENTERLINE GULF DR TH S89DEG 36' 29"E ALG CENTERLINE OF R/W 1231.38 FT TH N00DEG23' 31"E 25 FT TO NORTH R/W OF GULF DR TH N45DEG13' 42"E 14.10 FT TO WLY R/W OF US HWY 19 TH CONT ALG WLY R/W N00DEG03' 53"E 180.00 FT TO POB TH CONT ALG US 19 WLY R/W N00DEG03' 53"E 200.00 FT TH N89DEG36' 29"W 193.00 FT TH S00DEG03' 53"W 200.00 FT TH S89DEG36' 29"E 193.00 FT TO POB

### PARCEL 3

TAMPA TARPON SPRINGS LAND COMPANY SUB PB 1 PGS 68-70 PORTION OF TRACT 32 DESC AS COM AT SW COR OF NW1/4 OF SEC 8 LYING ON CENTERLINE OF GULF DR TH S89DEG36'29"E ALG CENTERLINE 872.70 FT TH N00DEG23'51"E 25 FT TO NORTH R/W LINE OF GULF DR TH S89DEG36'29"E ALG SAID NORTH R/W LINE 138.68 FT TH N00DEG03'53"E 190.00 FT TH S89DEG36'29"E 37.00 FT FOR POB TH S89DEG36'29"E 193.00 FT TO POINT ON WEST R/W LINE OF US HWY 19 TH S00DEG03'53"W 50.00 FT TH N89DEG36'29"W 193.00 FT TH N00DEG03'53"E 50.00 FT TO POB TOGETHER WITH INGRESS & EGRESS EASEMENT AS DESC IN OR 10439 PG 1639

### PARCEL 4

TAMPA-TARPON SPRINGS LAND COMPANY SUB PB 1 PG 69 POR OF TR 32 DESC AS COM SW COR OF NW1/4 SEC TH ALG S LN OF NW1/4 S89DG 36' 29"E 1091.30 FT TH N00DG 03' 53"E 15 FT FOR POB TH N00DG 03' 53"E 150 FT TH S89DG 36' 29"E 150 FT TO WLY R/W LN US HWY NO 19 TH ALG SAID WLY R/W LN S00DG 03' 53"W 150 FT TH N89DG 36' 29"W 150 FT TO POB OR 8636 PG 3188

### PARCEL 5

TAMPA-TARPON SPRINGS LAND COMPANY SUB PB 1 PG 69 POR OF TRACT 32 DESC AS FOLL: COM AT SW COR OF NW1/4 OF SEC (SAID POINT ALSO BEING ON CENTERLINE OF GULF DR) TH S89DEG36' 29"E ALG SOUTH LINE OF NW1/4 OF SEC (& CENTERLINE OF GULF DR) 1051.30 FT TH N00DEG03' 53"E 25 FT TO NORTH R/W LINE OF GULF DR FOR POB TH N00DEG03' 53"E 140 FT TH S89DEG36' 29"E 40 FT TH S00DEG03' 53"W 140 FT TO NORTH R/W LINE OF GULF DR TH N89DEG36' 30"W ALG SAID R/W LINE 40 FT TO POB

### PARCEL 6

TAMPA TARPON SPRINGS LAND COMPANY SUB PB 1 PGS 68-70 POR OF TRACT 32 DESC AS COM AT SW COR OF NW1/4 OF SEC 8 LYING ON CENTERLINE OF GULF DRIVE TH S89DG 36' 29"E ALG CENTERLINE 872.70 FT TH N00DG 23' 31"E 25 FT TO NORTH R/W OF GULF DR FOR POB TH N00DG 29' 31"E 390.00 FT TH S89DG 36' 29"E 172.70 FT TH S00DG 03' 53"W 250.00 FT TH S89DG 36' 29"E 3.00 FT TH S00DEG 03'53"W 140.00 FT TO POINT ON NORTH R/W LINE OF GULF DR TH N89DEG 36'29"W 178.68 FT TO POB SUBJECT TO INGRESS & EGRESS EASEMENT AS DESC IN OR 8798 PG 3241 & PER OR 8798 PG 3234

PARCEL 7

TAMPA AND TARPON SPRINGS LAND CO SUB PB 1 PGS 69 & 70 POR TR 53 DESC AS COM NW COR OF TR 53 TH E 50 FT FOR POB TH E 50 FT TH S 125 FT TH W 50 FT TH N 125 FT TO POB AKA E 50 FT OF W 100 FT OF N 125 FT OF TR 53 OR 1216 PG 21

PARCEL 8

TOWN & COUNTRY VILLAS SO MB 6 PG 119 LOTS 8 , 9 RB 951 PG 727

PARCEL 9

TOWN & COUNTRY VILLAS SO MB 6 PG 119 LOT 10 RB 951 PG 728

PARCEL 10

TOWN & COUNTRY VILLAS S MB 6 PG 119 LOT 11 OR 9334 PG 1786



**R BOARD RECORDS**  
**CHARGE C5002**

INSTR# 2024145596 BK 11064 PG 3586  
08/15/2024 02:49pm Page 1 of 1  
Rpt: 2733334 Rec: 95 00  
DS: 0.00 IT: 0.00  
Nikki Alvarez-Soules, Esq.  
Pasco County Clerk & Comptroller

**INTERLOCAL AGREEMENT BETWEEN  
PASCO COUNTY, FLORIDA, AND THE CITY OF NEW PORT RICHEY, FLORIDA  
FOR THE ANNEXATION OF AN ENCLAVE AND THE TRANSFER OF  
PUBLIC ROADS JURISDICTION**

1 1/2

THIS INTERLOCAL AGREEMENT is made and entered into by Pasco County, a political subdivision of the State of Florida (the "County") and the City of New Port Richey, Florida, a municipal corporation existing under the laws of the State of Florida, (the "City").

WHEREAS, City has identified unincorporated developed and improved real properties that are enclosed within and bounded on all sides by the City which constitutes an enclave as defined by Section 171.031(13) of the Florida Municipal Annexation or Contraction Act (Part I of Chapter 171 Florida Statutes), hereinafter referred to as the "Enclave; and

WHEREAS, Leisure Lane and Van Doren Avenue are located completely within the Enclave but pursuant to Section 335.0415, Florida Statutes, are the County's responsibility for operation and maintenance; and

WHEREAS, the Enclave is legally described in Exhibit "A" attached hereto and shown in the survey map attached hereto as Exhibit "B"; and

WHEREAS, the annexation of the Enclave into the City will help to eliminate confusion over the extent of the City's boundaries, improve the delivery of governmental services to the subject properties, and provide the affected property owners the opportunity to avail themselves of the City's services; and

WHEREAS, this Agreement is adopted pursuant to Section 163.01, Florida Statutes (the "Florida Interlocal Cooperation Act of 1969"); and

WHEREAS, this Agreement is entered into in accordance with the purpose, intent, provisions, and requirements of Chapter 171 (the Florida Municipal Annexation or Contraction Act) and Section 335.0415, Florida Statutes; and

WHEREAS, this Agreement is in the public interest, safety and welfare of the residents and citizens of the County and the City.

NOW THEREFORE, in consideration of these premises and for good and valuable consideration, the receipt of which is hereby acknowledged by all parties, the parties hereby agree, stipulate and covenant as follows:

1. The foregoing Whereas clauses are incorporated herein.
2. As of the Effective Date, the jurisdiction of Leisure Lane and Van Doren Avenue shall be transferred from the County to the City.
3. As of the Effective Date, the Enclave is hereby annexed into the City and the municipal boundaries of the City shall be amended to incorporate the same.
4. The survey map attached hereto as Exhibit "B" is provided for illustrative purposes, only, and the legal descriptions shown in Exhibit "A" shall be controlling as to the properties annexed by this Agreement.
5. The Enclave is contiguous to the City's boundaries, reasonably compact, developed for urban purposes, under 110 acres, and not within the boundaries of another municipality.
6. The City has prepared a plan for the extension of municipal services to the Enclave as of the Effective Date.
7. The County Comprehensive Land Use Plan and Land Development Code shall control and govern the Enclave until such time as City has adopted Comprehensive Plan and Land Development Code amendments that include and govern the Enclave.

8. The Enclave shall be subject to the taxes, debts and ad valorem taxation of the City upon the Effective Date.

9. Upon the Effective Date, the Enclave shall be subject to all laws, ordinances and regulations in the City and shall be entitled to the same privileges and benefits as other parts of the City.

10. Upon the Effective Date, the Enclave shall be required to contract with one of City's approved solid waste haulers to provide for solid waste collection at said property.

11. The County acknowledges that the City's Community Redevelopment Area (hereinafter "CRA") boundaries encompass the entire corporate boundaries of the City, and that the City intends to amend its Community Redevelopment Plan (hereinafter "CRP") to expand the CRA boundaries to add the Enclave. The County does not have competing policy goals and plans for the public funds the County would be required to deposit to the City's community redevelopment trust fund under the proposed modification to the CRP to include the Enclave within the CRA.

12. The change in the City boundaries shall be provided in a revised ordinance under Section 10.06 of the City Charter pertaining to City corporate boundaries and shall be filed as a revision to the City Charter with the Department of State within thirty days of the approval of the ordinance amending the City corporate boundaries and the execution of this Agreement by both parties, and a copy of such revision shall be submitted to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

13. The City agrees to rezone all parcels within the Enclave to a zoning district that prohibits mobile homes.

14. None of the Enclave is located within an independent special district.



15. All notices and clarifications required under this Agreement shall be directed to the following officials:

For Pasco County: County Administrator  
8731 Citizens Dr., Suite 350  
New Port Richey, Florida 34654

For the City of New Port Richey: City Manager  
City of New Port Richey  
5519 Main Street  
New Port Richey, Florida 34652

16. This Agreement shall be governed by the laws of the State of Florida. All legal actions to enforce this Agreement shall be held in Pasco County. No remedy conferred in this Agreement is intended to be exclusive of any other remedy, at law or in equity or by statute or otherwise. No exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof.

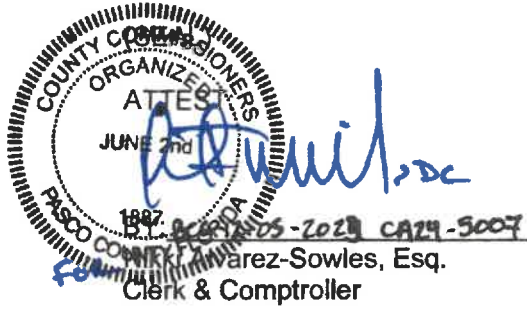
17. If any item or provision of this Agreement, or the application thereof to any person or circumstances shall, to any extent, be held invalid or unenforceable by any court of competent jurisdiction, such item or provision shall be deemed a separate, distinct and independent item or provision and such holding shall not effect the remainder of this Agreement, or the further application of such terms or provision, and every other term and provision of this Agreement shall be deemed valid and enforceable to the extent permitted by law.

18. This Agreement shall become effective upon filing with the Clerk of the Circuit Court for Pasco County pursuant to Section 163.01(11), Florida Statutes. This Agreement may be executed in several counterparts, each of which shall constitute an original and all of which together shall constitute one and the same instrument. Any party hereto may execute this Agreement by signing any one counterpart. The effective date

of the annexation provided under this Agreement shall be the first day of October, 2024 (the "Effective Date").

IN WITNESS WHEREOF, the County and the City have caused this Agreement to be duly executed on behalf of each, on the respective dates set forth below.

SIGNATURES APPEAR ON THE FOLLOWING PAGE



BOARD OF COUNTY COMMISSIONERS

BY: [Signature]  
Ronald E. Oakley, Chairman

DATE: \_\_\_\_\_

APPROVED  
IN SESSION  
DEC 05 2023  
PASCO COUNTY  
BCC

[SEAL]

ATTEST:

BY: [Signature]  
Judy Meyers, as City Clerk

CITY OF NEW PORT RICHEY, FLORIDA

BY: [Signature]  
Alfred C. Davis, as Mayor-Council member

DATE: 8/6/24



APPROVED AS TO LEGAL FORM AND SUFFICIENCY

By: [Signature]  
Timothy P. Driscoll, as City Attorney

## Exhibit "A"

### ENCLAVE AREA NO. 1

TOWN AND COUNTY VILLAS AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, A PORTION OF CROSS BAYOU DRIVE, A PORTION OF GULF DRIVE, A PORTION OF DETROIT AVENUE, A PORTION OF TRACTS 32 AND 53, TAMPA AND TARPONS SPRINGS LAND COMPANY SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68 THROUGH 70 OF SAID PUBLIC RECORDS, AND A PORTION OF TOWN AND COUNTRY VILLAS SOUTH ADDITION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 6, PAGE 119 OF SAID PUBLIC RECORDS, ALL LYING IN SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 73, TOWN AND COUNTRY VILLAS SOUTH ADDITION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 6, PAGE 119 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAID POINT BEING ON THE NORTH BOUNDARY LINE OF TRACT 56 OF THE TAMPA AND TARPON SPRINGS LAND COMPANY'S SUBDIVISION OF SECTION 8 AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68 THROUGH 70 OF SAID PUBLIC RECORDS FOR A POINT OF BEGINNING; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID TRACT 56 NORTH 89°40'39" WEST, A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF DETROIT AVENUE; THENCE ALONG SAID CENTERLINE NORTH 00°28'43" EAST, A DISTANCE OF 989.20 FEET TO THE CENTERLINE OF GULF DRIVE; THENCE CONTINUE NORTH 00°28'43" EAST, A DISTANCE OF 25.00 FEET TO THE SOUTHWEST CORNER OF TOWN AND COUNTRY VILLAS AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 6, PAGE 9 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST BOUNDARY LINE OF SAID TOWN AND COUNTRY VILLAS NORTH 00°28'43" EAST, A DISTANCE OF 990.50 FEET TO THE NORTHWEST CORNER OF SAID TOWN AND COUNTRY VILLAS, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF CROSS BAYOU DRIVE; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CROSS BAYOU DRIVE NORTH 89°33'21" WEST, A DISTANCE OF 101.90 FEET; THENCE NORTH 00°28'43" EAST, A DISTANCE OF 60.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID CROSS BAYOU DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 89°33'21" EAST, A DISTANCE OF 538.60 FEET; THENCE SOUTH 00°30'31" WEST, 60.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID CROSS BAYOU DRIVE, SAID POINT BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 6642, PAGE 0235 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST BOUNDARY LINE OF THE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 6642, PAGE 0235, OFFICIAL RECORDS BOOK 9616, PAGE 2231, OFFICIAL RECORDS BOOK 4250, PAGE 0048 SOUTH 00°30'31" WEST, A DISTANCE OF 300.24 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4250, PAGE 0048; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL SOUTH 89°33'21" EAST, A DISTANCE OF 358.54 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19 (STATE ROAD 55) AS SHOWN ON THE RIGHT-OF-WAY MAPS, SECTION 14030-2151, DATED 9-15-59; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°20'33" EAST, A DISTANCE OF 740.58 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SAID GULF DRIVE; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID GULF DRIVE NORTH 89°33'17" WEST, A DISTANCE OF 269.33 FEET TO THE NORTHEAST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1216, PAGE 0021 OF SAID PUBLIC RECORDS; THENCE ALONG THE EAST BOUNDARY LINE OF SAID PARCEL SOUTH 00°20'51" WEST, A DISTANCE OF 125.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL NORTH 89°33'17" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL; THENCE ALONG THE WEST BOUNDARY LINE OF SAID PARCEL NORTH 00°20'51" EAST, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SAID GULF DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE NORTH 89°33'17" WEST, A DISTANCE OF 178.84 FEET TO A

POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH LEISURE LANE AS SHOWN ON THE PLAT OF SAID TOWN AND COUNTRY VILLAS SOUTH ADDITION; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°28'43" WEST, A DISTANCE OF 153.55 FEET TO THE NORTHEAST CORNER OF LOT 44 OF SAID TOWN AND COUNTRY VILLAS SOUTH ADDITION; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID LOT 44 NORTH 89°40'39" WEST, A DISTANCE OF 77.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 44; THENCE ALONG THE WEST BOUNDARY LINE OF SAID LOT 44 AND THE WEST BOUNDARY LINE OF LOT 43 SOUTH 00°28'43" WEST, A DISTANCE OF 76.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 43; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 43 SOUTH 89°40'39" EAST, A DISTANCE OF 77.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 43; THENCE ALONG THE EAST BOUNDARY LINE OF LOT 42 OF SAID TOWN AND COUNTRY VILLAS SOUTH ADDITION SOUTH 00°28'43" WEST, A DISTANCE OF 38.00 FEET TO A POINT ON THE INTERSECTION WITH THE WEST EXTENSION OF THE SOUTH BOUNDARY LINE LOT 7 SAID TOWN AND COUNTRY VILLAS SOUTH ADDITION; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 7 AND ITS WEST EXTENTION SOUTH 89°40'39" EAST, A DISTANCE OF 129.46 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7; THENCE ALONG THE EAST BOUNDARY LINE OF SAID TOWN AND COUNTRY VILLAS SOUTH ADDITION SOUTH 00°20'51" WEST, A DISTANCE OF 152.00 FEET TO THE SOUTHEAST CORNER OF LOT 11 OF SAID TOWN AND COUNTRY VILLAS SOUTH ADDITION; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 11 NORTH 89°40'39" WEST, A DISTANCE OF 79.80 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11; THENCE ALONG THE WEST BOUNDARY LINE OF SAID LOT 11 NORTH 00°28'43" EAST, A DISTANCE OF 38.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 11, SAID POINT BEING ON THE EAST EXTENTION OF THE NORTH BOUNDARY LINE OF LOT 38; THENCE ALONG SAID NORTH BOUNDARY LINE AND ITS EAST EXTENSION NORTH 89°40'39" WEST, A DISTANCE OF 127.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 38; THENCE ALONG THE WEST BOUNDARY LINE OF SAID LOT 38 AND THE WEST BOUNDARY LINE OF LOT 37 SOUTH 00°28'43" WEST, A DISTANCE OF 76.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 37; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 37 SOUTH 89°40'39" EAST, A DISTANCE OF 77.50 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH LEISURE LANE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 00°28'43" WEST, A DISTANCE OF 391.76 FEET TO THE NORTH BOUNDARY LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 7472, PAGE 0376 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH AND WEST BOUNDARY LINES OF SAID PARCEL THE FOLLOWING FOUR (4) COURSES AND DISTANCES: (1) NORTH 89°40'39" WEST, A DISTANCE OF 205.00 FEET; (2) NORTH 00°28'43" EAST, A DISTANCE OF 12.00 FEET; (3) NORTH 89°40'39" WEST, A DISTANCE OF 77.50 FEET; (4) SOUTH 00°28'43" WEST, A DISTANCE OF 126.00 FEET TO THE POINT OF BEGINNING.  
THE ABOVE DESCRIBED PARCEL CONTAINS 23.6 ACRES MORE OR LESS.

(CLOSES 0.005' J.M.M.)



GENERAL NOTES

SEC. 8, TWP. 26 S., RANG. 16 E.

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE PLAT BEARING OF NORTH 89°40'39" WEST, FOR THE SOUTH BOUNDARY LINE OF TOWN AND COUNTRY VILLAS SOUTH ADDITION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 6, PAGE 119 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Exhibit "B"

SKETCH OF

ENCLAVE AREA NO. 1

TOWN AND COUNTRY VILLAS AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 6, PAGE 9 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, A PORTION OF CROSS BAYOU DRIVE, A PORTION OF GULF DRIVE, A PORTION OF DETROIT AVENUE, A PORTION OF TRACTS 32 AND 53, TAMPA AND TARPONS SPRINGS LAND COMPANY SUBDIVISION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68 THROUGH 70 OF SAID PUBLIC RECORDS, AND A PORTION OF TOWN AND COUNTRY VILLAS SOUTH ADDITION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 6, PAGE 119 OF SAID PUBLIC RECORDS, ALL LYING IN SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID CROSS BAYOU DRIVE NORTH 89°33'21" WEST, A DISTANCE OF 101.90 FEET; THENCE NORTH 00°28'43" EAST, A DISTANCE OF 80.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID CROSS BAYOU DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE SOUTH 89°33'21" EAST, A DISTANCE OF 538.80 FEET; THENCE SOUTH 00°30'31" WEST, 80.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID CROSS BAYOU DRIVE, SAID POINT BEING THE NORTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 6642, PAGE 0235 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST BOUNDARY LINE OF THE PARCELS DESCRIBED IN OFFICIAL RECORDS BOOK 6642, PAGE 0235, OFFICIAL RECORDS BOOK 9616, PAGE 2231, OFFICIAL RECORDS BOOK 4250, PAGE 0048 SOUTH 00°30'31" WEST, A DISTANCE OF 300.24 FEET TO THE SOUTHWEST CORNER OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4250, PAGE 0048; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID PARCEL SOUTH 89°33'21" EAST, A DISTANCE OF 358.54 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19 (STATE ROAD 55) AS SHOWN ON THE RIGHT-OF-WAY MAPS, SECTION 14030-2151, DATED 9-15-69; 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THE ABOVE DESCRIBED PARCEL CONTAINS 23.6 ACRES MORE OR LESS.

(CLOSES 0.005' I.M.M.)

PRECISION SURVEYING & MAPPING, INC.

CERTIFICATE OF AUTHORIZATION NO. LB-6734

7710 MASSACHUSETTS AVENUE  
 NEW PORT RICHEY, FLORIDA 34653  
 727-841-8414



Jon S. Robbins PSM 4452

Digitally signed by Jon S. Robbins PSM 4452  
 DN: c=US, e=jr@psm.com, cn=Jon S. Robbins  
 PSM 4452  
 Date: 2023.05.28 10:55:25-0400'

JON S. ROBBINS DATE  
 PROFESSIONAL SURVEYOR AND MAPPER NO. 4452  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

WORK ORDER NO: 180109  
 FOR: CITY OF NEW PORT RICHEY  
 DATE OF SKETCH: MAY 8, 2023  
 SHEET 1 OF 3

F.B. N/A  
 P.S. N/A

DRAWN BY: J.M.M.  
 CHK'D BY: J.S.R.

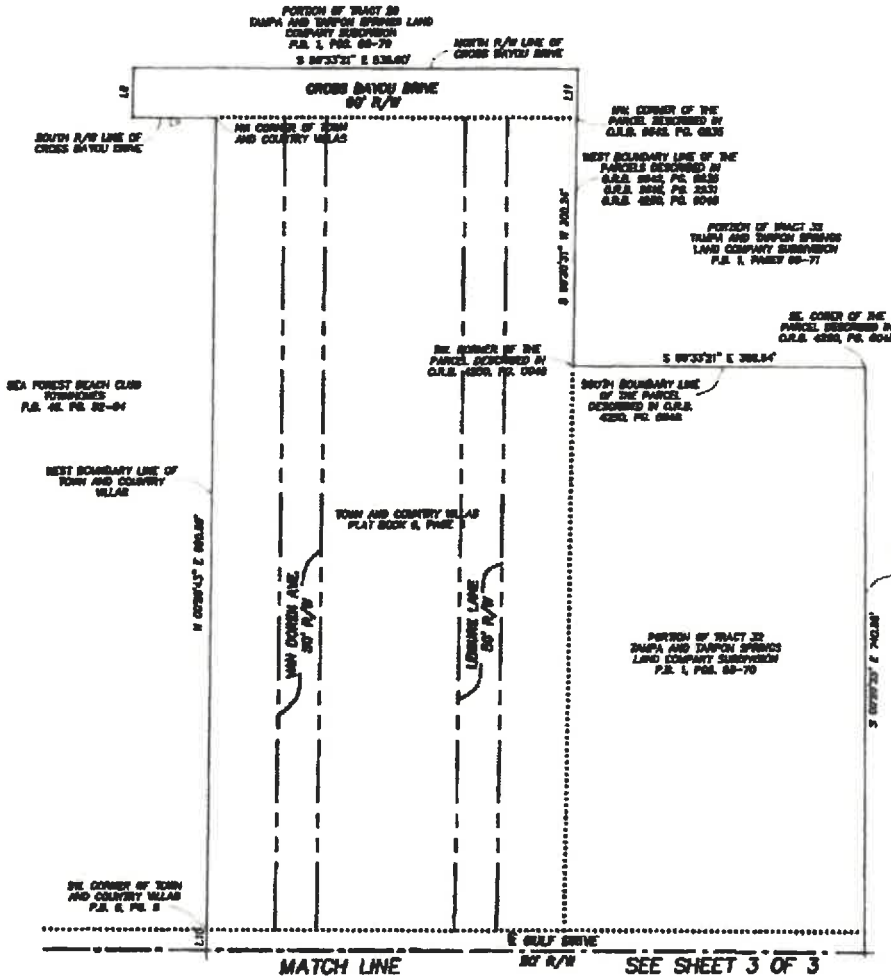
**GENERAL NOTES**

SEC. 8, TWP. 26 S., RNG. 16 E.

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE PLAT BEARING OF NORTH 89°40'39" WEST, FOR THE SOUTH BOUNDARY LINE OF TOWN AND COUNTRY VILLAS SOUTH ADDITION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 6, PAGE 119 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.



ASSUMED NORTH  
0 100' 200'



**LEGEND**

- PG. = PAGE
- RNG. = RANGE
- SEC. = SECTION
- TWP. = TOWNSHIP
- P.B. = PLAT BOOK
- Q = CENTERLINE
- R/W = RIGHT-OF-WAY
- P.O.B. = POINT OF BEGINNING
- O.R.B. = OFFICIAL RECORDS BOOK

**PRECISION SURVEYING & MAPPING, INC.**

CERTIFICATE OF AUTHORIZATION NO. LB-6734

7710 MASSACHUSETTS AVENUE  
NEW PORT RICHEY, FLORIDA 34653  
727-841-8414

1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20



Jon S. Robbins PSM 4452

Digitally signed by Jon S. Robbins PSM 4482  
DN: c=US, E=jrj@precision.com, CN=Jon S. Robbins  
Date: 2022.05.26 16:54:30-0400

WORK ORDER NO: 190109  
FOR: CITY OF NEW PORT RICHEY  
DATE OF SKETCH: MAY 8, 2023  
SHEET 2 OF 3

JON S. ROBBINS DATE  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4452  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

F.B. N/A  
P.O. N/A

DRAWN BY: J.M.M.  
CHKD BY: J.S.R.

**GENERAL NOTES**

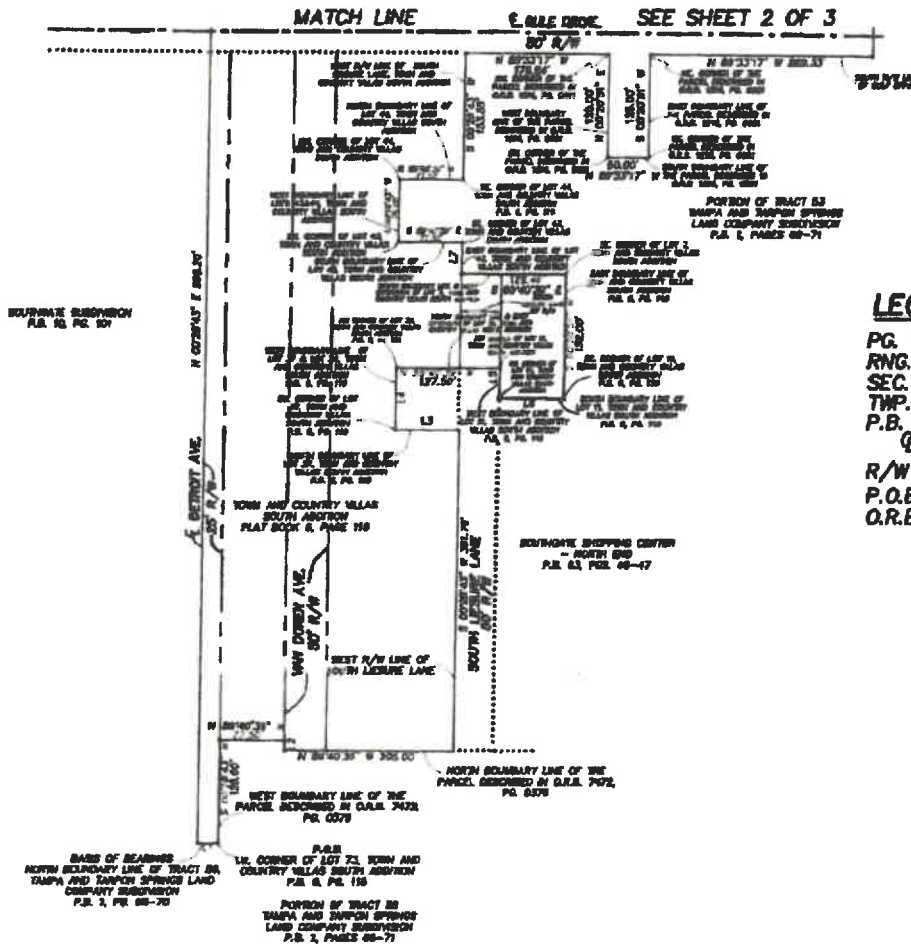
SEC. 8, TWP. 26 S., RNG. 16 E.

1. THIS SKETCH IS NOT A SURVEY.
2. BEARINGS SHOWN HEREON ARE BASED UPON THE PLAT BEARING OF NORTH 89°40'39" WEST, FOR THE SOUTH BOUNDARY LINE OF TOWN AND COUNTRY VILLAS SOUTH ADDITION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 6, PAGE 119 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.



ASSUMED NORTH

0 100' 200'



**LEGEND**

- PG. = PAGE
- RNG. = RANGE
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- TWP. = TOWNSHIP
- P.B. = PLAT BOOK
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**PRECISION SURVEYING & MAPPING, INC.**

CERTIFICATE OF AUTHORIZATION NO. LB-6734

7710 MASSACHUSETTS AVENUE  
NEW PORT RICHEY, FLORIDA 34653  
727-841-8414



Jon S. Robbins PSM 4452

Digitally signed by Jon S. Robbins PSM 4452  
DN: cn=US, E=jr@psm.com, cn=Jon S. Robbins PSM 4452  
Date: 2023.08.26 10:58:02-04'00'

WORK ORDER NO: 180109  
FOR: CITY OF NEW PORT RICHEY  
DATE OF SKETCH: MAY 8, 2023  
SHEET 3 OF 3

JON S. ROBBINS DATE  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4452  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

P.B. N/A  
P.G. N/A

DRAWN BY: J.M.M.  
CHK'D BY: J.S.R.





LAND DEVELOPMENT REVIEW BOARD - MINUTES  
CITY OF NEW PORT RICHEY  
NEW PORT RICHEY CITY HALL COUNCIL CHAMBERS  
5919 MAIN STREET, NEW PORT RICHEY, FLORIDA  
December 19, 2024  
2:00 PM

---

Chairman John Grey called the December 19, 2024 Land Development Review Board (LDRB) public meeting and hearing to order at 2:02 pm.

Mr. Grey requested a roll call of members present be conducted and Lisa Algieri stated the following persons were in attendance constituting a quorum.

Members in Attendance

John Grey  
Don Cadle  
Dan Maysilles  
Robert Smallwood

Staff in Attendance

Lisa Algieri, Senior Planner  
Robert Tefft, Senior Planner  
Corey Wright

Mr. Grey led the pledge of allegiance.

Dr. Cadle made a motion to approve the minutes of the Board's meeting of October 24, 2024, subject to a change to reflect Mrs. deChant having stepped down from the Board at meetings end. Mr. Maysilles seconded the motion. The motion was approved unanimously.

Dr. Cadle made a motion to approve the minutes of the Board's meeting of November 21, 2024. Mr. Maysilles seconded the motion. The motion was approved unanimously.

**Case: VAR-24-10-0022 - 5326 Carlton Road**

Robert Tefft presented the staff report. Mr. Tefft discussed with the Board the three variances being requested, and that they were for the purpose of constructing a four-car garage addition to the existing single-family dwelling. Mr. Tefft informed the Board of the existing utility easement along the south property line and that the proposed addition would be within the easement. Mr. Tefft also discussed the six variance criteria and how the applicant's request was not in compliance, and that the Development Review Committee recommended denial of the variance requests.

The applicant, Mr. Soto, explained to the Board that the easement was no longer in use, that the existing trees would be retained and would not be damaged by the addition, that the property experienced four and one-half inches of water due to Hurricane Helene, and that other property's with similar setback encroachments exist in the area. When asked for specifics

by the Board, Mr. Soto provided the addresses 6448 and 6516 River Road and attempted to show these encroachments to the Board on his cell phone. Mr. Soto also introduced new evidence to the Board that was not in his application – photos of the alleged property allegedly during Hurricane Helene, and letters in support of his request.

One resident did speak in regard to the request; however, their name, address, and whether they were supportive of the application was unclear.

The Board members discussed the merits of the request. Mr. Smallwood made a motion to deny the variance requests. Dr. Cadle seconded the motion. The motion was approved unanimously and the variance application was denied.

**Case: Ordinance No. 2024-2315 - LDC Amendment for Home-Based Business**

Mr. Tefft presented the staff report. Mr. Tefft informed the Board that the proposed changes to the City's Home Occupation ordinance are necessary to be in compliance with State Statutes that adopted local government restrictions on home-based businesses.

The Board generally discussed the need for the proposed changes, and Mr. Maysilles questioned the specifics of some of the proposed changes and requested clarification as to how each of the current provisions of the ordinance would be amended. Dr. Cadle made a motion to recommend approval of the amendment to the Land Development Code. Mr. Smallwood seconded the motion. The motion was approved 3-1. Mr. Maysilles voted to deny the motion.

**Case: Ordinance No. 2024-2316 - Repeal of Ordinance No. 2024-2305**

Mr. Tefft presented the memorandum staff report and informed the Board that the recently approved moratorium on building permits for recently annexed properties was no longer needed, and that the proposed ordinance would repeal the moratorium.

Dr. Cadle made a motion to recommend approval of the ordinance. Mr. Maysilles seconded the motion. The motion was approved unanimously.

Meeting adjourned at 2:59 pm.



# NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

**TO:** City of New Port Richey City Council  
**FROM:** Debbie L. Manns, ICMA-CM, City Manager  
**DATE:** 4/1/2025  
**RE:** Second Reading, Ordinance No. 2025-2320: Amending Section 10.06 of the City Charter RE: Corporate Boundaries

**REQUEST:**

The request is for the City Council to conduct a second and final reading of an ordinance related to amending Section 10.06 of the City Charter pertaining to the boundaries of the city and providing for revised city boundaries.

**DISCUSSION:**

As Council will recall, in April 2024 Ordinance No. 2024-2287 was adopted which brought the legal description of the city up to date. This ordinance was needed as over the course of time several annexations had occurred which had not been reflected in the legal description of the city.

As Council is also aware, the annexation of the Leisure Lane/Van Doren area was completed after the above mentioned ordinance was adopted. Therefore, based on the that most recent annexation an amended legal description has been prepared which describes the city and it is presented as Exhibit A.

As Section 10.06 of the City Charter establishes the boundaries of the city, this request advances that Exhibit A shall replace Ordinance No. 2024-2287 which was adopted in April 2024.

**RECOMMENDATION:**

Staff recommends that City Council conduct the second and final reading of the ordinance related to amending Section 10.06 of the City Charter pertaining to the boundaries of the city and providing for revised city boundaries as submitted.

**BUDGET/FISCAL IMPACT:**

At this time there is no financial impact associated with this agenda item.

**ATTACHMENTS:**

Description	Type
☐ Ordinance No. 2025-2320: Amending Section 10.06 of the City Charter RE: Corporate Boundaries	Backup Material

**ORDINANCE NO. 2025-2320**

**AN ORDINANCE OF THE CITY OF NEW PORT RICHEY, FLORIDA, PROVIDING FOR AMENDMENT OF SECTION 10.06 OF THE CITY CHARTER, PERTAINING TO THE BOUNDARIES OF THE CITY; PROVIDING FOR A REVISED EXHIBIT “A” ESTABLISHING THE CITY BOUNDARIES PURSUANT TO ANNEXATION OF UNINCORPORATED PROPERTY WITHIN PASCO COUNTY, FLORIDA; PROVIDING FOR CONFLICTS, SEVERABILITY, AND AN EFFECTIVE DATE.**

WHEREAS, the city has annexed property into the city limits of the City of New Port Richey, Florida;

WHEREAS, Section 10.06 of the City Charter establishes the boundaries of the City, and is subject to amendment as provided by law;

WHEREAS, Chapter 171 Florida Statutes, provides the exclusive process for municipal annexation of properties located within unincorporated areas, meeting the requirements for annexation;

WHEREAS, the City Council has approved annexation of certain properties within the unincorporated area of the county as provided by law;

WHEREAS, the boundaries of the city need to be amended as legally described in Exhibit “A” attached hereto as a result of the annexation of properties in the unincorporated area of the county; and

WHEREAS, it is declared as a matter of legislative determination and public policy that the provisions and prohibitions herein are necessary in the public interest; and it is further declared that the provisions and prohibitions herein are in pursuance of and for the purpose of securing and promoting the public health, safety, welfare and quality of life in the City in accordance with the City’s police powers.

**NOW, THEREFORE, THE CITY OF NEW PORT RICHEY, FLORIDA HEREBY ORDAINS:**

**SECTION 1. Charter Amendment.** Section 10.06 of the City Charter, pertaining to the legal boundaries of the city, is hereby amended by revising and replacing Exhibit “A” attached thereto as provided in Exhibit “A” attached to this Ordinance.

**SECTION 2. Recording.** The revision of the charter shall be filed with the Department of State within 30 days of the effective date, with a copy provided to the Office of Economic and Demographic Research along with a statement specifying the population census effect and the affected land area.

**SECTION 3. Conflict with Other Ordinances and Codes.** All ordinances or parts of ordinances of the City of New Port Richey, Florida, in conflict with the provisions of this ordinance, are hereby repealed to the extent of such conflict.

**SECTION 4. Severability.** If any provision or portion of this ordinance is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this ordinance shall remain in full force and effect.

**SECTION 5. Effective Date.** This ordinance shall take effect immediately upon its adoption as provided by law.

The foregoing Ordinance was duly read and approved on first reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida this 18<sup>th</sup> day of March, 2025, and read and adopted on second reading at a duly convened meeting of the City Council of the City of New Port Richey, Florida this 1<sup>st</sup> day of April, 2025.

ATTEST:

By: \_\_\_\_\_  
Judy Meyers, MMC, City Clerk

By: \_\_\_\_\_  
Alfred C. Davis, Mayor-Council Member

(Seal)

APPROVED AS TO FORM AND LEGALITY FOR  
THE SOLE USE AND RELIANCE OF THE  
CITY OF NEW PORT RICHEY, FLORIDA:

\_\_\_\_\_  
Timothy P. Driscoll, City Attorney

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**EXHIBIT "A"**

**LEGAL DESCRIPTION:** [SEE SHEET 58 FOR POINT OF BEGINNING - RELATED CALLS SHOWN AS "(L1)"]

BEGIN AT THE SE CORNER, SECTION 31, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE, SAID SECTION 31, N00°19'40"W, FOR 327.76 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE, JERIVERNE PLAZA, RECORDED IN PLAT BOOK 6, PAGE 56, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EXTENSION AND SOUTH LINE, S89°58'41"W, FOR 326.97 FEET TO THE EAST LINE, GRAND VIEW PARK SUBDIVISION SECTION ONE, RECORDED IN PLAT BOOK 4, PAGE 77, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N00°21'42"W, FOR 257.51 FEET TO THE SOUTH LINE, LOT 41, SAID GRAND VIEW PARK SUBDIVISION SECTION ONE; THENCE ALONG SAID SOUTH LINE, S89°39'23"W, FOR 125.03 FEET TO THE EAST RIGHT-OF-WAY, MORNINGSTAR LANE; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°23'14"W, FOR 60.13 FEET TO THE NORTH LINE AFORESAID LOT 41, GRAND VIEW PARK SUBDIVISION SECTION ONE; THENCE ALONG SAID NORTH LINE, N89°42'49"E, FOR 125.03 FEET TO THE EAST LINE, SAID GRAND VIEW PARK SUBDIVISION SECTION ONE; THENCE ALONG SAID EAST LINE GRAND VIEW PARK SUBDIVISION SECTION ONE, N00°21'27"W, FOR 180.25 FEET TO THE SOUTH LINE, LOT 45 SAID GRAND VIEW PARK SUBDIVISION SECTION ONE; THENCE ALONG SAID SOUTH LINE, LOT 45, S89°39'23"W, FOR 125.06 FEET TO THE EAST RIGHT-OF-WAY, MORNINGSTAR LANE; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°22'48"W, FOR 240.26 FEET TO THE NORTH LINE, LOT 48, AFORESAID GRAND VIEW PARK SUBDIVISION SECTION ONE; THENCE ALONG SAID NORTH LINE, N89°35'57"E, FOR 125.07 FEET TO THE EAST LINE, AFORESAID GRAND VIEW PARK SUBDIVISION SECTION ONE; THENCE ALONG SAID EAST LINE, N00°21'55"W, FOR 220.63 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY, MORNINGSTAR LANE; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY, S43°26'14"W, FOR 160.44 FEET; THENCE LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY, S75°48'20"W, FOR 93.29 FEET TO THE SOUTH RIGHT-OF-WAY, GRANDVIEW AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N83°04'22"W, FOR 363.78 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY, N72°21'07"W, FOR 79.16 FEET TO THE SOUTH RIGHT-OF-WAY, GRANDVIEW AVENUE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S65°16'22"W, HAVING A RADIUS OF 125.06 FEET, A CENTRAL ANGLE OF 65°22'17", AN ARC LENGTH OF 142.69 FEET, AND A CHORD BEARING N57°24'46"W FOR 135.08 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S89°52'35"W, FOR 231.53 FEET TO AN EAST LINE, OYSTER BAYOU RECORDED IN PLAT BOOK 26, PAGE 43, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°28'31"E, FOR 275.01 FEET TO THE SOUTH LINE, SAID OYSTER BAYOU; THENCE ALONG SAID SOUTH LINE, N89°28'30"W, FOR 327.45 FEET TO THE WEST LINE, SAID OYSTER BAYOU; THENCE ALONG SAID WEST LINE, N00°31'52"W, FOR 954.04 FEET TO THE NORTH LINE, SAID OYSTER BAYOU; THENCE ALONG SAID NORTH LINE, S89°54'53"E, FOR 756.13 FEET TO AN EAST LINE, SAID OYSTER BAYOU; THENCE ALONG SAID EAST LINE, S00°27'20"E, FOR 656.27 FEET TO THE NORTH LINE, LOT 56, AFORESAID GRAND VIEW PARK SUBDIVISION SECTION ONE; THENCE ALONG SAID NORTH LINE, EAST, FOR 58.19 FEET TO THE EAST LINE, SAID LOT 56; THENCE ALONG SAID EAST LINE, S06°46'57"W, FOR 77.79 FEET TO THE NORTH RIGHT-OF-WAY, GRANDVIEW AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S83°04'07"E, FOR 320.06 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE CONTINUE, EASTERLY ALONG THE ARC OF SAID CURVE,

[CONTINUED ON NEXT SHEET]

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED SOLELY UPON INFORMATION OBTAINED FROM THE PASCO COUNTY PROPERTY APPRAISER'S OFFICE, THE CITY OF NEW PORT RICHEY AND THE RECORD DOCUMENTS NOTED HEREON AND IS SUBJECT TO AN ACCURATE BOUNDARY SURVEY.

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH



**FLORIDA DESIGN CONSULTANTS, INC.**  
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17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

[CONTINUED FROM PREVIOUS SHEET]

FROM A RADIAL BEARING OF N07°09'21"E, HAVING A RADIUS OF 59.46 FEET, A CENTRAL ANGLE OF 53°43'53", AN ARC LENGTH OF 55.76 FEET, AND A CHORD BEARING N70°17'25"E FOR 53.74 FEET, TO THE POINT OF TANGENT AND THE NORTHWESTERLY RIGHT-OF-WAY MORNINGSTAR DRIVE; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY, N43°27'01"E, FOR 134.82 FEET; THENCE LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY, N36°35'07"E, FOR 27.37 FEET; THENCE N84°58'33"E, FOR 28.76 FEET TO THE NORTH RIGHT-OF-WAY, AVERY ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, EAST, FOR 54.56 FEET; THENCE CONTINUE, S00°21'29"E, FOR 10.00 FEET; THENCE CONTINUE, S89°58'20"E, FOR 258.00 FEET TO THE WEST RIGHT-OF-WAY, OELSNER STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°19'00"W, FOR 130.00 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4413, PAGE 604, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°55'42"W, FOR 100.00 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°18'23"W, FOR 70.13 FEET TO THE SOUTH LINE, JANCZLIK SUBDIVISION, RECORDED IN PLAT BOOK 10, PAGE 129, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°55'58"W, FOR 212.72 FEET; THENCE CONTINUE, S00°14'12"E, FOR 15.13 FEET; THENCE CONTINUE, WEST, FOR 51.41 FEET TO THE WEST LINE, AFORESAID JANCZLIK SUBDIVISION; THENCE ALONG SAID WEST LINE, N00°23'20"W, FOR 455.76 FEET TO THE NORTH LINE, SAID JANCZLIK SUBDIVISION; THENCE ALONG SAID NORTH LINE, S89°54'20"E, FOR 379.59 FEET TO THE NORTH LINE, JASMIN ACRES, RECORDED IN PLAT BOOK 4, PAGE 112, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°48'40"E, FOR 985.13 FEET TO THE WEST LINE, D.H. CRYMBLE'S SUBDIVISION RECORDED IN PLAT BOOK 5, PAGE 11, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°10'41"W, FOR 100.50 FEET TO THE NORTH LINE, SOUTHERLY 100 FEET, BLOCK A, SAID D.H. CRYMBLE'S SUBDIVISION; THENCE ALONG SAID NORTH LINE, S89°34'13"E, FOR 100.00 FEET TO THE WEST LINE, LOTS 9 & 8, RESPECTIVELY, SAID D.H. CRYMBLE'S SUBDIVISION THENCE ALONG SAID WEST LINE, N00°11'28"W, FOR 121.75 FEET TO THE NORTH LINE, SAID LOT 8; THENCE ALONG SAID NORTH LINE, EAST, FOR 158.69 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19 AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE ALONG SAID WEST RIGHT-OF-WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S84°33'30"E, HAVING A RADIUS OF 2,928.54 FEET, A CENTRAL ANGLE OF 06°25'58", AN ARC LENGTH OF 328.79 FEET, AND A CHORD BEARING N08°39'29"E FOR 328.62 FEET, TO THE POINT OF TANGENT AND THE EAST LINE, LOTS 2 & 1, RESPECTIVELY, AFORESAID D.H. CRYMBLE'S SUBDIVISION; THENCE ALONG SAID EAST LINE, N00°14'42"W, FOR 95.00 FEET; THENCE LEAVING SAID LINE, N09°38'11"W, FOR 30.43 FEET TO THE WEST RIGHT-OF-WAY, PIER ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°00'10"W, FOR 1303.38 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE, NEW PORT RICHEY ESTATES RECORDED IN PLAT BOOK 3, PAGE 79, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EXTENSION AND NORTH LINE, S89°33'52"E, FOR 624.67 FEET TO THE PORT RICHEY CITY LIMITS; THENCE ALONG SAID PORT RICHEY CITY LIMITS, S52°57'41"E, FOR 199.43 FEET; THENCE CONTINUE, S49°57'28"E, FOR 122.99 FEET; THENCE CONTINUE, S60°11'19"E, FOR 186.82 FEET; THENCE CONTINUE, S56°03'25"E, FOR 270.88 FEET; THENCE CONTINUE, S66°27'29"E, FOR 292.30 FEET; THENCE CONTINUE, S59°59'22"E, FOR 177.19 FEET; THENCE CONTINUE, S16°09'45"E, FOR 155.26 FEET; THENCE CONTINUE, S18°40'23"W, FOR 168.76 FEET; THENCE CONTINUE, S58°19'29"W, FOR 152.35 FEET; THENCE CONTINUE, S78°49'22"W, FOR 222.47 FEET; THENCE CONTINUE, S88°11'18"W, FOR 138.38 FEET; THENCE

[CONTINUED ON NEXT SHEET]

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: NONE	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E

SEE SHEETS 1-38 FOR LEGAL DESCRIPTION  
SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND

REV 2: 2-5-2025 (BGD)

NOT VALID WITHOUT ORIGINAL  
SIGNATURE AND SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH



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17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

[CONTINUED FROM PREVIOUS SHEET]

CONTINUE, S62°16'00"W, FOR 139.14 FEET; THENCE CONTINUE, S25°00'07"W, FOR 35.86 FEET TO THE NORTHWESTERLY EXTENSION, THE SOUTH LINE, LOT 3, SUNSET POINT ADDITION NO. 2, RECORDED IN PLAT BOOK 5, PAGE 8, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S49°35'50"E, FOR 203.71 FEET TO THE NORTH LINE, SOUTH 1/2, SECTION 32, TOWNSHIP 25 SOUTH, RANGE 16 EAST; THENCE ALONG SAID NORTH LINE, N89°43'42"E, FOR 719.69 FEET; THENCE CONTINUE, N89°48'13"E, FOR 766.04 FEET TO THE NORTHERLY EXTENSION, THE EAST RIGHT-OF-WAY, WASHINGTON STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°07'30"E, FOR 544.00 FEET TO THE NORTH LINE, LOT 25, BLOCK 2, NEWPORT VILLA CORPORATION'S REVISED PLAT OF ORANGE GROVE PARK, RECORDED IN PLAT BOOK 2, PAGE 50, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S87°59'24"E, FOR 142.56 FEET TO THE EAST LINE, SAID LOT 25; THENCE ALONG SAID EAST LINE, S00°20'38"E, FOR 62.50 FEET TO THE CENTERLINE OF AN ALLEY VACATED IN OFFICIAL RECORDS BOOK 1845, PAGE 1826, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID CENTERLINE, S88°59'49"W, FOR 142.80 FEET TO THE EAST RIGHT-OF-WAY, WASHINGTON STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°05'54"E, FOR 711.00 FEET TO THE NORTH RIGHT-OF-WAY, CASSON AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, WEST, FOR 25.00 FEET TO THE FEET TO THE WEST LINE, VENSETTA PARK, RECORDED IN PLAT BOOK 4, PAGE 46, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°06'23"E, FOR 538.88 FEET; THENCE CONTINUE, S00°06'51"E, FOR 31.38; THENCE CONTINUE, S00°06'23"E, FOR 739.75 FEET TO THE NORTH RIGHT-OF-WAY, MASSACHUSETTS AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°53'51"E, FOR 1,325.88 FEET TO THE EAST LINE, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST; THENCE N68°01'01"E, FOR 26.38 FEET TO THE INTERSECTION, THE EAST RIGHT-OF-WAY, MADISON AVENUE AND THE NORTH RIGHT-OF-WAY, MASSACHUSETTS AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°32'46"E, FOR 441.89 FEET TO THE EAST RIGHT-OF-WAY, MARMOSET STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°05'40"W, FOR 284.38 FEET TO THE SOUTH RIGHT-OF-WAY, ANTRIM STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S89°28'29"E, FOR 381.83 FEET TO THE WEST RIGHT-OF-WAY, PILCHARD STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°06'03"E, FOR 283.88 FEET TO THE NORTH RIGHT-OF-WAY, MASSACHUSETTS AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°36'35"E, FOR 110.10 FEET TO THE WEST LINE, LOT 18, BLOCK A, SASS SUBDIVISION, PLAT BOOK 2, PAGE 71, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°05'24"W, FOR 139.38 FEET TO THE NORTH LINE, LOTS 18 & 19 RESPECTIVELY, BLOCK A, SAID SASS SUBDIVISION; THENCE ALONG SAID NORTH LINE, S89°47'06"E, FOR 99.97 FEET TO THE EAST LINE LOT 19, BLOCK A, SAID SASS SUBDIVISION; THENCE ALONG SAID EAST LINE, S00°08'27"E, FOR 139.88 FEET TO THE NORTH RIGHT-OF-WAY, MASSACHUSETTS AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°35'47"E, FOR 53.25 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4791, PAGE 477, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°03'50"W, FOR 196.25 FEET TO THE SOUTH RIGHT-OF-WAY, VIOLA LANE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S89°38'30"E, FOR 59.97 FEET TO THE EAST LINE, LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 4791, PAGE 477; THENCE ALONG SAID EAST LINE, S00°04'23"E, FOR 196.38 FEET TO THE NORTH RIGHT-OF-WAY, MASSACHUSETTS AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°34'50"E, FOR 119.53 FEET TO THE WEST RIGHT-OF-WAY, VAN BUREN STREET; THENCE S89°38'31"E, FOR 40.00 FEET TO THE EAST RIGHT-OF-WAY, VAN BUREN STREET; THENCE ALONG THE NORTH RIGHT-OF-WAY, MASSACHUSETTS AVENUE, S89°32'32"E, FOR 312.95 FEET; THENCE CONTINUE, NORTH, FOR 5.00 FEET; THENCE CONTINUE, S89°35'26"E, FOR 349.76 FEET TO THE WEST LINE, LANDS DESCRIBED IN

[CONTINUED ON NEXT SHEET]

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH



**FLORIDA DESIGN CONSULTANTS, INC.**

— THINK IT. ACHIEVE IT. —

17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

JARED T. PATENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA



**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

[CONTINUED FROM PREVIOUS SHEET]

OFFICIAL RECORDS BOOK 6414, PAGE 1072, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°02'38"W, FOR 204.38 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°42'49"E, FOR 200.00 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°00'30"E, FOR 215.13 FEET TO THE NORTH RIGHT-OF-WAY, MASSACHUSETTS AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°35'43"E, FOR 123.88 FEET; THENCE CONTINUE, NORTH, FOR 5.00 FEET; THENCE CONTINUE, S89°34'12"E, FOR 99.94 FEET; THENCE CONTINUE, NORTH, FOR 5.00 FEET; THENCE CONTINUE, S89°33'25"E, FOR 177.79 FEET; THENCE CONTINUE, N35°29'15"E, FOR 20.72 FEET TO THE WEST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°01'41"E, FOR 448.13 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5286, PAGE 1534, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°27'49"W, FOR 413.96 FEET TO THE EAST LINE, WOODLAND HILLS AS RECORDED IN PLAT BOOK 8, PAGE 71, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N00°00'52"W, FOR 495.50 FEET TO THE NORTH LINE, WOODLAND HILLS; THENCE ALONG SAID NORTH LINE, N89°26'45"W, FOR 219.76 FEET TO THE EAST LINE, EAST 1/2, WEST 1/2, TRACT 57, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST, PORT RICHEY LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 61, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N00°00'59"E, FOR 328.38 FEET TO THE SOUTH LINE, THE PINES OF NEW PORT RICHEY RECORDED IN PLAT BOOK 22, PAGE 31, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°35'12"W, FOR 658.64 FEET TO THE WEST LINE, SAID THE PINES OF NEW PORT RICHEY; THENCE ALONG SAID WEST LINE, N00°01'57"W, FOR 331.13 FEET TO THE NORTH LINE, SAID THE PINES OF NEW PORT RICHEY; THENCE ALONG SAID NORTH LINE, S89°32'19"E, FOR 1,288.07 FEET; THENCE S89°44'23"E, FOR 55.03 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°01'01"E, FOR 210.25 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7112, PAGE 571, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°39'58"E, FOR 150.16 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, N00°01'48"W, FOR 239.25 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°57'08"W, FOR 149.94 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°01'26"E, FOR 315.40 FEET; THENCE, N88°59'01"W, FOR 55.02 FEET TO THE SOUTH LINE, LOT 43, HILLANDALE UNIT ONE, RECORDED IN PLAT BOOK 10, PAGE 127, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°24'36"W, FOR 84.97 FEET TO THE WEST LINE, LOTS 43 THROUGH 45, RESPECTIVELY, SAID HILLANDALE UNIT ONE; THENCE ALONG SAID WEST LINE, N00°01'06"E, FOR 194.00 FEET TO THE SOUTH RIGHT-OF-WAY, BANDERA AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S89°24'37"E, FOR 85.00 FEET TO THE WEST RIGHT-OF-WAY, CONGRESS STREET; THENCE N74°59'15"E, FOR 56.94 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE N00°10'16"W, FOR 14.99 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST; THENCE ALONG SAID SOUTH LINE, N89°49'36"E, FOR 872.64 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE, GLENGARRY PARK, RECORDED IN PLAT BOOK 13, PAGE 82, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY EXTENSION AND EAST LINE, N00°01'44"W, FOR 990.50 FEET TO THE NORTH LINE SAID GLENGARRY PARK; THENCE ALONG SAID NORTH LINE, S89°48'58"W, FOR 233.56 FEET TO THE WEST LINE, WEST 1/2, TRACT 13, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AFORESAID PORT RICHEY LAND COMPANY SUBDIVISION; THENCE ALONG SAID WEST LINE, N00°50'07"E, FOR 330.16 FEET TO

[CONTINUED ON NEXT SHEET]

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH



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17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

[CONTINUED FROM PREVIOUS SHEET]

THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1849, PAGE 1214, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°48'38"W, FOR 642.82 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°04'44"E, FOR 181.63 FEET TO THE SOUTH LINE OF THE NORTH 148.5 FEET OF TRACT 8, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AFORESAID PORT RICHEY LAND COMPANY SUBDIVISION; THENCE ALONG SAID SOUTH LINE, N89°48'38"E, FOR 642.91 FEET TO THE WEST LINE, AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5127, PAGE 1019; THENCE ALONG SAID WEST LINE, N00°06'31"E, FOR 148.50 FEET TO THE SOUTH LINE, ORETO AND FRANCINE COMMERCIAL CENTER FIRST ADDITION RECORDED IN PLAT BOOK 23, PAGE 131, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°48'38"W, FOR 642.97 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°18'53"W, FOR 330.26 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE, HILLENDALE UNIT FOUR, RECORDED IN PLAT BOOK 15, PAGE 66, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY EXTENSION AND NORTH LINE, N89°45'00"W, FOR 685.60 FEET TO THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5342, PAGE 498, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N00°01'37"E, FOR 264.63 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, N89°31'25"W, FOR 330.67 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, S00°04'27"W, FOR 265.25 FEET TO THE NORTH LINE, AFORESAID HILLENDALE UNIT FOUR; THENCE ALONG SAID NORTH LINE, N89°45'40"W, FOR 749.63 FEET TO THE WEST LINE, THE EAST 32 FEET, LOT 486, SAID HILLENDALE UNIT FOUR; THENCE ALONG SAID WEST LINE, S00°16'39"W, FOR 83.88 FEET TO THE NORTH RIGHT-OF-WAY, LANGSTON AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°46'08"W, FOR 31.00 FEET TO THE WEST LINE, AFORESAID HILLENDALE UNIT FOUR; THENCE ALONG SAID WEST LINE, S00°15'02"W, FOR 50.00 FEET; THENCE CONTINUE, S89°41'24"E, FOR 23.09 FEET; THENCE CONTINUE, S00°01'14"W, FOR 523.13 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1305, PAGE 830, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°01'50"W, FOR 450.69 FEET TO THE WEST LINE, SAID LANDS AND OFFICIAL RECORDS BOOK 1730, PAGE 154, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°10'14"W, FOR 955.50 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7851, PAGE 539 AND OFFICIAL RECORDS BOOK 4674, PAGE 692, BOTH IN THE PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°27'02"E, FOR 299.73 FEET TO THE EAST LINE, SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4674, PAGE 692 ; THENCE ALONG SAID EAST LINE AND IT'S NORTHERLY EXTENSION, N00°04'00"E, FOR 385.75 FEET TO THE NORTH RIGHT-OF-WAY, PINEHILL ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°38'34"E, FOR 140.59 FEET; THENCE CONTINUE, S00°32'14"W, FOR 10.00 FEET; THENCE CONTINUE, S89°37'35"E, FOR 766.99 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4265, PAGE 503, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°38'40"E, FOR 150.01 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°36'12"E, FOR 90.28 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°39'23"W, FOR 150.01 FEET TO THE NORTH RIGHT-OF-WAY, PINEHILL ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°38'05"E, FOR 882.39 FEET TO THE WEST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°47'24"E, FOR 315.03 FEET TO THE WESTERLY EXTENSION, THE NORTH LINE, AFORESAID ORETO AND FRANCINE COMMERCIAL CENTER; THENCE ALONG SAID WESTERLY EXTENSION AND NORTH LINE, N89°41'52"E,

[CONTINUED ON NEXT SHEET]

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



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PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 3I-25S-16E, BEING N00°19'40"W.

[CONTINUED FROM PREVIOUS SHEET]

FOR 474.07 FEET TO THE EAST LINE, SAID ORETO AND FRANCINE COMMERCIAL CENTER; THENCE ALONG SAID EAST LINE, S00°40'33"W, FOR 331.15 FEET TO THE NORTH LINE, SAID ORETO AND FRANCINE COMMERCIAL CENTER; THENCE ALONG SAID NORTH LINE, N89°49'38"E, FOR 248.84 FEET TO THE EAST LINE, SAID ORETO AND FRANCINE COMMERCIAL CENTER; THENCE ALONG SAID EAST LINE, S06°26'36"E, FOR 389.59 FEET TO THE NORTH RIGHT-OF-WAY, ORCHID LAKE ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N67°38'06"E, FOR 77.86 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE CONTINUE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N22°19'39"W, HAVING A RADIUS OF 323.11 FEET, A CENTRAL ANGLE OF 34°00'09", AN ARC LENGTH OF 191.75 FEET, AND A CHORD BEARING N50°40'17"E FOR 188.95 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N33°46'56"E, FOR 134.60 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S56°09'08"E, HAVING A RADIUS OF 161.23 FEET, A CENTRAL ANGLE OF 42°07'51", AN ARC LENGTH OF 118.56 FEET, AND A CHORD BEARING N54°54'47"E FOR 115.91 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE CONTINUE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N19°53'10"W, HAVING A RADIUS OF 213.14 FEET, A CENTRAL ANGLE OF 23°43'49", AN ARC LENGTH OF 88.28 FEET, AND A CHORD BEARING N58°14'55"E FOR 87.65 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE N66°30'37"E, FOR 75.88 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4107, PAGE 855, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°47'30"W, FOR 375.91 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE, FRANK & CAROLE ORETO COMMERCIAL PARK, RECORDED IN PLAT BOOK 28, PAGE 110, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY EXTENSION AND EAST LINE, N00°39'17"E, FOR 585.16 FEET TO THE NORTH LINE, SAID FRANK & CAROLE ORETO COMMERCIAL PARK; THENCE ALONG SAID NORTH LINE, N89°50'25"E, FOR 448.53 FEET TO THE WEST LINE, ORCHID LAKE WEST RECORDED IN PLAT BOOK 26, PAGE 81, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°32'03"W, FOR 599.90 FEET TO THE WEST LINE, TRACT 3, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST, AFORESAID PORT RICHEY LAND COMPANY SUBDIVISION; THENCE ALONG SAID WEST LINE, S00°07'10"W, FOR 990.38 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 971, PAGE 1308, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°07'09"W, FOR 330.25 FEET TO THE SOUTH LINE OF SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°48'39"E, FOR 1,325.29 FEET TO THE EAST LINE, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST; THENCE ALONG SAID EAST LINE, S00°09'21"E, FOR 1,297.75 FEET; THENCE CONTINUE, S00°26'32"W, FOR 1,680.05 FEET TO THE SOUTH LINE, WOODBRIDGE SOUTH, RECORDED IN PLAT BOOK 35, PAGE 132, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, WOODBRIDGE ESTATES, A SUBDIVISION, RECORDED IN PLAT BOOK 26, PAGE 91, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, AND CONGRESS PARK, RECORDED ON PLAT BOOK 10, PAGE 140, PUBLIC RECORDS, PASCO COUNTY, FLORIDA RESPECTIVELY; THENCE ALONG SAID SOUTH LINE, S89°57'26"W, FOR 1,677.25 FEET TO THE EAST LINE, LOT 1, TEMPLE TERRACE MANOR UNIT TWO, RECORDED IN PLAT BOOK 6, PAGE 77, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°21'29"W, FOR 60.00 FEET TO THE SOUTH LINE, SAID LOT 1; THENCE ALONG SAID SOUTH LINE, S89°55'41"W, FOR 99.72 FEET TO THE WEST LINE, SAID LOT 1; THENCE ALONG SAID WEST LINE, N00°05'22"E, FOR 60.00 FEET TO THE SOUTH LINE, AFORESAID CONGRESS PARK; THENCE ALONG SAID SOUTH LINE, S89°58'53"W, FOR 383.28 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1333, PAGE 1254, PUBLIC RECORDS,

[CONTINUED ON NEXT SHEET]

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



**FLORIDA DESIGN CONSULTANTS, INC.**

— THINK IT. ACHIEVE IT. —

17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL  
SIGNATURE AND SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

\_\_\_\_\_  
JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

[CONTINUED FROM PREVIOUS SHEET]

PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°21'12"W, FOR 106.38 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°42'47"W, FOR 49.91 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°32'11"W, FOR 100.13 FEET TO THE NORTH RIGHT-OF-WAY, COVEY TERRACE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°17'02"W, FOR 10.00 FEET TO THE WEST LINE, AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1333, PAGE 1254; THENCE ALONG SAID WEST LINE, N00°03'08"E, FOR 206.00 FEET TO THE SOUTH LINE, AFORESAID CONGRESS PARK; THENCE ALONG SAID SOUTH LINE, S89°57'56"W, FOR 417.16 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°01'31"W, FOR 775.13 FEET TO THE SOUTH LINE, LOTS 14 & 7, RESPECTIVELY, ORANOAK RECORDED IN PLAT BOOK, 3, PAGE 45, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°47'34"E, FOR 241.78 FEET TO THE WEST RIGHT-OF-WAY, CHINAPA STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°05'09"W, FOR 214.49 FEET TO THE SOUTH LINE, SECTION 33, TOWNSHIP 25 SOUTH, RANGE 16 EAST; THENCE ALONG SAID SOUTH LINE, N89°59'43"E, FOR 397.16 FEET TO WEST LINE, TRACT 6, SECTION 4, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AFORESAID PORT RICHEY LAND COMPANY SUBDIVISION; THENCE ALONG SAID WEST LINE, S00°12'26"W, FOR 604.43 FEET TO THE NORTH RIGHT-OF-WAY, KENTUCKY AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°47'02"E, FOR 662.79 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7862, PAGE 974, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°19'42"E, FOR 300.00 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°48'20"E, FOR 331.66 FEET TO THE WEST LINE, JASMINE HILLS RECORDED IN PLAT BOOK 18, PAGE 56, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°22'47"E, FOR 273.51 FEET TO THE NORTH LINE, SAID JASMINE HILLS; THENCE ALONG SAID NORTH LINE, S89°57'25"E, FOR 331.91 FEET TO THE EAST LINE, SAID JASMINE HILLS; THENCE ALONG SAID EAST LINE, S00°25'12"W, FOR 1,249.28 FEET TO THE WEST LINE, TRACT 18, SECTION 4, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AFORESAID PORT RICHEY LAND COMPANY SUBDIVISION; THENCE ALONG SAID WEST LINE, S00°25'19"W, FOR 322.51 FEET TO THE NORTH LINE OF THOSE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 7155, PAGE 1205, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°45'19"E, FOR 175.50 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°29'59"W, FOR 322.51 FEET TO THE NORTH RIGHT-OF-WAY, INDIANA AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°47'43"W, FOR 175.03 FEET; THENCE S00°45'21"W, FOR 45.00 FEET TO THE SOUTH RIGHT-OF-WAY, INDIANA AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°48'18"W, FOR 330.44 FEET; THENCE CONTINUE, N00°21'29"E, FOR 5.00 FEET; THENCE CONTINUE, N89°46'26"W, FOR 190.16 FEET TO THE WEST RIGHT-OF-WAY, TAYLOR COURT; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°28'23"W, FOR 53.00 FEET TO THE SOUTH LINE, LOT 1, TAYLOR HEIGHTS RECORDED IN PLAT 5, PAGE 164, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°44'39"W, FOR 40.00 FEET; THENCE N00°28'23"E, FOR 52.97 FEET TO THE SOUTH RIGHT-OF-WAY, INDIANA AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°47'43"W, FOR 100.00 FEET TO THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY, ORANGE BLOSSOM TRAIL; THENCE ALONG SAID SOUTHERLY EXTENSION AND WEST RIGHT-OF-WAY, N00°20'12"E, FOR 600.01 FEET TO THE EAST LINE, CITRUS MOUNTAIN MOBILE ESTATES, RECORDED IN PLAT BOOK 10, PAGE 13, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N00°20'13"E, FOR 85.00 FEET TO THE NORTH LINE, SAID CITRUS MOUNTAIN MOBILE ESTATES; THENCE ALONG SAID NORTH LINE, N89°47'40"W, FOR 661.63 FEET TO THE WEST LINE, TRACT 11, SECTION 4, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AFORESAID PORT RICHEY LAND COMPANY

[CONTINUED ON NEXT SHEET]

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

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[CONTINUED FROM PREVIOUS SHEET]

SUBDIVISION; THENCE ALONG SAID WEST LINE, N00°13'40"E, FOR 495.00 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5330, PAGE 352, OFFICIAL RECORDS BOOK 4120, PAGE 718, OFFICIAL RECORDS BOOK 8202, PAGE 1151, OFFICIAL RECORDS BOOK 8161, PAGE 1282, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, RESPECTIVELY; THENCE ALONG SAID NORTH LINE, N89°48'49"W, FOR 422.85 FEET TO THE EAST LINE AND IT'S NORTHERLY EXTENSION, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7804, PAGE 1738, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE AND NORTHERLY EXTENSION, N00°10'45"E, FOR 180.09 FEET TO THE NORTH RIGHT-OF-WAY, KENTUCKY AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°47'23"W, FOR 214.85 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°07'35"W, FOR 510.00 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5874, PAGE 200, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°47'22"E, FOR 306.16 FEET TO THE WEST LINE, TRACT 9, SECTION 4, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AFORESAID PORT RICHEY LAND COMPANY SUBDIVISION; THENCE ALONG SAID WEST LINE, S00°11'21"W, FOR 265.00 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3464, PAGE 90, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°47'26"W, FOR 170.88 FEET TO THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5744, PAGE 1731, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°07'31"W, FOR 100.00 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°47'16"W, FOR 135.00 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°08'03"W, FOR 80.00 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6294, PAGE 658, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°45'41"E, FOR 150.00 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°08'36"W, FOR 50.00 FEET TO THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8418, PAGE 1064, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°48'58"E, FOR 155.72 FEET TO THE EAST LINE OF SAID LANDS; THENCE ALONG SAID EAST LINE, S00°10'57"W, FOR 265.00 FEET TO THE SOUTH LINE OF SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°51'24"W, FOR 50.00 FEET TO THE EAST LINE OF SAID LANDS; THENCE ALONG SAID EAST LINE, S00°10'45"W, FOR 89.95 FEET TO THE SOUTH RIGHT-OF-WAY, INDIANA AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S89°47'39"E, FOR 710.16 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4759, PAGE 1543, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG EAST LINE, S00°34'19"W, FOR 635.66 FEET TO THE NORTH RIGHT-OF-WAY, FLORIDA AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°45'43"W, FOR 962.23 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°15'57"W, FOR 478.01 FEET TO THE SOUTH RIGHT-OF-WAY, VALENCIA TERRACE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE SAID SOUTH RIGHT-OF-WAY AND THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N10°36'35"W, HAVING A RADIUS OF 160.35 FEET, A CENTRAL ANGLE OF 41°43'28", AN ARC LENGTH OF 116.77 FEET, AND A CHORD BEARING N58°31'41"E FOR 114.21 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE CONTINUE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S55°43'31"E, HAVING A RADIUS OF 134.44 FEET, A CENTRAL ANGLE OF 32°40'55", AN ARC LENGTH OF 76.69 FEET, AND A CHORD BEARING N50°36'56"E FOR 75.65 FEET, TO THE POINT OF TANGENT AND THE WEST LINE, LOTS 14 & 9, RESPECTIVELY, VALENCIA TERRACE RECORDED IN PLAT BOOK 3, PAGE 83, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE,

[CONTINUED ON NEXT SHEET]

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[CONTINUED FROM PREVIOUS SHEET]

S00°22'42"W, FOR 260.38 FEET TO THE NORTH RIGHT-OF-WAY, MAIN STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°43'20"E, FOR 1,140.01 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE, THE WILDS A CONDOMINIUM DEVELOPMENT, RECORDED IN PLAT BOOK 20, PAGE 148, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY EXTENSION AND EAST LINE, S00°18'13"W, FOR 1,337.37 FEET TO THE NORTH RIGHT-OF-WAY, ILLINOIS AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°36'32"E, FOR 441.56 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5242, PAGE 875, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY EXTENSION AND WEST LINE, S00°01'51"W, FOR 563.86 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5005, PAGE 796, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°37'34"E, FOR 440.42 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°15'37"E, FOR 440.13 FEET TO THE NORTH LINE, EAST GATE ESTATES RECORDED IN PLAT BOOK 7 PAGE 92, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, N89°36'08"W, FOR 882.05 FEET TO THE WEST LINE, SAID EAST GATE ESTATES; THENCE ALONG SAID WEST LINE, S00°05'39"E, FOR 304.63 FEET TO THE EAST LINE, AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5005, PAGE 796; THENCE ALONG SAID EAST LINE, S00°05'54"E, FOR 1,343.37 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3735, PAGE 1894, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°35'45"E, FOR 1,330.04 FEET TO THE EAST LINE, SECTION 9, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID EAST LINE, S00°29'07"W, FOR 952.91 FEET TO THE CENTERLINE OF THE PITHLACHASCOTEE RIVER; THENCE ALONG SAID CENTERLINE, N44°41'10"W, FOR 21.45 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE CONTINUE, WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N28°36'52"W, HAVING A RADIUS OF 170.52 FEET, A CENTRAL ANGLE OF 48°17'09", AN ARC LENGTH OF 143.71 FEET, AND A CHORD BEARING S85°31'42"W FOR 139.49 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N64°44'37"W, FOR 55.08 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE CONTINUE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S04°48'17"W, HAVING A RADIUS OF 39.61 FEET, A CENTRAL ANGLE OF 127°44'01", AN ARC LENGTH OF 88.31 FEET, AND A CHORD BEARING S30°56'16"W FOR 71.12 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S06°12'15"W, FOR 97.45 FEET; THENCE CONTINUE, S43°30'07"W, FOR 132.69 FEET; THENCE CONTINUE, S64°47'47"W, FOR 149.41 FEET; THENCE CONTINUE, S79°33'22"W, FOR 382.02 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE CONTINUE, WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N36°26'11"W, HAVING A RADIUS OF 206.30 FEET, A CENTRAL ANGLE OF 70°35'23", AN ARC LENGTH OF 254.17 FEET, AND A CHORD BEARING S88°51'30"W FOR 238.39 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N14°34'27"W, FOR 6.46 FEET; THENCE CONTINUE, N19°15'16"W, FOR 303.34 FEET; THENCE CONTINUE, S70°33'36"W, FOR 1.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE CONTINUE, WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S53°29'49"W, HAVING A RADIUS OF 35.79 FEET, A CENTRAL ANGLE OF 124°15'44", AN ARC LENGTH OF 77.62 FEET, AND A CHORD BEARING S81°21'57"W FOR 63.28 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S03°23'42"W, FOR 275.98 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE CONTINUE, WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N51°57'56"W, HAVING A RADIUS OF 43.47 FEET, A CENTRAL ANGLE OF

[CONTINUED ON NEXT SHEET]

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BEARINGS ARE BASED UPON THE E LINE OF SEC 3I-25S-16E, BEING N00°19'40"W.

[CONTINUED FROM PREVIOUS SHEET]

80°35'13", AN ARC LENGTH OF 61.14 FEET, AND A CHORD BEARING S78°19'40"W FOR 56.23 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N00°18'17"E, FOR 11.75 FEET; THENCE CONTINUE, N43°19'45"W, FOR 88.67 FEET; THENCE CONTINUE, N13°19'28"E, FOR 2.44 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE CONTINUE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S66°42'11"W, HAVING A RADIUS OF 152.05 FEET, A CENTRAL ANGLE OF 65°21'39", AN ARC LENGTH OF 173.45 FEET, AND A CHORD BEARING N55°58'38"W FOR 164.20 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N88°34'47"W, FOR 30.26 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N01°03'38"W, HAVING A RADIUS OF 155.59 FEET, A CENTRAL ANGLE OF 22°38'11", AN ARC LENGTH OF 61.47 FEET, AND A CHORD BEARING N79°44'32"W FOR 61.07 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N68°54'01"W, FOR 70.14 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE CONTINUE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N18°49'42"E, HAVING A RADIUS OF 127.21 FEET, A CENTRAL ANGLE OF 32°02'36", AN ARC LENGTH OF 71.14 FEET, AND A CHORD BEARING N55°09'00"W FOR 70.22 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE CONTINUE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S58°41'55"W, HAVING A RADIUS OF 183.37 FEET, A CENTRAL ANGLE OF 26°02'56", AN ARC LENGTH OF 83.37 FEET, AND A CHORD BEARING N44°19'33"W FOR 82.65 FEET, TO THE POINT OF NON-TANGENT TO A WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3013, PAGE 1540, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S28°00'23"W, FOR 330.02 FEET TO THE NORTH LINE, THE MEADOWS RECORDED IN PLAT BOOK 14, PAGE 109, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°40'54"E, FOR 179.97 FEET TO THE EAST LINE, SAID THE MEADOWS; THENCE ALONG SAID EAST LINE, S00°09'19"W, FOR 1,348.88 FEET TO THE SOUTH RIGHT-OF-WAY, CECELIA DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°57'05"E, FOR 881.91 FEET TO THE WEST LINE, LOT 24, PINE ACRES SUBDIVISION, RECORDED IN PLAT BOOK 5, PAGE 156, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°10'17"W, FOR 209.00 FEET TO THE SOUTH LINE, SAID LOT 24; THENCE ALONG SAID SOUTH LINE, S89°43'31"E, FOR 208.47 FEET TO THE EAST LINE, LOT 25, AFORESAID PINE ACRES SUBDIVISION; THENCE ALONG SAID EAST LINE, S00°10'48"W, FOR 209.00 FEET TO THE NORTH RIGHT-OF-WAY, PORTER ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°42'49"W, FOR 675.45 FEET TO THE WEST RIGHT-OF-WAY, VORHEES ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°10'45"W, FOR 137.13 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5041, PAGE 1960, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, N89°43'26"W, FOR 415.04 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, S00°11'29"W, FOR 402.50 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, S89°45'21"E, FOR 176.03 FEET TO THE EAST LINE, SUNNYBROOK XI, A CONDOMINIUM, RECORDED IN CONDOMINIUM PLAT BOOK 4, PAGE 116; THENCE ALONG SAID EAST LINE, S00°10'30"W, FOR 173.88 FEET; THENCE CONTINUE, S89°45'37"E, FOR 239.06 FEET TO THE WEST RIGHT-OF-WAY, VORHEES ROAD; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°10'28"W, FOR 153.88 FEET TO THE SOUTH LINE, AFORESAID SUNNYBROOK XI, A CONDOMINIUM; THENCE ALONG SAID SOUTH LINE, N89°45'04"W, FOR 1,295.57 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8540, PAGE 3465, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°11'28"W, FOR

[CONTINUED ON NEXT SHEET]

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



**FLORIDA DESIGN CONSULTANTS, INC.**

— THINK IT. ACHIEVE IT. —

17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

\_\_\_\_\_  
JARED T. PATENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 3I-25S-16E, BEING N00°19'40"W.

[CONTINUED FROM PREVIOUS SHEET]

655.50 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE AND THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3815, PAGE 522, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, S89°46'35"E, FOR 1,280.42 FEET; THENCE S89°43'41"E, FOR 78.97 FEET TO THE EAST RIGHT-OF-WAY, VORHEES ROAD AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY AND THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N83°24'20"W, HAVING A RADIUS OF 755.72 FEET, A CENTRAL ANGLE OF 13°05'18", AN ARC LENGTH OF 172.63 FEET, AND A CHORD BEARING S13°08'19"W FOR 172.26 FEET, TO THE POINT OF NON-TANGENT AND THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3131, PAGE 460, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°09'31"W, FOR 67.75 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, S89°43'44"E, FOR 184.85 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, N00°10'01"E, FOR 235.88 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7658, PAGE 19, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°41'37"E, FOR 140.25 FEET TO THE EAST LINE SAID LANDS; THENCE ALONG SAID EAST LINE, N00°09'53"E, FOR 228.25 FEET TO THE SOUTH LINE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4393, PAGE 1280, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°44'17"E, FOR 382.91 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, N00°09'19"E, FOR 426.88 FEET TO THE SOUTH LINE, AFORESAID PINE ACRES SUBDIVISION; THENCE ALONG SAID SOUTH LINE, S89°45'16"E, FOR 612.47 FEET TO THE EAST LINE, SECTION 16, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID EAST LINE, S00°09'45"W, FOR 1,309.13 FEET; THENCE CONTINUE, S00°15'27"W, FOR 1,856.52 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3001, PAGE 1258, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°41'35"W, FOR 373.19 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°17'11"E, FOR 250.00 FEET TO THE SOUTH LINE, SAID LANDS AND THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8230, PAGE 988, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID LINE, N89°41'11"W, FOR 525.13 FEET TO THE EAST LINE, TANGLEWOOD TERRACE UNIT THREE, RECORDED IN PLAT BOOK 15, PAGE 27, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE AND THE EAST LINE, TANGLEWOOD TERRACE UNIT FOUR, RECORDED IN PLAT BOOK 15, PAGE 145, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, N00°15'33"E, FOR 940.01 FEET TO THE NORTH LINE, SAID TANGLEWOOD TERRACE UNIT FOUR; THENCE ALONG SAID NORTH LINE, N89°43'43"W, FOR 422.32 FEET TO THE WEST LINE, AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK, 3001, PAGE 1258; THENCE ALONG SAID WEST LINE, N00°15'00"E, FOR 644.76 FEET TO THE SOUTH RIGHT-OF-WAY, TROUBLE CREEK ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°15'41"W, FOR 523.70 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE CONTINUE, WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N15°02'52"W, HAVING A RADIUS OF 745.08 FEET, A CENTRAL ANGLE OF 14°23'29", AN ARC LENGTH OF 187.15 FEET, AND A CHORD BEARING S82°08'53"W FOR 186.66 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S89°27'25"W, FOR 13.19 FEET; THENCE CONTINUE, N00°15'21"E, FOR 7.00 FEET; THENCE CONTINUE, N89°43'04"W, FOR 1,232.51 FEET TO THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY, UZZLE WAY; THENCE ALONG SAID EXTENSION AND WEST RIGHT-OF-WAY, N00°04'58"W, FOR 282.93 FEET TO THE SOUTH LINE, HAZELDON ESTATES, RECORDED IN PLAT BOOK 24, PAGE 1, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°45'40"W, FOR 239.97 FEET TO THE WEST LINE, SAID HAZELDON ESTATES; THENCE ALONG SAID WEST LINE, N00°07'27"E, FOR 735.63 FEET TO THE NORTH LINE,

[CONTINUED ON NEXT SHEET]

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH



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JARED T. PATENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA



**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 3I-25S-16E, BEING N00°19'40"W.

[CONTINUED FROM PREVIOUS SHEET]

SAID HAZELDON ESTATES AND THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 883, PAGE 1097, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, RESPECTIVELY; THENCE ALONG SAID LINES, S89°36'22"E, FOR 745.42 FEET TO THE WEST LINE OF THE EAST 130 FEET, TRACT 25, SECTION 16, TOWNSHIP 26 SOUTH, RANGE 16 EAST, TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 68, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°12'07"E, FOR 328.13 FEET TO THE SOUTH LINE, AFORESAID SUNNYBROOK XI, A CONDOMINIUM; THENCE ALONG SAID SOUTH LINE, N89°22'29"W, FOR 526.88 FEET TO THE WEST LINE, SAID SUNNYBROOK XI, A CONDOMINIUM; THENCE ALONG SAID WEST LINE AND IT'S NORTHERLY EXTENSION, N00°08'36"E, FOR 1,311.00 FEET TO THE NORTH LINE, SECTION 16, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID NORTH LINE, N89°20'50"W, FOR 219.30 FEET; THENCE S00°36'49"W, FOR 30.04 FEET TO THE SOUTH RIGHT-OF-WAY, CECELIA DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°20'30"W, FOR 438.77 FEET TO THE WEST LINE, HOLIDAY GARDENS ESTATES UNIT FOUR, RECORDED IN PLAT BOOK 12, PAGE 1, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°06'01"W, FOR 1,286.00 FEET TO THE SOUTH LINE, TANGLEWOOD TERRACE UNIT TWO, RECORDED IN PLAT BOOK 11, PAGE 84, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°32'32"W, FOR 1,314.10 FEET TO THE EAST LINE, SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID EAST LINE, N00°00'29"W, FOR 1,320.63 FEET TO THE NORTHEAST CORNER, SAID SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG THE NORTH LINE, SAID SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST, N89°39'08"W, FOR 1,318.02 FEET TO THE SOUTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY, GEORGE STREET; THENCE ALONG SAID EXTENSION, WEST RIGHT-OF-WAY AND IT'S NORTHERLY EXTENSION, N00°15'01"W, FOR 508.00 FEET TO THE CENTERLINE RIDGEWOOD DRIVE; THENCE ALONG SAID CENTERLINE, N89°43'52"W, FOR 1,285.06 FEET TO THE WEST RIGHT-OF-WAY, GRAND BOULEVARD; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°32'57"W, FOR 481.05 FEET TO THE NORTH RIGHT-OF-WAY, CECELIA DRIVE; THENCE S08°44'31"E, FOR 25.49 FEET TO THE NORTH LINE, AFORESAID SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST AND THE NORTHERLY EXTENSION OF THE WEST RIGHT-OF-WAY, GRAND BOULEVARD; THENCE ALONG SAID WEST RIGHT-OF-WAY, S00°19'30"W, FOR 1,321.57 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4262, PAGE 999, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, N89°37'51"W, FOR 465.73 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, S00°18'06"W, FOR 290.88 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, S89°38'47"E, FOR 364.57 FEET TO THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6137, PAGE 1008, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°17'54"W, FOR 30.00 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°51'54"W, FOR 318.06 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE CONTINUE, SOUTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S00°19'52"E, HAVING A RADIUS OF 4.82 FEET, A CENTRAL ANGLE OF 175°14'49", AN ARC LENGTH OF 14.74 FEET, AND A CHORD BEARING S02°02'43"W FOR 9.63 FEET, TO THE POINT OF NON-TANGENT; THENCE CONTINUE, S89°32'03"E, FOR 15.38 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE AND IT'S SOUTHERLY EXTENSION, S00°14'13"W, FOR 52.88 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8290, PAGE 404, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, S89°25'47"E, FOR 314.02 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°22'33"W, FOR 95.25 FEET; THENCE CONTINUE, N89°36'21"W, FOR 145.38 FEET; THENCE CONTINUE, S00°16'42"W, FOR 180.13 FEET TO THE SOUTH LINE SAID LANDS; THENCE

[CONTINUED ON NEXT SHEET]

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH



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PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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BEARINGS ARE BASED UPON THE E LINE OF SEC 3I-25S-16E, BEING N00°19'40"W.

[CONTINUED FROM PREVIOUS SHEET]

ALONG SAID SOUTH LINE AND THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6424, PAGE 1023, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, N89°39'42"W, FOR 1,121.96 FEET TO THE EAST LINE, SHAMROCK HEIGHTS UNIT TWO, RECORDED IN PLAT BOOK 8, PAGE 8, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE AND THE EAST LINE, SHAMROCK HEIGHTS UNIT FIVE, RECORDED IN PLAT BOOK 8, PAGE 87, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, N00°19'35"E, FOR 992.52 FEET TO THE NORTH LINE, SAID SHAMROCK HEIGHTS UNIT FIVE; THENCE ALONG SAID NORTH LINE, N89°38'31"W, FOR 740.08 FEET TO THE EAST LINE, TRACT "A", SAID SHAMROCK HEIGHTS UNIT FIVE; THENCE ALONG SAID EAST LINE, S00°20'08"W, FOR 667.26 FEET TO THE SOUTH LINE, SAID TRACT "A"; THENCE ALONG SAID SOUTH LINE, N89°45'41"W, FOR 150.03 FEET TO THE WEST LINE, LOT 146, SAID SHAMROCK HEIGHTS UNIT FIVE; THENCE ALONG SAID WEST LINE, S00°23'56"W, FOR 89.75 FEET TO THE NORTH RIGHT-OF-WAY, SHAMROCK DRIVE; THENCE S11°40'13"W, FOR 50.67 FEET TO THE SOUTH RIGHT-OF-WAY, SHAMROCK DRIVE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, WESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N02°40'51"E, HAVING A RADIUS OF 561.59 FEET, A CENTRAL ANGLE OF 21°03'05", AN ARC LENGTH OF 206.34 FEET, AND A CHORD BEARING N76°47'36"W FOR 205.18 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N65°58'57"W, FOR 304.04 FEET TO THE EAST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID EAST RIGHT-OF-WAY, S24°01'58"W, FOR 1391.62 FEET; THENCE N66°59'41"W, FOR 207.01 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, N24°08'07"E, FOR 1015.37 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1784, PAGE 247, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N65°57'53"W, FOR 220.05 FEET; THENCE CONTINUE, S24°03'05"W, FOR 177.81 FEET; THENCE CONTINUE, N85°25'10"W, FOR 214.43 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°25'28"E, FOR 286.88 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3724, PAGE 914, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°27'48"W, FOR 440.43 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°27'30"E, FOR 332.14 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6652, PAGE 526, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°29'06"W, FOR 1,320.83 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N01°39'54"E, FOR 331.26 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, N89°26'19"E, FOR 1,313.84 FEET TO THE WEST LINE, GULF HARBOR VILLAS PHASE TWO, RECORDED IN PLAT BOOK 61, PAGE 20, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°27'10"E, FOR 996.28 FEET TO THE SOUTH LINE, GULF HARBOR VILLAS PHASE ONE, RECORDED IN PLAT BOOK 52, PAGE 68, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°37'31"W, FOR 439.67 FEET; THENCE CONTINUE, S00°28'23"W, FOR 83.25 FEET; THENCE CONTINUE, S89°28'20"W, FOR 190.01 FEET TO THE EAST RIGHT-OF-WAY, SHELL STREAM BOULEVARD AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N88°29'29"E, HAVING A RADIUS OF 238.96 FEET, A CENTRAL ANGLE OF 24°53'06", AN ARC LENGTH OF 103.79 FEET, AND A CHORD BEARING N10°56'02"E FOR 102.97 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE CONTINUE, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N61°54'33"W, HAVING A RADIUS OF 297.50 FEET, A CENTRAL ANGLE OF 24°29'57", AN

[CONTINUED ON NEXT SHEET]

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



**FLORIDA DESIGN  
CONSULTANTS, INC.**

— THINK IT. ACHIEVE IT. —

17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL  
SIGNATURE AND SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

\_\_\_\_\_  
JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 3I-25S-16E, BEING N00°19'40"W.

[CONTINUED FROM PREVIOUS SHEET]

ARC LENGTH OF 127.21 FEET, AND A CHORD BEARING N15°50'29"E FOR 126.24 FEET, TO THE POINT OF NON-TANGENT AND THE SOUTH LINE, TRACT B, AFORESAID GULF HARBOR VILLAS PHASE ONE; THENCE ALONG SAID SOUTH LINE, N89°22'18"E, FOR 115.20 FEET TO THE WEST RIGHT-OF-WAY, CASSWELL DRIVE; THENCE ALONG SAID WEST RIGHT-OF-WAY, N03° 02' 58"E FOR 35.83 FEET TO THE WEST LINE AFORESAID GULF HARBOR VILLAS PHASE ONE; THENCE ALONG SAID WEST LINE, N00° 27' 34"E FOR 63.02 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE CONTINUE, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S89°35'16"E, HAVING A RADIUS OF 200.08 FEET, A CENTRAL ANGLE OF 21°59'29", AN ARC LENGTH OF 76.80 FEET, AND A CHORD BEARING N11°24'29"E FOR 76.32 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N23°56'03"E, FOR 140.06 FEET TO THE SOUTH RIGHT-OF-WAY, FLORAMAR TERRACE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S66°05'19"E, FOR 612.63 FEET TO THE WEST RIGHT-OF-WAY, RAINBOW RACE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY AND THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S24°12'40"W, HAVING A RADIUS OF 25.20 FEET, A CENTRAL ANGLE OF 88°53'53", AN ARC LENGTH OF 39.10 FEET, AND A CHORD BEARING S21°20'23"E FOR 35.29 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S23°52'31"W, FOR 100.06 FEET; THENCE S65°58'45"E, FOR 49.75 FEET TO THE EAST RIGHT-OF-WAY, RAINBOW RACE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY AND THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S66°32'57"E, HAVING A RADIUS OF 194.65 FEET, A CENTRAL ANGLE OF 22°43'31", AN ARC LENGTH OF 77.20 FEET, AND A CHORD BEARING S12°05'18"W FOR 76.70 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S00°27'04"W, FOR 520.02 FEET TO THE NORTH LINE, AFORESAID GULF HARBOR VILLAS PHASE TWO; THENCE ALONG SAID NORTH LINE, S89°33'12"E, FOR 192.38 FEET; THENCE CONTINUE, S00°30'09"W, FOR 7.13 FEET; THENCE CONTINUE, S89°30'48"E, FOR 103.00 FEET; THENCE CONTINUE, S00°28'11"W, FOR 22.88 FEET; THENCE CONTINUE, S89°34'49"E, FOR 51.19 FEET; THENCE CONTINUE, S00°34'41"W, FOR 182.76 FEET; THENCE CONTINUE, S89°23'58"E, FOR 95.41 FEET; THENCE CONTINUE, N00°35'13"E, FOR 183.01 FEET; THENCE CONTINUE, S89°30'48"E, FOR 29.44 FEET TO THE EAST LINE, AFORESAID GULF HARBORS VILLAS PHASE TWO AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE ALONG SAID EAST LINE, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S00°32'19"W, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 68°35'38", AN ARC LENGTH OF 23.94 FEET, AND A CHORD BEARING S55°09'52"E FOR 22.54 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S20°57'41"E, FOR 167.46 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE CONTINUE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S20°57'11"E, HAVING A RADIUS OF 45.00 FEET, A CENTRAL ANGLE OF 68°32'19", AN ARC LENGTH OF 53.83 FEET, AND A CHORD BEARING S34°46'40"W FOR 50.68 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S00°27'38"W, FOR 155.50 FEET; THENCE CONTINUE, S89°21'29"E, FOR 22.31 FEET; THENCE CONTINUE, S24°01'31"W, FOR 43.52 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3863, PAGE 1681, PUBLIC RECORDS, PASCO COUNTY, FLORIDA AND THE SOUTH LINE, FLOR-A-MAR SECTION 1-A, RECORDED IN PLAT BOOK 6, PAGE 102, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°31'28"E, FOR 617.55 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, N24°19'25"E, FOR 459.54 FEET TO THE NORTH LINE, AFORESAID FLOR-A-MAR SECTION 1-A; THENCE ALONG SAID NORTH LINE, N65°59'55"W, FOR 74.98 FEET TO THE EAST LINE, SEA CASTLE CONDOMINIUM, RECORDED

[CONTINUED ON NEXT SHEET]

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH



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[CONTINUED FROM PREVIOUS SHEET]

IN CONDOMIUM PLAT BOOK 14, PAGE 45, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N68°47'08"E, FOR 28.33 FEET; THENCE CONTINUE, N24°03'51"E, FOR 33.95 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8730, PAGE 73, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N66°15'20"W, FOR 140.04 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N24°01'23"E, FOR 223.60 FEET; THENCE CONTINUE, N21°16'58"W, FOR 5.77 FEET; THENCE CONTINUE, N66°00'30"W, FOR 75.01 FEET; THENCE CONTINUE, S24°01'04"W, FOR 55.97 FEET; THENCE CONTINUE, N66°01'25"W, FOR 51.99 FEET; THENCE CONTINUE, N24°00'13"E, FOR 172.00 FEET; THENCE CONTINUE, S65°53'52"E, FOR 52.04 FEET; THENCE CONTINUE, S24°02'49"W, FOR 55.98 FEET; THENCE CONTINUE, S65°59'55"E, FOR 74.98 FEET; THENCE CONTINUE, N69°48'20"E, FOR 5.79 FEET; THENCE CONTINUE ALONG SAID WEST LINE AND THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4028, PAGE 1496, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, N24°00'29"E, FOR 275.04 FEET TO THE SOUTH LINE, SAID LANDS DESCRIBED OFFICIAL RECORDS BOOK 4028, PAGE 1496; THENCE ALONG SAID SOUTH LINE, N65°59'51"W, FOR 454.18 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N11°30'08"W, FOR 168.00 FEET; THENCE CONTINUE, N24°01'30"E, FOR 107.84 FEET TO THE SOUTH RIGHT-OF-WAY, MARINE PARKWAY AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N49°20'04"E, HAVING A RADIUS OF 464.95 FEET, A CENTRAL ANGLE OF 10°52'50", AN ARC LENGTH OF 88.29 FEET, AND A CHORD BEARING S46°06'21"E FOR 88.16 FEET, TO THE POINT OF NON-TANGENT; THENCE N25°43'23"E, FOR 117.94 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3796, PAGE 520, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N24°01'41"E, FOR 845.52 FEET TO THE NORTH LINE, NEW PORT COLONY, AN UNRECORDED PLAT; THENCE ALONG SAID NORTH LINE, N65°59'27"W, FOR 185.72 FEET TO THE NORTH LINE, FLOR-A-MAR SECTION 1-B, RECORDED IN PLAT BOOK 7, PAGE 11, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE N74°58'08"E, FOR 38.31 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S23°13'38"E, HAVING A RADIUS OF 372.28 FEET, A CENTRAL ANGLE OF 28°51'45", AN ARC LENGTH OF 187.53 FEET, AND A CHORD BEARING N81°12'14"E FOR 185.56 FEET, TO THE POINT OF NON-TANGENT AND THE WEST LINE, AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3796, PAGE 520; THENCE ALONG SAID WEST LINE, N00°10'54"W, FOR 187.38 FEET TO THE SOUTH LINE, SOUTHGATE SUBDIVISION, RECORDED IN PLAT BOOK 10, PAGE 101, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE AND IT'S WESTERLY EXTENSION, N89°01'35"W, FOR 353.14 FEET TO THE EAST LINE, SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID EAST LINE, N00°17'41"E, FOR 984.64 FEET TO THE SOUTH LINE, SEA FOREST BEACH CLUB TOWNHOMES, RECORDED IN PLAT BOOK 48, PAGE 92, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, WEST, FOR 439.69 FEET TO THE WEST LINE, SAID SEA FOREST BEACH CLUB TOWNHOMES; THENCE ALONG SAID WEST LINE, N00°18'21"E, FOR 579.63 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE CONTINUE, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N56°51'40"W, HAVING A RADIUS OF 719.60 FEET, A CENTRAL ANGLE OF 33°30'18", AN ARC LENGTH OF 420.80 FEET, AND A CHORD BEARING N16°23'12"E FOR 414.83 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N47°34'45"E, FOR 1.69 FEET TO THE NORTH LINE, SAID SEA FOREST BEACH CLUB TOWNHOMES AND A POINT OF INTERSECTION WITH A NON-TANGENT

[CONTINUED ON NEXT SHEET]

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[CONTINUED FROM PREVIOUS SHEET]

CURVE, CONCAVE SOUTHEASTERLY; THENCE ALONG SAID NORTH LINE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S72°54'28"E, HAVING A RADIUS OF 24.96 FEET, A CENTRAL ANGLE OF 73°13'49", AN ARC LENGTH OF 31.90 FEET, AND A CHORD BEARING N53°42'27"E FOR 29.78 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, S89°44'18"E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF CROSS BAYOU BOULEVARD, FOR 637.48 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1142, PAGE 168, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE OF CROSS BAYOU BOULEVARD, N00°08'18"E, ALONG SAID SOUTHERLY EXTENSION OF THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1142, PAGE 168 AND SAID WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7943, PAGE 1838, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°21'21"E, FOR 825.52 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°31'13"E, FOR 597.21 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, S00°02'09"W, FOR 100.00 FEET TO THE NORTH RIGHT-OF-WAY, PLEASANT PLACE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°26'05"E, FOR 190.04 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°02'23"E, FOR 180.00 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4502, PAGE 1209, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°26'19"W, FOR 165.85 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°04'36"W, FOR 70.13 FEET TO THE SOUTH RIGHT-OF-WAY, SOUTH ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S89°23'46"E, FOR 166.01 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°16'41"E, FOR 173.88 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3388, PAGE 1009, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°33'48"W, FOR 245.98 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°16'58"E, FOR 76.00 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°35'33"E, FOR 245.97 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°17'27"E, FOR 899.26 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3759, PAGE 11, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, N89°42'46"W, FOR 149.66 FEET TO THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5946, PAGE 119, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N00°12'01"E, FOR 187.75 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, N89°32'56"W, FOR 95.28 FEET TO THE EAST RIGHT-OF-WAY, MAIN STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°21'40"W, FOR 14.88 FEET TO THE SOUTH RIGHT-OF-WAY, MAIN STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°32'58"W, FOR 969.81 FEET TO THE EAST RIGHT-OF-WAY, OELSNER STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°10'13"W, FOR 315.25 FEET TO A NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4453, PAGE 553, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, N89°38'21"W, FOR 138.97 FEET TO A WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, S00°12'22"W, FOR 208.38 FEET TO A NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE AND THE NORTH LINE, TREASURE ISLAND, RECORDED IN PLAT BOOK 6, PAGE 136, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, N89°39'01"W, FOR 819.11 FEET TO A EAST LINE, SAID TREASURE ISLAND; THENCE ALONG SAID EAST LINE, S14°39'42"E, FOR 174.95 FEET; THENCE CONTINUE, S31°25'21"E, FOR 166.70

[CONTINUED ON NEXT SHEET]

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BEARINGS ARE BASED UPON THE E LINE OF SEC 3I-25S-16E, BEING N00°19'40"W.

[CONTINUED FROM PREVIOUS SHEET]

FEET; THENCE CONTINUE, S41°28'05"E, FOR 159.98 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1680, PAGE 1405, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE, WEST, FOR 25.03 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, S00°11'34"W, FOR 352.89 FEET TO THE SOUTH LINE, SECTION 6, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID SOUTH LINE, N89°43'51"W, FOR 1,040.36 FEET TO THE EAST RIGHT-OF-WAY, SEA FORREST DRIVE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N79°36'42"E, HAVING A RADIUS OF 642.46 FEET, A CENTRAL ANGLE OF 10°24'47", AN ARC LENGTH OF 116.76 FEET, AND A CHORD BEARING N05°10'55"W FOR 116.60 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N00°02'41"E, FOR 120.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE CONTINUE, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S89°55'35"E, HAVING A RADIUS OF 465.84 FEET, A CENTRAL ANGLE OF 29°48'35", AN ARC LENGTH OF 242.37 FEET, AND A CHORD BEARING N14°58'43"E FOR 239.64 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N29°55'19"E, FOR 263.50 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE CONTINUE, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N60°06'26"W, HAVING A RADIUS OF 680.40 FEET, A CENTRAL ANGLE OF 58°20'38", AN ARC LENGTH OF 692.85 FEET, AND A CHORD BEARING N00°43'15"E FOR 663.30 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N29°59'36"W, FOR 123.40 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE CONTINUE, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N60°51'19"E, HAVING A RADIUS OF 234.43 FEET, A CENTRAL ANGLE OF 25°18'42", AN ARC LENGTH OF 103.56 FEET, AND A CHORD BEARING N16°29'20"W FOR 102.72 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE CONTINUE, NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S78°42'31"W, HAVING A RADIUS OF 340.42 FEET, A CENTRAL ANGLE OF 35°47'08", AN ARC LENGTH OF 212.62 FEET, AND A CHORD BEARING N29°11'03"W FOR 209.18 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N47°03'26"W, FOR 57.25 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N42°50'57"E, HAVING A RADIUS OF 209.52 FEET, A CENTRAL ANGLE OF 47°15'28", AN ARC LENGTH OF 172.81 FEET, AND A CHORD BEARING N23°31'19"W FOR 167.96 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N00°02'22"E, FOR 227.50 FEET; THENCE CONTINUE, N08°40'13"E, FOR 258.71 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1582, PAGE 1710, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°42'15"E, FOR 193.66 FEET TO THE EAST LINE, SAID LANDS; THENCE ALONG SAID EAST LINE, N00°02'09"E, FOR 150.00 FEET TO THE SOUTH RIGHT-OF-WAY, GREEN KEY ROAD; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°46'18"E, FOR 815.44 FEET TO THE WEST LINE, BAYOU VIEW, RECORDED IN PLAT BOOK 2, PAGE 53, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°09'54"W, FOR 1,410.88 FEET TO THE SOUTH LINE, SAID BAYOU VIEW; THENCE ALONG SAID SOUTH LINE, S89°41'08"E, FOR 820.01 FEET TO THE WEST RIGHT-OF-WAY, OELSNER STREET; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°02'21"W, FOR 180.35 FEET TO THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY, MAIN STREET; THENCE ALONG SAID EXTENSION AND NORTH RIGHT-OF-WAY, S89°27'48"E, FOR 237.35 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8229, PAGE 1379,

[CONTINUED ON NEXT SHEET]

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



**FLORIDA DESIGN CONSULTANTS, INC.**

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17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

\_\_\_\_\_  
JARED T. PATENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

[CONTINUED FROM PREVIOUS SHEET]

PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°00'38"E, FOR 141.54 FEET TO THE SOUTH LINE, PALM CAY, RECORDED IN PLAT BOOK 65, PAGE 67, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°53'32"W, FOR 191.26 FEET TO THE EAST RIGHT-OF-WAY, OELSNER STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°09'31"E, FOR 490.23 FEET TO THE NORTH LINE, AFORESAID PALM CAY; THENCE ALONG SAID NORTH LINE, S89°32'10"E, FOR 633.11 FEET TO THE WEST LINE, BROWN & WALKER SUBDIVISION, RECORDED IN PLAT BOOK 12, PAGE 91, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE AND IT'S NORTHERLY EXTENSION, N00°17'33"E, FOR 685.51 FEET TO THE NORTH RIGHT-OF-WAY, GREEN KEY ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°31'20"E, FOR 329.82 FEET; THENCE CONTINUE, N89°30'39"E, FOR 219.63 FEET; THENCE CONTINUE, N57°40'06"E, FOR 28.51 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°17'24"E, FOR 914.14 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1282, PAGE 1478, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°33'06"W, FOR 239.63 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°10'19"W, FOR 208.38 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°29'44"E, FOR 241.32 FEET TO THE WEST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, N00°16'56"E, FOR 165.00 FEET TO THE NORTH RIGHT-OF-WAY, BEAU LANE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°29'53"W, FOR 242.60 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3489, PAGE 645, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°09'59"W, FOR 182.88 FEET TO THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6296, PAGE 1770, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89°30'07"W, FOR 661.56 FEET; THENCE CONTINUE, S00°03'15"W, FOR 33.00 FEET; THENCE CONTINUE, N89°31'26"W, FOR 330.81 FEET TO THE WEST LINE, SECTION 5, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID WEST LINE, N00°09'53"E, FOR 441.13 FEET TO THE POINT OF BEGINNING.

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

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JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

TOGETHER WITH: [SEE SHEET 63 FOR POINT OF BEGINNING - RELATED CALLS SHOWN AS "(L2)"]

TOGETHER WITH: A PORTION OF SECTION 6, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER, LOT 91, EDGEWATER GARDENS UNIT-1, RECORDED IN PLAT BOOK 6, PAGE 96, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH RIGHT-OF-WAY, MANOR BEACH ROAD, N55°52'11"W, FOR 399.23 FEET TO THE WEST LINE, AFORESAID EDGEWATER GARDENS UNIT 1; THENCE ALONG SAID WEST LINE, N33°48'41"E, FOR 44.98 FEET; THENCE CONTINUE, N34°22'38"E, FOR 73.00 FEET; THENCE CONTINUE, N09°56'21"E, FOR 40.74 FEET; THENCE CONTINUE, N23°23'01"E, FOR 80.08 FEET; THENCE CONTINUE, N19°49'21"E, FOR 40.00 FEET; THENCE CONTINUE, N07°11'23"E, FOR 41.20 FEET; THENCE CONTINUE, N34°04'18"E, FOR 62.47 FEET; THENCE CONTINUE, N45°21'05"E, FOR 126.11 FEET; THENCE CONTINUE, N50°20'14"E, FOR 40.15 FEET; THENCE CONTINUE, N70°09'55"E, FOR 41.26 FEET; THENCE CONTINUE, N57°08'34"E, FOR 114.51 FEET; THENCE N13°48'16"E, FOR 35.07 FEET TO THE NORTH LINE, AFORESAID EDGEWATER GARDENS UNIT-1; THENCE ALONG SAID NORTH LINE, N78°10'29"E, FOR 37.52 FEET; THENCE CONTINUE, N83°33'41"E, FOR 20.06 FEET; THENCE CONTINUE, S47°00'02"E, FOR 94.94 FEET; THENCE CONTINUE, S53°14'00"E, FOR 52.00 FEET; THENCE CONTINUE, S68°30'26"E, FOR 40.94 FEET; THENCE CONTINUE, N86°01'05"E, FOR 73.80 FEET TO THE EAST LINE, AFORESAID EDGEWATER GARDENS UNIT-1; THENCE ALONG SAID EAST LINE, S36°31'44"E, FOR 50.40 FEET; THENCE CONTINUE, S21°54'21"E, FOR 25.46 FEET; THENCE CONTINUE, S25°48'29"W, FOR 71.92 FEET; THENCE CONTINUE, S11°02'41"W, FOR 33.11 FEET; THENCE CONTINUE, S02°12'04"E, FOR 88.69 FEET; THENCE CONTINUE, S27°59'58"E, FOR 59.18 FEET; THENCE CONTINUE, S54°44'43"E, FOR 46.34 FEET; THENCE CONTINUE, S22°50'50"E, FOR 58.19 FEET; THENCE CONTINUE, S22°41'06"W, FOR 33.87 FEET; THENCE CONTINUE, S04°44'55"E, FOR 39.26 FEET; THENCE CONTINUE, S07°57'02"W, FOR 40.89 FEET; THENCE CONTINUE, S03°21'12"E, FOR 40.07 FEET; THENCE CONTINUE, S25°12'39"E, FOR 59.13 FEET; THENCE CONTINUE, S00°33'44"E, FOR 108.26 FEET TO THE SOUTH LINE, AFORESAID EDGEWATER GARDENS UNIT-1; THENCE ALONG SAID SOUTH LINE, N89°51'40"W, FOR 257.63 FEET TO THE EAST LINE, LOT 81, GREEN KEY ESTATES, RECORDED IN PLAT BOOK 6, PAGE 57, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S01°39'49"W, FOR 90.41 FEET TO THE NORTH RIGHT-OF-WAY, MANOR BEACH ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, WEST, FOR 14.78 FEET; THENCE CONTINUE, N45°17'38"W, FOR 17.24 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S48°04'30"W, HAVING A RADIUS OF 163.27 FEET, A CENTRAL ANGLE OF 23°43'30", AN ARC LENGTH OF 67.61 FEET, AND A CHORD BEARING N59°56'15"W FOR 67.12 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N71°15'31"W, FOR 140.45 FEET TO THE POINT OF BEGINNING.

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



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PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA



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THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**LESS AND EXCEPT:** [SEE SHEET 72 FOR POINT OF COMMENCEMENT – RELATED CALLS SHOWN AS "(L3)"]

THAT PORTION OF THE SOUTH 250 FEET OF TRACT 21 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING WEST OF U.S. 19 NORTH (SR#55) AS IS NOW CONSTRUCTED. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER, SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE, SAID SECTION, S89°28'50"E, FOR 1227.21 FEET TO THE WEST RIGHT-OF-WAY U.S. HIGHWAY 19; THENCE ALONG SAID WEST RIGHT-OF-WAY, S0° 02' 28"W, FOR 738.75 FEET FOR THE POINT OF BEGINNING; THENCE, CONTINUE, S00°02'35"W, FOR 250.00 FEET TO THE SOUTH LINE, TRACT 21, AFORESAID TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION; THENCE ALONG SAID SOUTH LINE, N89°34'20"W, FOR 351.64 FEET TO THE WEST LINE, SAID TRACT 21; THENCE ALONG SAID WEST LINE, N00°23'38"E, FOR 250.01 FEET TO THE NORTH LINE OF THE SOUTH 250 FEET, SAID TRACT 21; THENCE ALONG SAID NORTH LINE, S89°34'13"E, FOR 350.10 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT:** [SEE SHEET 91 FOR POINT OF COMMENCEMENT – RELATED CALLS SHOWN AS "(L4)"]

UNITS 1, 2 AND 3, NEWPORTER MEDICAL MALL PROFESSIONAL CONDOMINIUM ASSOCIATION, AS RECORDED IN OFFICIAL RECORDS BOOK 940, PAGE 188, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER, SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE, SAID SECTION 8, N00°01'50"W, FOR 1149.50 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE, UNIT 1, AFORESAID NEWPORTER MEDICAL MALL PROFESSIONAL CONDOMINIUM ASSOCIATION; THENCE ALONG SAID NORTH LINE AND IT'S EXTENSION, N89°38'25"W, FOR 2090.65 FEET TO THE NORTHEAST CORNER, SAID UNIT 1 AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE, AFORESAID UNITS 1, 2 AND 3, S00°01'12"E, FOR 90.13 FEET TO THE SOUTH LINE, SAID UNIT 3; THENCE ALONG SAID SOUTH LINE, N89°27'46"W, FOR 40.00 FEET TO THE WEST LINE, AFORESAID UNITS 1, 2 AND 3; THENCE ALONG SAID WEST LINE, N00°01'12"W, FOR 90.00 FEET TO THE NORTH LINE, SAID UNIT 1; THENCE ALONG SAID NORTH LINE, S89°38'31"E, FOR 40.00 FEET TO THE POINT OF BEGINNING.

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

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JARED T. PATENAUE  
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LICENSE NUMBER LS 6971  
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BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**LESS AND EXCEPT:** [SEE SHEET 91 FOR POINT OF COMMENCEMENT – RELATED CALLS SHOWN AS "(L5)"]

UNITS 4, 5 AND 6, NEWPORTER MEDICAL MALL PROFESSIONAL CONDOMINIUM ASSOCIATION, AS RECORDED IN OFFICIAL RECORDS BOOK 940, PAGE 188, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER, SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE, SAID SECTION 8, N00°01'50"W, FOR 1149.50 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE, UNIT 4, AFORESAID NEWPORTER MEDICAL MALL PROFESSIONAL CONDOMINIUM ASSOCIATION; THENCE ALONG SAID NORTH LINE AND IT'S EXTENSION, N89°38'31"W, FOR 2040.65 FEET TO THE NORTHEAST CORNER, SAID UNIT 4 AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE, AFORESAID UNITS 4, 5 AND 6, S00°01'12"E, FOR 90.00 FEET TO THE SOUTH LINE, SAID UNIT 6; THENCE ALONG SAID SOUTH LINE, N89°38'31"W, FOR 40.00 FEET TO THE WEST LINE, AFORESAID UNITS 4, 5 AND 6; THENCE ALONG SAID WEST LINE, N00°01'12"W, FOR 90.00 FEET TO THE NORTH LINE, SAID UNIT 4; THENCE ALONG SAID NORTH LINE, S89°38'31"E, FOR 40.00 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT:** [SEE SHEET 91 FOR POINT OF COMMENCEMENT – RELATED CALLS SHOWN AS "(L6)"]

UNITS 7, 8 AND 9, NEWPORTER MEDICAL MALL PROFESSIONAL CONDOMINIUM ASSOCIATION, AS RECORDED IN OFFICIAL RECORDS BOOK 940, PAGE 188, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER, SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE, SAID SECTION 8, N00°01'50"W, FOR 1051.43 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE, UNIT 7, AFORESAID NEWPORTER MEDICAL MALL PROFESSIONAL CONDOMINIUM ASSOCIATION; THENCE ALONG SAID NORTH LINE AND IT'S EXTENSION, N89°38'31"W, FOR 2090.67 FEET TO THE NORTHEAST CORNER, SAID UNIT 7 AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE, AFORESAID UNITS 7, 8 AND 9, S00°01'12"E, FOR 90.00 FEET TO THE SOUTH LINE, SAID UNIT 9; THENCE ALONG SAID SOUTH LINE, N89°38'31"W, FOR 40.00 FEET TO THE WEST LINE, AFORESAID UNITS 7, 8 AND 9; THENCE ALONG SAID WEST LINE, N00°01'12"W, FOR 90.00 FEET TO THE NORTH LINE, SAID UNIT 7; THENCE ALONG SAID NORTH LINE, S89°38'31"E, FOR 40.00 FEET TO THE POINT OF BEGINNING.

PREPARED FOR: **CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION: **CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



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NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

\_\_\_\_\_  
JARED T. PATENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**LESS AND EXCEPT:** [SEE SHEET 91 FOR POINT OF COMMENCEMENT - RELATED CALLS SHOWN AS "(L7)"]

UNITS 10, 11 AND 12, NEWPORTER MEDICAL MALL PROFESSIONAL CONDOMINIUM ASSOCIATION, AS RECORDED IN OFFICIAL RECORDS BOOK 940, PAGE 188, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER, SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE, SAID SECTION 8, N00°01'50"W, FOR 1051.43 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE, UNIT 10, AFORESAID NEWPORTER MEDICAL MALL PROFESSIONAL ASSOCIATION CONDOMINIUM; THENCE ALONG SAID NORTH LINE AND IT'S EXTENSION, N89°38'32"W, FOR 2040.67 FEET TO THE NORTHEAST CORNER, SAID UNIT 10 AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE, AFORESAID UNITS 10, 11 AND 12, S00°02'23"E, FOR 90.13 FEET TO THE SOUTH LINE, SAID UNIT 12; THENCE ALONG SAID SOUTH LINE, N89°38'32"W, FOR 40.03 FEET TO THE WEST LINE, AFORESAID UNITS 10, 11 AND 12; THENCE ALONG SAID WEST LINE, N00°01'12"W, FOR 90.13 FEET TO THE NORTH LINE, SAID UNIT 10; THENCE ALONG SAID NORTH LINE, S89°38'31"E, FOR 40.00 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT:** [SEE SHEET 84 FOR POINT OF BEGINNING - RELATED CALLS SHOWN AS "(L8)"]

LOT 1 TOGETHER WITH THE WEST 1/2 LOT 2, BLOCK 4, C.E. CRAFTS SUBDIVISION NO. 5, AS RECORDED IN PLAT BOOK 2, PAGE 62, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER, AFORESAID LOT 1; THENCE ALONG THE EAST RIGHT-OF-WAY, MAPLE STREET, N00°02'24"W FOR 134.38 FEET TO THE NORTH LINE, AFORESAID LOTS 1 & 2; THENCE ALONG SAID NORTH LINE, S89°37'04"E FOR 74.94 FEET TO THE EAST LINE OF THE WEST 1/2, SAID LOT 2; THENCE ALONG SAID EAST LINE, S00°03'12"E FOR 134.38 FEET TO THE NORTH RIGHT-OF-WAY, SCHOOL ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°37'04"W, FOR 74.97 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT:** [SEE SHEET 84 FOR POINT OF COMMENCEMENT - RELATED CALLS SHOWN AS "(L9)"]

LOTS 6 & 7, BLOCK 4, C.E. CRAFTS SUBDIVISION NO. 5, AS RECORDED IN PLAT BOOK 2, PAGE 62, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER, LOT 8, SAID C.E. CRAFTS SUBDIVISION NO. 5; THENCE ALONG THE NORTH RIGHT-OF-WAY, SCHOOL ROAD, N89°34'12"W FOR 49.97 FEET TO THE EAST LINE, AFORESAID LOT 7 AND THE POINT OF BEGINNING; THENCE CONTINUE, N89°38'30"W FOR 99.91 FEET TO THE WEST LINE, AFORESAID LOT 6; THENCE ALONG SAID WEST LINE, N00°0'24"E FOR 134.38 FEET TO THE NORTH LINE, AFORESAID LOTS 6 & 7; THENCE ALONG SAID NORTH LINE, S89°36'30"E FOR 99.91 FEET TO THE AFORESAID EAST LINE, LOT 7; THENCE ALONG SAID EAST LINE, S00°02'24"E FOR 134.38 FEET TO THE POINT OF BEGINNING.

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



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17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

JARED T. PATENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

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THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**LESS AND EXCEPT:** [SEE SHEET 84 FOR POINT OF BEGINNING - RELATED CALLS SHOWN AS "(L10)"]

LOTS 1, 2 & 3, BLOCK 5, C.E. CRAFTS SUBDIVISION NO. 5, AS RECORDED IN PLAT BOOK 2, PAGE 62, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER, AFORESAID LOT 1; THENCE ALONG THE EAST RIGHT-OF-WAY, BEACH STREET, N00°02'24"W FOR 134.38 FEET TO THE NORTH LINE, AFORESAID LOTS 1, 2 & 3; THENCE ALONG SAID NORTH LINE, S89°39'56"E FOR 149.88 FEET TO THE EAST LINE, SAID LOT 3; THENCE ALONG SAID EAST LINE, S00°02'24"E FOR 134.38 FEET TO THE NORTH RIGHT-OF-WAY, SCHOOL ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°39'56"W FOR 149.88 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT:** [SEE SHEET 84 FOR POINT OF COMMENCEMENT - RELATED CALLS SHOWN AS "(L11)"]

LOT 5, BLOCK 5, C.E. CRAFTS SUBDIVISION NO. 5, AS RECORDED IN PLAT BOOK 2, PAGE 62, PUBLIC RECORDS, PASCO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER, LOT 1, SAID C.E. CRAFTS SUBDIVISION NO. 5; THENCE ALONG THE NORTH RIGHT-OF-WAY, SCHOOL ROAD, N89°38'30"E FOR 199.82 FEET TO THE WEST LINE, AFORESAID LOT 5 AND THE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE, N00°01'36"W FOR 134.50 FEET TO THE NORTH LINE, SAID LOT 5; THENCE ALONG SAID NORTH LINE, S89°34'11"E FOR 49.94 FEET TO THE EAST LINE, SAID LOT 5; THENCE ALONG SAID EAST LINE, S00°02'24"E FOR 134.38 FEET TO THE NORTH RIGHT-OF-WAY, SCHOOL ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°42'48"W FOR 49.97 FEET TO THE POINT OF BEGINNING.

PREPARED FOR: **CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION: **CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
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**LESS AND EXCEPT:** [SEE SHEET 73 FOR POINT OF COMMENCEMENT – RELATED CALLS SHOWN AS "(L12)"]

A PORTION OF SECTIONS 4 & 9, TOWNSHIP 26, RANGE 16 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER, SAID SECTION 9; THENCE ALONG THE NORTH LINE, SAID SECTION 9, S89°36'23"E FOR 15.00 FEET TO THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY, CONGRESS STREET AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY EXTENSION AND EAST RIGHT-OF-WAY, N01°07'44"E FOR 659.86 FEET TO SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3861, PAGE 610, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, S89°39'01"E FOR 634.89 FEET TO THE WEST LINE, THE WILDS A CONDOMINIUM DEVELOPMENT, RECORDED IN PLAT BOOK 20, PAGE 148, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°18'09"W FOR 645.38 FEET TO THE NORTH LINE, AFORESAID SECTION 9; THENCE S06°26'04"E FOR 30.18 FEET TO THE SOUTH RIGHT-OF-WAY, ILLINOIS AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°37'00"W FOR 223.26 FEET TO THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8553, PAGE 544, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°03'50"W FOR 673.75 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°36'13"W FOR 415.57 FEET TO THE EAST RIGHT-OF-WAY CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°08'37"E FOR 673.75 FEET; THENCE N33°21'01"W FOR 18.13 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT:** [SEE SHEET 73 FOR POINT OF COMMENCEMENT – RELATED CALLS SHOWN AS "(L13)"]

A PORTION OF SECTION 9, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER, SAID SECTION 9; THENCE ALONG THE WEST LINE OF THE NORTHEAST 1/4, SAID SECTION 9, S00°05'53"W FOR 928.83 FEET TO THE WESTERLY EXTENSION OF THE SOUTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6495, PAGE 310, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY EXTENSION, S89°36'14"E FOR 24.25 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE, AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6495, PAGE 310, S89°36'14"E FOR 415.92 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5005, PAGE 796, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, S00°03'35"W FOR 60.00 FEET TO THE SOUTH LINE, TRACT 7, SECTION 9, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PORT RICHEY LAND COMPANY SUBDIVISION, RECORDED IN PLAT BOOK 1, PAGE 61, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, N89° 36' 15"W FOR 416.01 FEET TO THE EAST RIGHT-OF-WAY, CONGRESS STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°08'57"E FOR 60.00 FEET TO THE POINT OF BEGINNING.

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



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**LESS AND EXCEPT:** [SEE SHEET 94 FOR POINT OF COMMENCEMENT – RELATED CALLS SHOWN AS "(L14)"]

A PORTION OF SECTION 16, TOWNSHIP 26, RANGE 16 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER, SAID SECTION 16; THENCE ALONG THE NORTH LINE, SAID SECTION 16, N89°43'34"W FOR 1899.82 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 606, PAGE 193, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY EXTENSION, S00°12'26"W FOR 29.96 FEET TO THE SOUTH RIGHT-OF-WAY, CECELIA DRIVE AND THE POINT OF BEGINNING; THENCE ALONG THE EAST LINE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 606, PAGE 193, S00°12'26"W FOR 285.00 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°44'15"W FOR 299.97 FEET TO THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6388, PAGE 361, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°12'31"W FOR 248.88 FEET TO THE SOUTH LINE, SAID LANDS; THENCE ALONG SAID SOUTH LINE, N89°45'07"W FOR 259.91 FEET TO THE WEST LINE, SAID LANDS; THENCE ALONG SAID WEST LINE, N00°12'04"E FOR 534.00 FEET TO THE SOUTH RIGHT-OF-WAY, CECELIA DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, S89°43'53"E FOR 559.94 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT:** [SEE SHEET 97 FOR POINT OF COMMENCEMENT – RELATED CALLS SHOWN AS "(L15)"]

THAT PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1896, PAGE 901, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER, UNI-VILLE SECTION TWO, RECORDED IN PLAT BOOK 8, PAGE 47, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE, SAID UNI-VILLE SECTION TWO, S89°37'23"E, FOR 19.00 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8290, PAGE 404, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°22'43"E, FOR 89.88 FEET TO THE WEST LINE, AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1896, PAGE 901; THENCE ALONG SAID WEST LINE, N00°22'04"E, FOR 384.27 FEET; THENCE S89°40'01"E, FOR 260.85 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE, S89°40'01"E, FOR 172.00 FEET; THENCE S00°22'01"W, FOR 122.00 FEET; THENCE N89°38'31"W, FOR 120.00 FEET; THENCE N44°41'24"W, FOR 73.50 FEET; THENCE N00°23'01"E, FOR 70.00 TO THE POINT OF BEGINNING.

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



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**LESS AND EXCEPT:** [SEE SHEETS 89 & 103 FOR POINT OF COMMENCEMENT – RELATED CALLS SHOWN AS "(L16)"]

THAT PORTION OF THE NORTH 198.26 FEET OF TRACT 22, TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION, SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST, RECORDED IN PLAT BOOK 1, PAGE 68, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER, SAID TRACT 22; THENCE ALONG THE EAST LINE, SAID TRACT 22, S00°17'11"W, FOR 87.50 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE, S00°16'29"W, FOR 110.75 FEET; THENCE N89°33'29"W, FOR 307.82 FEET TO THE EAST RIGHT-OF-WAY, U.S. HIGHWAY 19; THENCE ALONG SAID EAST RIGHT-OF-WAY, N24°03'21"E, FOR 163.45 FEET; THENCE S80°24'07"E FOR 245.15 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT:** [SEE SHEET 77 FOR POINT OF COMMENCEMENT – RELATED CALLS SHOWN AS "(L17)"]

A PORTION OF SECTION 9, TOWNSHIP 26, RANGE 16 EAST, PASCO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER, SAID SECTION 9, TOWNSHIP 26, RANGE 16 EAST, THENCE S89°32'17"E, FOR 15.50 FEET TO THE EAST RIGHT-OF-WAY, MADISON STREET AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE, LOTS 44 – 37, OLD GROVE SUBDIVISION NO. 1, RECORDED IN PLAT BOOK 2, PAGE 37, PUBLIC RECORDS, PASCO COUNTY, FLORIDA, N89°56'03"E, FOR 435.22 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY, OLEANDER AVENUE; THENCE S77°46'38"E, FOR 50.78 FEET TO THE NORTHWESTERLY LINE, LOT 30, AFORESAID OLD GROVE SUBDIVISION NO. 1; THENCE ALONG SAID NORTHWESTERLY LINE, N41°33'52"E FOR 113.94 FEET TO THE NORTHEASTERLY LINE, LOTS 30 & 31, SAID OLD GROVE SUBDIVISION NO. 1; THENCE ALONG SAID NORTHEASTERLY LINE, S48°06'46"E, FOR 119.72 FEET TO THE WEST LINE, LOT 33, SAID OLD GROVE SUBDIVISION NO. 1; THENCE ALONG SAID WEST LINE, SOUTH, FOR 124.94 FEET TO THE NORTH RIGHT-OF-WAY, WARREN AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S89°33'09"E, FOR 80.00 FEET TO THE EAST LINE, LOTS 33 & 3, AFORESAID OLD GROVE SUBDIVISION NO. 1; THENCE ALONG SAID EAST LINE, NORTH, FOR 154.75 FEET; THENCE EAST, FOR 15.00 FEET; THENCE ALONG THE WEST LINE, LOT 2, SAID OLD GROVE SUBDIVISION NO. 1, SOUTH, FOR 29.88 FEET TO THE SOUTH LINE LOTS 2 & 1, SAID OLD GROVE SUBDIVISION NO. 1; THENCE ALONG SAID SOUTH LINE, S89°34'55"E, FOR 119.91 FEET TO THE EAST LINE, SAID LOT 1, N00°01'04"W, 100.00 FEET TO SOUTH LINE, PITHLOCHASCOTEE RIVER; THENCE ALONG SAID SOUTH LINE, N57°20'12"E, FOR 49.33 FEET TO THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3776, PAGE 494, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°23'33"W, FOR 127.75 FEET; THENCE EAST, FOR 27.50 FEET TO THE EAST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3282, PAGE 1500, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, S00°41'47"W FOR 167.14 FEET TO THE NORTH RIGHT-OF-WAY, WARREN AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY, S65°32'52"E, FOR 896.88 FEET TO THE WEST LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4159, PAGE 504, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°29'53"W, FOR 517.77 FEET; THENCE CONTINUE, N02°08'51"E FOR 15.01 FEET TO THE NORTH LINE, SAID LANDS; THENCE ALONG SAID NORTH LINE, S89°33'33"E, FOR 438.79 FEET TO THE EAST LINE, SAID LANDS;

[CONTINUED ON NEXT SHEET]

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
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BEARINGS ARE BASED UPON THE E LINE OF SEC 3I-25S-16E, BEING N00°19'40"W.

[CONTINUED FROM PREVIOUS SHEET]

THENCE ALONG SAID EAST LINE, S00°11'24"E, FOR 989.26 FEET TO THE NORTH LINE, LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8570, PAGE 708, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE AND IT'S EASTERLY EXTENSION, S89°28'25"E, FOR 435.30 FEET TO THE EAST LINE, SOUTHWEST 1/4, SECTION 9, TOWNSHIP 26 SOUTH, RANGE 16 EAST; THENCE ALONG SAID EAST LINE, S00°03'06"W, FOR 660.00 FEET TO THE EASTERLY EXTENSION, SOUTH LINE, SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8570, PAGE 708 ; THENCE ALONG SAID EASTERLY EXTENSION AND SOUTH LINE, N89°25'37"W, FOR 699.88 FEET TO THE EAST LINE, CONNIEWOOD SUBDIVISION RECORDED IN PLAT BOOK 10, PAGE 136, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE, N00°14'43"W, FOR 145.51 FEET TO THE EAST RIGHT-OF-WAY CONNIEWOOD SQUARE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE ALONG SAID EAST RIGHT-OF-WAY, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF N31°07'55"W, HAVING A RADIUS OF 51.00 FEET, A CENTRAL ANGLE OF 59°03'50", AN ARC LENGTH OF 52.57, AND A CHORD BEARING N29°20'17E FOR 50.28 FEET, TO THE POINT OF TANGENT; THENCE CONTINUE, N00°11'30"W, FOR 280.13 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE CONTINUE, NORTHERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S89°48'30"W, HAVING A RADIUS OF 50.32 FEET, A CENTRAL ANGLE OF 44°45'31", AN ARC LENGTH OF 39.31 FEET, AND A CHORD BEARING N22°34'17"W, FOR 38.31 FEET TO THE EAST LINE, AFORESAID CONNIEWOOD SUBDIVISION; THENCE ALONG SAID EAST LINE, N45°07'24"E, FOR 20.55 FEET; THENCE CONTINUE, N0° 11' 31"W, FOR 140.00 FEET TO THE NORTH LINE, SAID CONNIEWOOD SUBDIVISION; THENCE ALONG SAID NORTH LINE, N89°28'50"W, FOR 193.01 FEET TO THE EAST RIGHT-OF-WAY, HIGH STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°21'29"W, FOR 20.00 FEET TO THE NORTH RIGHT-OF-WAY, HIGH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°29'38"W, FOR 169.82 FEET TO THE WEST LINE, LOT 7, BLOCK H, OLD GROVE SUBDIVISION NUMBER TWO, RECORDED IN PLAT BOOK 2, PAGE 69, PUBLIC RECORDS, PASCO COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, N00°10'49"W, FOR 148.88 FEET TO THE SOUTH RIGHT-OF-WAY, ARTHUR AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N65°37'20"W, FOR 136.58 FEET TO THE SOUTH RIGHT-OF-WAY CORSON AVENUE AND A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, WESSTERLY ALONG THE ARC OF SAID CURVE, FROM A RADIAL BEARING OF S26°25'35"W, HAVING A RADIUS OF 276.39 FEET, A CENTRAL ANGLE OF 24°44'41", AN ARC LENGTH OF 119.37 FEET, AND A CHORD BEARING N75°56'46"W FOR 118.44 FEET, TO THE POINT OF NON-TANGENT; THENCE CONTINUE, N89°31'21"W, FOR 60.00 FEET TO THE EAST RIGHT-OF-WAY, SHADOW LANE; THENCE ALONG SAID EAST RIGHT-OF-WAY, S0°01'23"E, FOR 232.13 FEET TO THE NORTH RIGHT-OF-WAY, HIGH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°28'45"W, FOR 220.01 FEET TO THE WEST LINE, LOT 13, BLOCK D, AFORESAID OLD GROVE SUBDIVISION UNIT TWO; THENCE ALONG SAID WEST LINE, N00°00'57"W, FOR 112.13 FEET TO THE NORTH LINE, LOT 14, BLOCK D, AFORESAID OLD GROVE SUBDIVISION UNIT TWO; THENCE ALONG SAID NORTH LINE, N89°31'21"W, FOR 60.00 FEET TO THE WEST LINE, LOT 7, BLOCK D, AFORESAID OLD GROVE SUBDIVISION UNIT TWO; THENCE ALONG SAID WEST LINE, N00°01'47"W, FOR 120.00 FEET TO THE SOUTH RIGHT-OF-WAY, CORSON AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°27'46"W, FOR 359.98 FEET TO THE EAST RIGHT-OF-WAY, DEAN STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, S00°00'54"E, FOR 120.00 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE, LOTS 11-16, BLOCK C, AFORESAID OLD GROVE SUBDIVISION UNIT TWO; THE ALONG SAID EASTERLY EXTENSION AND NORTH LINE, N89°34'13"W FOR 399.98 FEET TO THE WEST LINE, SAID LOT 16; THENCE ALONG SAID WEST LINE, S00°01'55"E FOR 111.63 FEET TO THE NORTH

[CONTINUED ON NEXT SHEET]

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



**FLORIDA DESIGN CONSULTANTS, INC.**

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17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638  
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NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

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THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

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[CONTINUED FROM PREVIOUS SHEET]

RIGHT-OF-WAY HIGH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°27'46"W, FOR 120.01 FEET TO THE WEST LINE, LOT 18, BLOCK C, AFORESAID OLD GROVE SUBDIVISION UNIT TWO; THENCE ALONG SAID WEST LINE, N00°01'56"W, FOR 111.38 FEET TO THE NORTH LINE, LOTS 20 & 19, BLOCK C, SAID OLD GROVE SUBDIVISION UNIT TWO; THENCE ALONG SAID NORTH LINE, N89°31'21"W, FOR 119.97 FEET TO THE EAST RIGHT-OF-WAY, MADISON STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°01'32"W, FOR 280.00 FEET TO THE SOUTH LINE, LOTS 1-4, BLOCK B, AFORESAID OLD GROVE SUBDIVISION UNIT TWO; THENCE ALONG SAID SOUTH LINE, S89°33'09"E, FOR 240.01 FEET TO THE EAST LINE, SAID LOT 4; THENCE ALONG SAID EAST LINE, N00°01'47"W, FOR 120.00 FEET TO THE SOUTH RIGHT-OF-WAY, ARTHUR AVENUE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N89°33'09"W, FOR 240.01 FEET TO THE EAST RIGHT-OF-WAY, MADISON STREET; THENCE ALONG SAID EAST RIGHT-OF-WAY, N00°02'22"E, FOR 454.88 TO THE POINT OF BEGINNING.

**LESS AND EXCEPT:** [SEE SHEET 89 FOR POINT OF COMMENCEMENT - RELATED CALLS SHOWN AS "(L18)"]

OR 8475 PG 801

BEING A PART OF LOT L, BLOCK 100, FLOR-A-MAR, SECTION 1-B, AS RECORDED IN SAID PASCO COUNTY RECORDS IN PLAT BOOK 7, PAGES 11 AND 11A SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 8, RUN NORTH 51°11'06" EAST 550.06 FEET; THENCE NORTH 24°03'23" EAST 20 FEET TO THE POINT OF BEGINNING AT A SET IRON PIPE, BEING 20 FEET NORTH 24°03'23" EAST FROM THE NORTHERLY RIGHT OF WAY LINE OF FLOR-A-MAR TERRACE NORTH (120 FOOT RIGHT OF WAY) RUNNING THENCE (1) ALONG A LINE OF LAND NOW OR FORMERLY OF PUBLIX SUPERMARKETS, INC. NORTH 24°03'23" WEST 150.00 FEET; THENCE (2) ALONG SAID OTHER LINE OF LAND OF PUBLIX SUPERMARKETS, INC. SOUTH 65°57'02" EAST 150 FEET TO A CONCRETE MONUMENT SET IN THE WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 19 (150 FOOT RIGHT OF WAY); THENCE (3) ALONG SAID LINE OF U.S. HIGHWAY NO. 19, SOUTH 24°03'23" WEST 150 FEET TO A CONCRETE MONUMENT SET AT A POINT IN STILL ANOTHER LINE OF LAND NOW OR FORMERLY OF PUBLIX SUPERMARKETS, INC., BEING NORTH 24°03'23" EAST 20 FEET FROM SAID LINE OF FLOR-A-MAR TERRACE NORTH; AND THENCE (4) ALONG THE SAID STILL OTHER LINE OF LAND OF PUBLIX SUPERMARKETS, INC. BEING PARALLEL TO THE SAID LINE OF FLOR-A-MAR TERRACE NORTH, NORTH 65°57'02" WEST 150 FEET TO THE PLACE OF BEGINNING.

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



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PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
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**LESS AND EXCEPT:** [SEE SHEETS 89 & 103 FOR POINT OF COMMENCEMENT – RELATED CALLS SHOWN AS "(L19)"]  
OR 1779 PG 1859

A PORTION OF TRACT 22 IN SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 22; THENCE RUN SOUTH 00°22'21" WEST 299.89 FEET ALONG THE EAST LINE OF SAID TRACT 22 TO A POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°22'21" WEST 113.70 FEET; THENCE NORTH 89°33'07" WEST, 200.00 FEET; THENCE NORTH 24°03'23" EAST, 124.09 FEET; THENCE SOUTH 89°33'07" EAST, 150.15 FEET TO THE POINT OF BEGINNING.

SAID PORTION OF TRACT 22 BEING DESIGNATED IN ACCORDANCE WITH THE PLAT OF TAMPA AND TARPON SPRINGS LAND COMPANY LANDS RECORDED IN PLAT BOOK 1 AT PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

**LESS AND EXCEPT:** [SEE SHEETS 89 & 103 FOR POINT OF COMMENCEMENT – RELATED CALLS SHOWN AS "(L20)"]  
OR 8367 PG 1146

A PORTION OF TRACT 22, SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 22; THENCE RUN SOUTH 00°22'21" WEST, ALONG THE EAST LINE OF SAID TRACT 22, A DISTANCE OF 299.89 FEET; THENCE NORTH 89°33'07" WEST, A DISTANCE OF 150.15 FEET; THENCE SOUTH 24°03'23" WEST, A DISTANCE OF 24.09 FEET TO A POINT OF BEGINNING; THENCE CONTINUE SOUTH 24°03'23" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89°33'07" WEST, A DISTANCE OF 201.85 FEET; THENCE NORTH 24°03'23" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 89°33'07" EAST, A DISTANCE OF 201.85 FEET TO THE POINT OF BEGINNING.

SAID PORTION OF TRACT 22 BEING DESIGNATED IN ACCORDANCE WITH PLAT OF TAMPA AND TARPON SPRINGS LAND COMPANY LANDS RECORDED IN PLAT BOOK 1 AT PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PREPARED FOR:

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SHEET DESCRIPTION:

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SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



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LESS AND EXCEPT:

OR 4917 PG 407

[SEE SHEETS 89 & 103 FOR POINT OF COMMENCEMENT - RELATED CALLS SHOWN AS "(L21A)"]

COMMENCE AT THE NORTHEAST CORNER OF TRACT TWENTY-TWO (22) IN SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, THENCE RUN SOUTH 00°22'21" WEST ALONG THE EAST LINE OF SAID TRACT 22, 367.77 FEET; THENCE NORTH 89°33'07" WEST, 179.92 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 24°03'23" WEST, 50.0 FEET; THENCE NORTH 89°33'07" WEST, 201.85 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 24°03'23" EAST, 50.0 FEET; THENCE SOUTH 89°33'07" EAST, 201.85 FEET TO THE POINT OF BEGINNING, BEING A PORTION OF TRACT 22 AFORESAID; SAID TRACT BEING DESIGNATED IN ACCORDANCE WITH THE PLAT OF THE TAMPA AND TARPON SPRINGS LAND COMPANY LANDS RECORDED IN PLAT BOOK 1 AT PAGES 68, 69, AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

AND

[SEE SHEETS 89 & 103 FOR POINT OF COMMENCEMENT - RELATED CALLS SHOWN AS "(L21B)"]

A PORTION OF TRACTS TWENTY-TWO (22) AND TWENTY-THREE (23) IN SECTION 17, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 22, THE SAME BEING ON THE NORTH LINE OF SAID SECTION 17, THENCE RUN ALONG THE EAST LINE OF SAID TRACT 22 SOUTH 00°22'21" WEST, 413.59 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°22'21" WEST, 215.33 FEET; THENCE RUN PARALLEL TO THE NORTH LINE OF SAID TRACT 22 NORTH 89°33'07" WEST, 496.25 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 55; THENCE RUN ALONG SAID RIGHT-OF-WAY LINE NORTH 24°03'23" EAST, A DISTANCE OF 235.0 FEET; THENCE SOUTH 89°33'07" EAST, A DISTANCE OF 401.85 FEET TO THE POINT OF BEGINNING; SAID PORTION OF TRACTS BEING DESIGNATED IN ACCORDANCE WITH THE PLAT OF THE TAMPA AND TARPON SPRINGS LAND COMPANY LANDS RECORDED IN PLAT BOOK 1 AT PAGES 68, 69, AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



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**LESS AND EXCEPT:** [SEE SHEET 96 FOR POINT OF COMMENCEMENT - RELATED CALLS SHOWN AS "(L22)"]

OR 6109 PG 98

PARCEL 2

A PORTION OF TRACT 12 IN SECTION 18, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, LYING WEST OF U.S. HIGHWAY 19, AS NOW CONSTRUCTED, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 12, NORTH 89°29'17" EAST, A DISTANCE OF 150.11 FEET TO THE EXISTING RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19; THENCE ALONG SAID RIGHT-OF-WAY LINE SOUTH 24°03'23" WEST, A DISTANCE OF 145 FEET; THENCE RUN NORTH 65°56'37" WEST, A DISTANCE OF 100.37 FEET TO THE WEST LINE OF SAID TRACT 12; THENCE ALONG THE WEST LINE OF SAID TRACT 12 NORTH 00°25'00" EAST, A DISTANCE OF 90.15 FEET TO THE POINT OF BEGINNING; SAID PORTION OF TRACT BEING DESIGNATED IN ACCORDANCE WITH THE PLAT OF THE TAMPA-TARPON SPRINGS LAND COMPANY'S SUBDIVISION AS RECORDED IN PLAT BOOK 1 AT PAGES 68, 69, AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

**LESS AND EXCEPT:** [SEE SHEETS 82 & 104 FOR POINT OF COMMENCEMENT - RELATED CALLS SHOWN AS "(L23)"]

OR 496 PG 135

A PORTION OF THE EAST 1/2 OF TRACT 53, OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69, AND 70, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID TRACT 53; THENCE RUN ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 53, NORTH 0°19'38" EAST, 319.08 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 53, NORTH 0°19'38" EAST, 73.91 FEET; THENCE PARALLEL TO THE SOUTH BOUNDARY OF SAID TRACT 53, SOUTH 89°40'52" EAST, 110.83 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19, AS IT IS NOW CONSTRUCTED; THENCE 75.00 FEET ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, ALONG THE ARC OF A CURVE TO THE RIGHT; SAID CURVE HAVING A RADIUS OF 3,543.80 FEET AND A CHORD OF 75.00 FEET, WHICH BEARS SOUTH 10°04'51" WEST; THENCE NORTH 89°40'52" WEST, 98.13 FEET TO THE POINT OF BEGINNING.

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



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**LESS AND EXCEPT:** [SEE SHEET 82 & 104 FOR POINT OF COMMENCEMENT – RELATED CALLS SHOWN AS "(L24)"]  
OR 501 PG 260

PARCEL "B" – A PORTION OF THE EAST 1/2 OF TRACT 53 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID TRACT 53; THENCE RUN ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 53 NORTH 0° 19' 38" EAST, 196.55 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 53 NORTH 0° 19' 38" EAST, 63.58 FEET; THENCE PARALLEL TO THE SOUTH LINE OF SAID TRACT 53 SOUTH 89° 40' 52" EAST, 86.82 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 AS IT IS NOW CONSTRUCTED; THENCE 65.0 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT; SAID CURVE HAVING CHORD OF 65.0 FEET WHICH BEARS SOUTH 12° 10' 59" WEST; THENCE NORTH 89° 40' 52" WEST, 73.46 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT:** [SEE SHEET 82 & 104 FOR POINT OF COMMENCEMENT – RELATED CALLS SHOWN AS "(L25)"]  
OR 504 PG 256

PARCEL "A" – A PORTION OF THE EAST 1/2 OF TRACT 53 OF TAMPA-TARPON SPRINGS LAND COMPANY SUBDIVISION OF SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, AS SHOWN ON PLAT RECORDED IN PLAT BOOK 1, PAGES 68, 69 AND 70 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE EAST 1/2 OF SAID TRACT 53; THENCE RUN ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 53 NORTH 0° 19' 38" EAST, 260.13 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG THE WEST LINE OF THE EAST 1/2 OF SAID TRACT 53 NORTH 0° 19' 38" EAST, 58.95 FEET; THENCE PARALLEL TO THE SOUTH LINE OF SAID TRACT 53 SOUTH 89° 40' 52" EAST, 98.13 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 19 AS IT IS NOW CONSTRUCTED; THENCE 60.0 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT; SAID CURVE HAVING A CHORD OF 60.0 FEET WHICH BEARS SOUTH 11° 10' 21" WEST; THENCE NORTH 89° 40' 52" WEST, 86.82 FEET TO THE POINT OF BEGINNING.

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



**FLORIDA DESIGN CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**LESS AND EXCEPT:** [SEE SHEET 82 & 104 FOR POINT OF COMMENCEMENT – RELATED CALLS SHOWN AS "(L26")  
OR 6706 PG 1924

A PORTION OF THE EAST 1/2 OF LOT 53, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, LOCATED WITHIN SECTION 8, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 0 DEGREES 19' 38" EAST A DISTANCE OF 96.55 FEET FROM THE SOUTHWEST CORNER OF THE EAST 1/2 OF LOT 53, TAMPA AND TARPON SPRINGS LAND COMPANY SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGES 68-70, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; RUN THENCE NORTH 0 DEGREES 19' 38" EAST A DISTANCE OF 100 FEET; THENCE SOUTH 89 DEGREES 54' 00" EAST A DISTANCE OF 73.48 FEET TO THE WESTERLY LINE OF U.S. HIGHWAY 19; THENCE ALONG THE SAID WESTERLY LINE SOUTH 13 DEGREES 19' 13" WEST 112.74 FEET; THENCE NORTH 78 DEGREES 08' 16" WEST A DISTANCE OF 48.54 FEET TO THE POINT OF BEGINNING.

ALL OF THE ABOVE CONTAINING 122,228,770 SQUARE FEET OR 2,805.986 ACRES MORE OR LESS.

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

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JARED T. PATENAUE  
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LICENSE NUMBER LS 6971  
STATE OF FLORIDA



**THIS IS NOT A FIELD SURVEY**

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THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**TOGETHER WITH:** [SEE SHEET 76 FOR POINT OF COMMENCEMENT – RELATED CALLS SHOWN AS "(L27)"]

A PARCEL OF LAND BEING PORTIONS OF TRACTS 10, 11, 34, 35 AND 36, ACCORDING TO THE PLAT OF TAMPA-TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 69, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, SAME BEING THE SOUTHEAST CORNER OF TRACT 12, SAME ALSO BEING THE NORTHEAST CORNER OF TRACT 33, BOTH ACCORDING THE PLAT OF TAMPA-TARPON SPRINGS LAND COMPANY, AS RECORDED IN PLAT BOOK 1, PAGE 69, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE N89°53'21"W, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 7, SAME BEING THE SOUTH LINE OF SAID TRACT 12, SAME ALSO BEING THE NORTH LINE OF SAID TRACT 33 FOR 439.71 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 12, SAME BEING THE NORTHWEST CORNER OF SAID TRACT 33, SAME ALSO BEING THE NORTHEAST CORNER OF TRACT 34, SAME ALSO BEING THE SOUTHEAST CORNER OF TRACT 11, BOTH ACCORDING TO SAID PLAT OF TAMPA-TARPON SPRINGS LAND COMPANY, SAME ALSO BEING THE NORTHWEST CORNER OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 575, PAGE 461, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, SAME ALSO BEING THE POINT OF BEGINNING; THENCE S00°20'59"W, ALONG THE EAST LINE OF SAID TRACT 34, SAME BEING THE WEST LINE OF SAID TRACT 33, SAME ALSO BEING THE WEST LINE OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 575, PAGE 461, FOR 986.12 FEET TO THE SOUTHEAST CORNER OF TRACT 34, SAME BEING THE SOUTHWEST CORNER OF TRACT 33; THENCE S00°22'24"W, CONTINUING ALONG SAID WEST LINE OF THAT CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 575, PAGE 461 FOR 19.76 FEET TO THE SOUTHWEST CORNER OF SAID CERTAIN PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 575, PAGE 461, SAME BEING THE POINT OF INTERSECTION WITH THE NORTHERLY LINE OF PARCEL 71, AS DESCRIBED IN OFFICIAL RECORDS BOOK 883, PAGE 1384, AS RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID NORTHERLY LINE OF PARCEL 71; (1) THENCE S89°53'34"W, FOR 82.14 FEET; (2) THENCE S05°41'15"W, FOR 125.19 FEET TO A WEST CORNER OF SAID PARCEL 71, SAME BEING THE NORTHEAST CORNER OF PARCEL 72, AS DESCRIBED IN OFFICIAL RECORDS BOOK 883, PAGE 1398, AS RECORDED IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE S89°53'34"W, ALONG THE NORTH LINE OF SAID PARCEL 72 FOR 712.96 FEET TO THE POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE, ACCORDING TO THE PLAT OF STOVAL ESTATES, AS RECORDED IN PLAT BOOK 16, PAGE 58, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA SAME BEING THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE THE FOLLOWING TWO (2) COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE, ACCORDING TO THE PLAT OF STOVAL ESTATES AND THE EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE, ACCORDING TO THE PLAT OF SEA FOREST DRIVE, PHASE 1B, AS RECORDED IN OFFICIAL RECORDS BOOK 20, PAGE 126, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RESPECTIVELY; (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF N82°21'42"E, HAVING A RADIUS OF 240.00 FEET, A CENTRAL ANGLE OF 07°29'56", AN ARC LENGTH OF 31.41 FEET, AND A CHORD BEARING N03°53'20"W, FOR 31.39 FEET, TO THE POINT OF TANGENT; (2) THENCE N00°08'21"W, FOR 113.93 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF TRACT 35, ACCORDING TO SAID PLAT OF TAMPA-TARPON SPRINGS LAND COMPANY; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST

[CONTINUED ON NEXT SHEET]

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



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NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

[CONTINUED FROM PREVIOUS SHEET]

DRIVE, ACCORDING TO THE PLAT OF SEA FOREST DRIVE, PHASE 1B, N89°57'35"E, ALONG SAID SOUTH LINE OF TRACT 35 FOR 40.66 FEET; THENCE LEAVING SAID SOUTH LINE OF TRACT 35, N15°03'23"W, FOR 413.79 FEET TO THE POINT OF INTERSECTION WITH SAID EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE, ACCORDING TO THE PLAT OF SEA FOREST DRIVE, PHASE 1B, SAME BEING THE POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE, ACCORDING TO THE PLAT OF SEA FOREST DRIVE, PHASE 1B; (1) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, WITH A RADIAL BEARING OF S89°41'00"E, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 00°01'21", AN ARC LENGTH OF 0.12 FEET, AND A CHORD BEARING N00°19'41"E, FOR 0.12 FEET, TO THE POINT OF TANGENT; (2) THENCE N00°20'22"E, FOR 588.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 74°39'02", AN ARC LENGTH OF 260.58 FEET, AND A CHORD BEARING N37°39'53"E, FOR 242.54 FEET TO THE POINT OF TANGENT; (3) THENCE N74°59'24"E, FOR 329.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; (4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 720.00 FEET, A CENTRAL ANGLE OF 41°48'41", AN ARC LENGTH OF 525.42 FEET, AND A CHORD BEARING N54°05'03"E, FOR 513.84 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT 11, SAME BEING THE WEST LINE OF SAID TRACT 12, SAME ALSO BEING THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; (5) THENCE S00°21'05"W, ALONG SAID EAST LINE OF TRACT 11, SAME BEING SAID WEST LINE OF TRACT 12, FOR 580.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,209,597 SQUARE FEET OR 27.769 ACRES, MORE OR LESS.

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



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PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

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THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

TOGETHER WITH: [SEE SHEET 72 FOR POINT OF COMMENCEMENT - RELATED CALLS SHOWN AS "(L28)"]

ORDINANCE 2022-2247 - OR 10543, PG 3373

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA, AND RUN NORTH 89°37'05" WEST, 1232.50 FEET ALONG THE NORTHERLY BOUNDARY OF SAID SECTION TO THE POINT OF BEGINNING; THENCE RUN SOUTH 30°23'49" WEST, 134.39 FEET; THENCE SOUTH 09°57'44" WEST, 254.34 FEET; THENCE SOUTH 35°26'28" EAST, 172.45 FEET; THENCE SOUTH 36°20'00" WEST, 83.03 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE (A 70 FOOT RIGHT-OF-WAY), ACCORDING TO THE PLAT OF GULF HARBORS SEA FOREST DRIVE PHASE 2, RECORDED IN PLAT BOOK 22, PAGE 67, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 52°04'30" WEST, 304.42 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE (A 70 FOOT RIGHT-OF-WAY), ACCORDING TO THE PLAT OF GULF HARBORS SEA FOREST UNIT I-A, AS RECORDED IN PLAT BOOK 21, PAGES 86 THROUGH 89, INCLUSIVE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE BY A CURVE TO THE RIGHT, HAVING A RADIUS OF 640.00 FEET, A CENTRAL ANGLE OF 41°45'48", A CHORD BEARING NORTH 31°11'36" WEST, 456.24 FEET, AN ARC DISTANCE OF 466.50 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF SAID SECTION 7; THENCE ALONG SAID NORTHERLY BOUNDARY SOUTH 89°37'05" EAST, 537.64 FEET TO THE POINT OF BEGINNING.

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



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TOGETHER WITH: [SEE SHEET 72 FOR POINT OF COMMENCEMENT - RELATED CALLS SHOWN AS "(L29)"]

ORDINANCE 2022-2247 - OR 10543, PG 3373

A PARCEL OF LAND LYING IN SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY; FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 26 SOUTH, RANGE 16 EAST, PASCO COUNTY, FLORIDA; AND RUN NORTH 89°37'05" WEST, 1331.08 FEET ALONG THE NORTHERLY BOUNDARY OF SAID SECTION; THENCE SOUTH 00°22'21" WEST, 630.89 FEET, PARALLEL TO THE EASTERLY BOUNDARY OF SECTION 7, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SEA FOREST DRIVE (A 70 FOOT RIGHT-OF-WAY) ACCORDING TO THE RECORDED PLAT OF GULF HARBORS SEA FOREST DRIVE PHASE 2 FOR A POINT OF BEGINNING; THENCE SOUTH 36°20'00" WEST, 686.48 FEET; THENCE SOUTH 62°45'00" WEST, 294.94 FEET; THENCE SOUTH 77°45'00" WEST, 310.00 FEET; THENCE SOUTH 82°38'17" WEST, 90.00 FEET; THENCE NORTH 07°21'43" WEST 256.00 FEET; THENCE NORTH 16°30'00" EAST, 247.00 FEET; THENCE NORTH 53°00'00" EAST, 77.00 FEET; THENCE NORTH 21°30'00" WEST, 78.00 FEET; THENCE NORTH 41°00'00" EAST, 117.00 FEET; THENCE SOUTH 73°30'00" EAST, 295.00 FEET; THENCE NORTH 23°38'00" EAST, 195.21 FEET; THENCE BY A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 40°08'00", A CHORD BEARING NORTH 03°34'00" EAST, 102.93 FEET, AN ARC DISTANCE OF 105.07 FEET; THENCE NORTH 16°30'00" WEST, 117.00 FEET; THENCE NORTH 05°00'00" WEST, 70.16 FEET; THENCE BY A CURVE TO THE LEFT HAVING A RADIUS OF 97.14 FEET, A CENTRAL ANGLE OF 40°00'00", A CHORD BEARING NORTH 25°00'00" WEST, 66.45 FEET; AN ARC DISTANCE OF 67.82 FEET; THENCE BY A CURVE TO THE RIGHT HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 116°00'00", A CHORD BEARING NORTH 13°00'00" EAST, 118.73 FEET; AN ARC DISTANCE OF 141.72 FEET; THENCE NORTH 71°00'00" EAST, 51.98 FEET; THENCE NORTH 56°45'00" EAST, 64.54 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SEA FOREST DRIVE ( A 70 FOOT RIGHT-OF-WAY) ACCORDING TO THE PLAT OF GULF HARBORS SEA FOREST UNIT 1-A, AS RECORDED IN PLAT BOOK 21, PAGES 86 THORUGH 89, INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE BY A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 35°03'46", A CHORD BEARING SOUTH 34°32'37" EAST, 427.74 FEET, AN ARC DISTANCE OF 434.49 FEET; THENCE SOUTH 52°04'30" EAST, 306.37 FEET TO THE POINT OF BEGINNING.

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



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PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

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TOGETHER WITH: [SEE SHEET 94 FOR POINT OF COMMENCEMENT - RELATED CALLS SHOWN AS "(L30)"]

ORDINANCE 1888 - OR 7797, PAGE 229

TAMPA-TARPON SPRINGS LAND CO SUB PB 1 PGS 68-70 PORTION OF TRACT 40 DESC AS COM AT SE COR OF SECTION TH N89DG 39' 59"W 1760.06 FT TH N00DG 13' 01"E 1318.89 FT FOR POB TH ALG SOUTH LINE OF TRACT 40 N89DG 36' 04"W 180.0 FT TH N28DG 00' 26" E 330 FT MOL TO POINT A LYING ON CENTER THREAD OF PITHLACHASCOTEE RIVER TH RETURN TO POB TH ALG SOUTH LINE OF TRACT 40 S89DG 36' 04"E 441.16 FT TO POINT B LYING ON CENTER THREAD OF PITHLACHASCOTEE RIVER TH MEANDER SAID RIVER NWLY 600 FT MOL TO POINT A & TRACT 45 EXC WEST 2/3 THEREOF OR 3013 PG 1540.

TOGETHER WITH: [SEE SHEET 62 FOR POINT OF COMMENCEMENT - RELATED CALLS SHOWN AS "(L31)"]

ORDINANCE 1930

PORT RICHEY LAND COMPANY SUB PB 1 PGS 60 & 61 PORTION OF TRACTS 24 29 & 30 DESC AS COM AT SW COR OF SEC 34 TH N00DEG 40' 11"E 2651.45 FT AGL WLY SEC BDY TO WEST 1/4 COR TH N00DEG 43' 36"E ALG WLY SEC BDY 873.88 FT FOR POB TH CONT N00DEG 43' 36"E 601.10 FT TO WLY R/W BAKER RD EXT TH ALG R/W ALG ARC LT RAD 860 FT CHD S29DEG 06' 07"E 248.28 FT TH N52DEG 35' 54"E 17.50 FT TH S37DEG 24' 06"E 160 FT TH ALG ARC RT RAD 757.5 FT CHD S19DEG 50' 01"E 457.28 FT TH S87DEG 44' 03"W 17.50 FT TH ALG ARC RT RAD 740 FT CHD S03DEG 22' 57" W 145.66 FT TH N03DEG 38' 58"W 30.84 FT TH N38DEG 02' 57"W 86.26 FT TH N39DEG 06' 33"W 75.60 FT TH N50DEG 42' 44"W 64.03 FT TH N55DEG 24' 36"W 53.11 FT TH N52DEG 22'52"W 66.08 FT TH S89DEG 07' 09W 68.04 FT TH N51DEG 05' 47"W 51.27 FT TH N53DEG 18' 00"W 15.17 FT TO POB OR 6682 PG 129.

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: <b>NONE</b>	DATE: <b>1-24-24</b>	DRAWN: <b>BGD</b>	CALCED: <b>BGD</b>	CHECKED: <b>JTP</b>	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: <b>516-60</b>	EPN: <b>444</b>	SECTION: <b>28,31-33 4-6,7-9,16-18</b>	TOWNSHIP: <b>25S 26S</b>	RANGE: <b>16E 16E</b>	REV 2: <b>2-5-2025 (BGD)</b>



**FLORIDA DESIGN CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL  
SIGNATURE AND SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

\_\_\_\_\_  
JARED T. PATENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

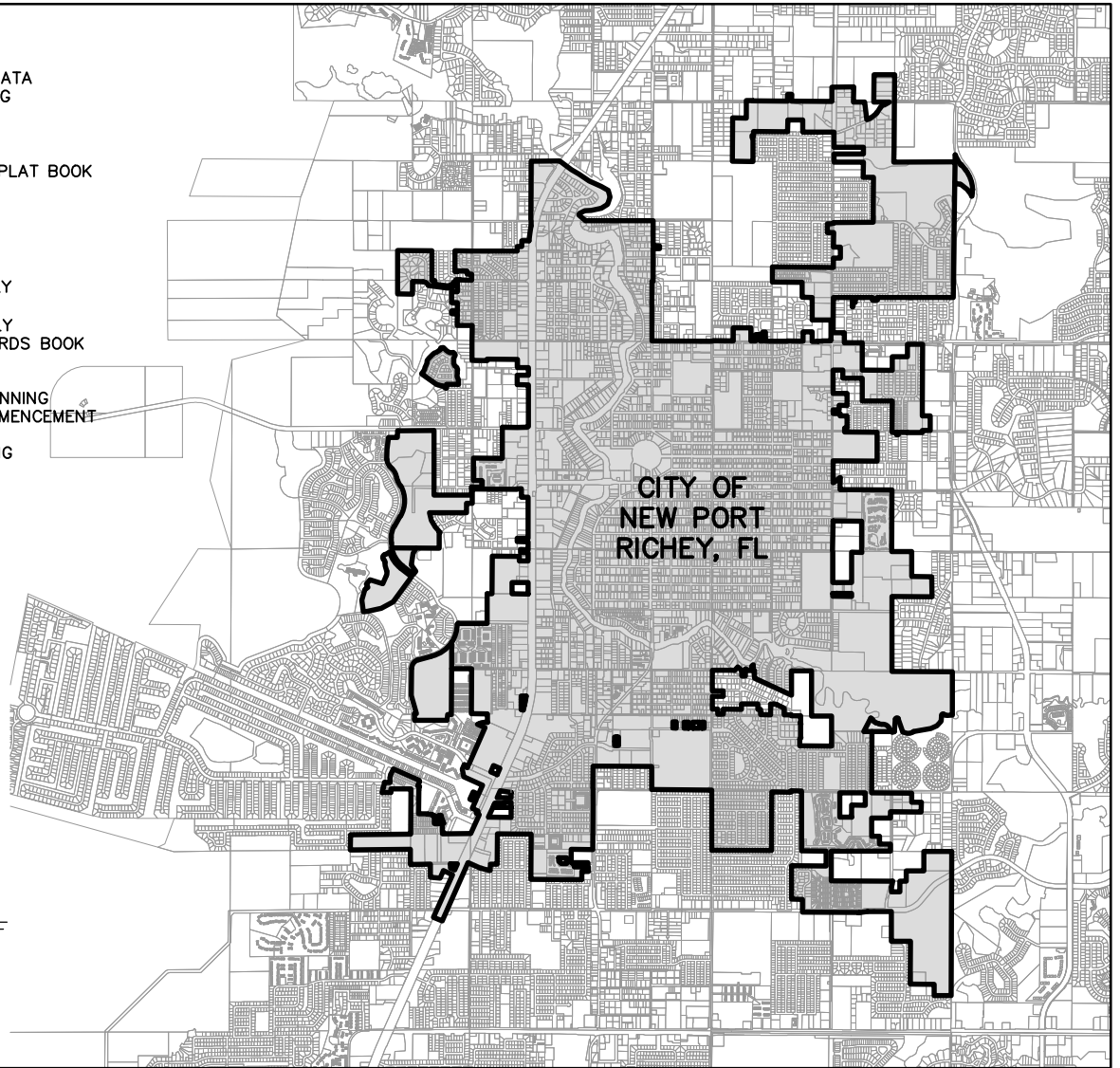
**LEGEND:**

- (C) = CALCULATED DATA
- CB = CHORD BEARING
- CH = CHORD
- COR = CORNER
- C/L = CENTERLINE
- CPB = CONDOMINIUM PLAT BOOK
- Δ = DELTA
- EXT = EXTENSION
- E'LY = EASTERLY
- L = LENGTH
- N'LY = NORTHERLY
- NE'LY = NORTHEASTERLY
- N.T.S. = NOT TO SCALE
- NW'LY = NORTHWESTERLY
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R = RADIUS
- RB = RADIAL BEARING
- SEC = SECTION
- S'LY = SOUTHERLY
- W'LY = WESTERLY



N.T.S.

GULF OF MEXICO



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E

SEE SHEETS 1-38 FOR LEGAL DESCRIPTION  
SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND

REV 2: 2-5-2025 (BGD)



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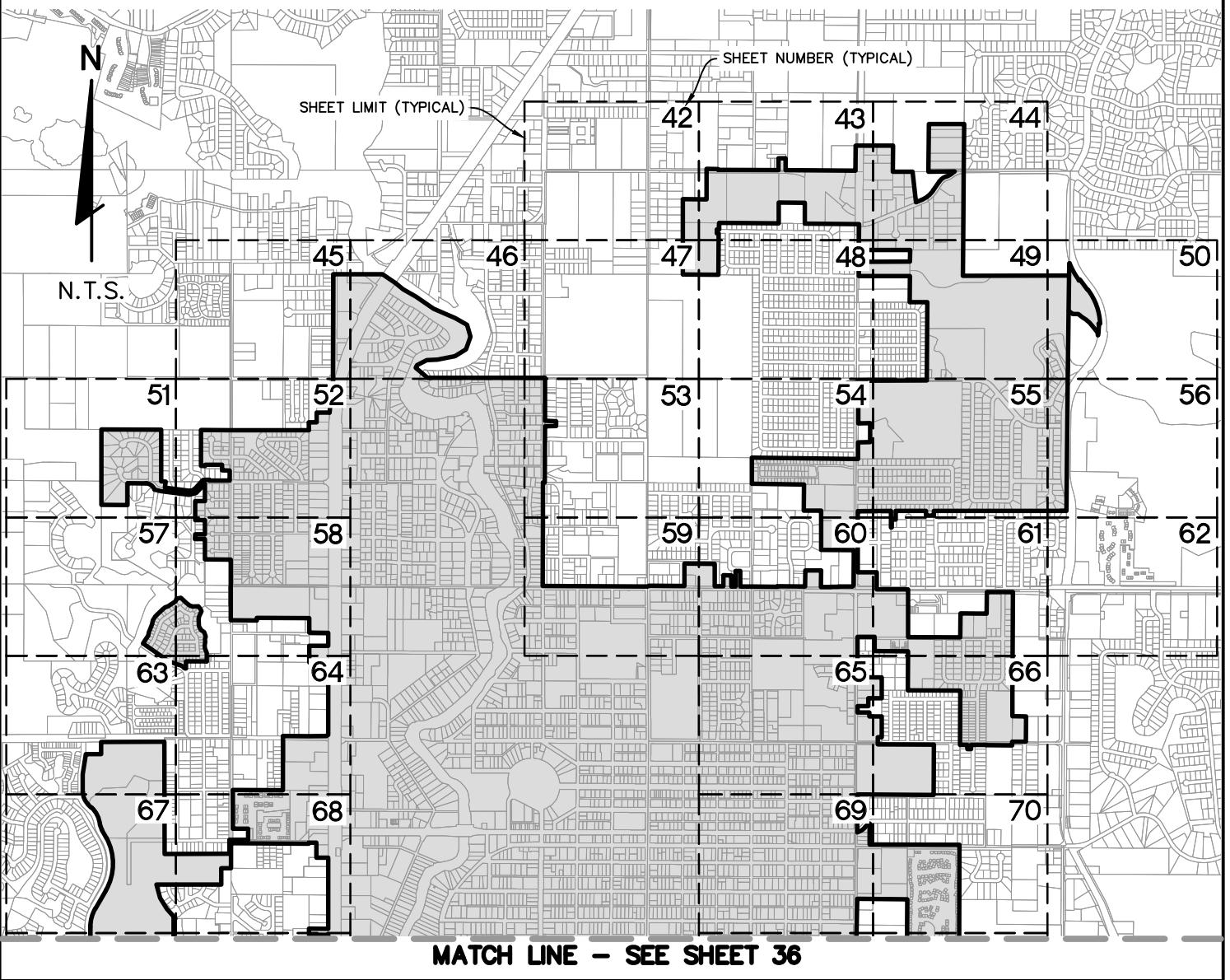
\_\_\_\_\_  
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STATE OF FLORIDA

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BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E

SEE SHEETS 1-38 FOR LEGAL DESCRIPTION  
SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND

REV 2: 2-5-2025 (BGD)

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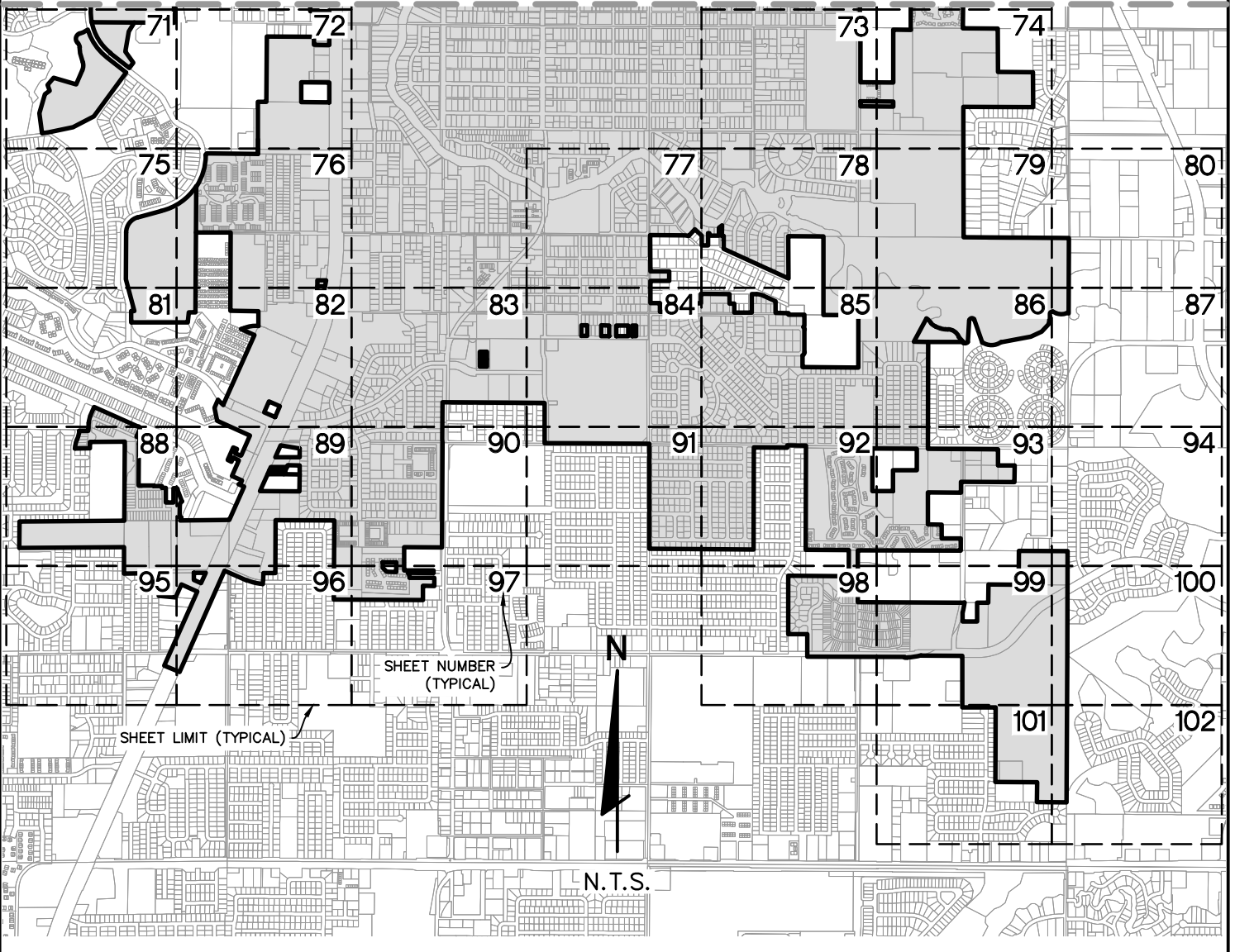
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**MATCH LINE - SEE SHEET 35**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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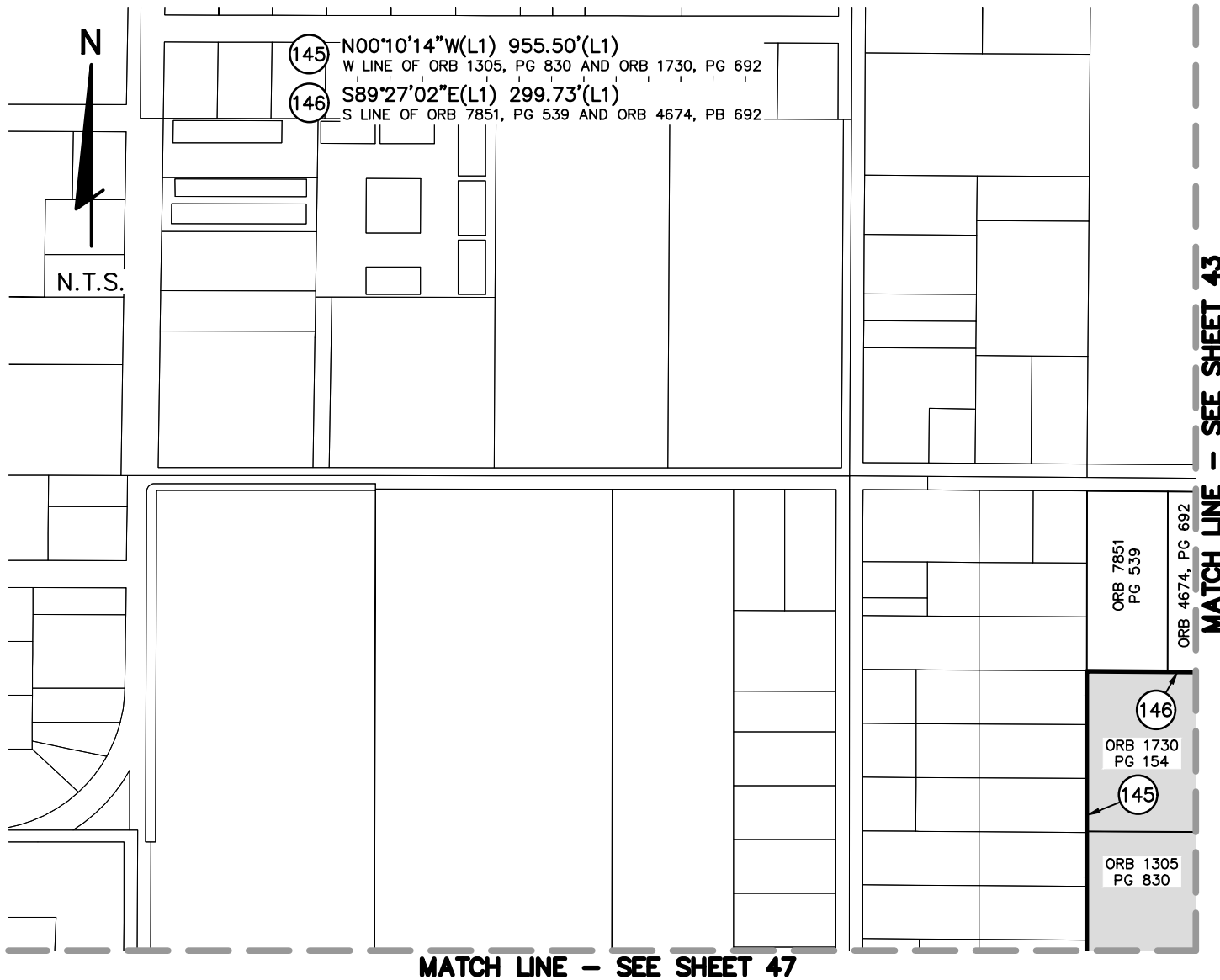
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PREPARED FOR: **CITY OF NEW PORT RICHEY**

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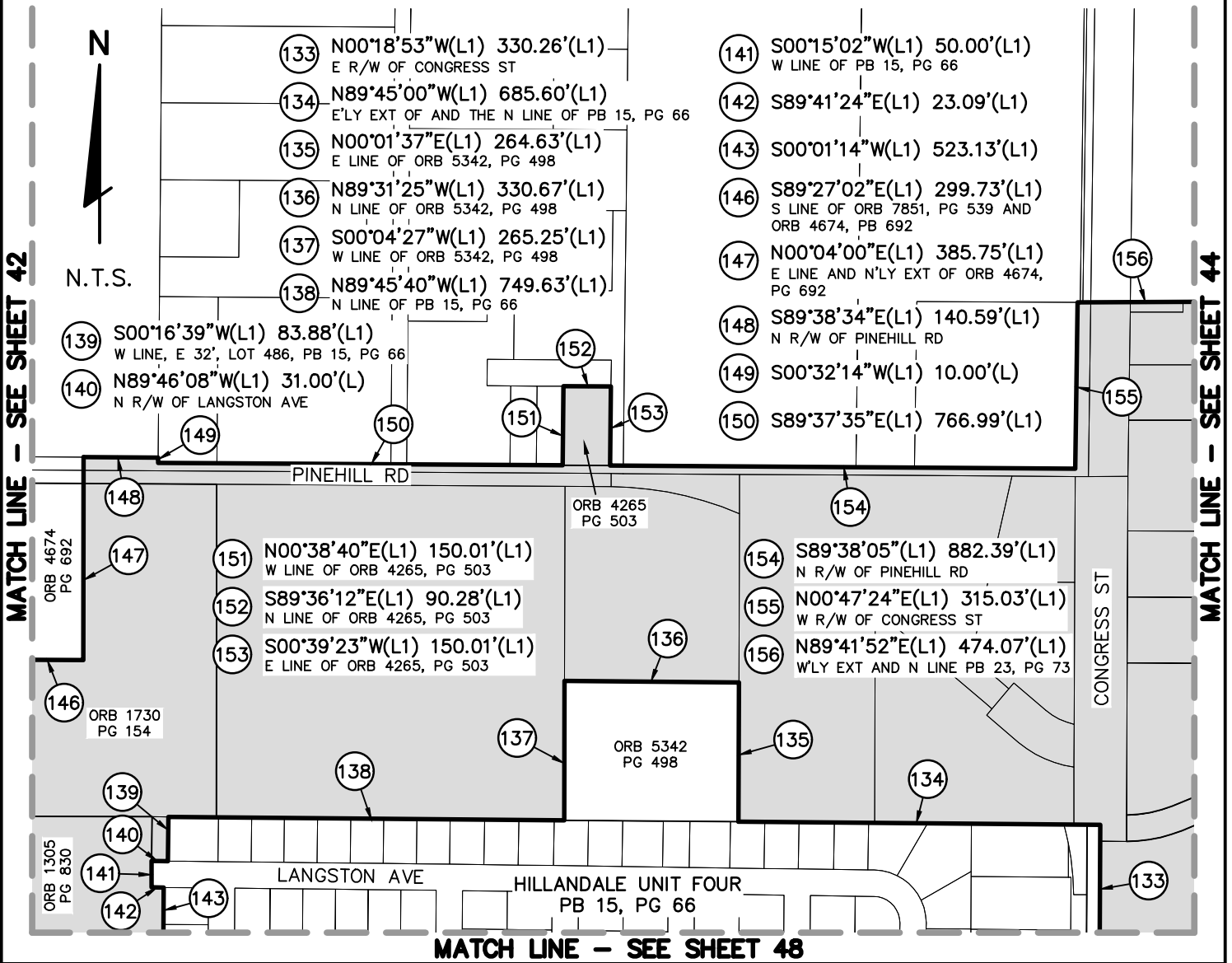
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REV 2: 2-5-2025 (BGD)

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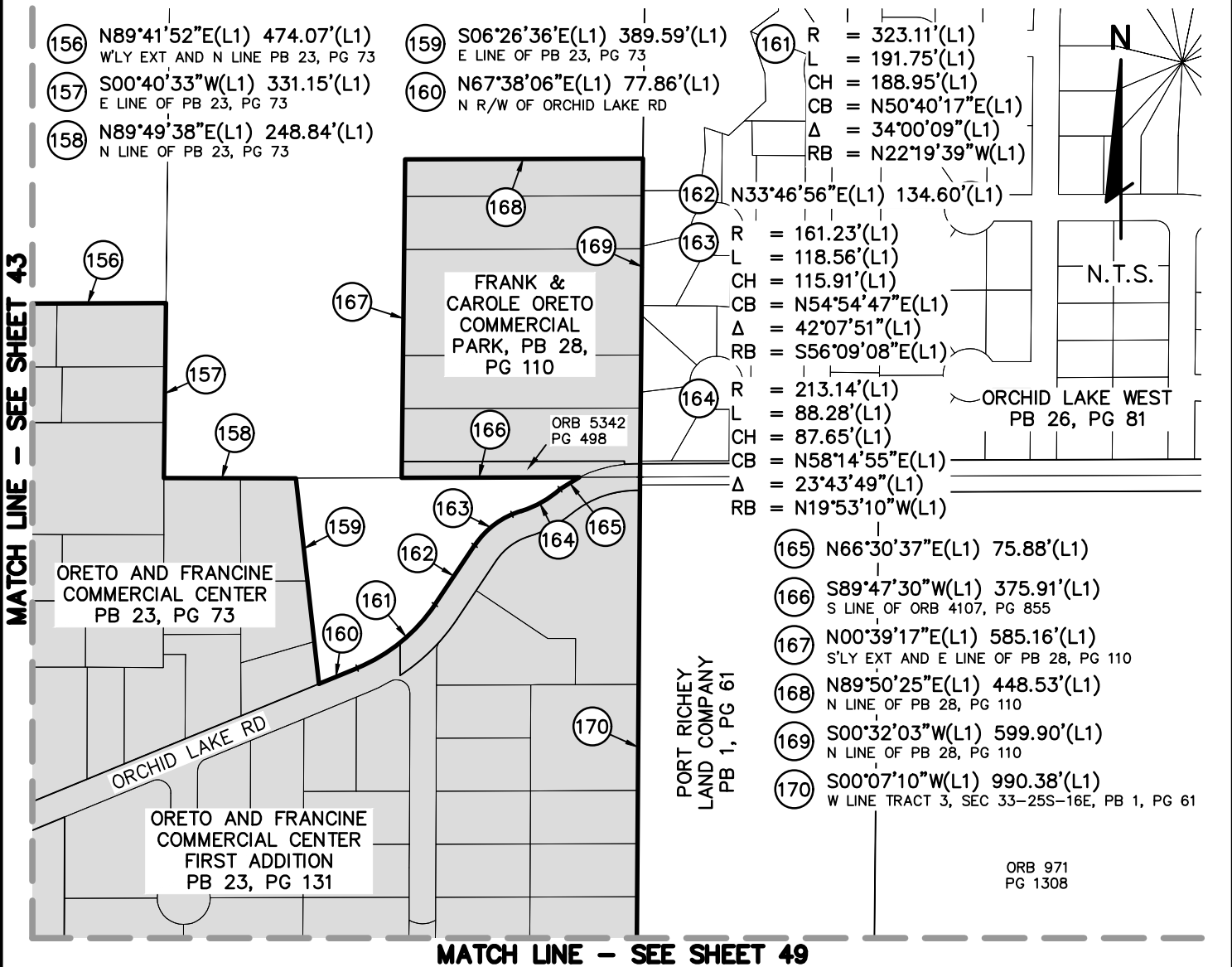
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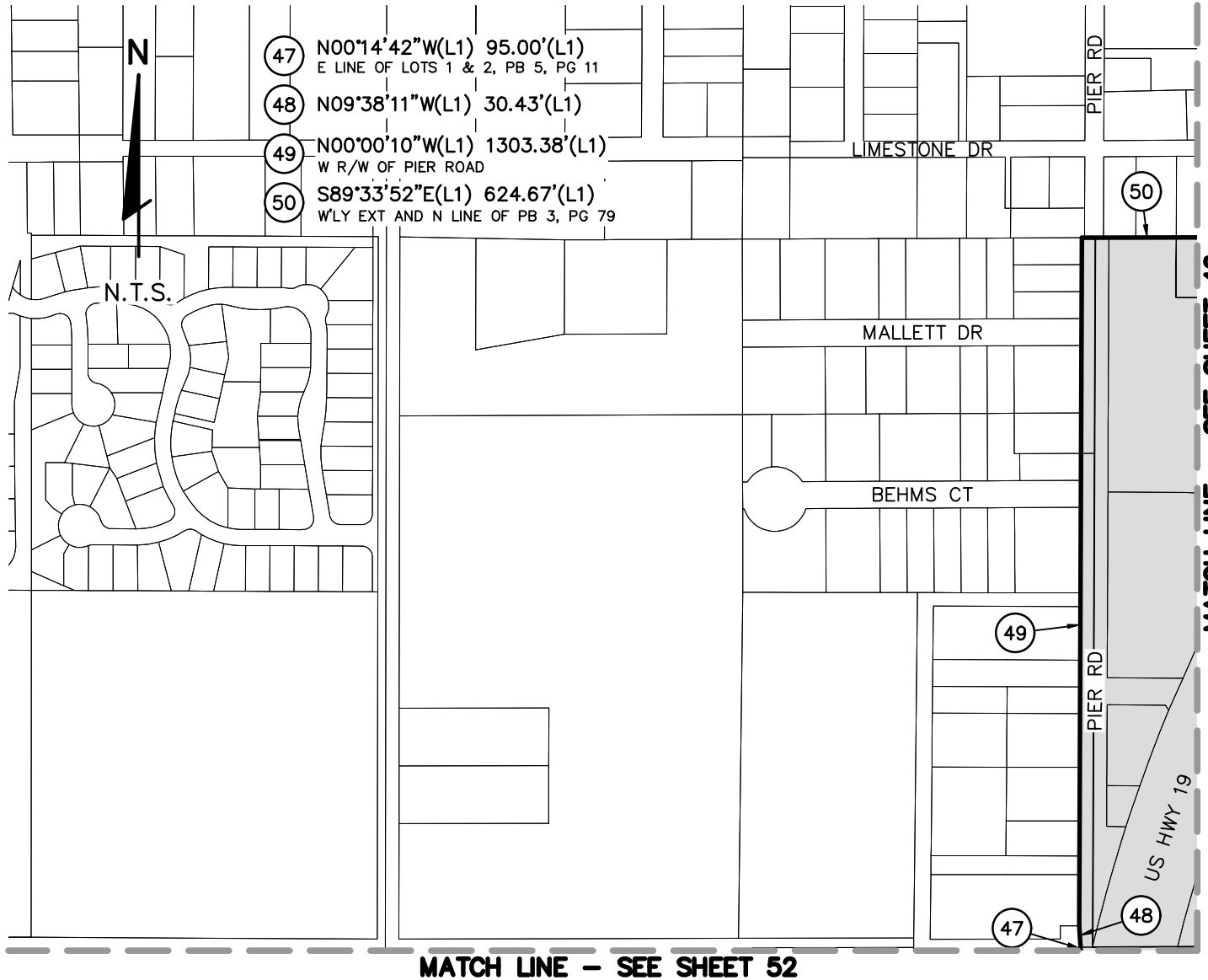
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JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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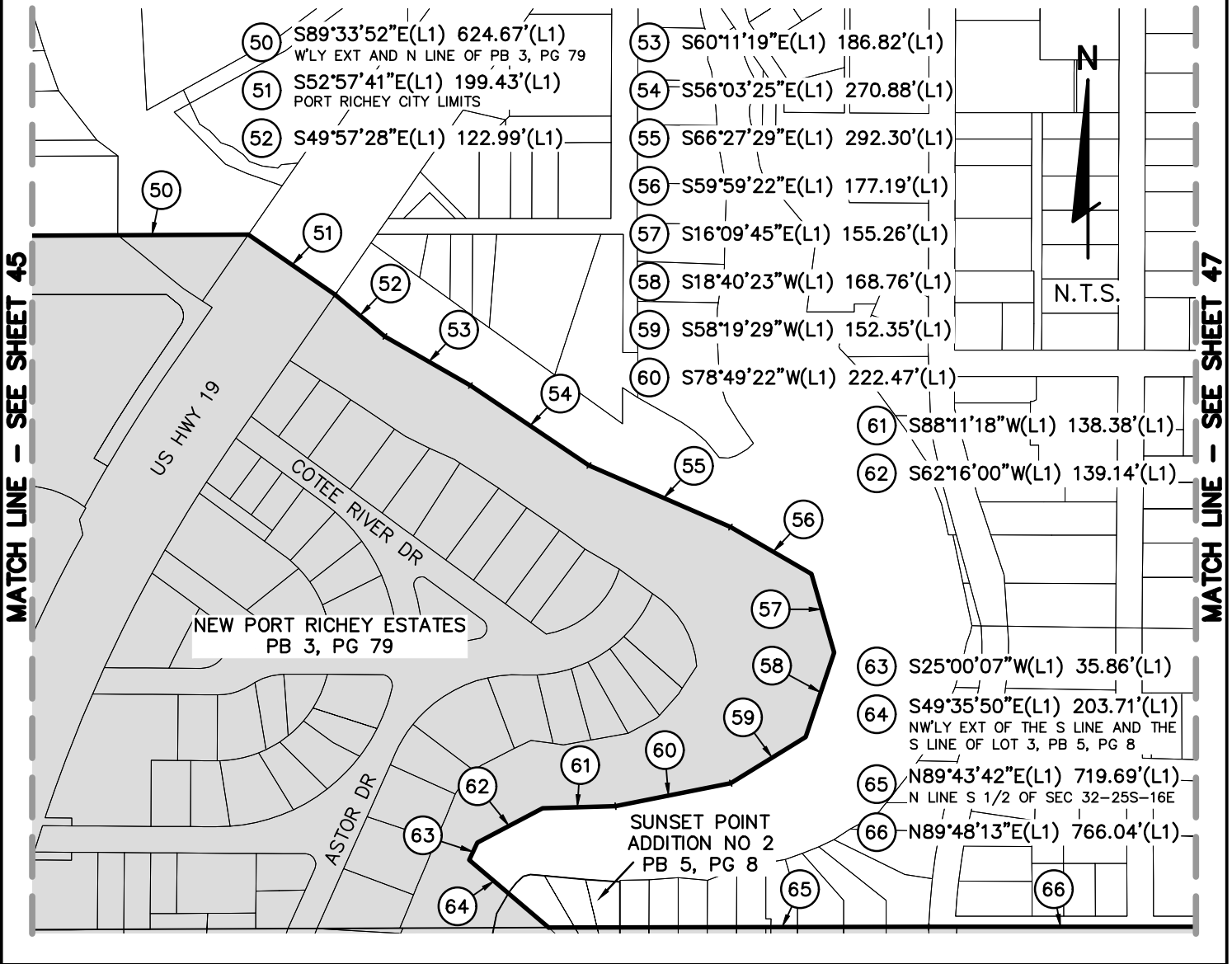
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PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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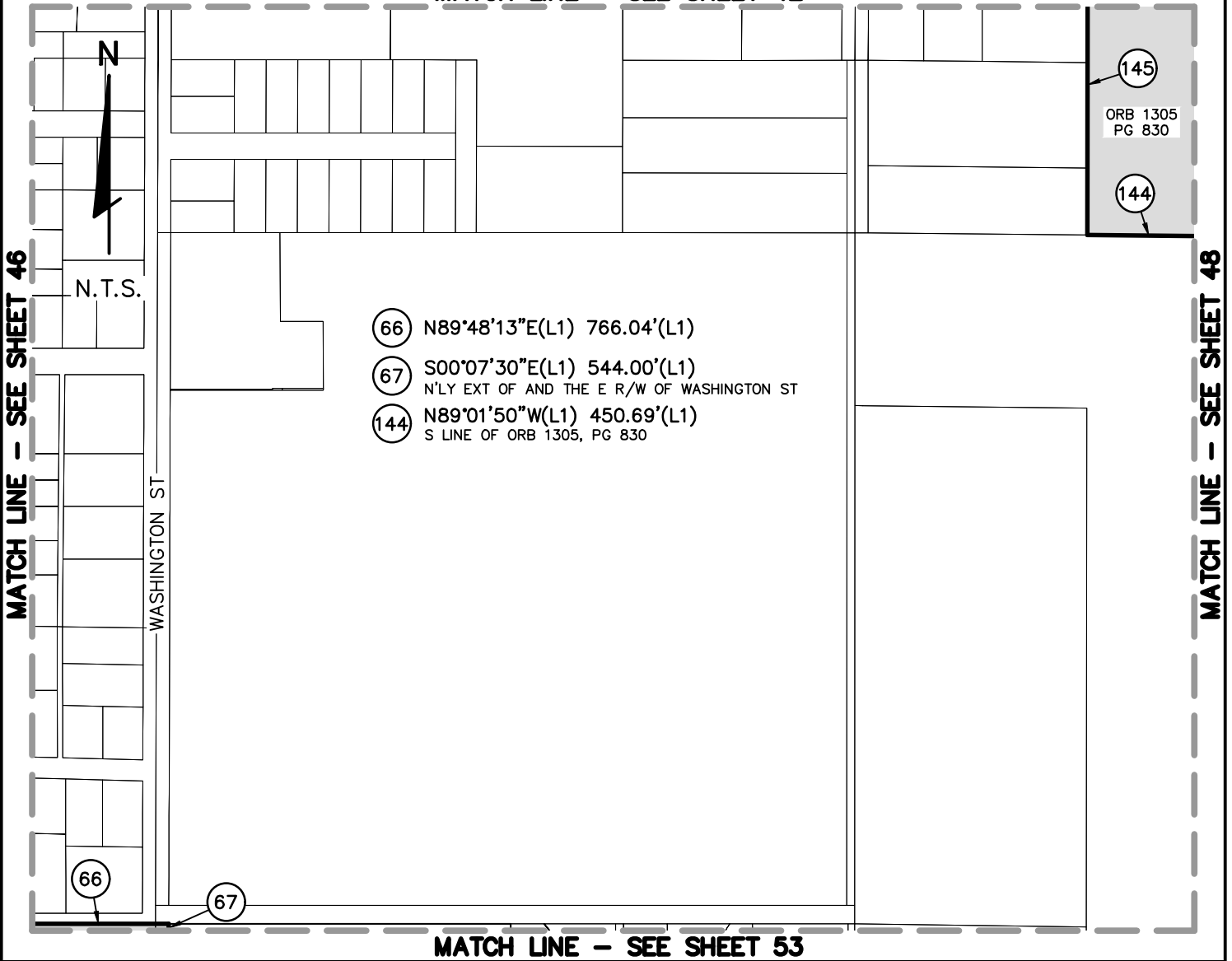
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**MATCH LINE - SEE SHEET 42**



PREPARED FOR: **CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION: **CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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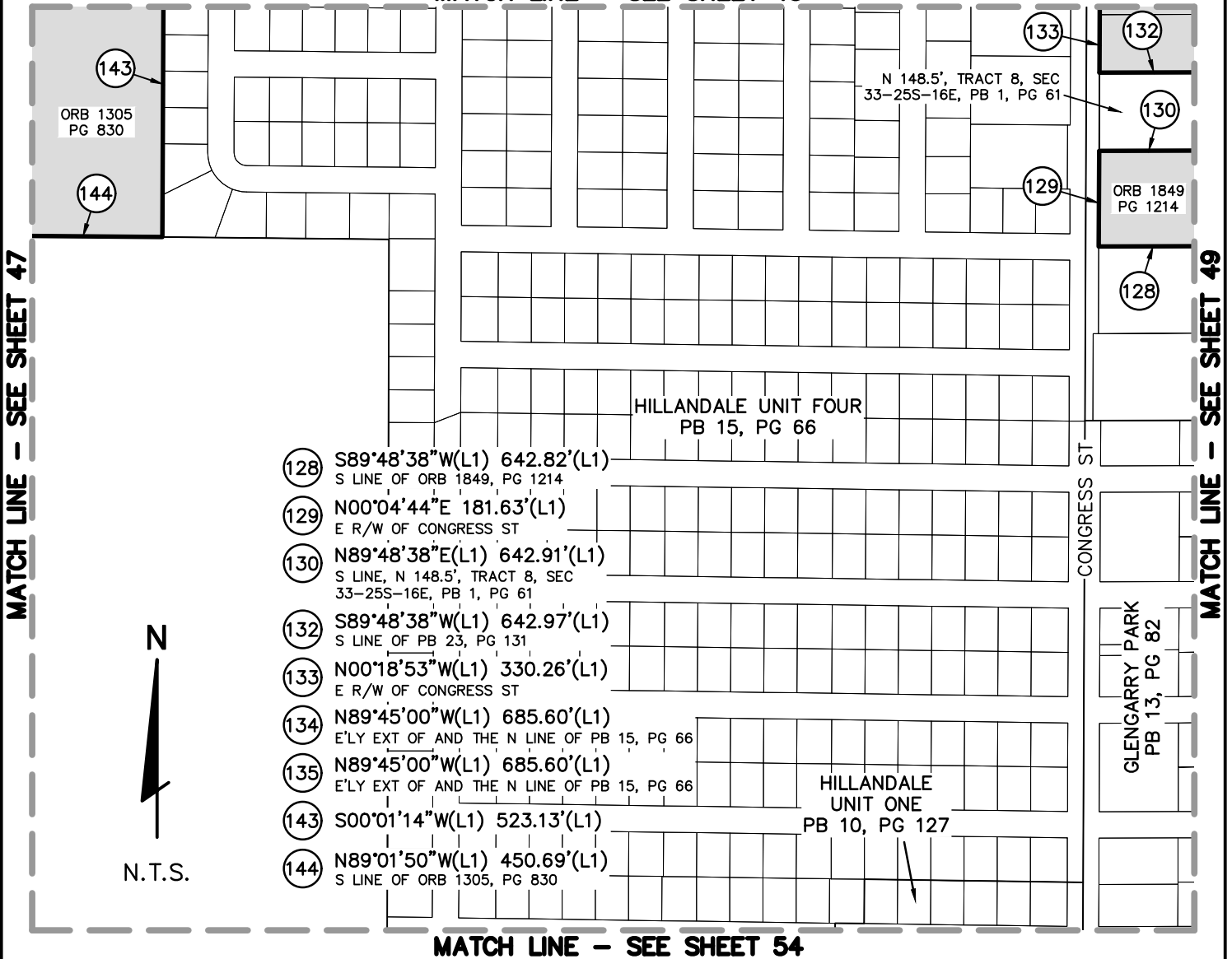
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**MATCH LINE - SEE SHEET 43**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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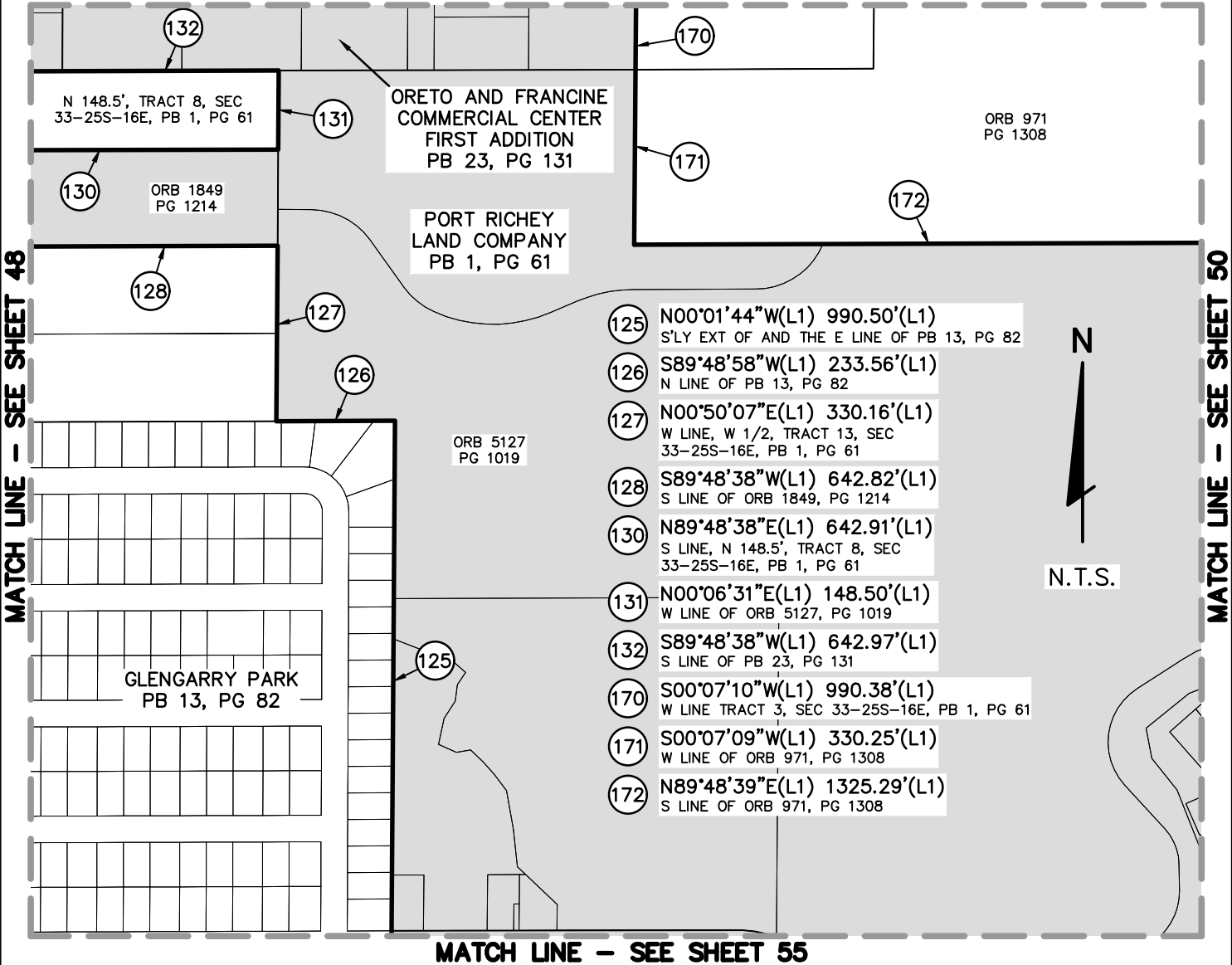
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**MATCH LINE - SEE SHEET 44**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

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SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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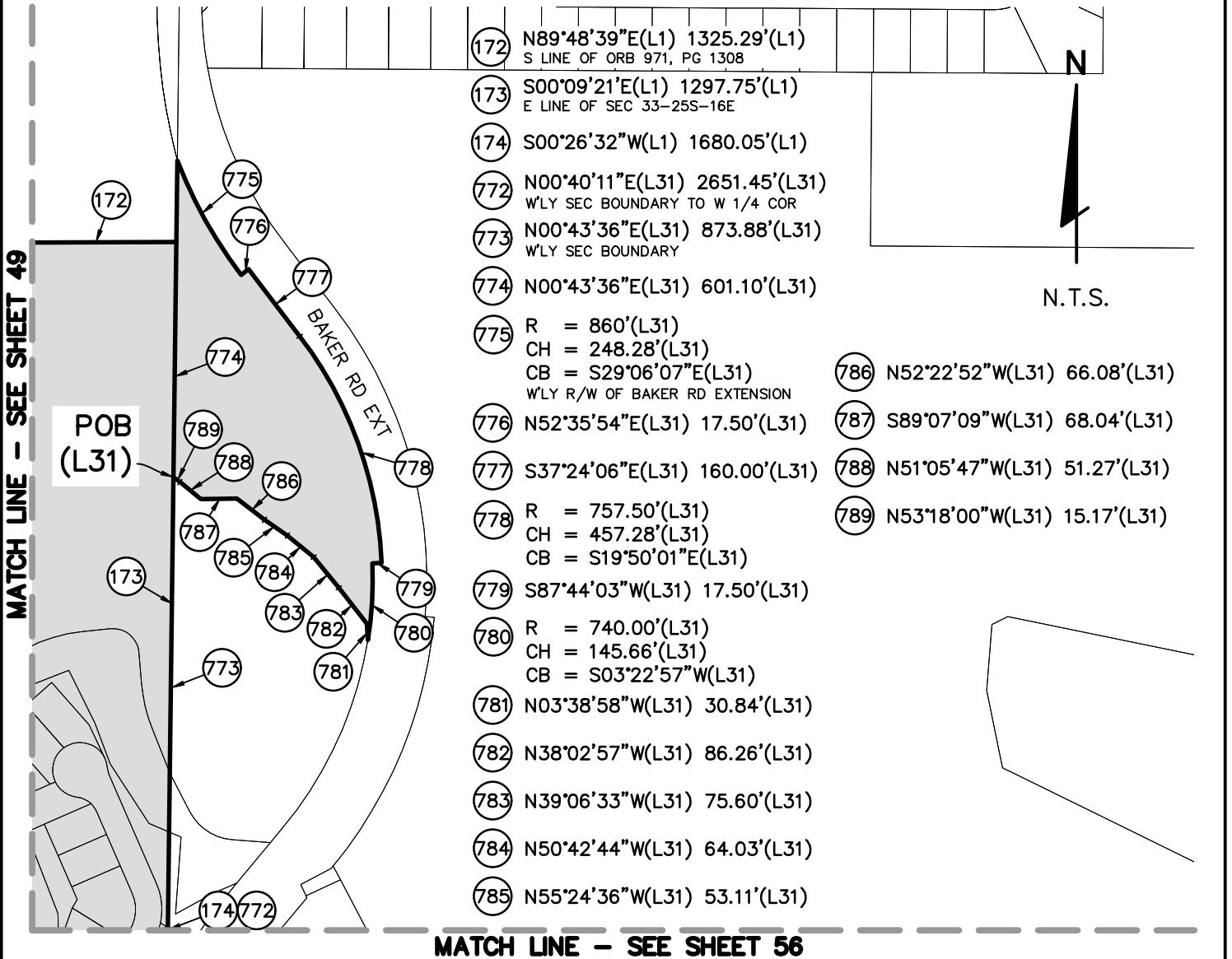
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- (172) N89°48'39"E(L1) 1325.29'(L1)  
S LINE OF ORB 971, PG 1308
- (173) S00°09'21"E(L1) 1297.75'(L1)  
E LINE OF SEC 33-25S-16E
- (174) S00°26'32"W(L1) 1680.05'(L1)
- (772) N00°40'11"E(L31) 2651.45'(L31)  
W'LY SEC BOUNDARY TO W 1/4 COR
- (773) N00°43'36"E(L31) 873.88'(L31)  
W'LY SEC BOUNDARY
- (774) N00°43'36"E(L31) 601.10'(L31)
- (775) R = 860'(L31)  
CH = 248.28'(L31)  
CB = S29°06'07"E(L31)  
W'LY R/W OF BAKER RD EXTENSION
- (776) N52°35'54"E(L31) 17.50'(L31)
- (777) S37°24'06"E(L31) 160.00'(L31)
- (778) R = 757.50'(L31)  
CH = 457.28'(L31)  
CB = S19°50'01"E(L31)
- (779) S87°44'03"W(L31) 17.50'(L31)
- (780) R = 740.00'(L31)  
CH = 145.66'(L31)  
CB = S03°22'57"W(L31)
- (781) N03°38'58"W(L31) 30.84'(L31)
- (782) N38°02'57"W(L31) 86.26'(L31)
- (783) N39°06'33"W(L31) 75.60'(L31)
- (784) N50°42'44"W(L31) 64.03'(L31)
- (785) N55°24'36"W(L31) 53.11'(L31)

- (786) N52°22'52"W(L31) 66.08'(L31)
- (787) S89°07'09"W(L31) 68.04'(L31)
- (788) N51°05'47"W(L31) 51.27'(L31)
- (789) N53°18'00"W(L31) 15.17'(L31)

MATCH LINE - SEE SHEET 49

MATCH LINE - SEE SHEET 56

PREPARED FOR: **CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION: **CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
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JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)
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17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

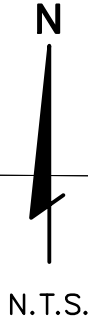
**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

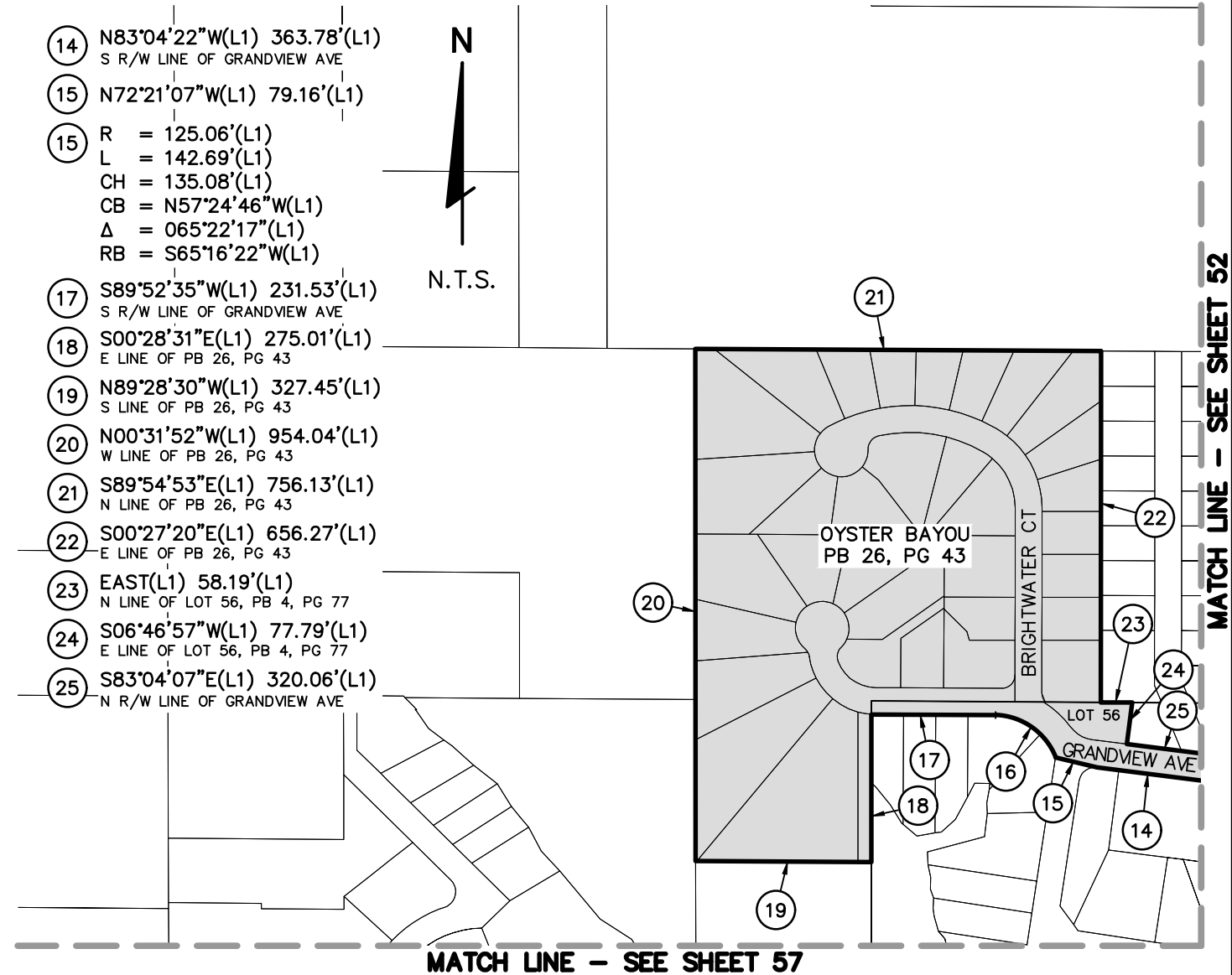
THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

- ⑭ N83°04'22"W(L1) 363.78'(L1)  
S R/W LINE OF GRANDVIEW AVE
- ⑮ N72°21'07"W(L1) 79.16'(L1)
- ⑮ R = 125.06'(L1)  
L = 142.69'(L1)  
CH = 135.08'(L1)  
CB = N57°24'46"W(L1)  
Δ = 065°22'17"(L1)  
RB = S65°16'22"W(L1)



- ⑰ S89°52'35"W(L1) 231.53'(L1)  
S R/W LINE OF GRANDVIEW AVE
- ⑱ S00°28'31"E(L1) 275.01'(L1)  
E LINE OF PB 26, PG 43
- ⑲ N89°28'30"W(L1) 327.45'(L1)  
S LINE OF PB 26, PG 43
- ⑳ N00°31'52"W(L1) 954.04'(L1)  
W LINE OF PB 26, PG 43
- ㉑ S89°54'53"E(L1) 756.13'(L1)  
N LINE OF PB 26, PG 43
- ㉒ S00°27'20"E(L1) 656.27'(L1)  
E LINE OF PB 26, PG 43
- ㉓ EAST(L1) 58.19'(L1)  
N LINE OF LOT 56, PB 4, PG 77
- ㉔ S06°46'57"W(L1) 77.79'(L1)  
E LINE OF LOT 56, PB 4, PG 77
- ㉕ S83°04'07"E(L1) 320.06'(L1)  
N R/W LINE OF GRANDVIEW AVE



PREPARED FOR: **CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION: **CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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LICENSE NUMBER LS 6971  
STATE OF FLORIDA

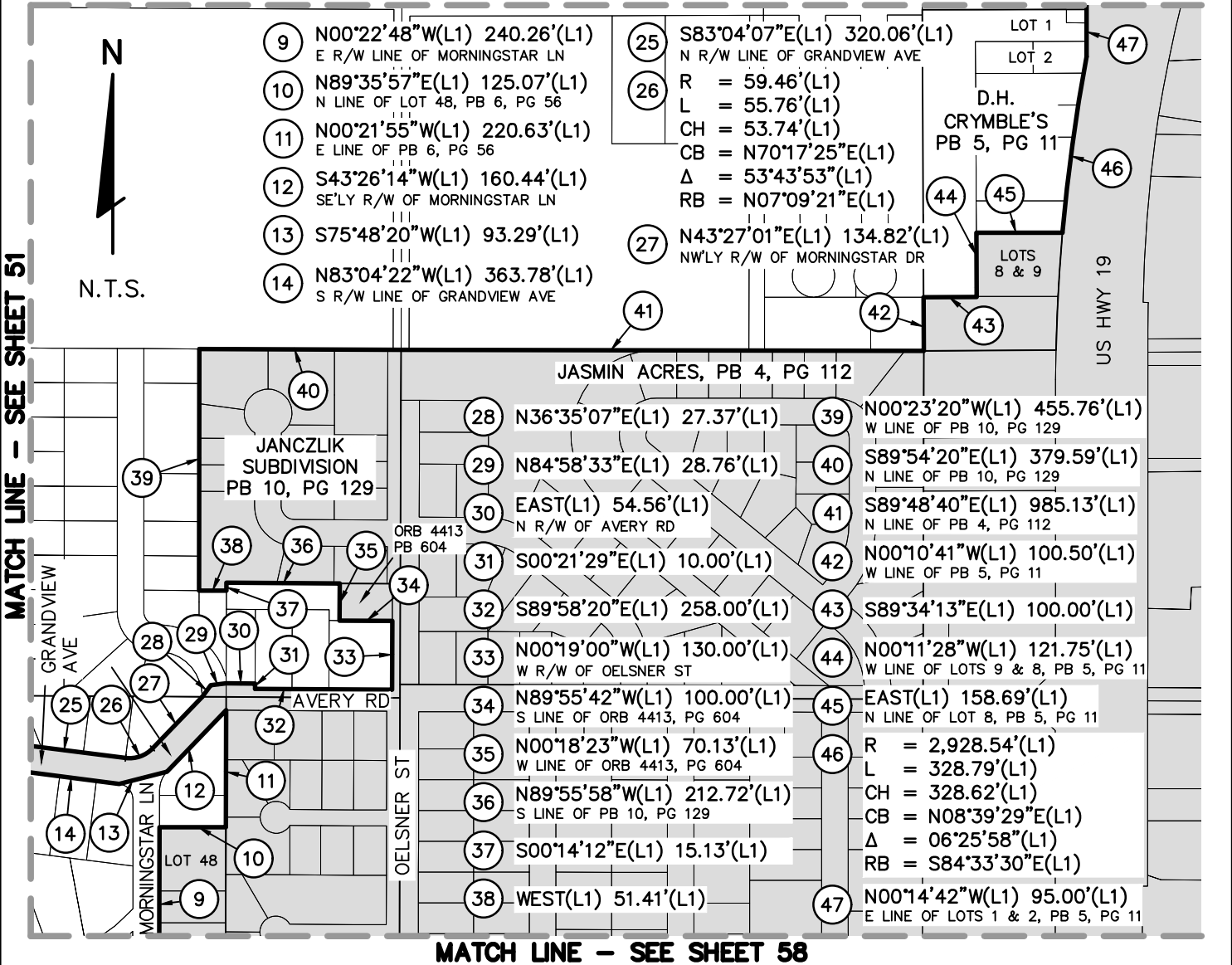
**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**MATCH LINE - SEE SHEET 45**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E

SEE SHEETS 1-38 FOR LEGAL DESCRIPTION  
SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND

REV 2: 2-5-2025 (BGD)

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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH



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JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

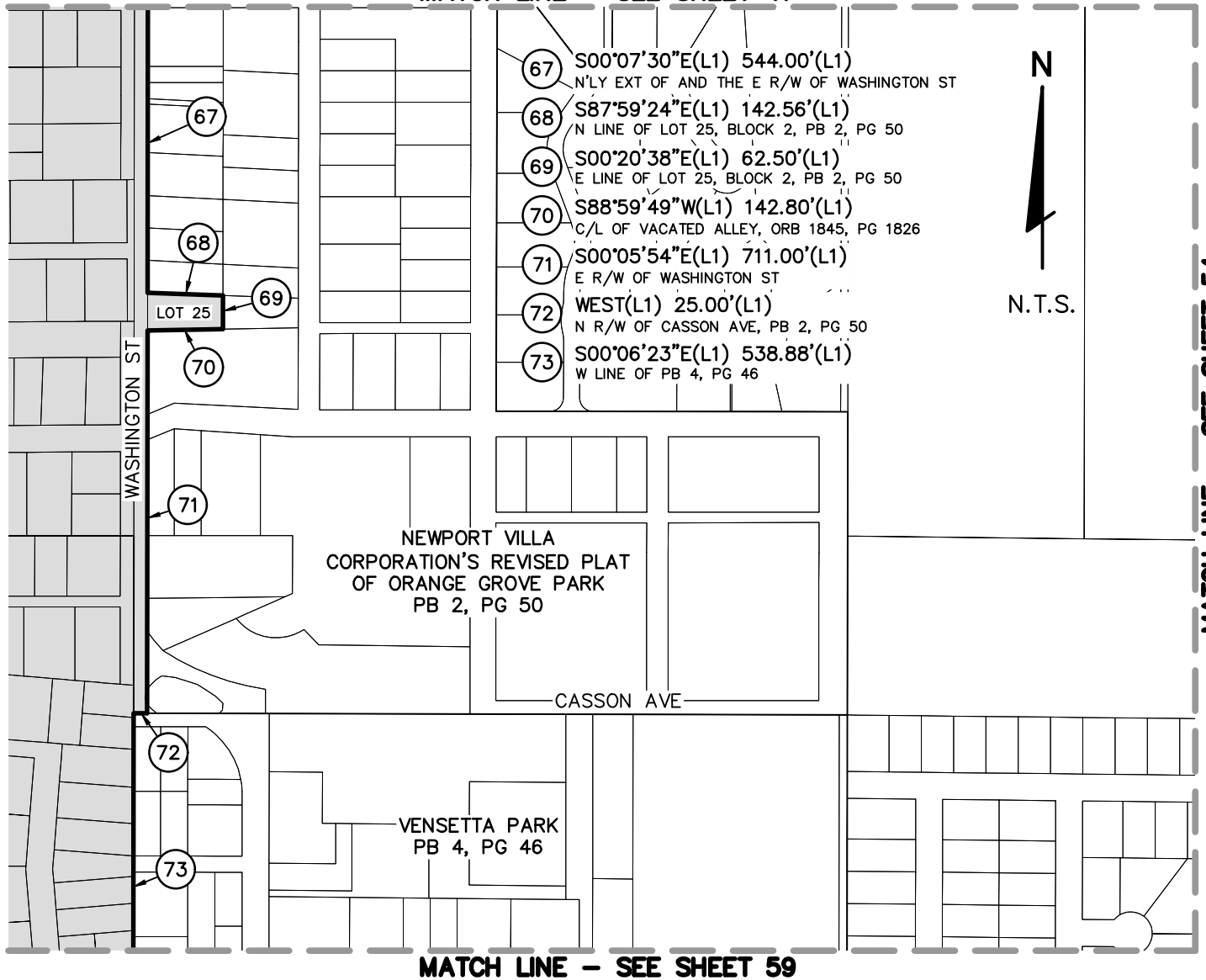
**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**MATCH LINE - SEE SHEET 47**



**MATCH LINE - SEE SHEET 59**

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA





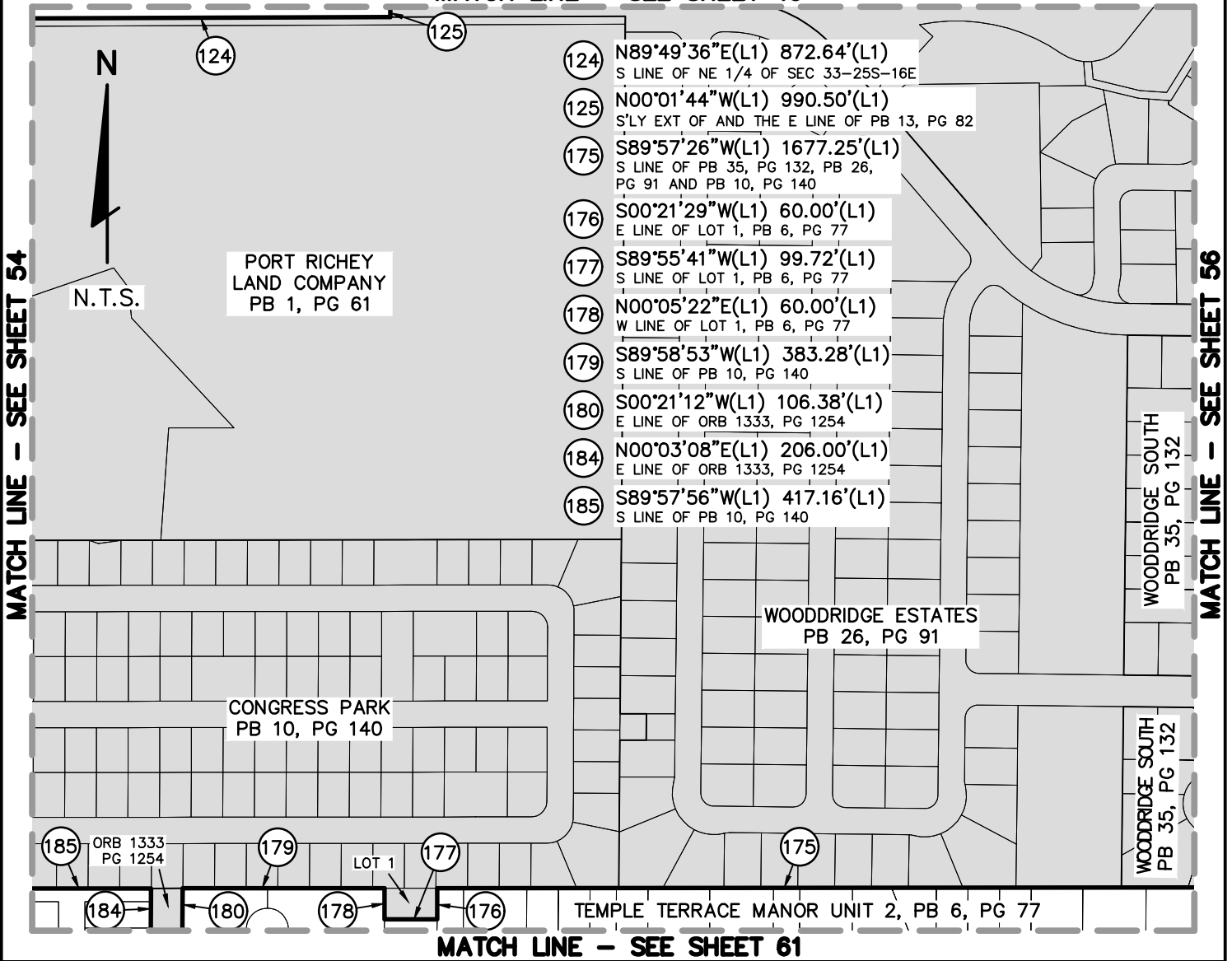
**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

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**MATCH LINE - SEE SHEET 49**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

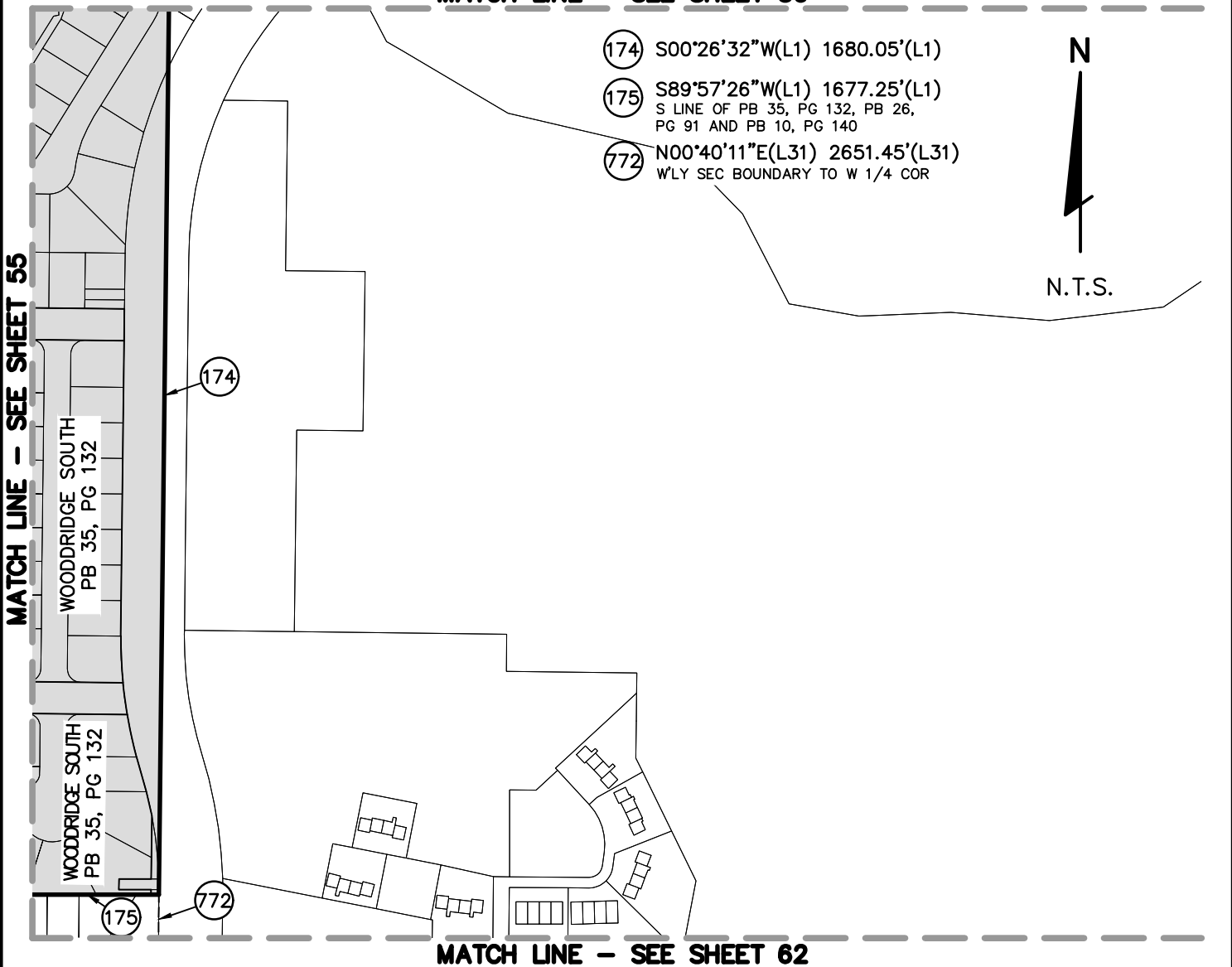
THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**MATCH LINE - SEE SHEET 50**

- (174) S00°26'32"W(L1) 1680.05'(L1)
- (175) S89°57'26"W(L1) 1677.25'(L1)  
S LINE OF PB 35, PG 132, PB 26,  
PG 91 AND PB 10, PG 140
- (772) N00°40'11"E(L31) 2651.45'(L31)  
WLY SEC BOUNDARY TO W 1/4 COR



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

\_\_\_\_\_  
JARED T. PATENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

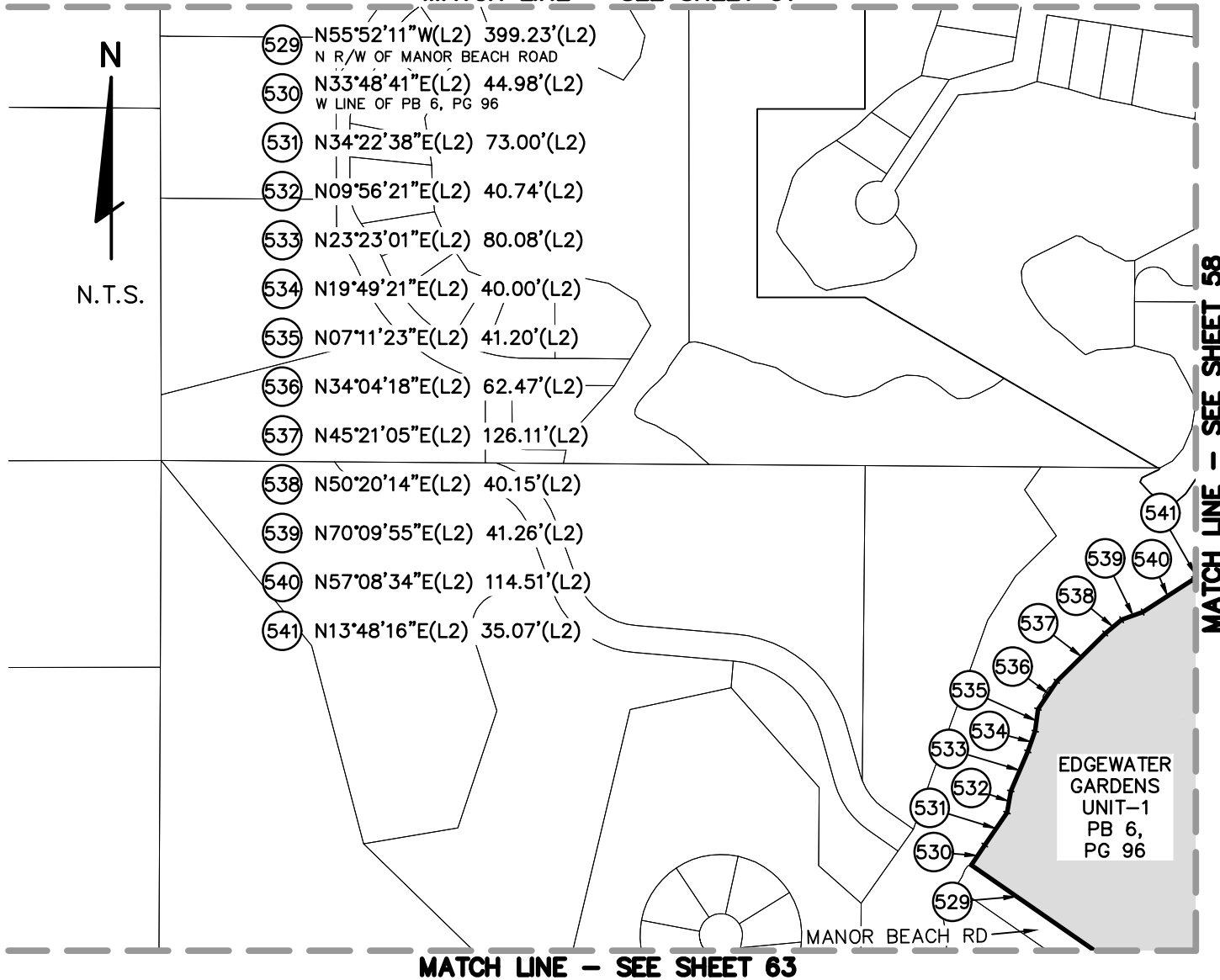
**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**MATCH LINE - SEE SHEET 51**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

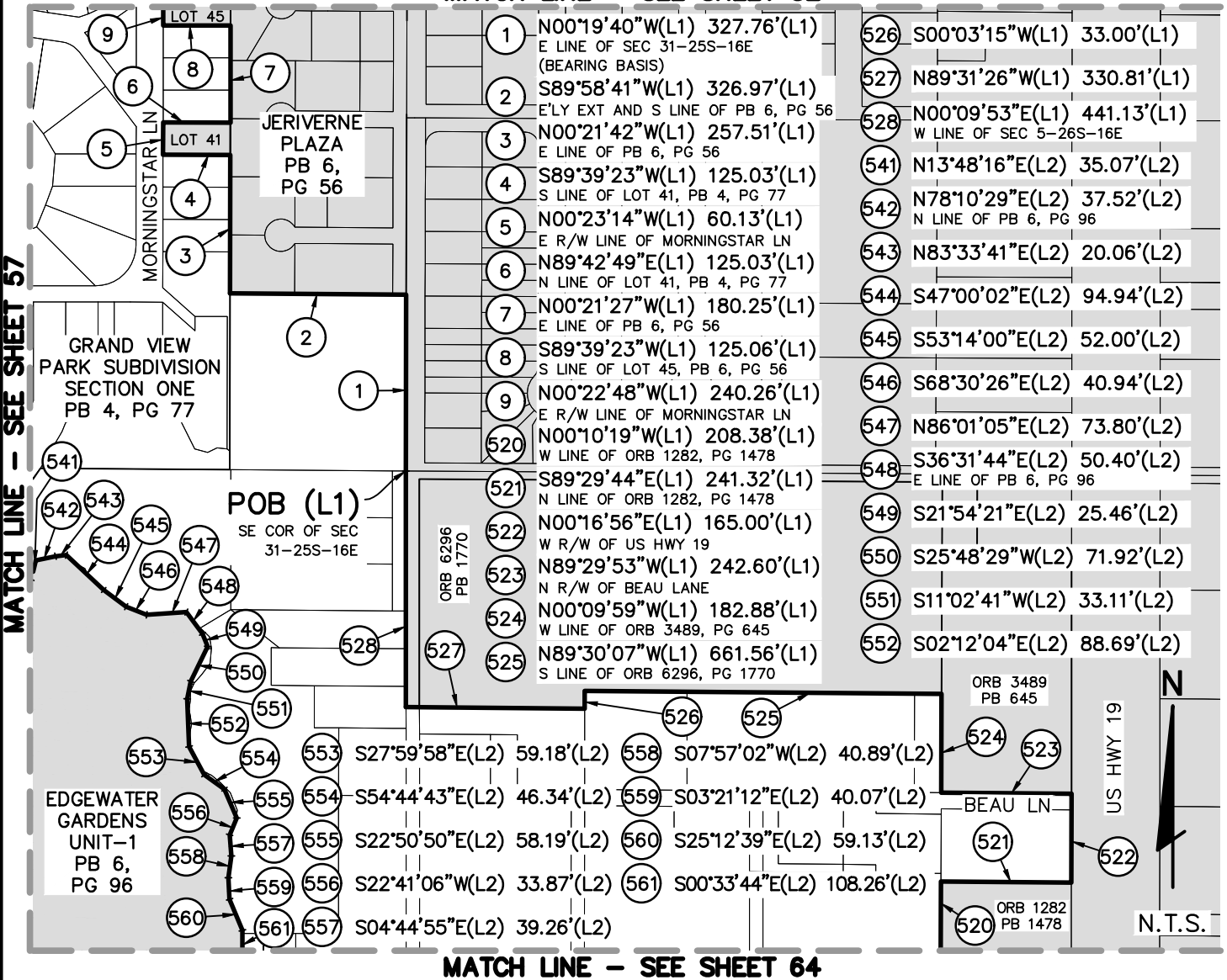
**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**MATCH LINE - SEE SHEET 52**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E

SEE SHEETS 1-38 FOR LEGAL DESCRIPTION  
SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND

REV 2: 2-5-2025 (BGD)

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LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH



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JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

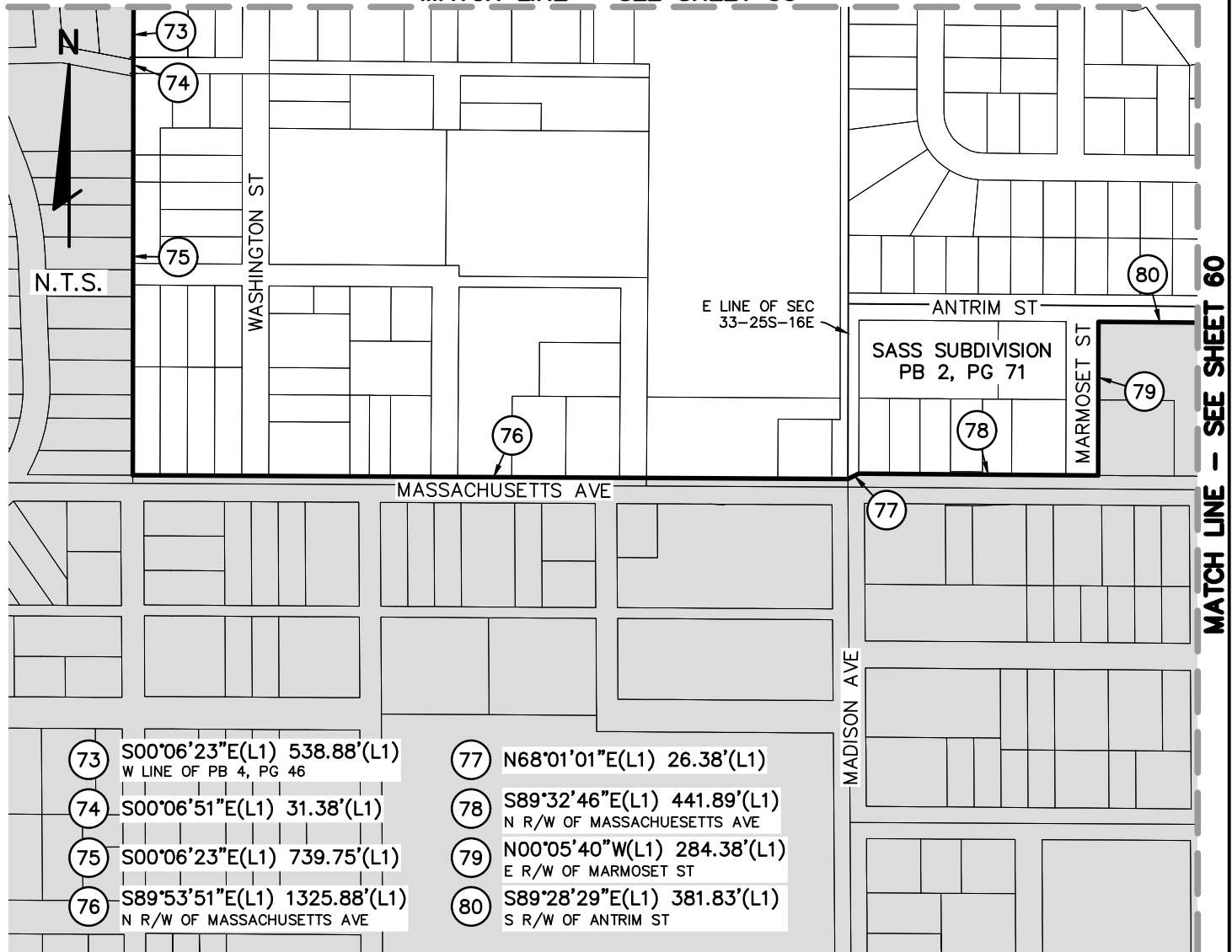
**THIS IS NOT A FIELD SURVEY**

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BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**MATCH LINE - SEE SHEET 53**



- 73 S00°06'23"E(L1) 538.88'(L1)  
W LINE OF PB 4, PG 46
- 74 S00°06'51"E(L1) 31.38'(L1)
- 75 S00°06'23"E(L1) 739.75'(L1)
- 76 S89°53'51"E(L1) 1325.88'(L1)  
N R/W OF MASSACHUSETTS AVE

- 77 N68°01'01"E(L1) 26.38'(L1)
- 78 S89°32'46"E(L1) 441.89'(L1)  
N R/W OF MASSACHUSETTS AVE
- 79 N00°05'40"W(L1) 284.38'(L1)  
E R/W OF MARMOSET ST
- 80 S89°28'29"E(L1) 381.83'(L1)  
S R/W OF ANTRIM ST

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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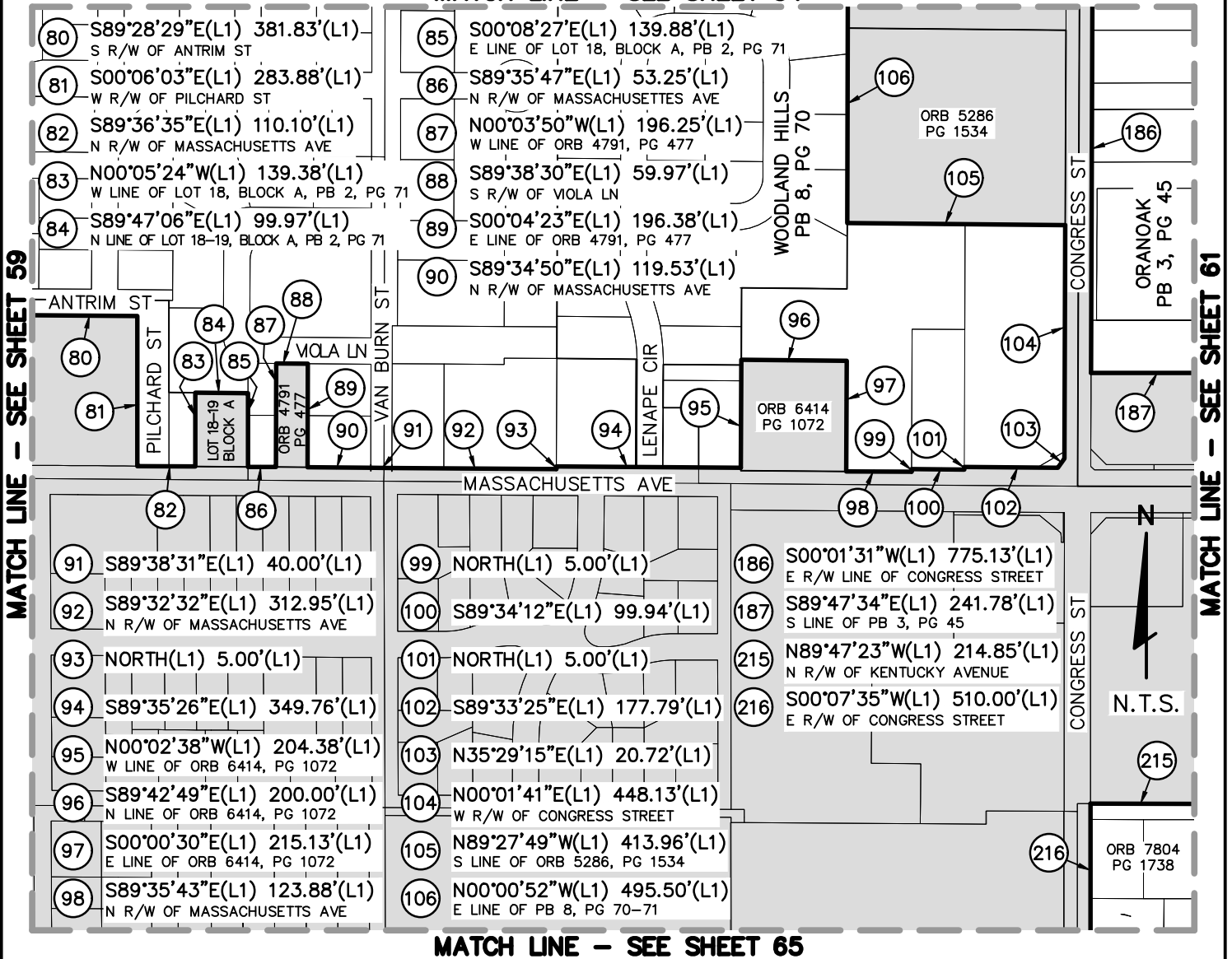
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BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**MATCH LINE - SEE SHEET 54**



**MATCH LINE - SEE SHEET 65**

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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LICENSE NUMBER LS 6971  
STATE OF FLORIDA

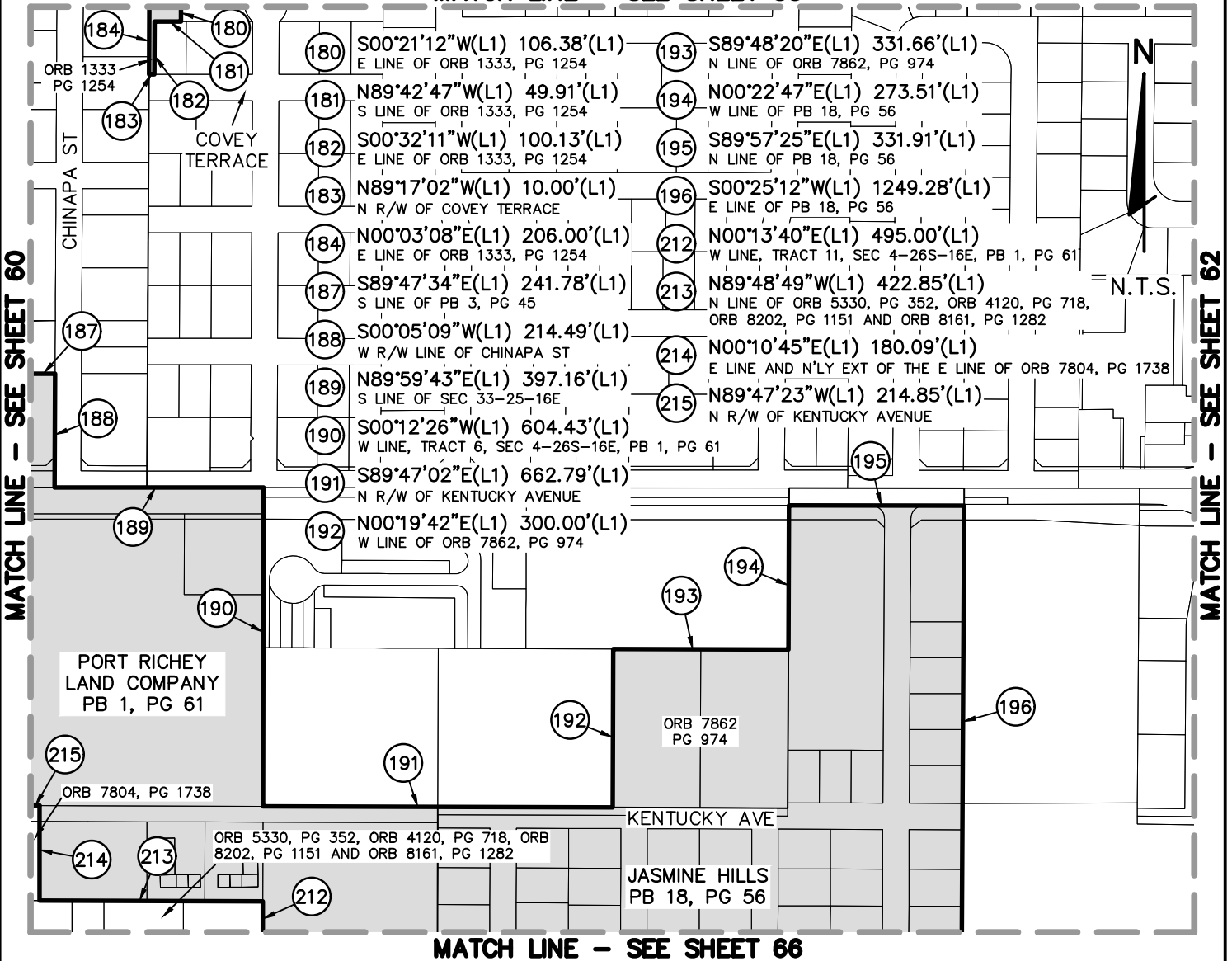
**THIS IS NOT A FIELD SURVEY**

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THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**MATCH LINE - SEE SHEET 55**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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LICENSE NUMBER LS 6971  
STATE OF FLORIDA



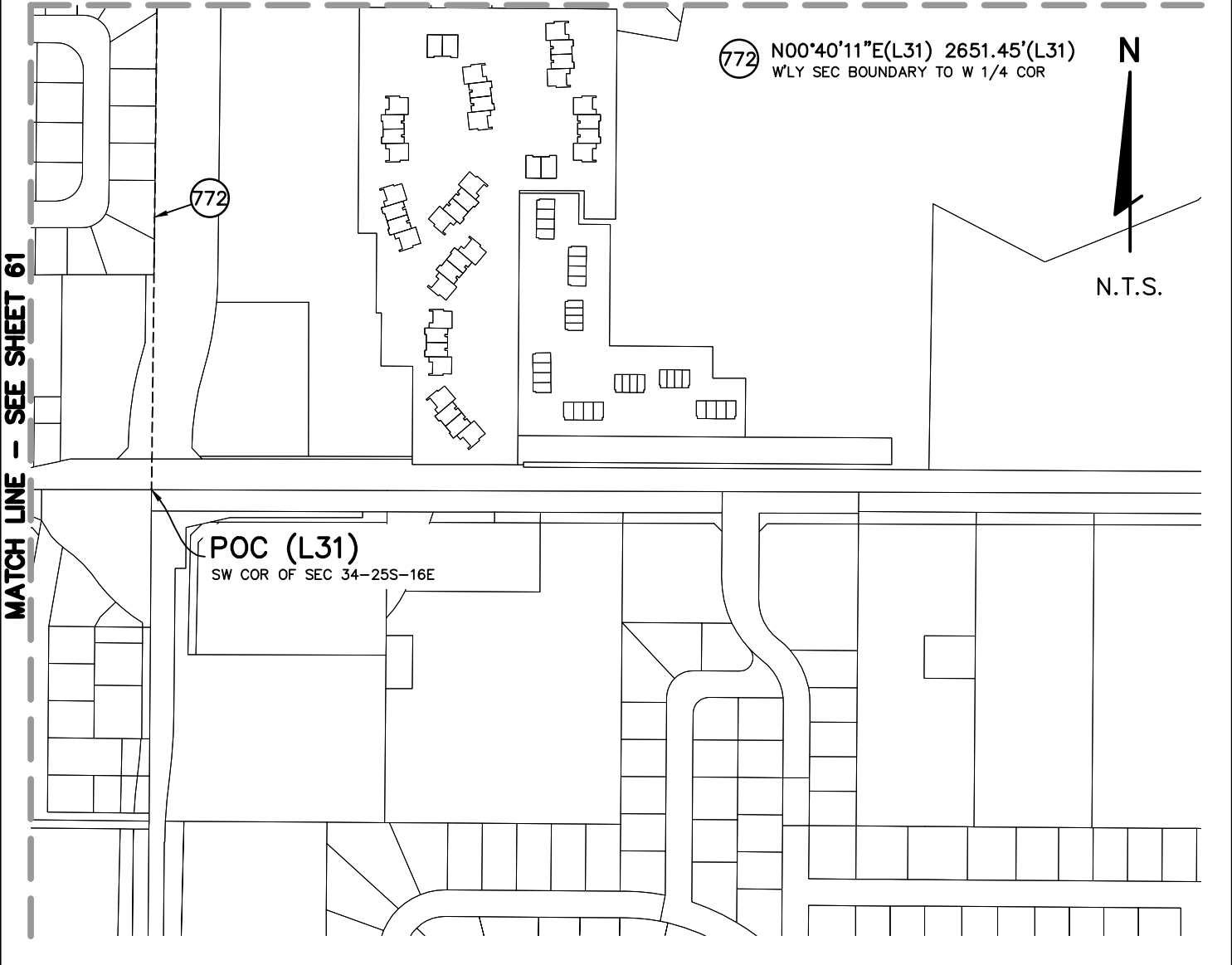
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**MATCH LINE - SEE SHEET 56**



**POC (L31)**  
SW COR OF SEC 34-25S-16E

PREPARED FOR: **CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION: **CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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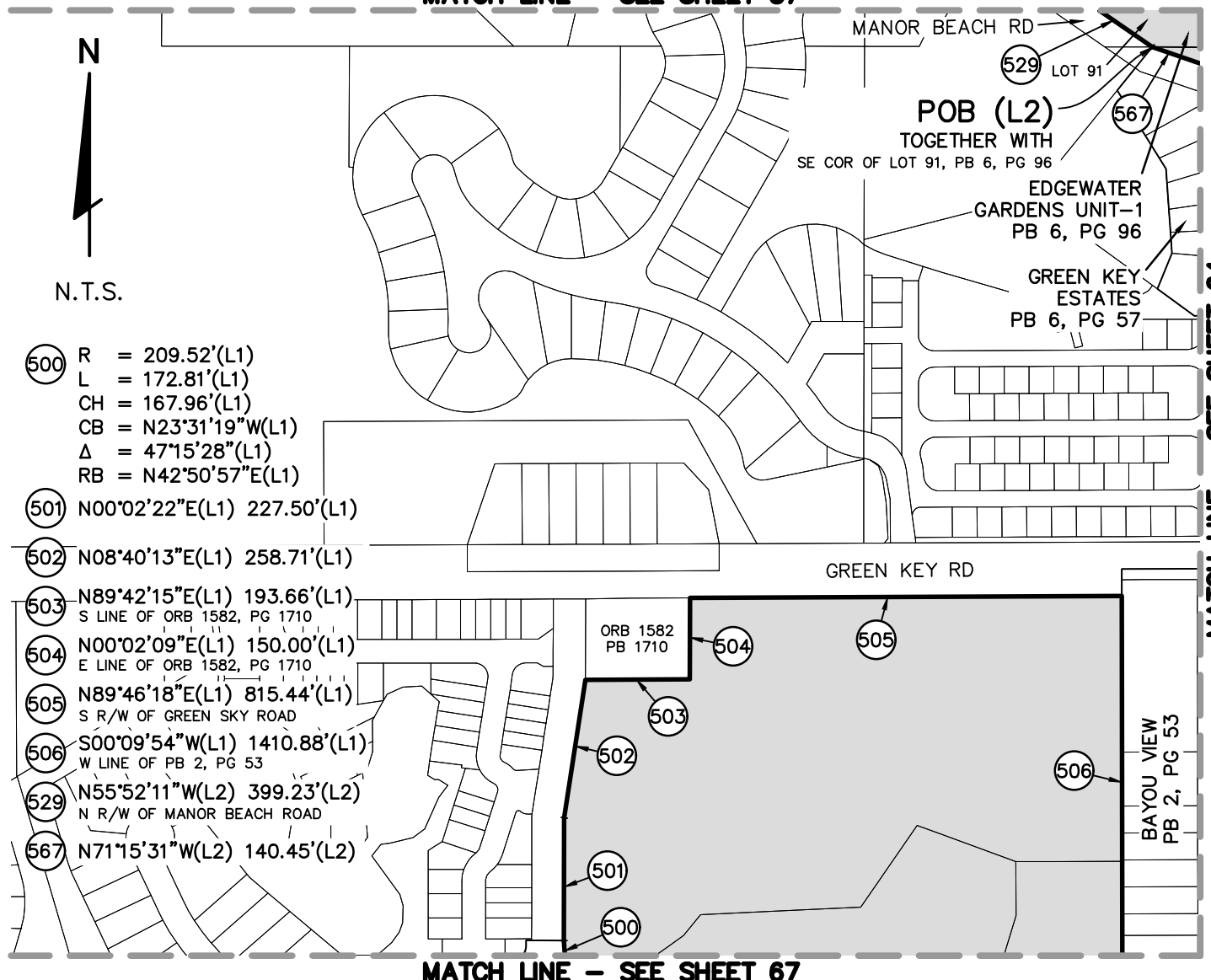
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BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**MATCH LINE - SEE SHEET 57**



**MATCH LINE - SEE SHEET 64**



N.T.S.

- 500 R = 209.52'(L1)  
L = 172.81'(L1)  
CH = 167.96'(L1)  
CB = N23°31'19"W(L1)  
Δ = 47°15'28"(L1)  
RB = N42°50'57"E(L1)
- 501 N00°02'22"E(L1) 227.50'(L1)
- 502 N08°40'13"E(L1) 258.71'(L1)
- 503 N89°42'15"E(L1) 193.66'(L1)  
S LINE OF ORB 1582, PG 1710
- 504 N00°02'09"E(L1) 150.00'(L1)  
E LINE OF ORB 1582, PG 1710
- 505 N89°46'18"E(L1) 815.44'(L1)  
S R/W OF GREEN SKY ROAD
- 506 S00°09'54"W(L1) 1410.88'(L1)  
W LINE OF PB 2, PG 53
- 529 N55°52'11"W(L2) 399.23'(L2)  
N R/W OF MANOR BEACH ROAD
- 567 N71°15'31"W(L2) 140.45'(L2)

**MATCH LINE - SEE SHEET 67**

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E

SEE SHEETS 1-38 FOR LEGAL DESCRIPTION  
SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND

REV 2: 2-5-2025 (BGD)

NOT VALID WITHOUT ORIGINAL  
SIGNATURE AND SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH



**FLORIDA DESIGN  
CONSULTANTS, INC.**

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17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

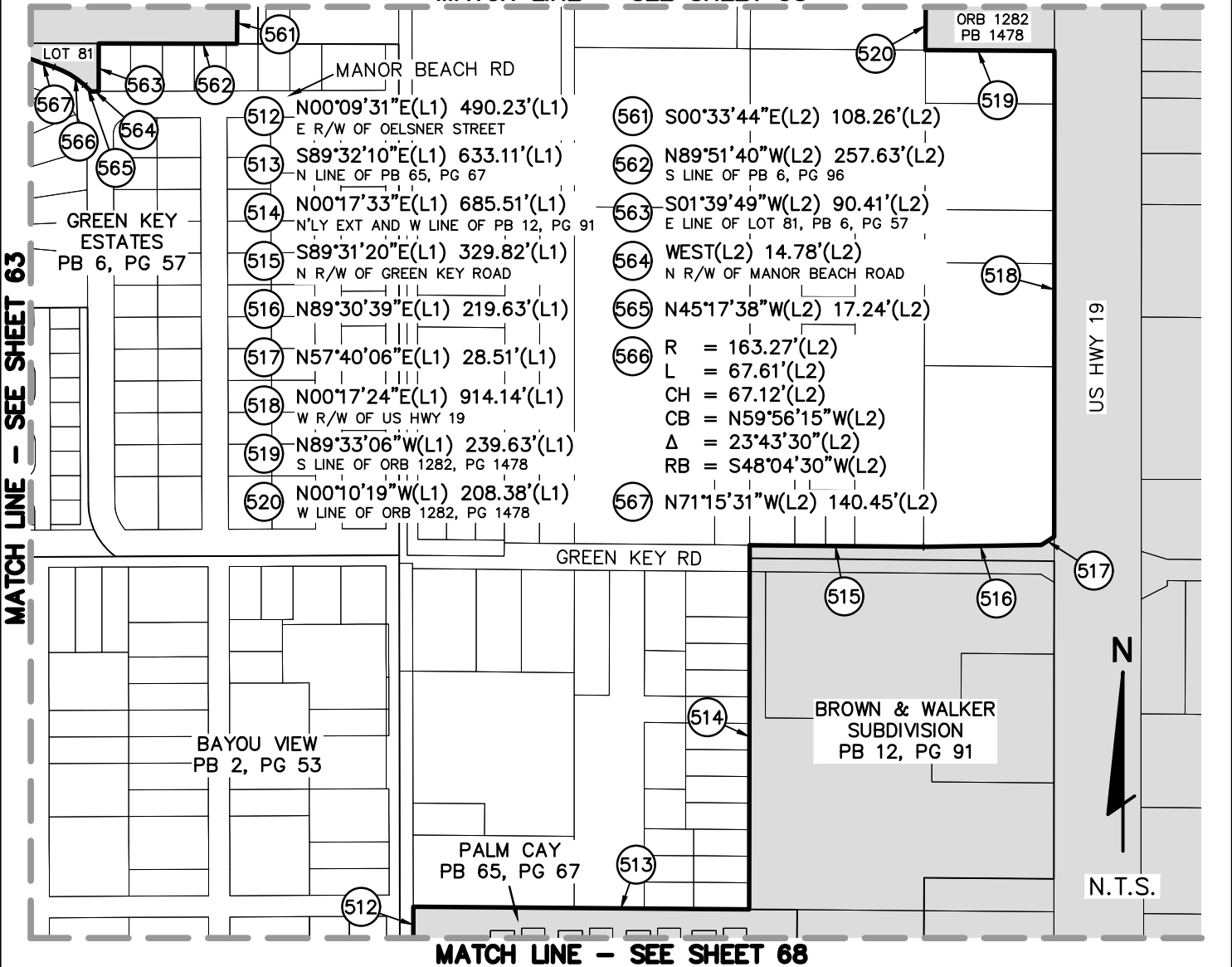
**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**MATCH LINE - SEE SHEET 58**



PREPARED FOR: **CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION: **CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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LICENSE NUMBER LS 6971  
STATE OF FLORIDA

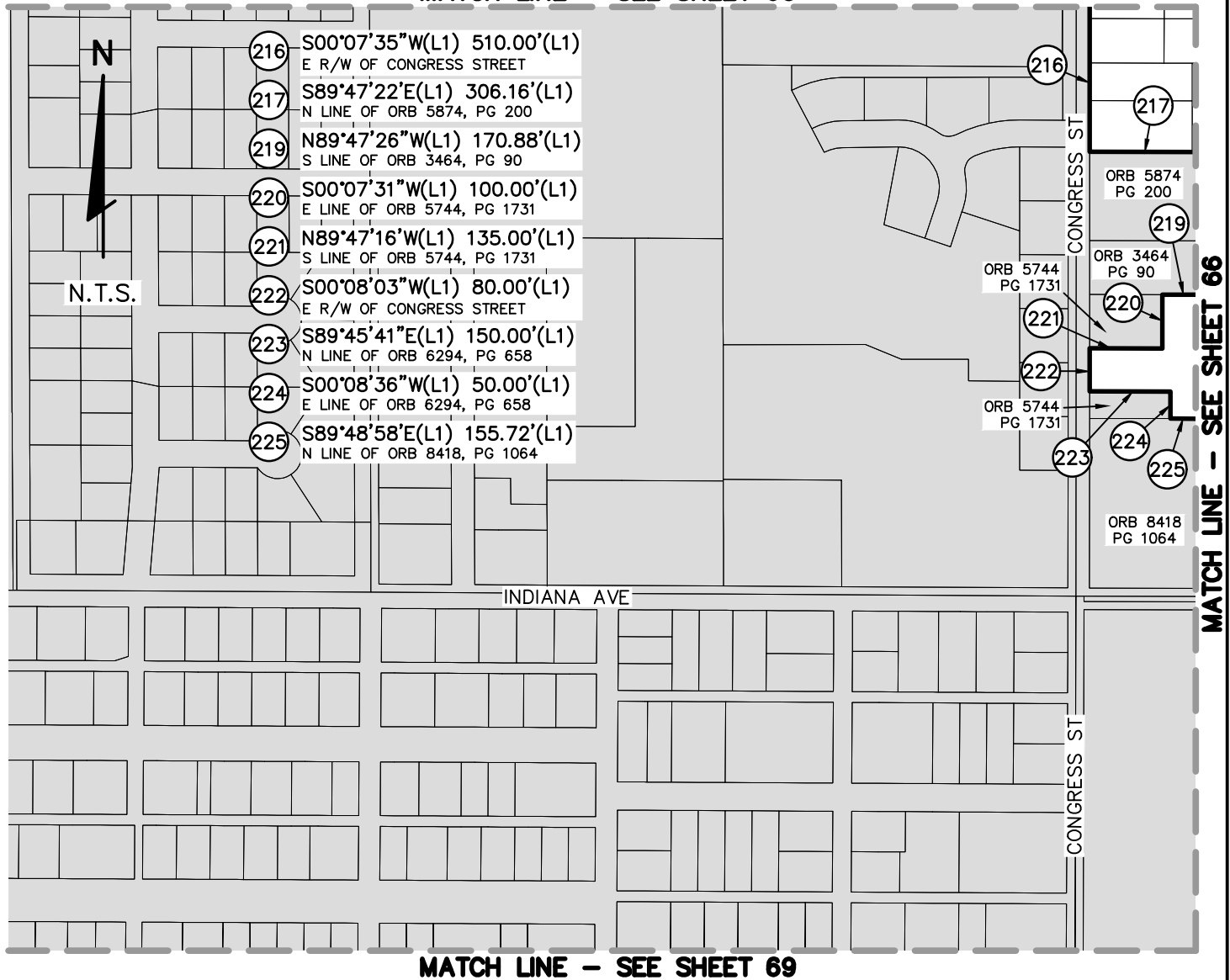
**THIS IS NOT A FIELD SURVEY**

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THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**MATCH LINE - SEE SHEET 60**



**MATCH LINE - SEE SHEET 69**

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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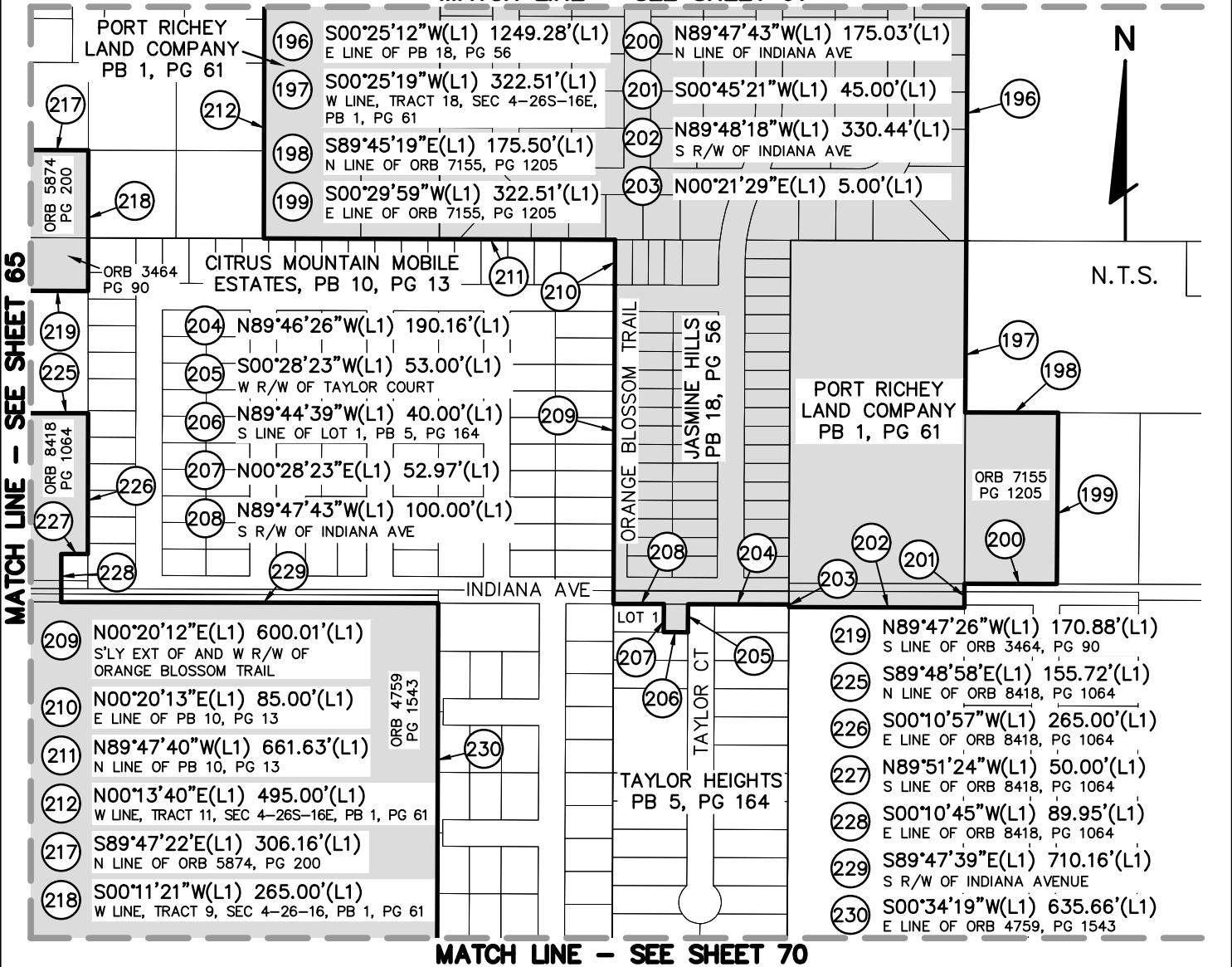
**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

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BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**MATCH LINE - SEE SHEET 61**



PREPARED FOR: **CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION: **CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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\_\_\_\_\_  
JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

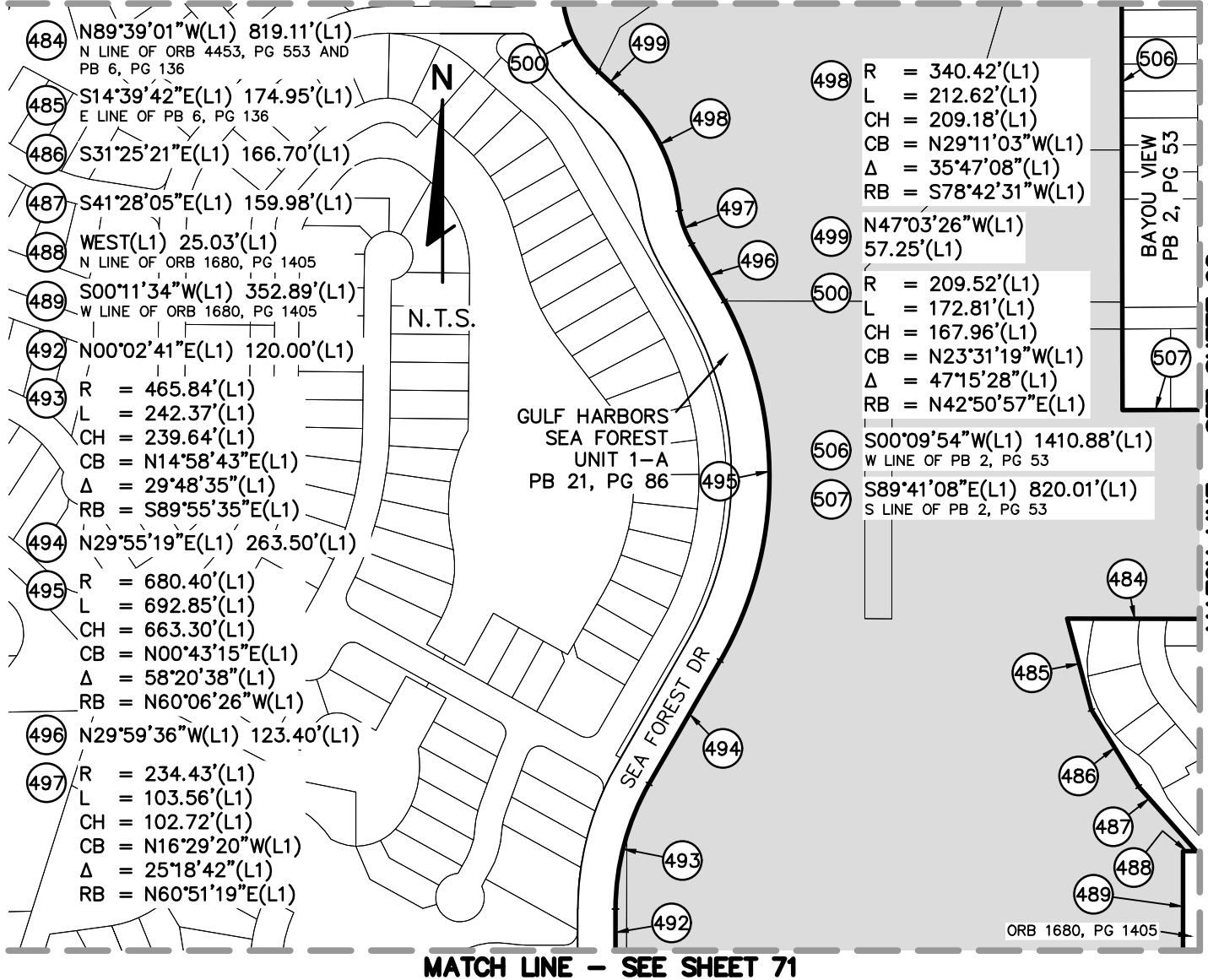
**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**MATCH LINE - SEE SHEET 63**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

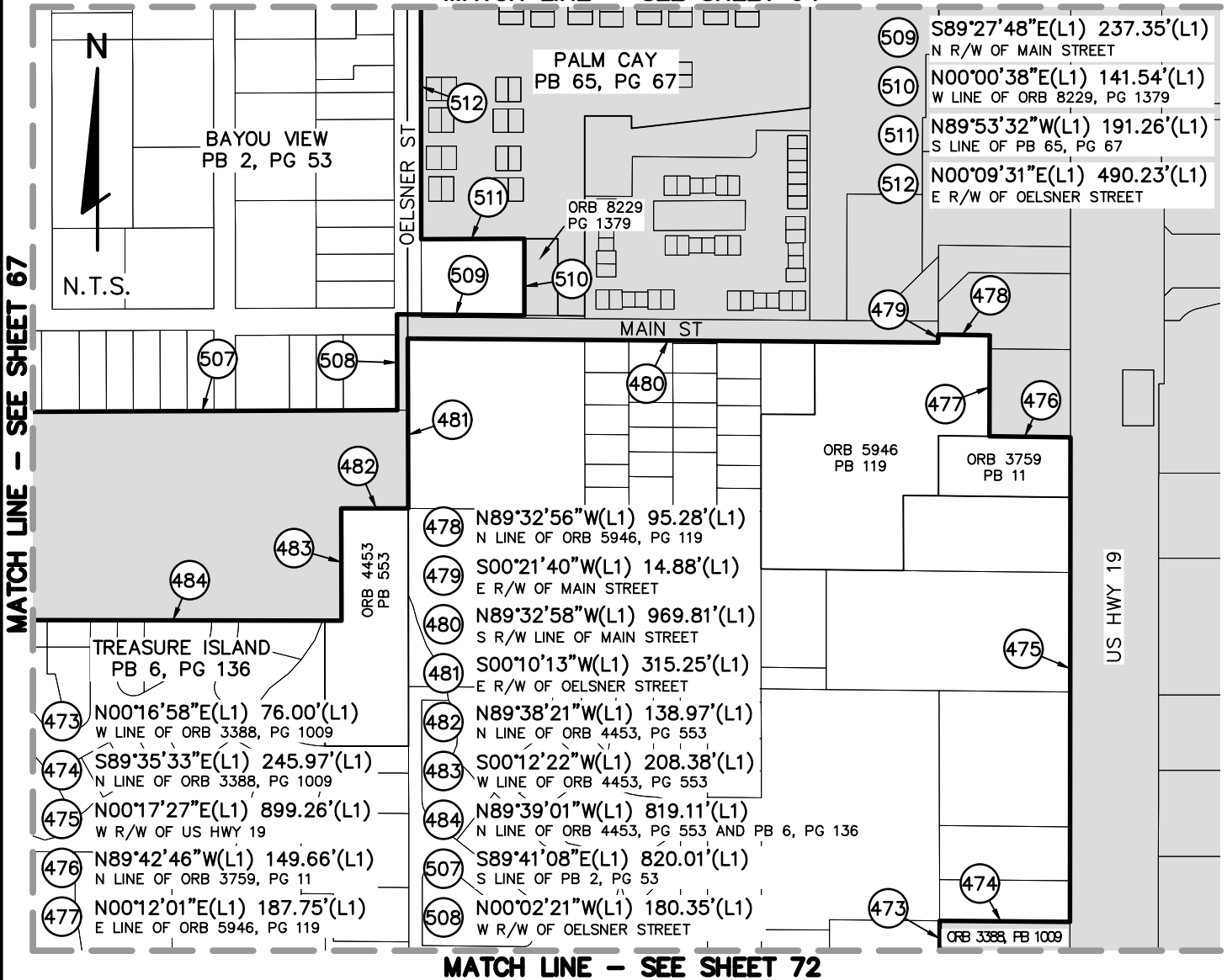
**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**MATCH LINE - SEE SHEET 64**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E

SEE SHEETS 1-38 FOR LEGAL DESCRIPTION  
SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND

REV 2: 2-5-2025 (BGD)

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LICENSE NUMBER LS 6971  
STATE OF FLORIDA

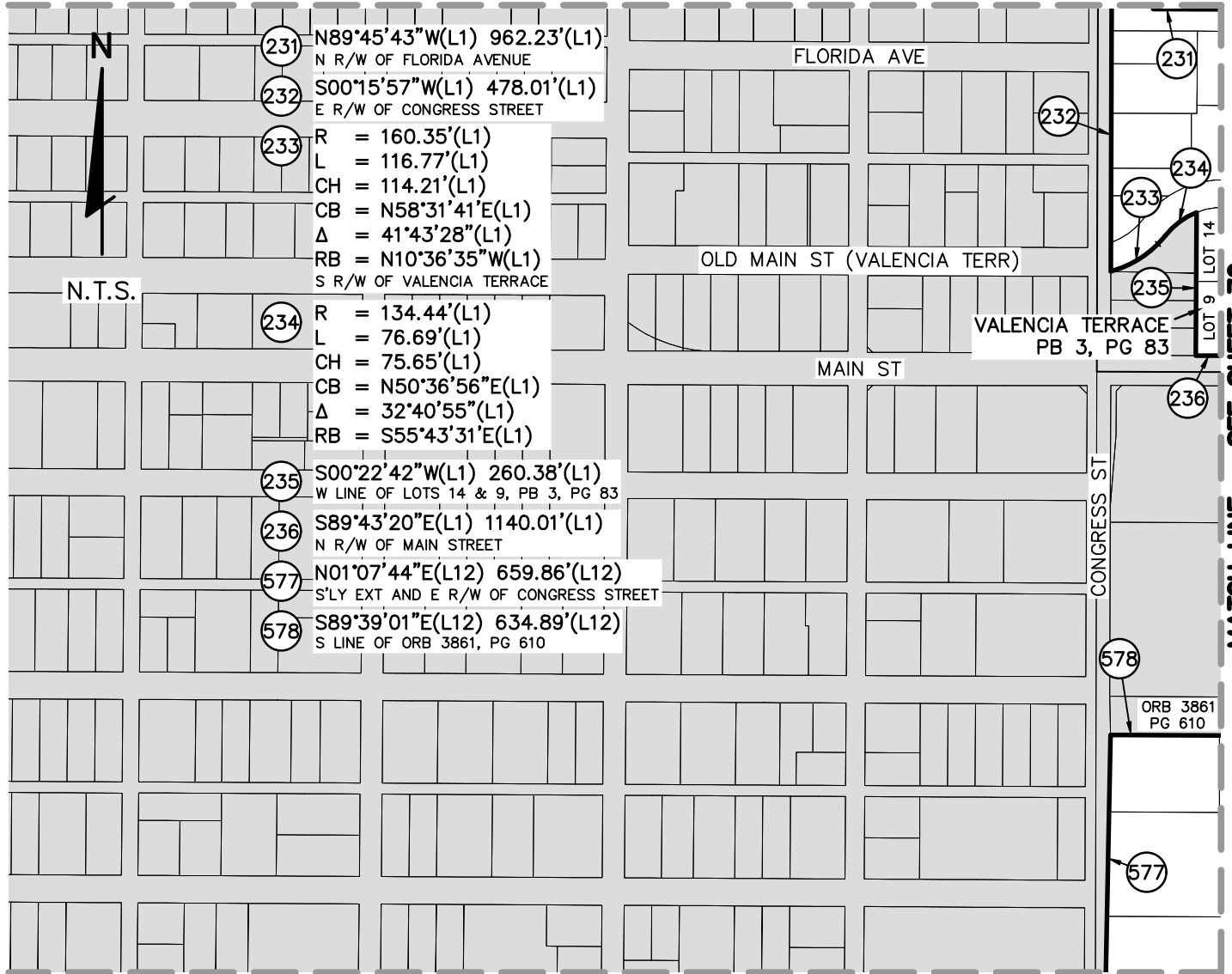
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**MATCH LINE - SEE SHEET 65**



- 231 N89°45'43"W(L1) 962.23'(L1)  
N R/W OF FLORIDA AVENUE
- 232 S00°15'57"W(L1) 478.01'(L1)  
E R/W OF CONGRESS STREET
- 233 R = 160.35'(L1)  
L = 116.77'(L1)  
CH = 114.21'(L1)  
CB = N58°31'41"E(L1)  
Δ = 41°43'28"(L1)  
RB = N10°36'35"W(L1)  
S R/W OF VALENCIA TERRACE
- 234 R = 134.44'(L1)  
L = 76.69'(L1)  
CH = 75.65'(L1)  
CB = N50°36'56"E(L1)  
Δ = 32°40'55"(L1)  
RB = S55°43'31"E(L1)
- 235 S00°22'42"W(L1) 260.38'(L1)  
W LINE OF LOTS 14 & 9, PB 3, PG 83
- 236 S89°43'20"E(L1) 1140.01'(L1)  
N R/W OF MAIN STREET
- 577 N01°07'44"E(L12) 659.86'(L12)  
S'LY EXT AND E R/W OF CONGRESS STREET
- 578 S89°39'01"E(L12) 634.89'(L12)  
S LINE OF ORB 3861, PG 610

**MATCH LINE - SEE SHEET 73**

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA



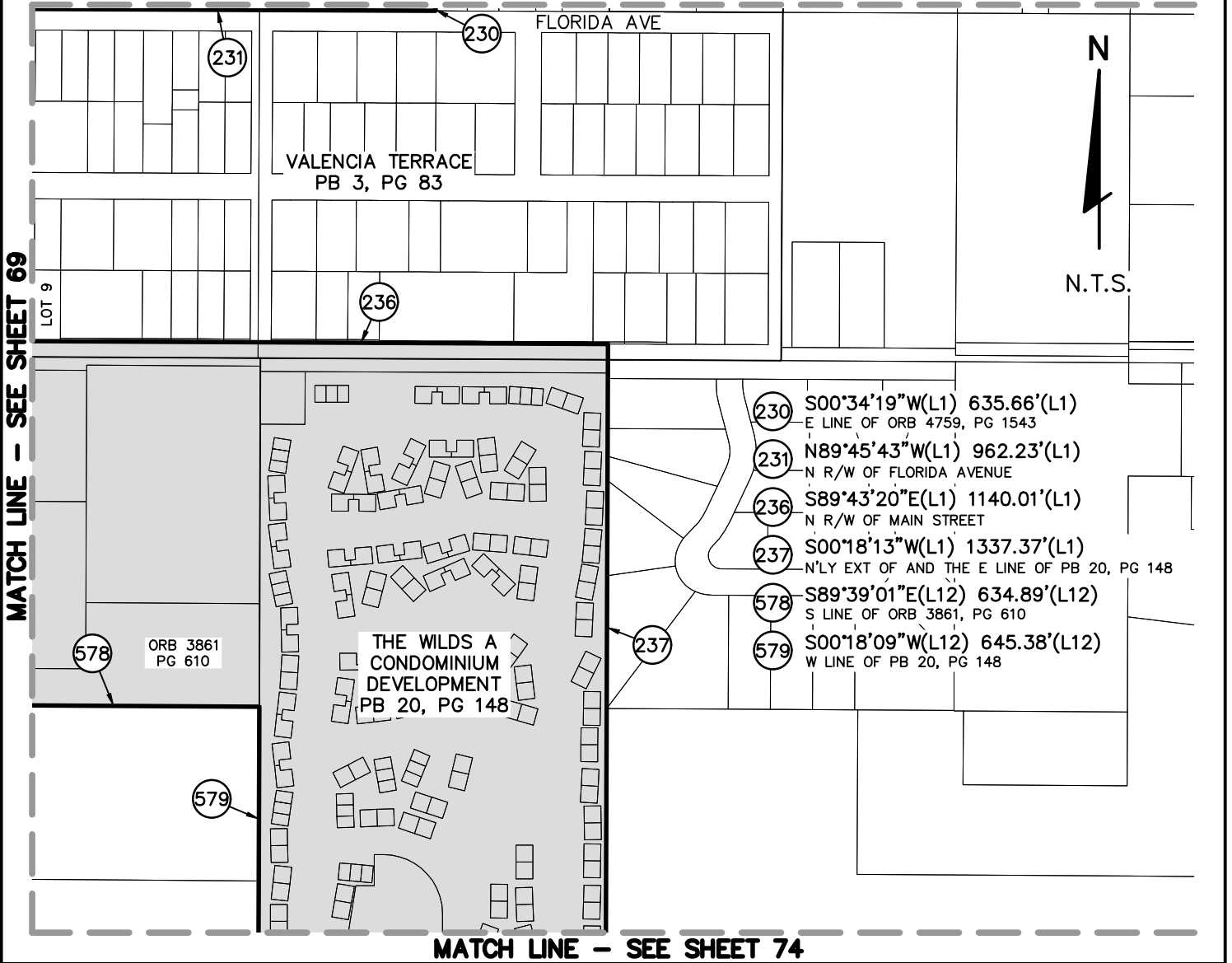
**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**MATCH LINE - SEE SHEET 66**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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JARED T. PATENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

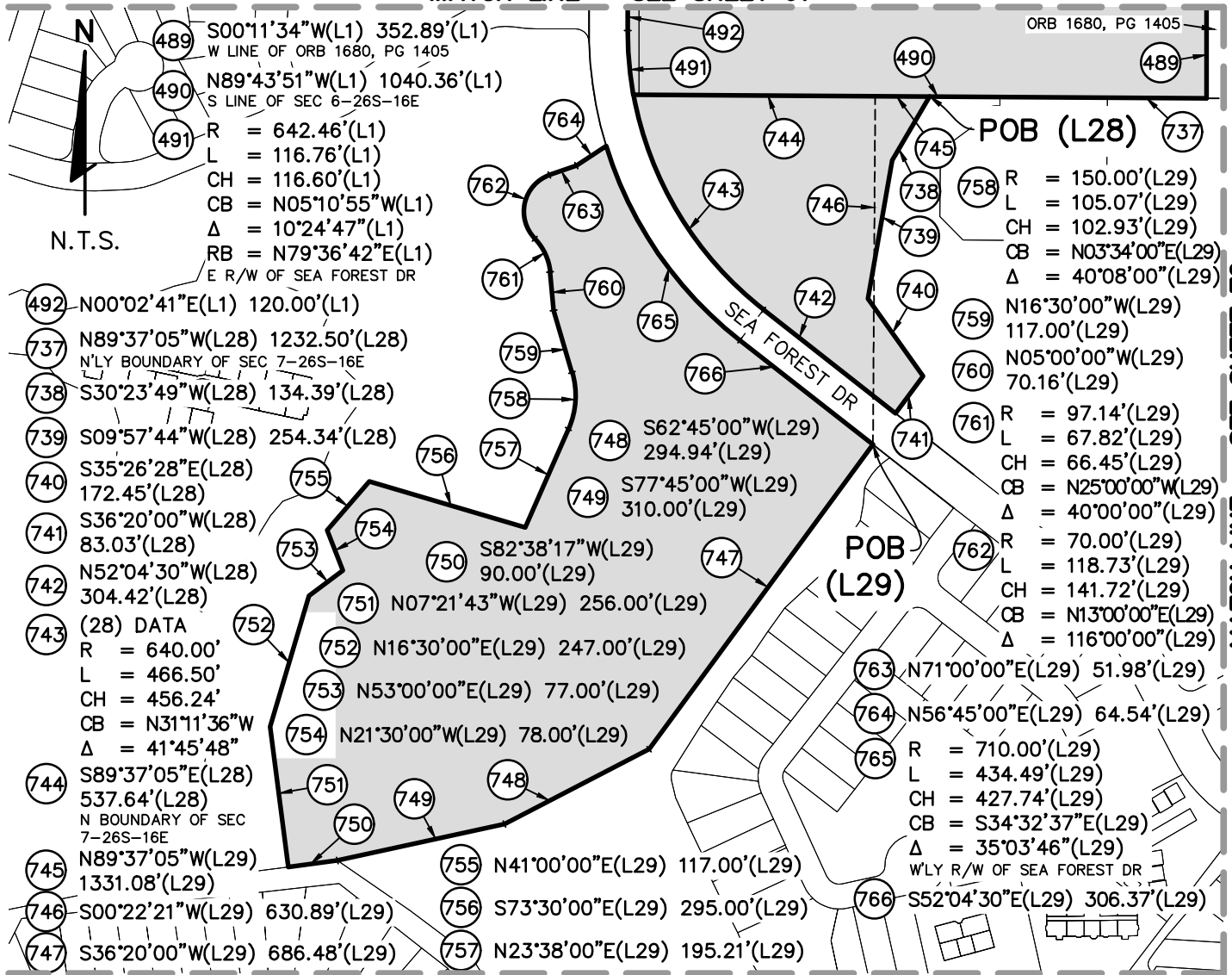
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**MATCH LINE - SEE SHEET 67**



**MATCH LINE - SEE SHEET 75**

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E

SEE SHEETS 1-38 FOR LEGAL DESCRIPTION  
SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND

REV 2: 2-5-2025 (BGD)

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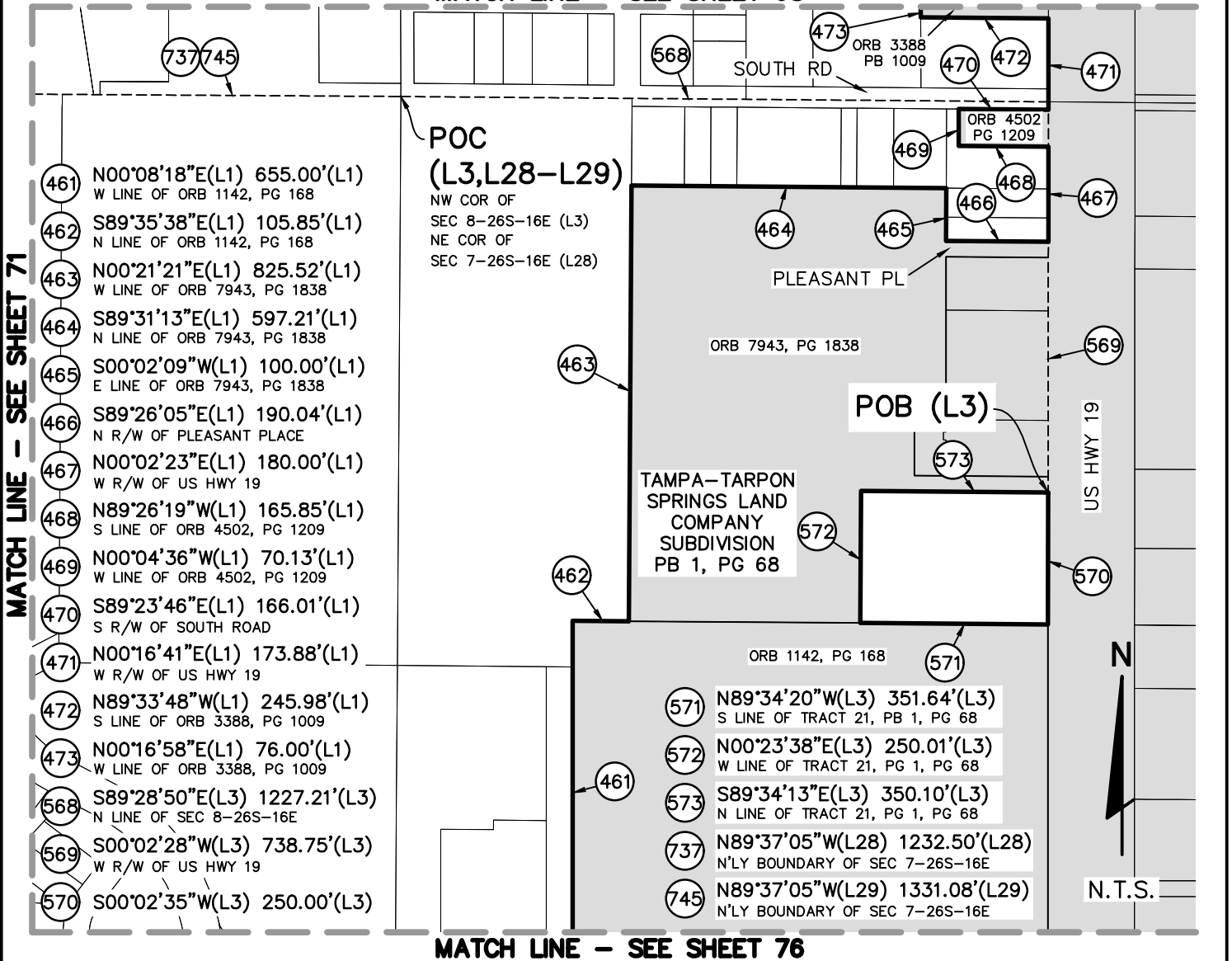
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**MATCH LINE - SEE SHEET 68**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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STATE OF FLORIDA

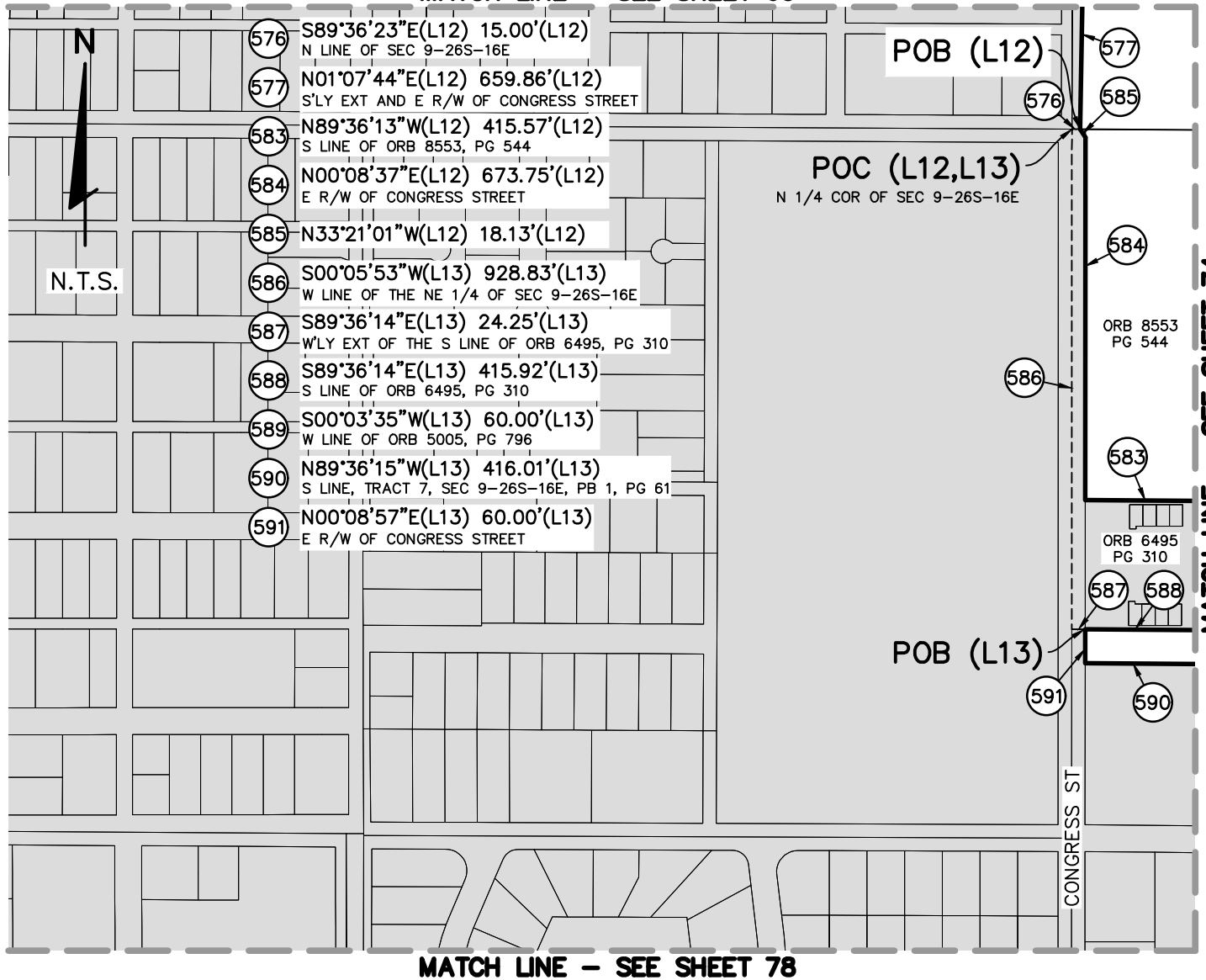
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**MATCH LINE - SEE SHEET 69**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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LICENSE NUMBER LS 6971  
STATE OF FLORIDA



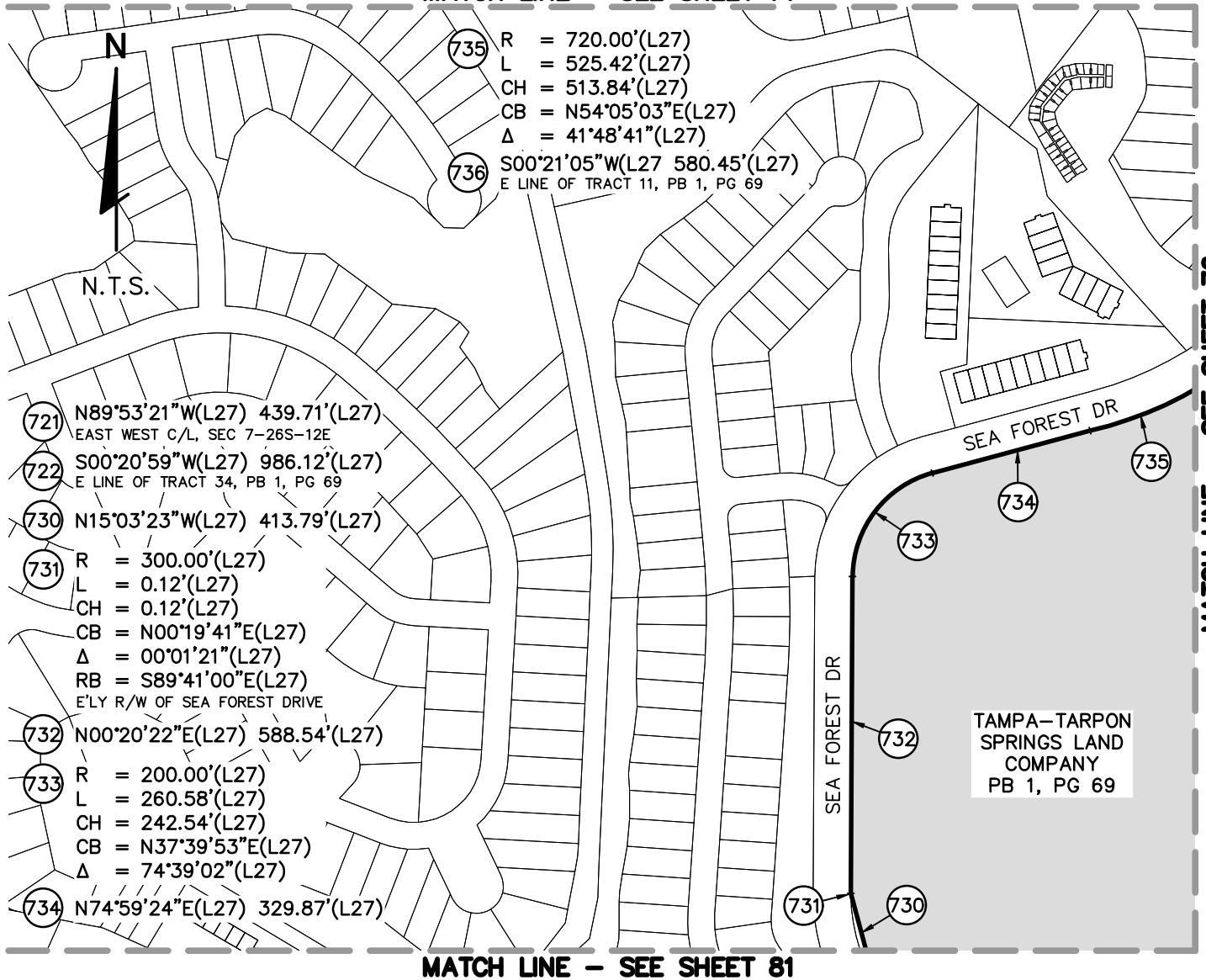
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**MATCH LINE - SEE SHEET 71**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E

SEE SHEETS 1-38 FOR LEGAL DESCRIPTION  
SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND

REV 2: 2-5-2025 (BGD)

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LICENSE NUMBER LS 6971  
STATE OF FLORIDA

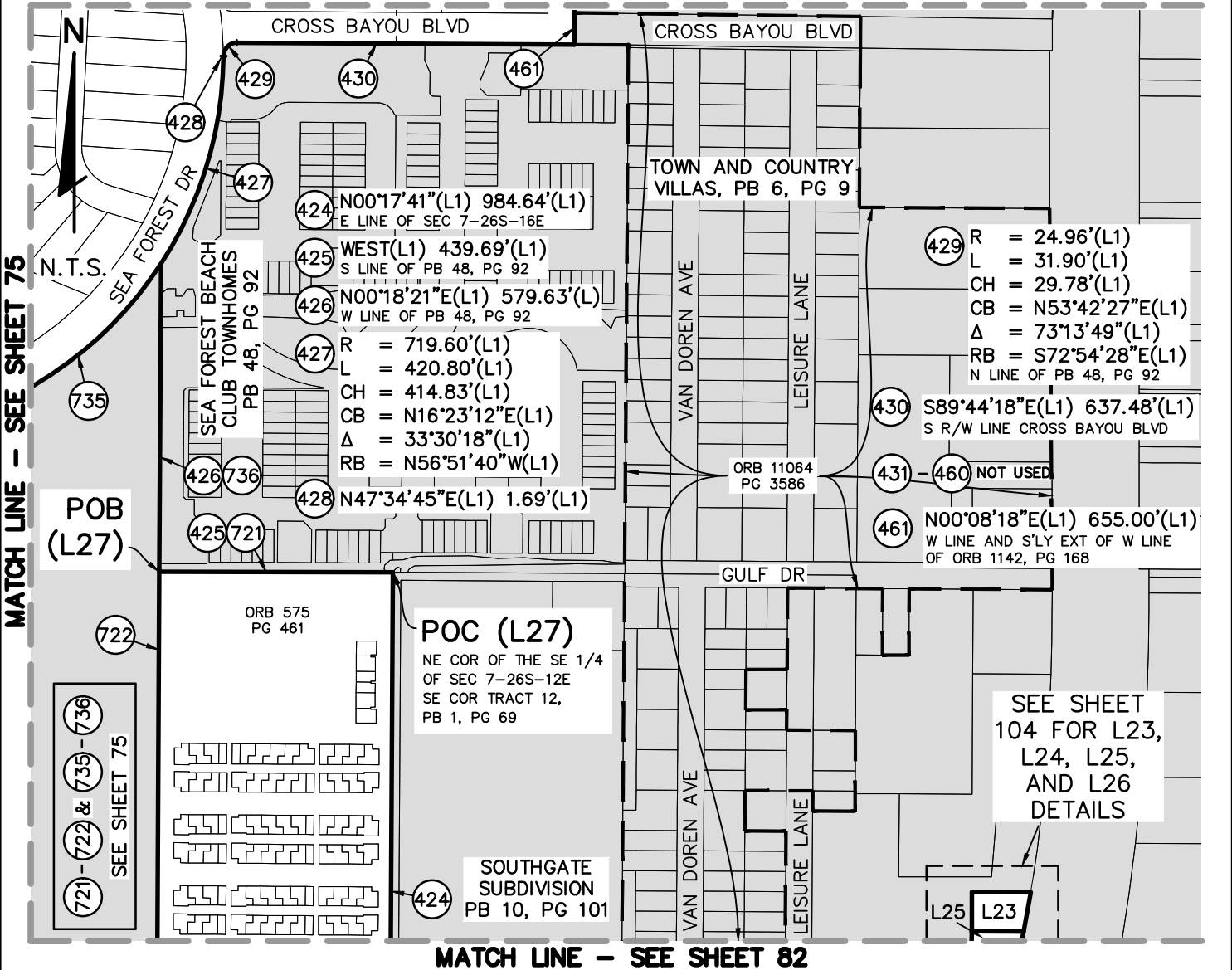
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**MATCH LINE - SEE SHEET 72**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E

SEE SHEETS 1-38 FOR LEGAL DESCRIPTION  
SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND

REV 2: 2-5-2025 (BGD)

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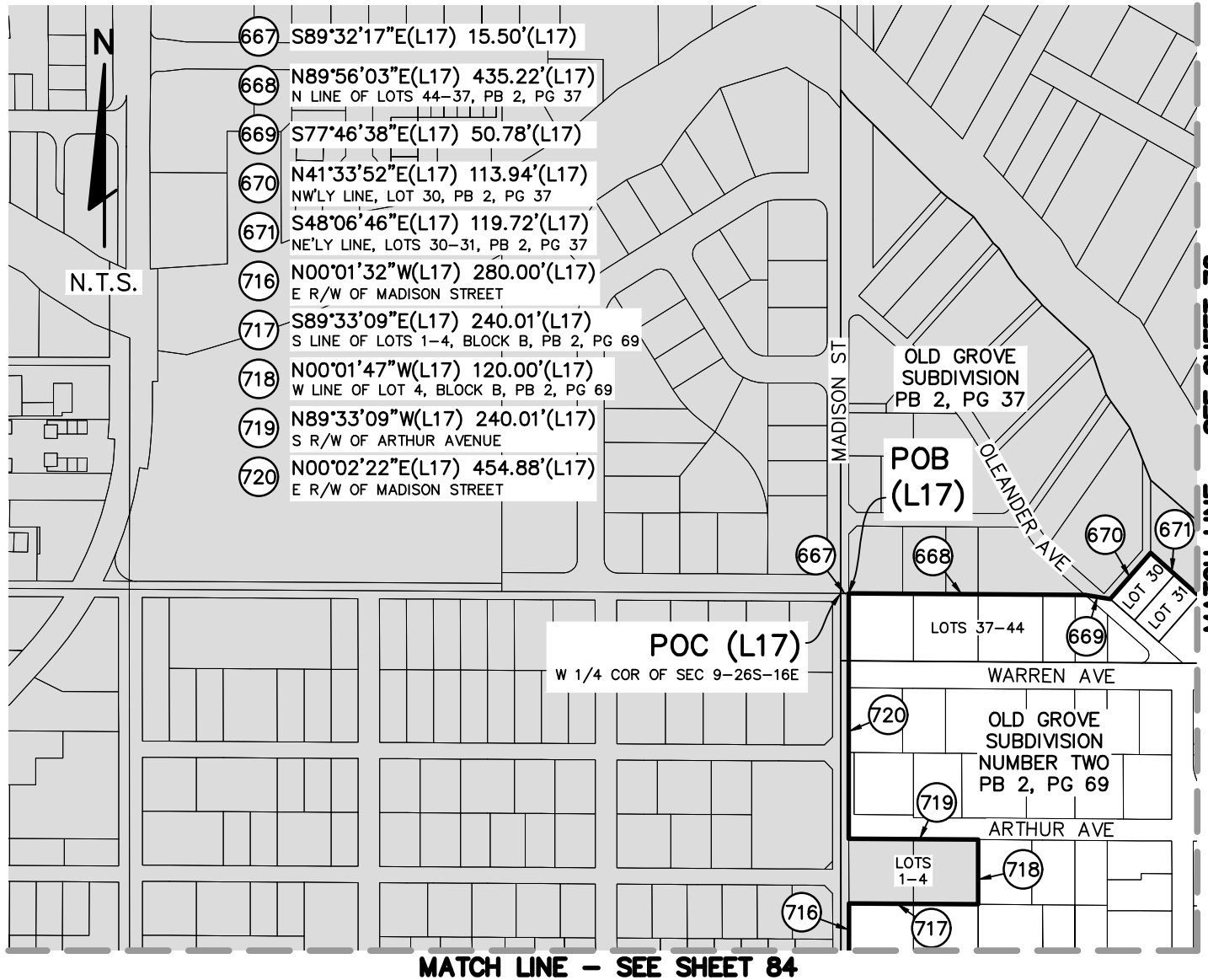
JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
516-60	444	28,31-33 4-6,7-9,16-18	25S 26S	16E 16E

SEE SHEETS 1-38 FOR LEGAL DESCRIPTION  
SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND

REV 2: 2-5-2025 (BGD)

NOT VALID WITHOUT ORIGINAL  
SIGNATURE AND SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH



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JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
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STATE OF FLORIDA



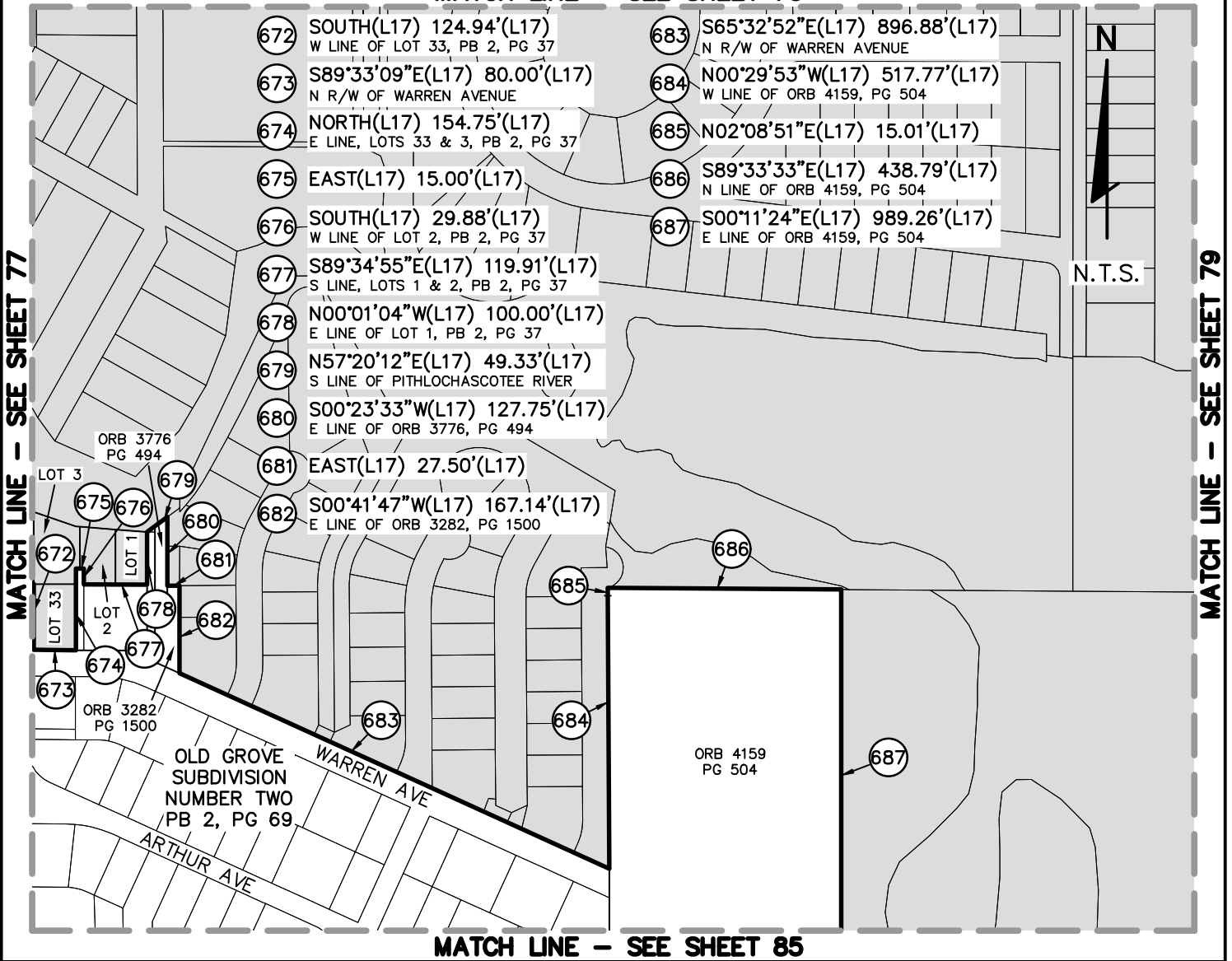
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**MATCH LINE - SEE SHEET 73**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

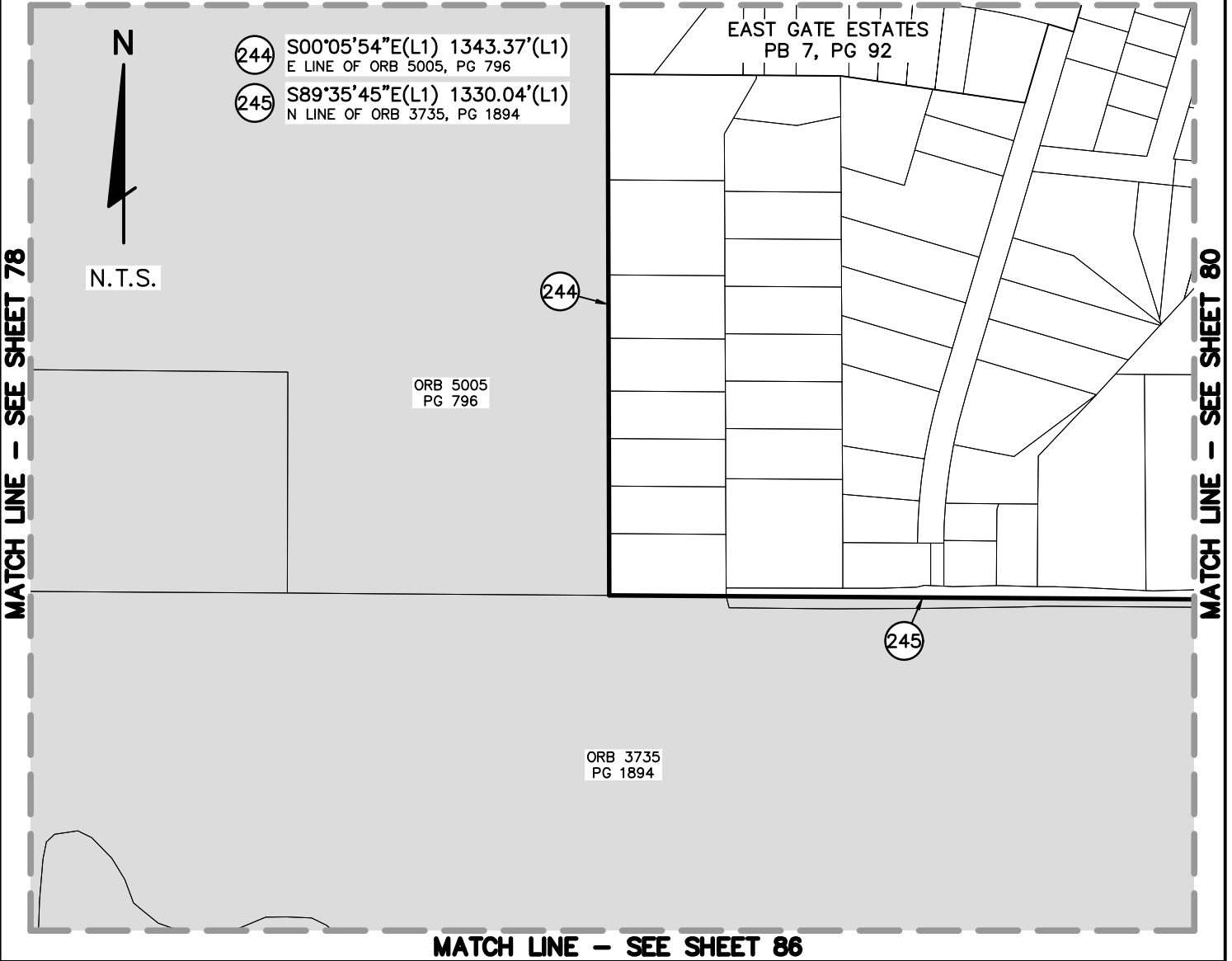
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**MATCH LINE - SEE SHEET 74**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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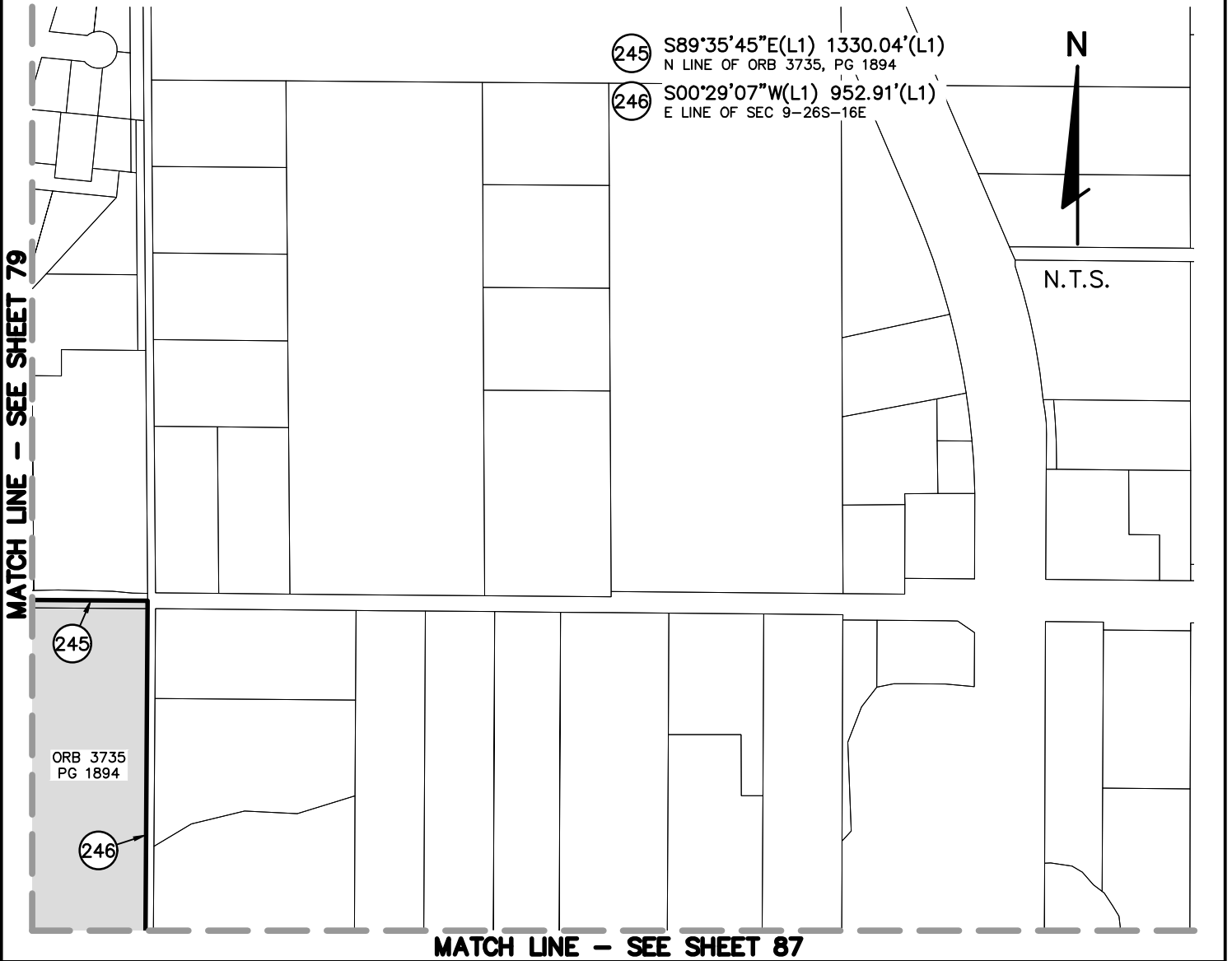
JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

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PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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JARED T. PATENAUDE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

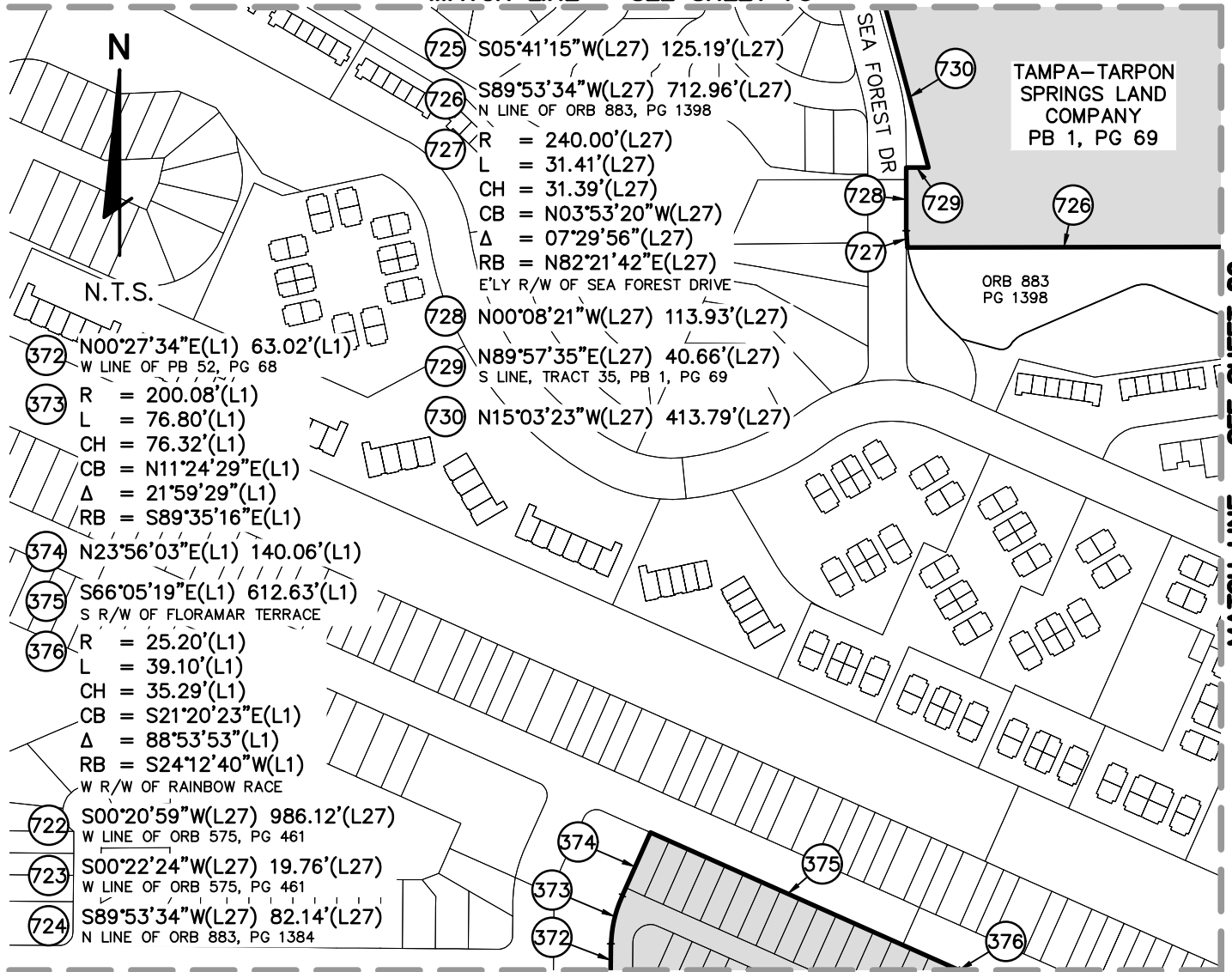
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**MATCH LINE - SEE SHEET 75**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E

SEE SHEETS 1-38 FOR LEGAL DESCRIPTION  
SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND

REV 2: 2-5-2025 (BGD)

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JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

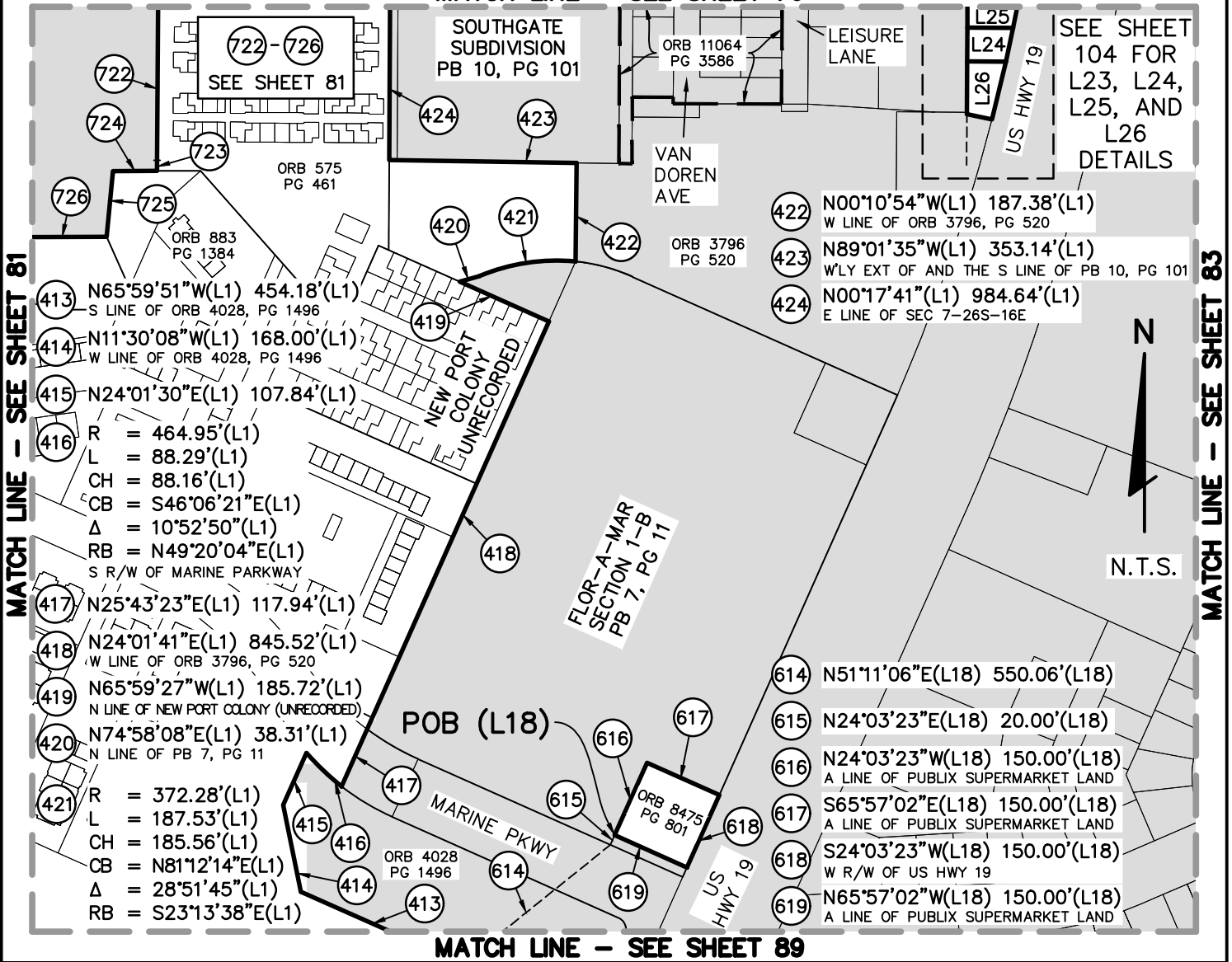
**THIS IS NOT A FIELD SURVEY**

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**MATCH LINE - SEE SHEET 76**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E

SEE SHEETS 1-38 FOR LEGAL DESCRIPTION  
SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND

REV 2: 2-5-2025 (BGD)

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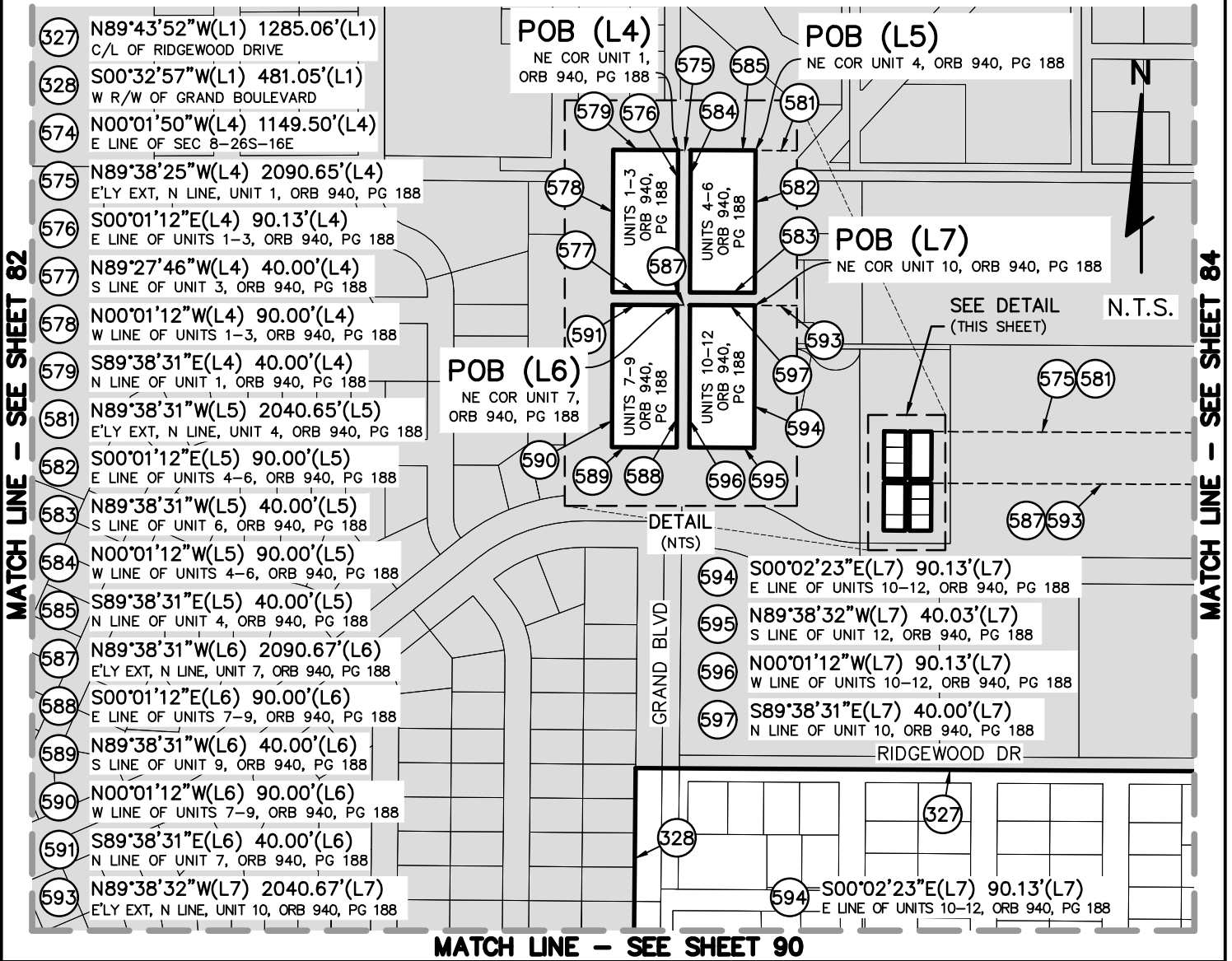
JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

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MATCH LINE - SEE SHEET 82

MATCH LINE - SEE SHEET 84

PREPARED FOR: **CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION: **CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

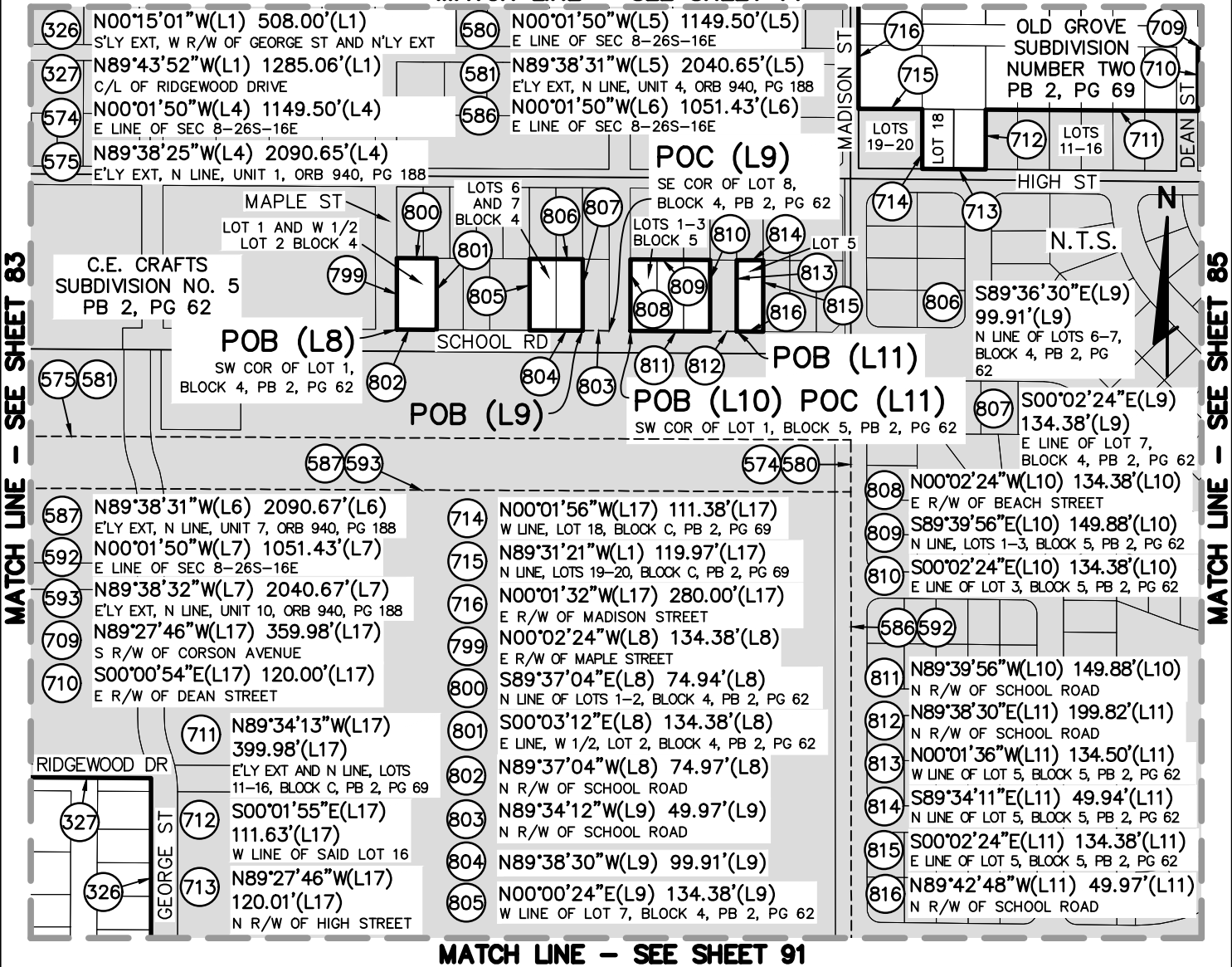
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**MATCH LINE - SEE SHEET 77**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

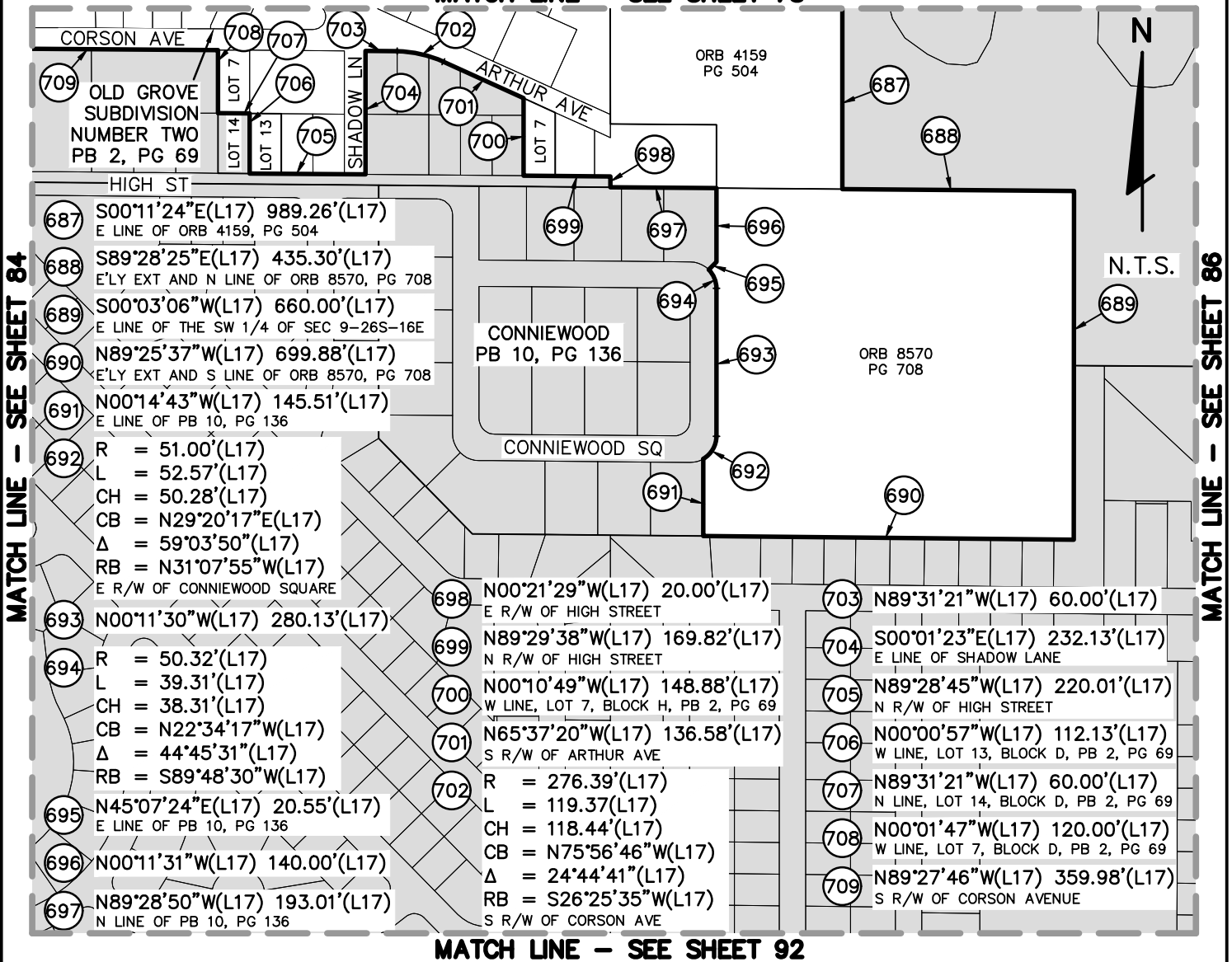
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**MATCH LINE - SEE SHEET 78**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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LICENSE NUMBER LS 6971  
STATE OF FLORIDA



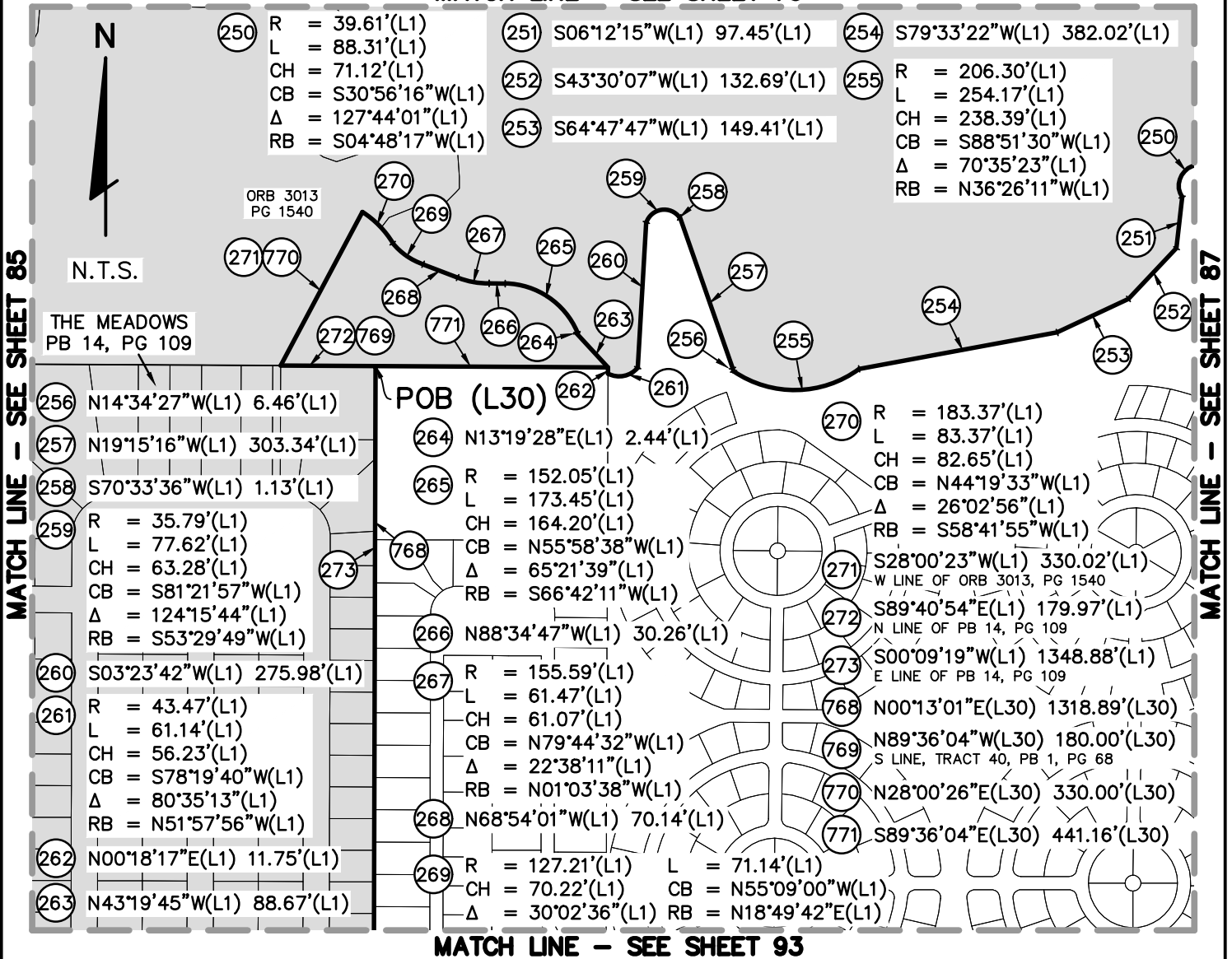
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**MATCH LINE - SEE SHEET 79**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E

SEE SHEETS 1-38 FOR LEGAL DESCRIPTION  
SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND

REV 2: 2-5-2025 (BGD)

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STATE OF FLORIDA

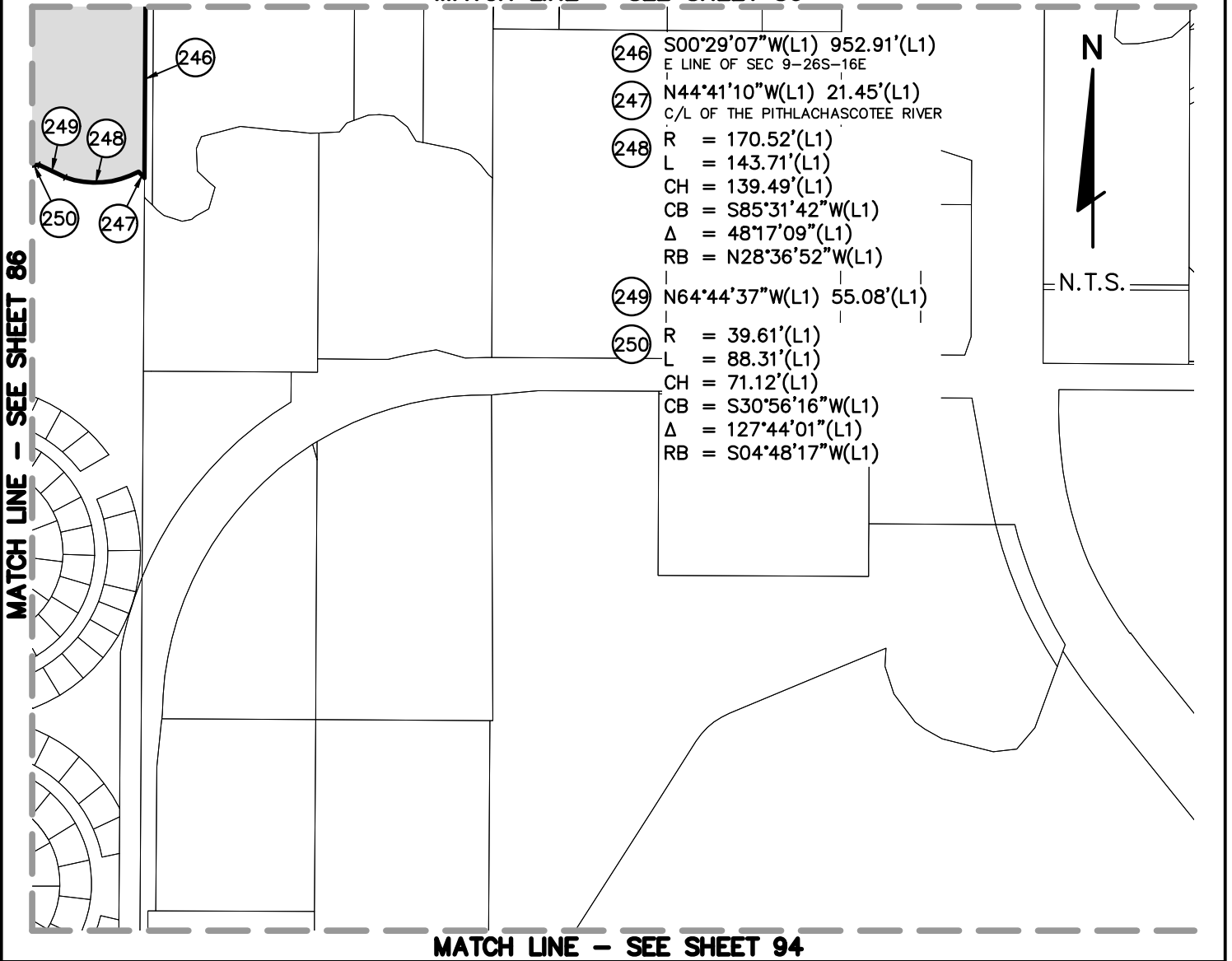
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**MATCH LINE - SEE SHEET 80**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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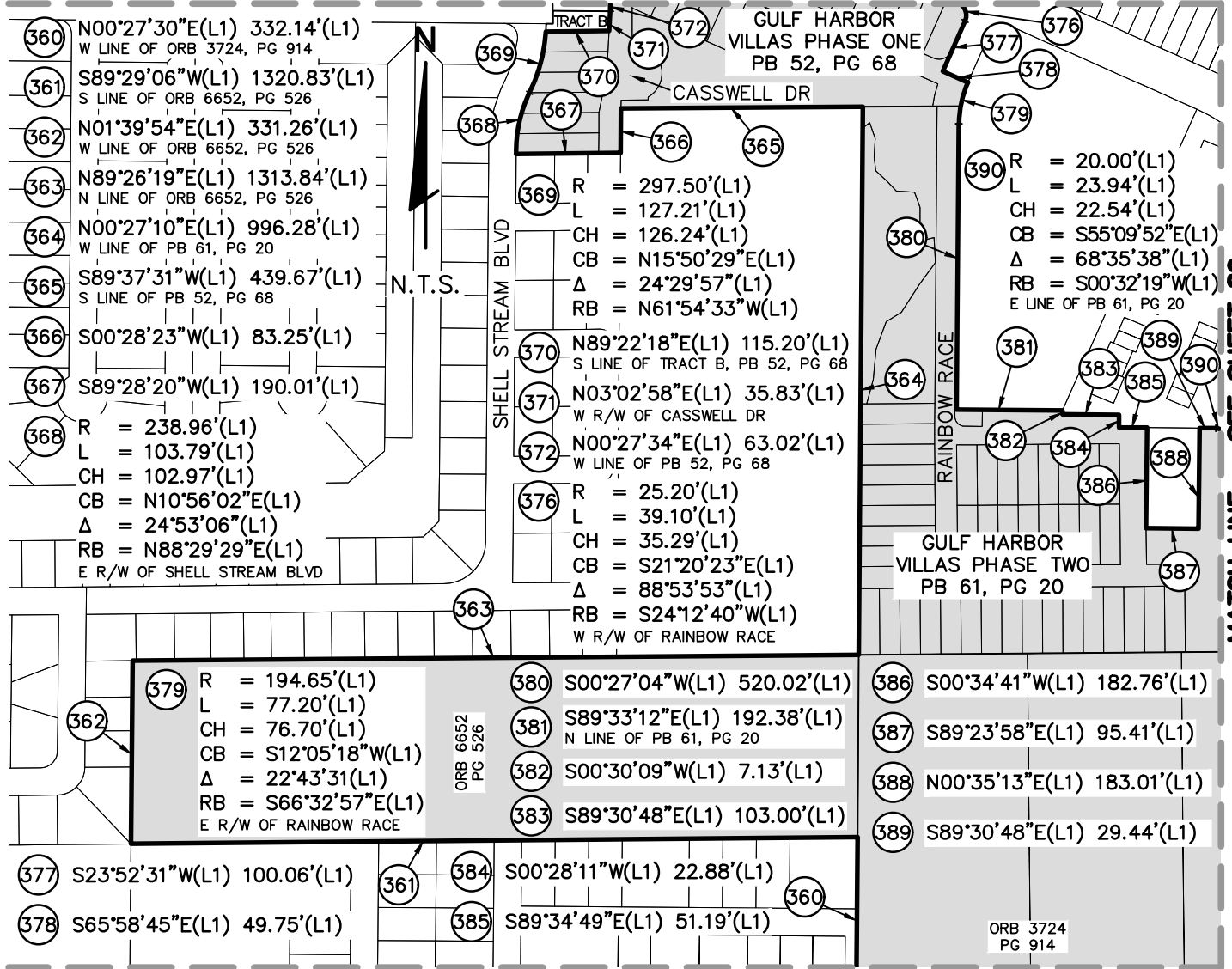
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**MATCH LINE - SEE SHEET 81**



**MATCH LINE - SEE SHEET 95**

PREPARED FOR: **CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION: **CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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LICENSE NUMBER LS 6971  
STATE OF FLORIDA



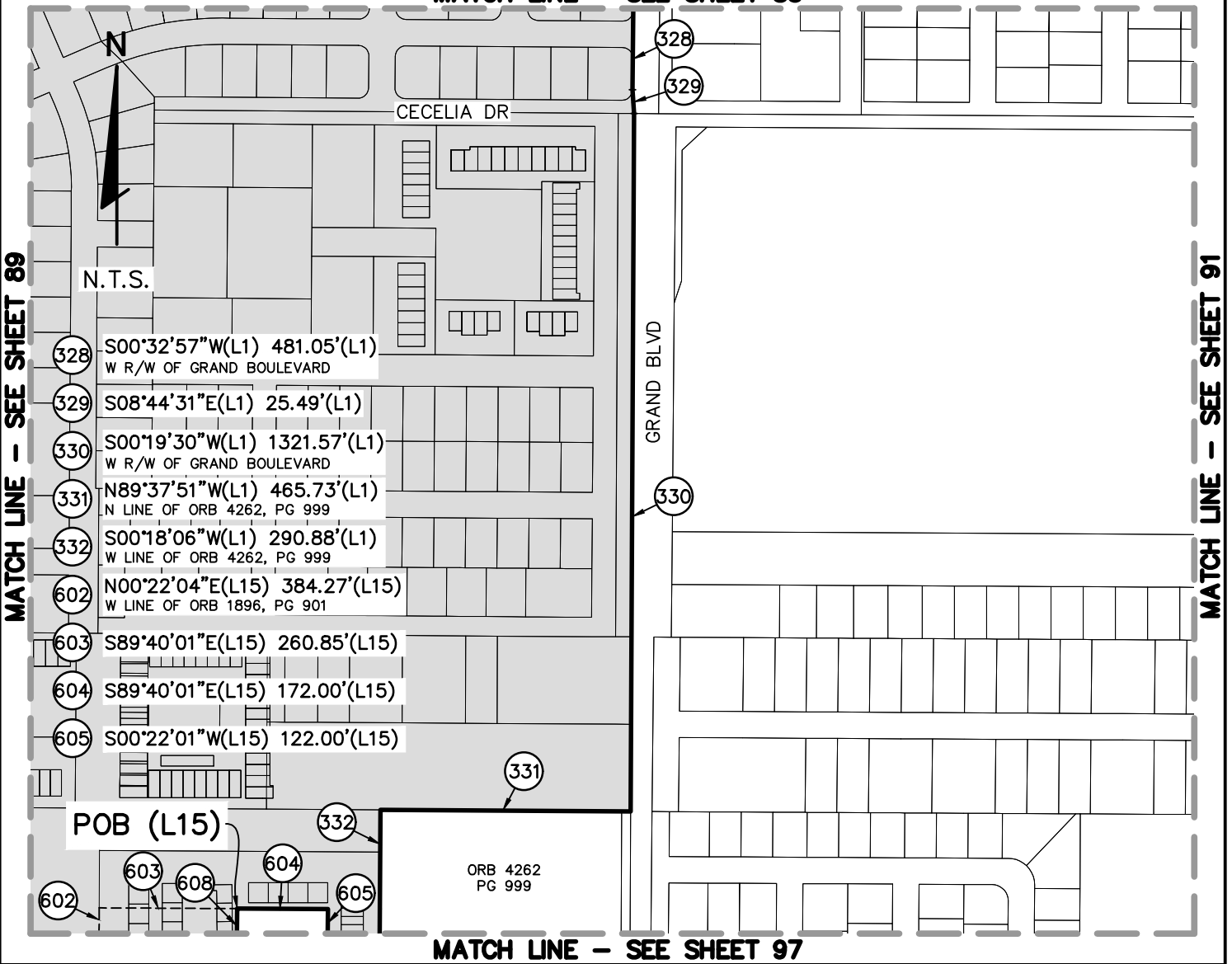
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BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**MATCH LINE - SEE SHEET 83**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

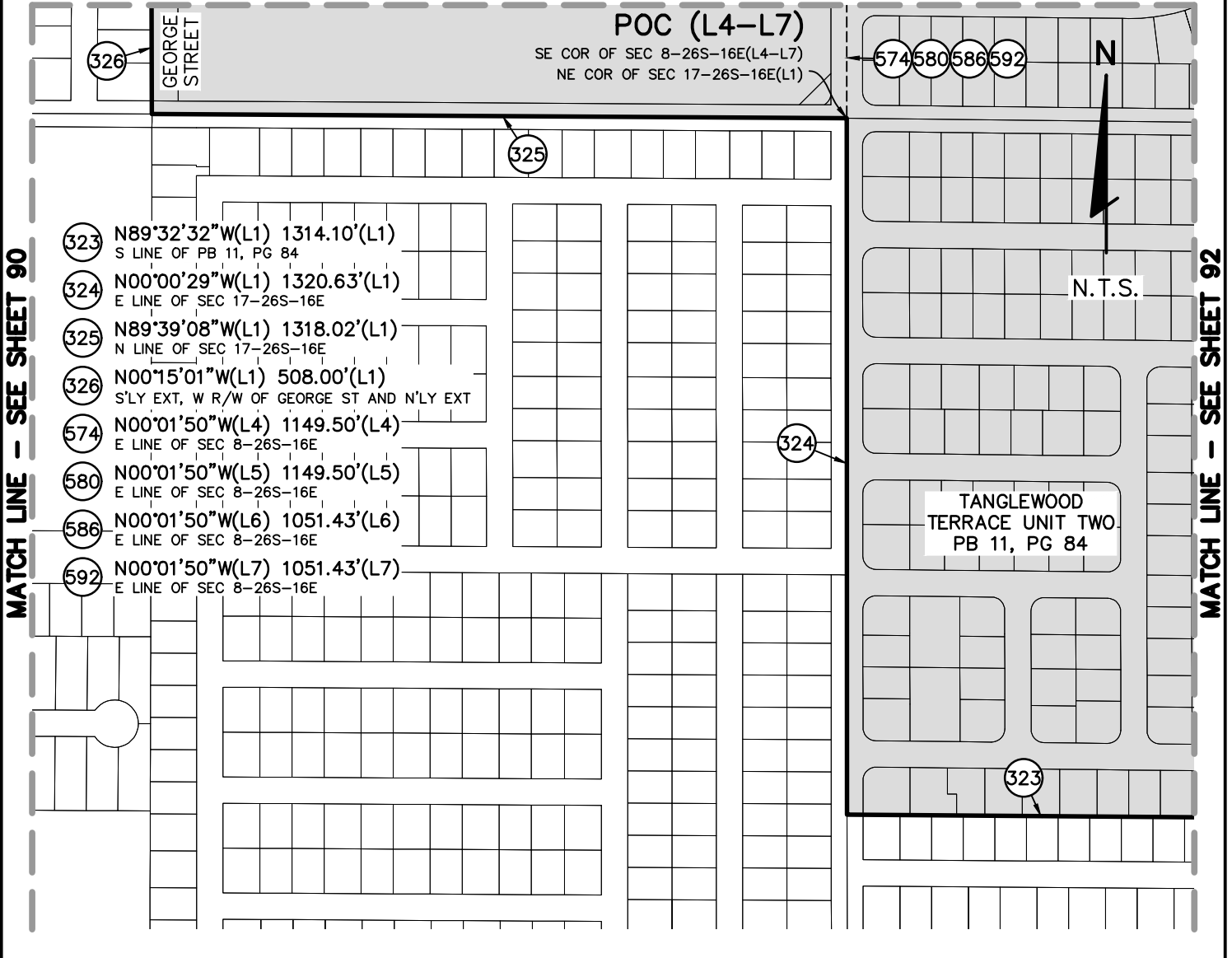
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**MATCH LINE - SEE SHEET 84**



- 323 N89°32'32"W(L1) 1314.10'(L1)  
S LINE OF PB 11, PG 84
- 324 N00°00'29"W(L1) 1320.63'(L1)  
E LINE OF SEC 17-26S-16E
- 325 N89°39'08"W(L1) 1318.02'(L1)  
N LINE OF SEC 17-26S-16E
- 326 N00°15'01"W(L1) 508.00'(L1)  
S'LY EXT, W R/W OF GEORGE ST AND N'LY EXT
- 574 N00°01'50"W(L4) 1149.50'(L4)  
E LINE OF SEC 8-26S-16E
- 580 N00°01'50"W(L5) 1149.50'(L5)  
E LINE OF SEC 8-26S-16E
- 586 N00°01'50"W(L6) 1051.43'(L6)  
E LINE OF SEC 8-26S-16E
- 592 N00°01'50"W(L7) 1051.43'(L7)  
E LINE OF SEC 8-26S-16E

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E

SEE SHEETS 1-38 FOR LEGAL DESCRIPTION  
SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND

REV 2: 2-5-2025 (BGD)

NOT VALID WITHOUT ORIGINAL  
SIGNATURE AND SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH



**FLORIDA DESIGN  
CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

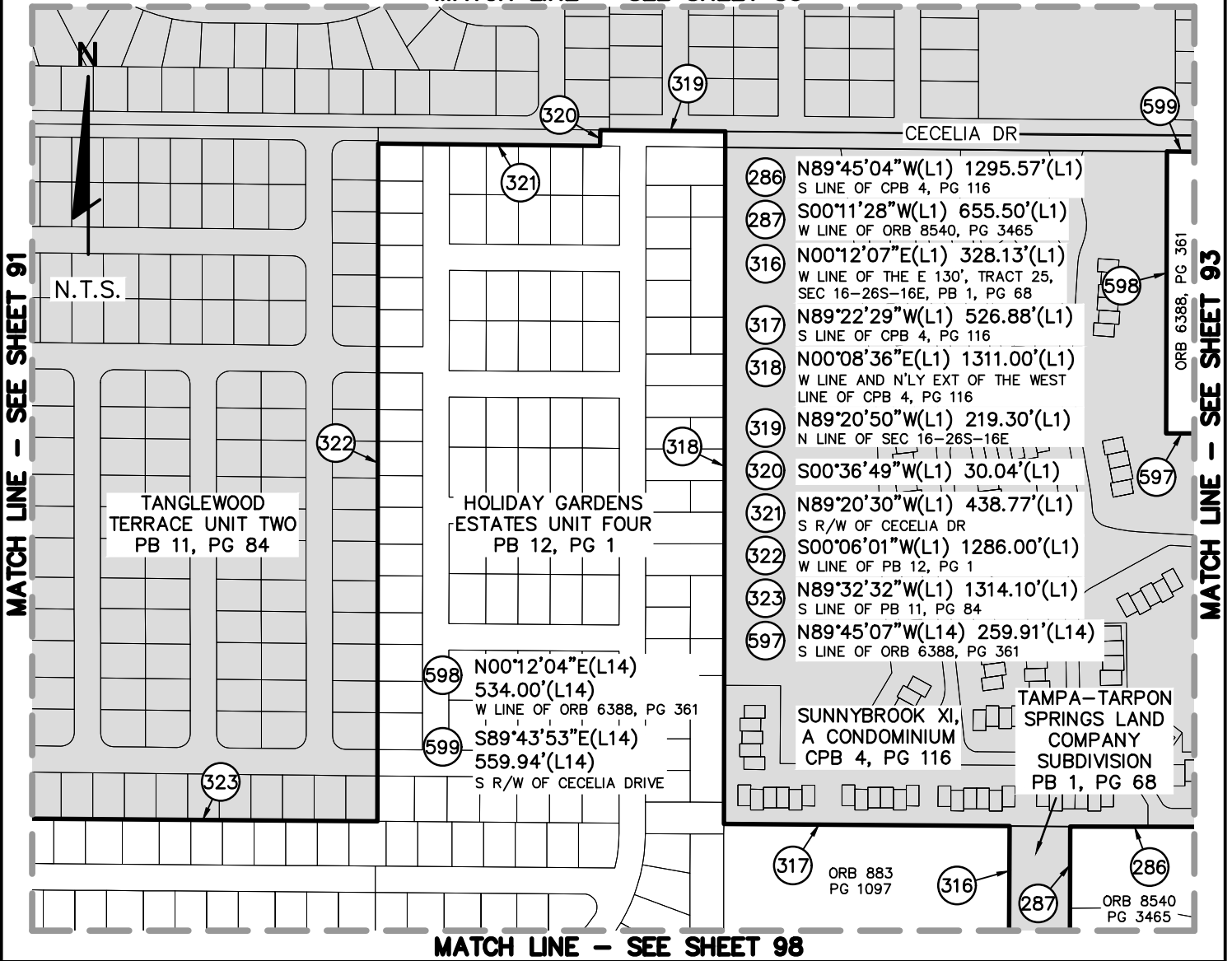
**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.

**MATCH LINE - SEE SHEET 85**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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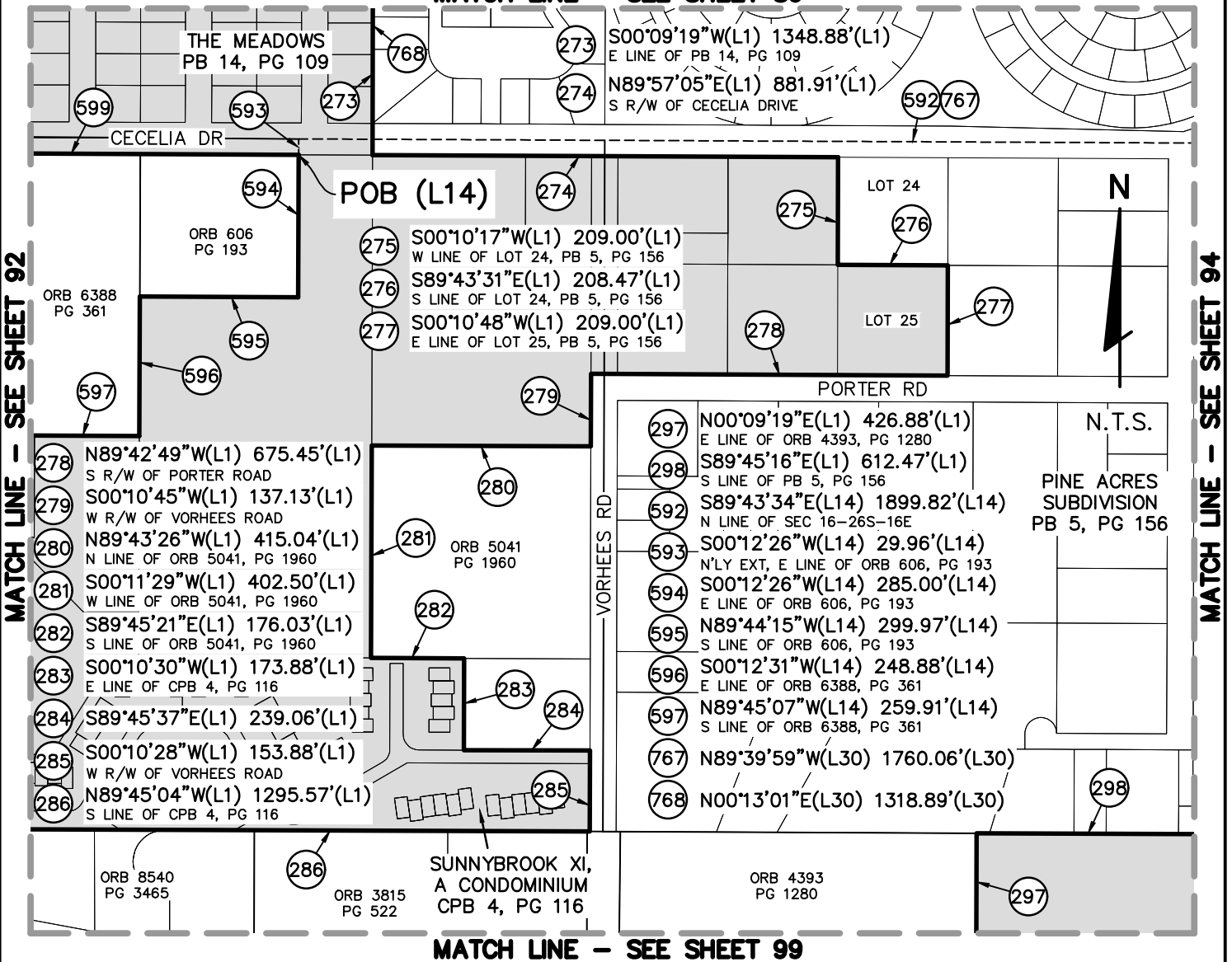
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**MATCH LINE - SEE SHEET 86**



**MATCH LINE - SEE SHEET 99**

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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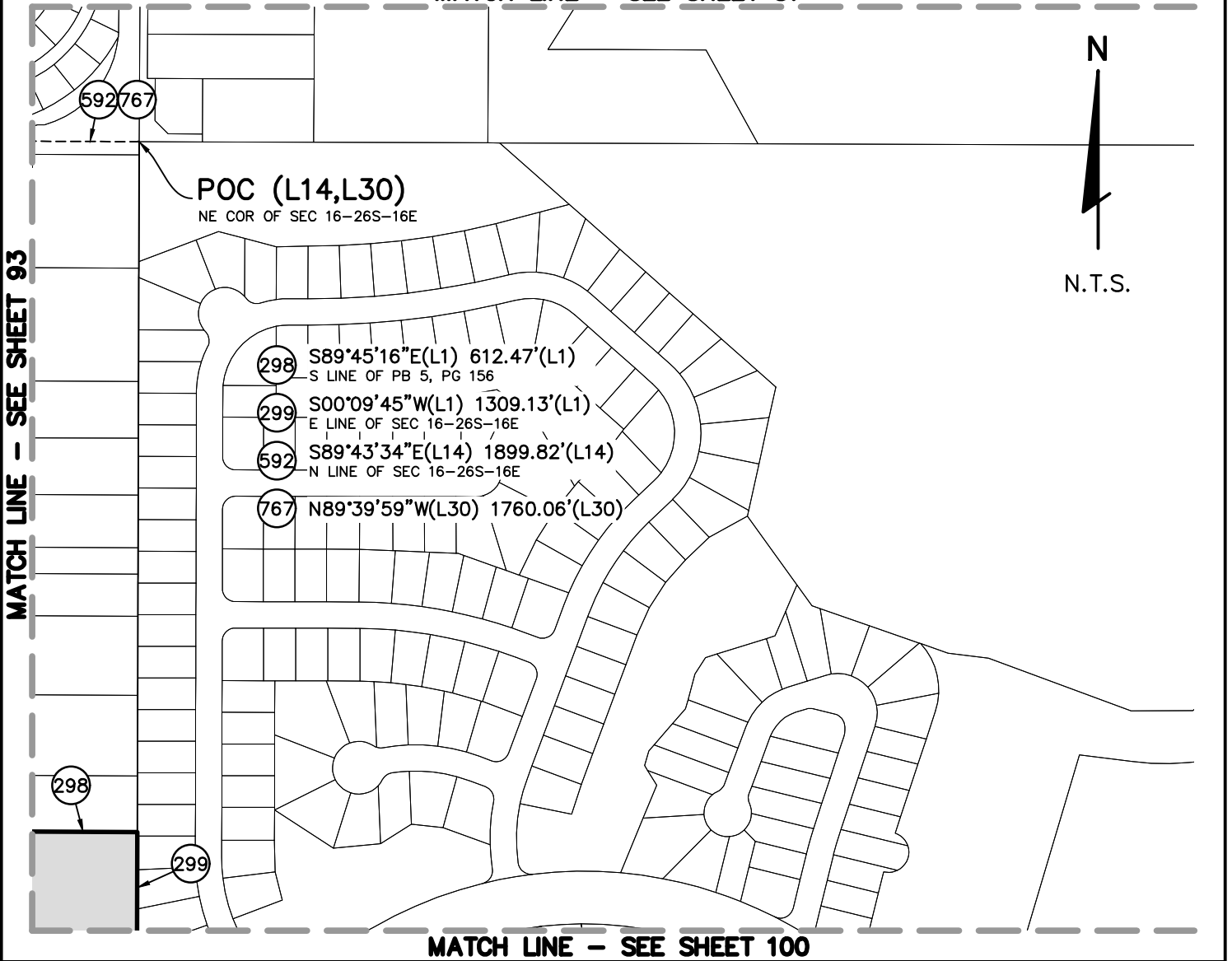
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**MATCH LINE - SEE SHEET 87**



**MATCH LINE - SEE SHEET 93**

**MATCH LINE - SEE SHEET 100**

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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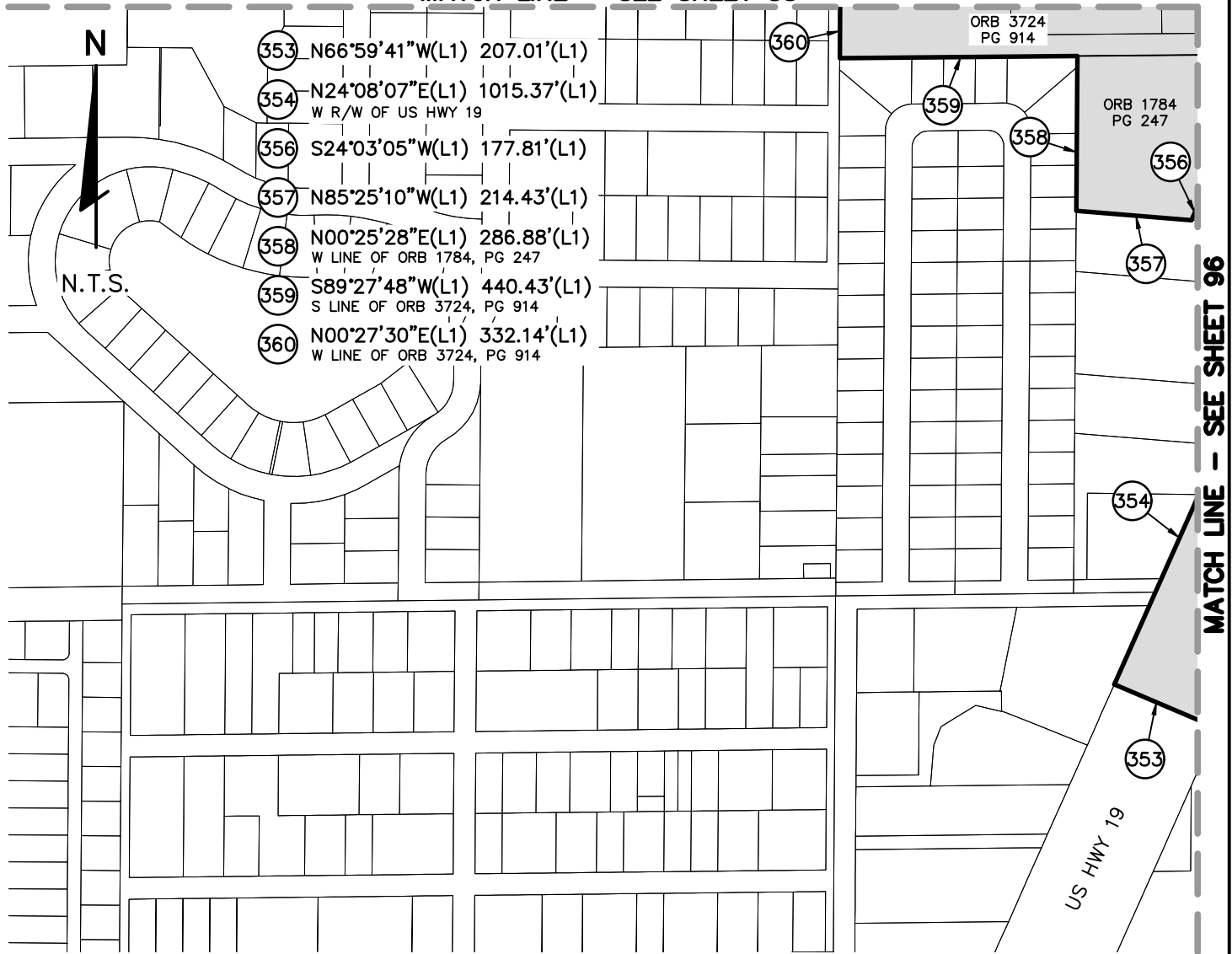
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**MATCH LINE - SEE SHEET 88**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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STATE OF FLORIDA

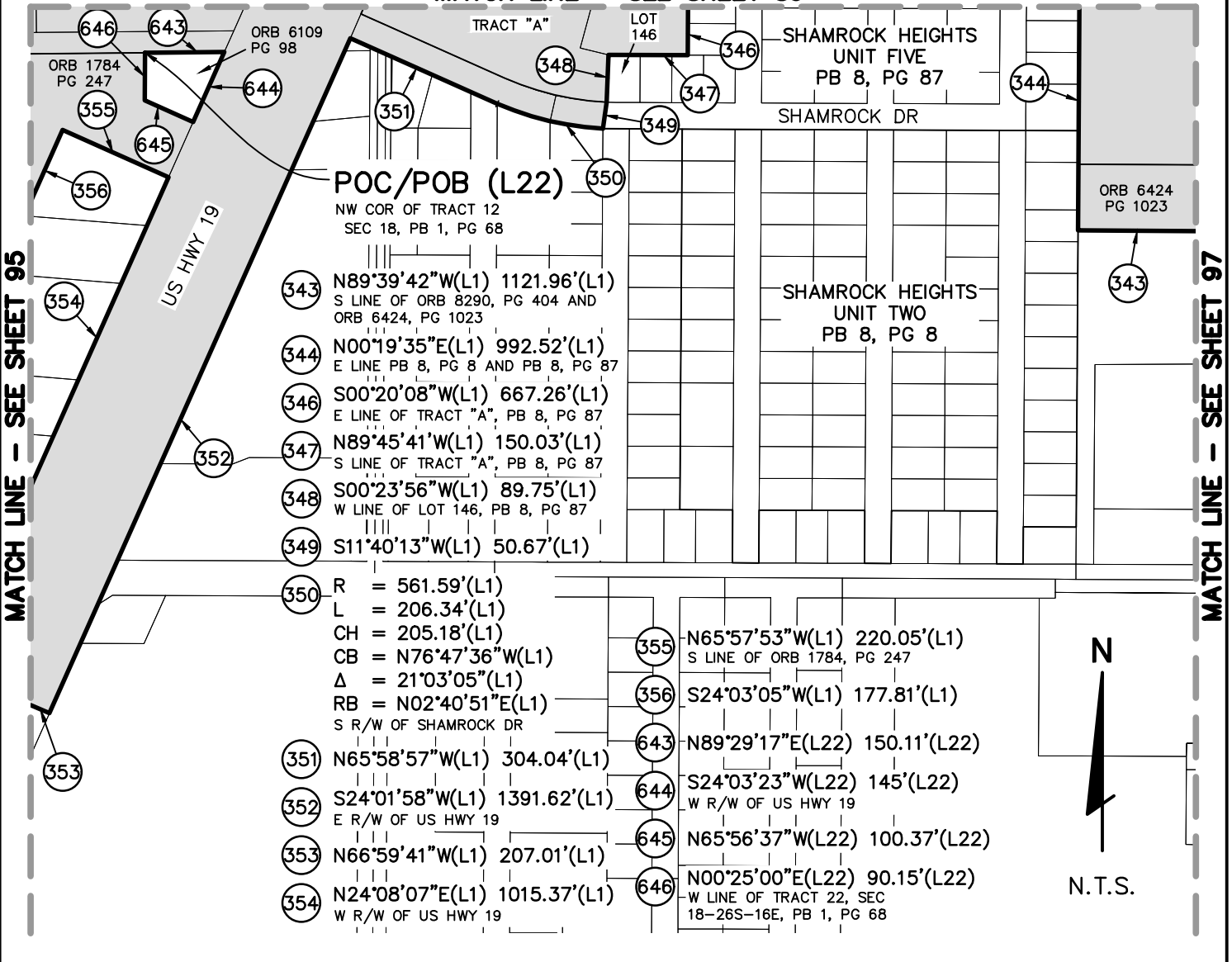
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**MATCH LINE - SEE SHEET 89**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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 LICENSE NUMBER LS 6971  
 STATE OF FLORIDA

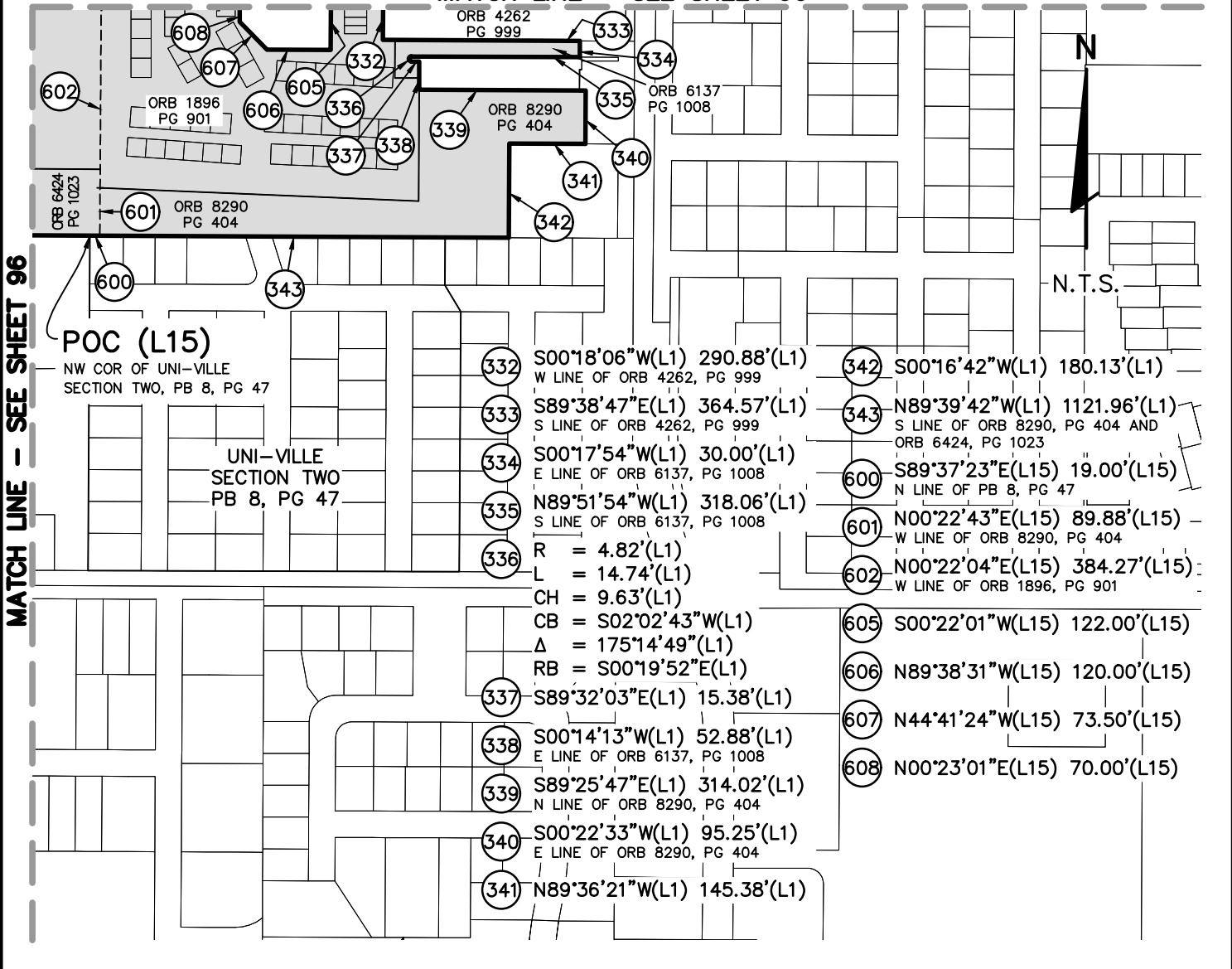
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**MATCH LINE - SEE SHEET 90**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

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STATE OF FLORIDA

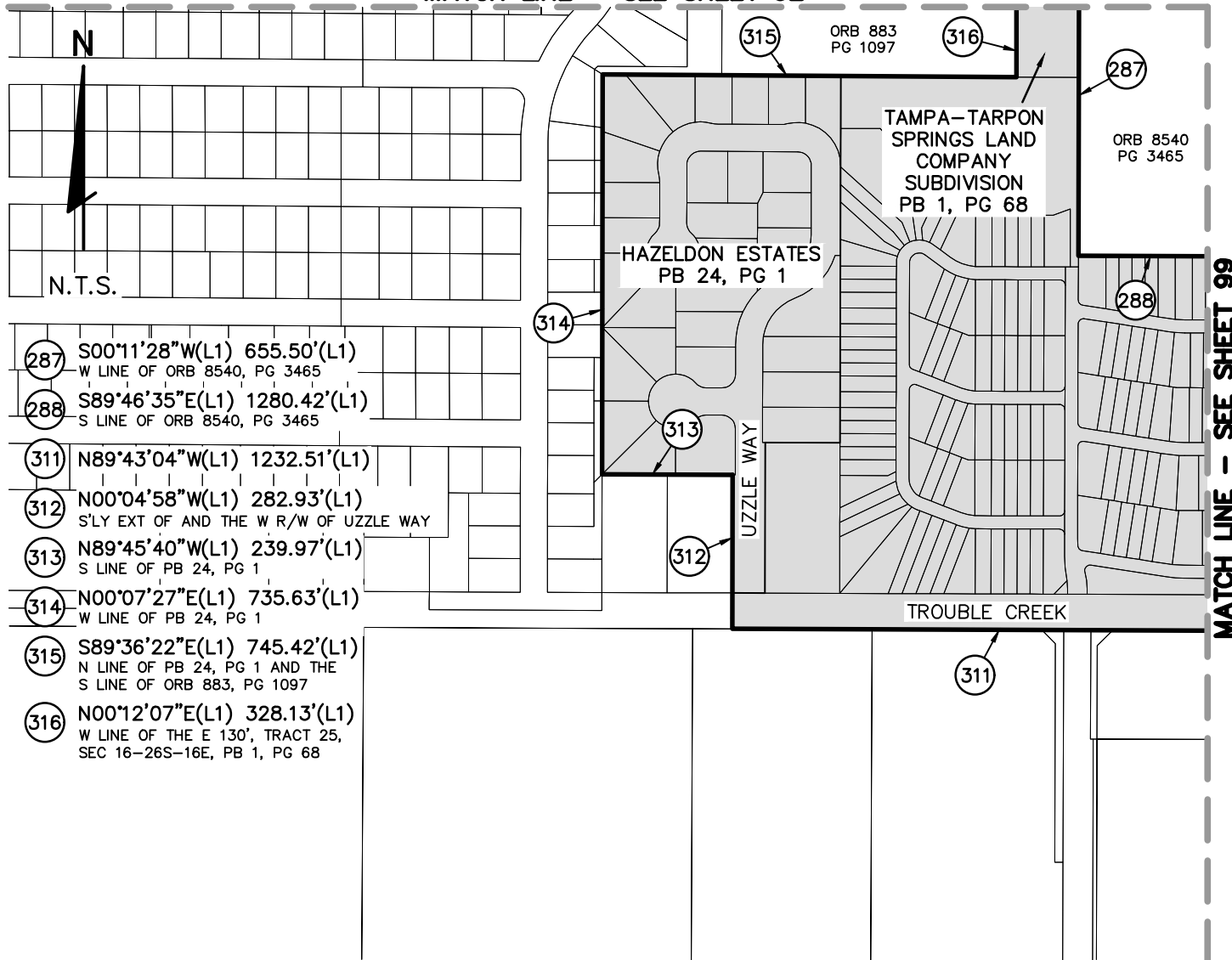
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**MATCH LINE - SEE SHEET 92**



287 S00°11'28"W(L1) 655.50'(L1)  
W LINE OF ORB 8540, PG 3465

288 S89°46'35"E(L1) 1280.42'(L1)  
S LINE OF ORB 8540, PG 3465

311 N89°43'04"W(L1) 1232.51'(L1)

312 N00°04'58"W(L1) 282.93'(L1)  
S'LY EXT OF AND THE W R/W OF UZZLE WAY

313 N89°45'40"W(L1) 239.97'(L1)  
S LINE OF PB 24, PG 1

314 N00°07'27"E(L1) 735.63'(L1)  
W LINE OF PB 24, PG 1

315 S89°36'22"E(L1) 745.42'(L1)  
N LINE OF PB 24, PG 1 AND THE  
S LINE OF ORB 883, PG 1097

316 N00°12'07"E(L1) 328.13'(L1)  
W LINE OF THE E 130', TRACT 25,  
SEC 16-26S-16E, PB 1, PG 68

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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STATE OF FLORIDA

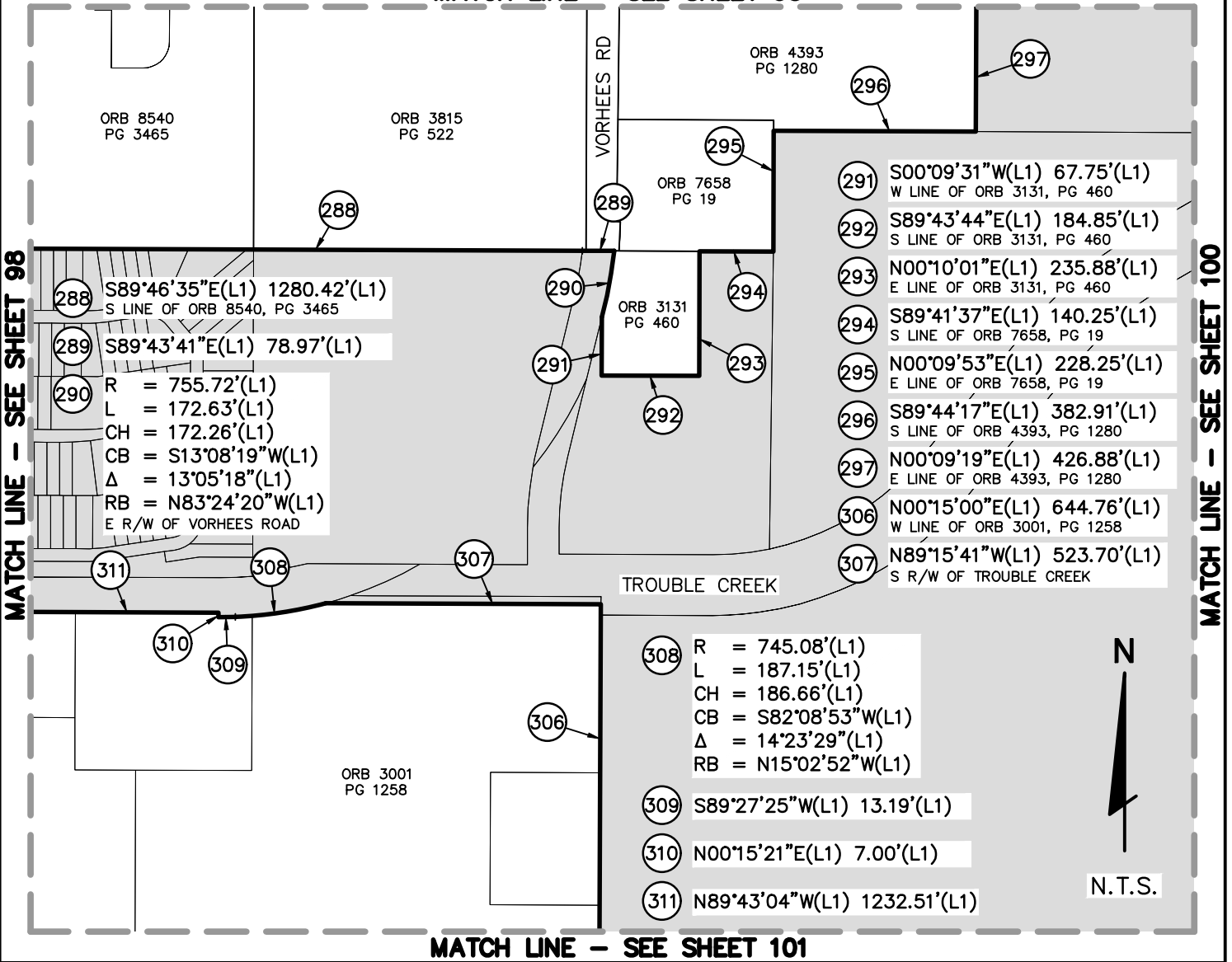
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**MATCH LINE - SEE SHEET 93**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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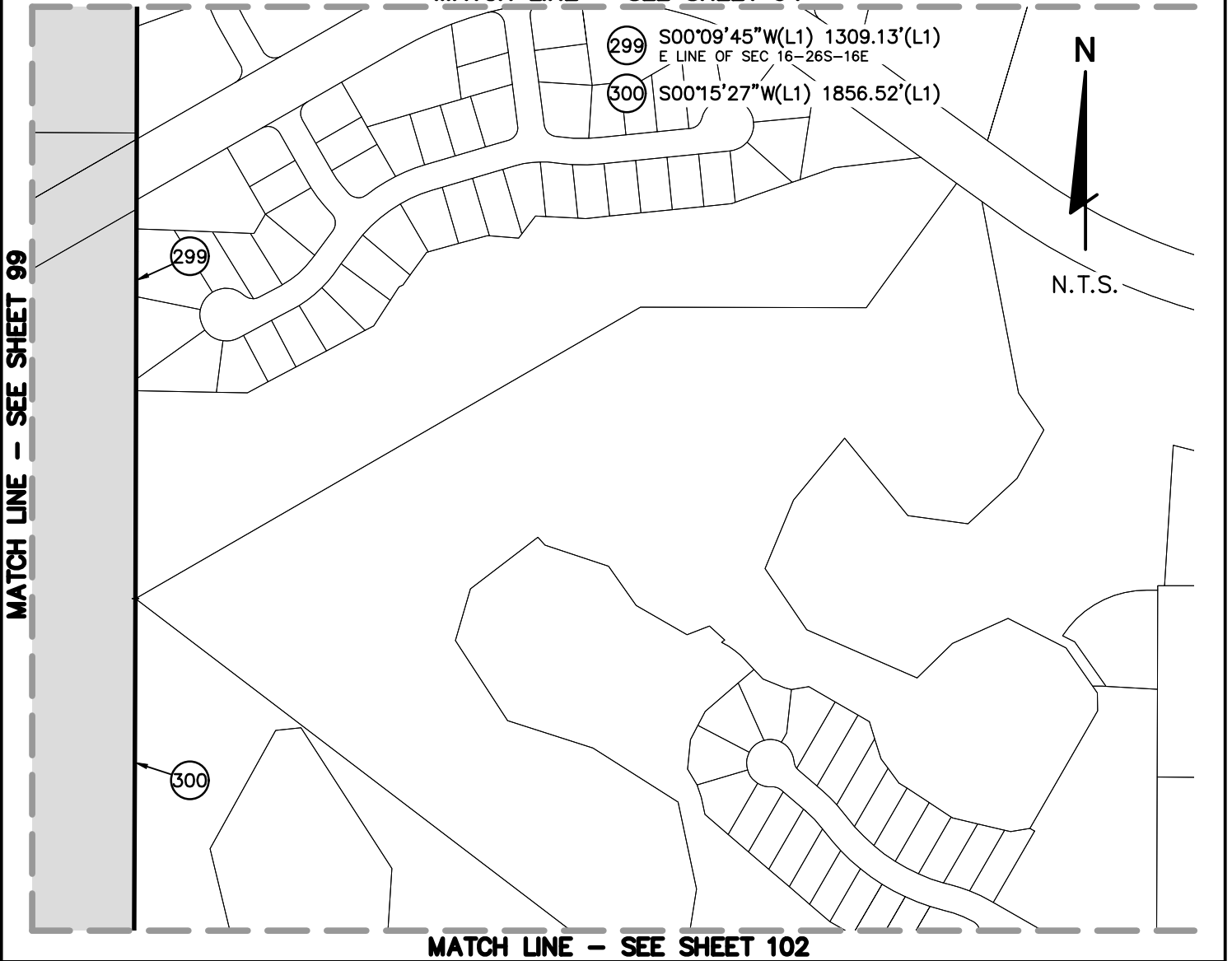
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**MATCH LINE - SEE SHEET 94**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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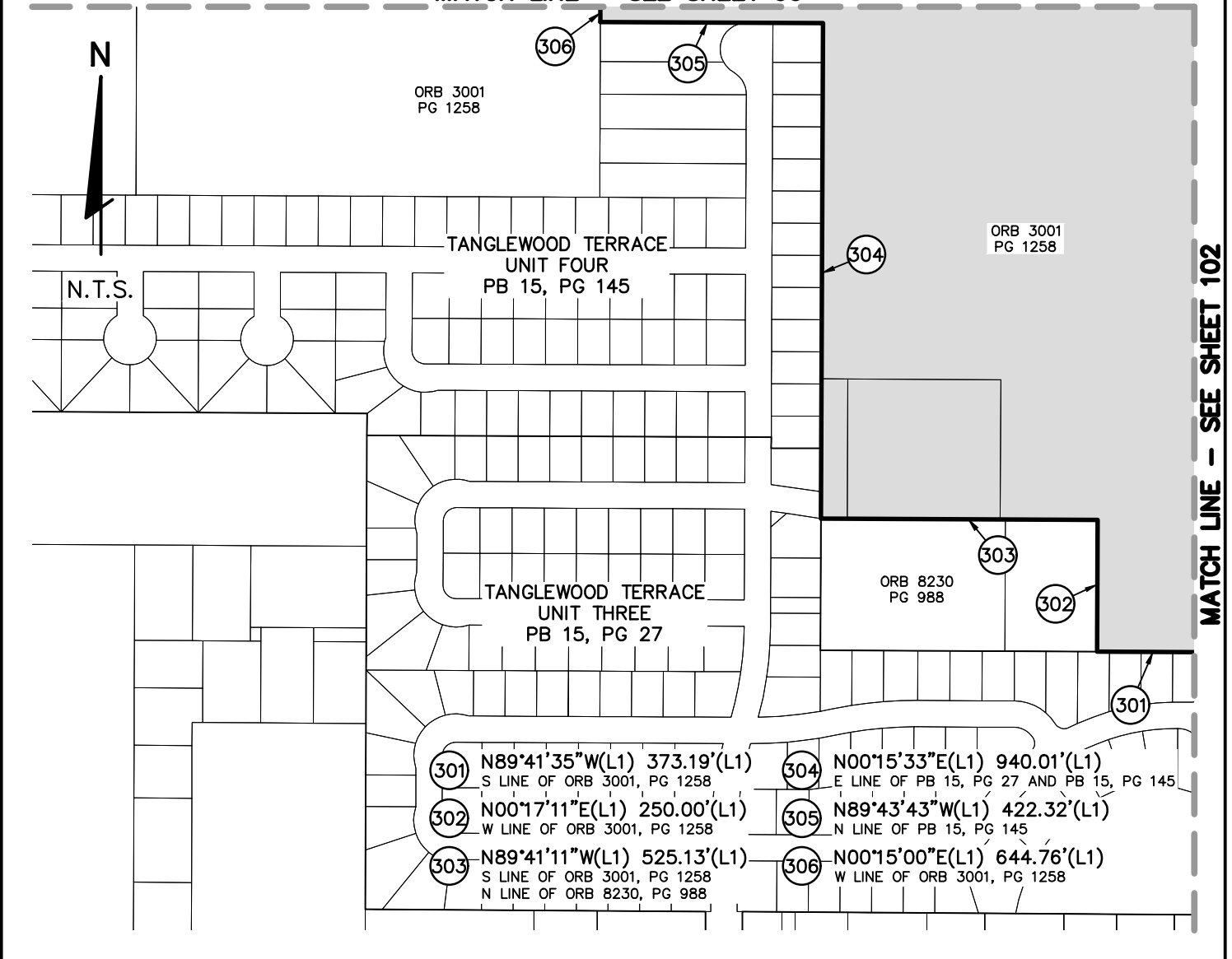
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**MATCH LINE - SEE SHEET 99**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

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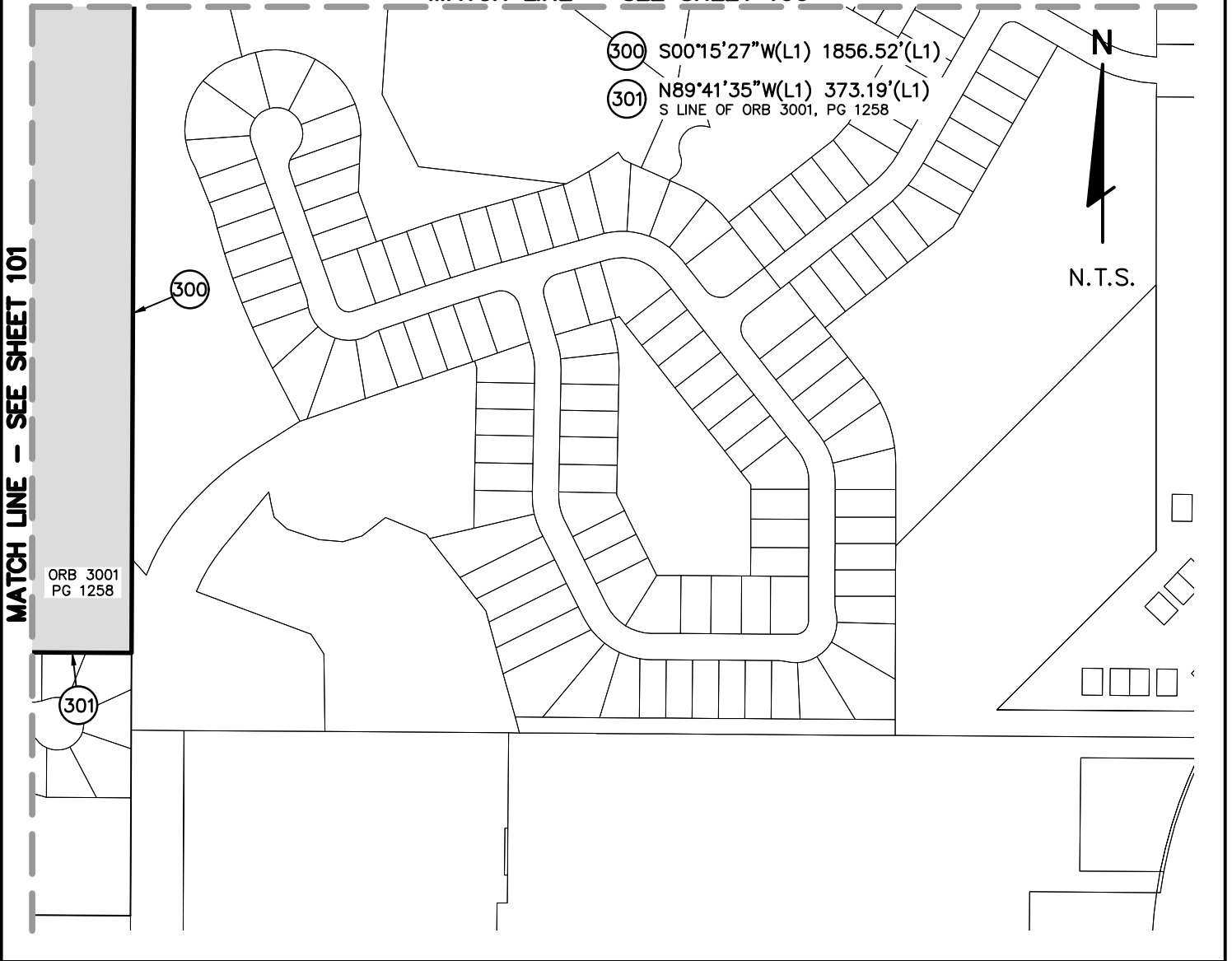
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**MATCH LINE - SEE SHEET 100**



PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



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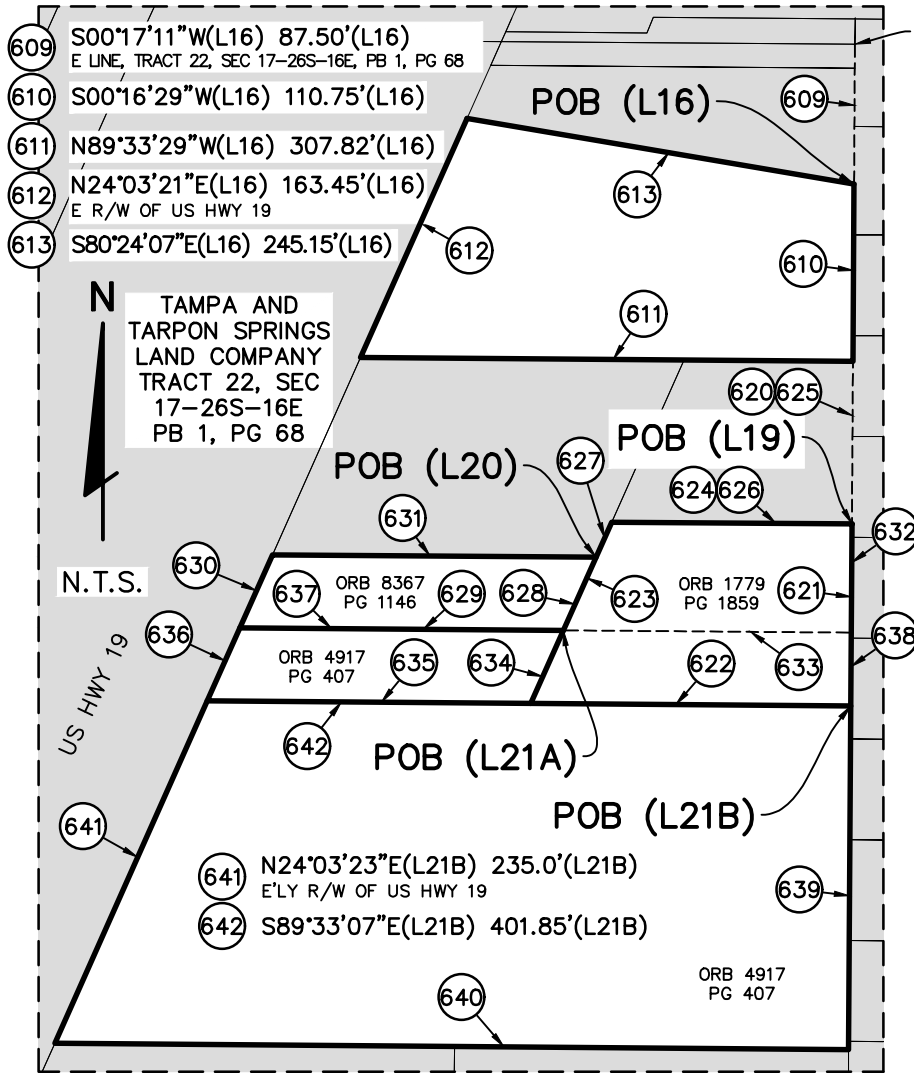
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**POC (L16,L19,L20,L21A&B)**

- NE COR OF TRACT 22, PB 1, PG 68
- 620 S00°22'21"W(L19) 299.89'(L19)
- E LINE, TRACT 22, SEC 17-26S-16E, PB 1, PG 68
- 621 S00°22'21"W(L19) 113.70'(L19)
- 622 N89°33'07"W(L19) 200.00'(L19)
- 623 N24°03'23"E(L19) 124.09'(L19)
- 624 S89°33'07"E(L19) 150.15'(L19)
- 625 S00°22'21"W(L20) 299.89'(L20)
- E LINE, TRACT 22, SEC 17-26S-16E, PB 1, PG 68
- 626 S89°33'07"E(L20) 150.15'(L20)
- 627 S24°03'23"W(L20) 24.09'(L20)
- 628 S24°03'23"W(L20) 50.00'(L20)
- 629 N89°33'07"W(L20) 201.85'(L20)
- 630 N24°03'23"E(L20) 50.00'(L20)
- 631 S89°33'07"E(L20) 201.85'(L20)
- 632 S00°22'21"W(L21A) 367.77'(L21A)
- E LINE, TRACT 22, SEC 17-26S-16E, PB 1, PG 68
- 633 N89°33'07"W(L21A) 179.92'(L21A)
- 634 S24°03'23"W(L21A) 50.00'(L21A)
- 635 N89°33'07"W(L21A) 201.85'(L21A)
- 636 N24°03'23"E(L21A) 50.00'(L21A)
- E'LY R/W OF US HWY 19
- 637 S89°33'07"E(L21A) 201.85'(L21A)
- 638 S00°22'21"W(L21B) 413.59'(L21B)
- E LINE, TRACT 22, SEC 17-26S-16E, PB 1, PG 68
- 639 S00°22'21"W(L21B) 215.33'(L21B)
- 640 N89°33'07"W(L21B) 496.25'(L21B)
- PARALLEL TO N LINE OF TRACT 21



PREPARED FOR: **CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION: **CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP	SEE SHEETS 1-38 FOR LEGAL DESCRIPTION SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND
JOB No.: 516-60	EPN: 444	SECTION: 28,31-33 4-6,7-9,16-18	TOWNSHIP: 25S 26S	RANGE: 16E 16E	REV 2: 2-5-2025 (BGD)



**FLORIDA DESIGN CONSULTANTS, INC.**  
— THINK IT. ACHIEVE IT. —

17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638  
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

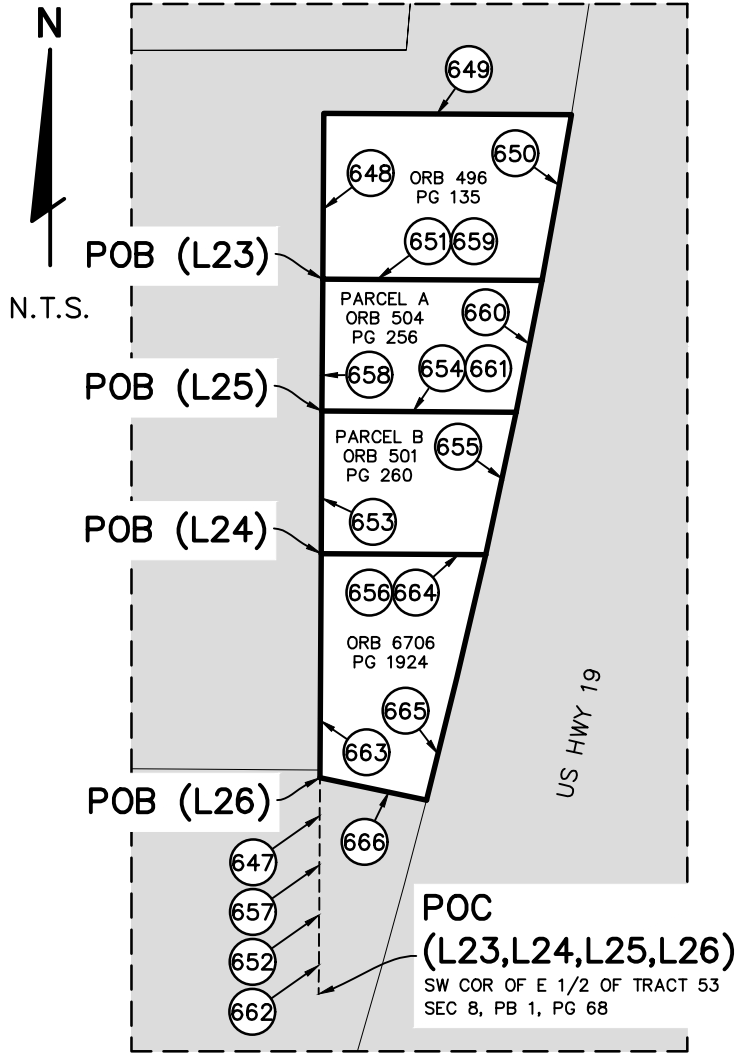
JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA

**THIS IS NOT A FIELD SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON THE E LINE OF SEC 31-25S-16E, BEING N00°19'40"W.



- 647 N00°19'38"E(L23) 319.08'(L23)  
W LINE, E 1/2, TRACT 53, SEC 8-26S-16E, PB 1, PG 68
- 648 N00°19'38"E(L23) 73.91'(L23)  
W LINE, E 1/2, TRACT 53, SEC 8-26S-16E, PB 1, PG 68
- 649 S89°40'52"E(L23) 110.83'(L23)  
PARALLEL TO THE S BNDY OF TRACT 23
- 650 R = 3543.80'(L23) L = 75.00'(L23)  
CH = 75.00'(L23) CB = S10°04'51"W(L23)  
W'LY R/W OF US HWY 19
- 651 N89°40'52"W(L23) 98.13'(L23)
- 652 N00°19'38"E(L24) 196.55'(L24)  
W LINE, E 1/2, TRACT 53, SEC 8-26S-16E, PB 1, PG 68
- 653 N00°19'38"E(L24) 63.58'(L24)  
W LINE, E 1/2, TRACT 53, SEC 8-26S-16E, PB 1, PG 68
- 654 S89°40'52"E(L24) 86.82'(L24)  
PARALLEL TO THE SOUTH LINE OF TRACT 53
- 655 R = 3453.80'(C) L = 65.0'(L24)  
CH = 65.0'(L24) CB = S12°10'59"W(L24)  
W'LY R/W OF US HWY 19
- 656 N89°40'52"W(L24) 73.46'(L24)
- 657 N00°19'38"E(L25) 260.13'(L25)  
W LINE, E 1/2, TRACT 53, SEC 8-26S-16E, PB 1, PG 68
- 658 N00°19'38"E(L25) 58.95'(L25)  
W LINE, E 1/2, TRACT 53, SEC 8-26S-16E, PB 1, PG 68
- 659 S89°40'52"E(L25) 98.13'(L25)  
PARALLEL TO THE S LINE OF TRACT 53
- 660 R = 3453.80'(C) L = 60.0'(L25)  
CH = 60.0'(L25) CB = S11°10'21"W(L25)  
W'LY R/W OF US HWY 19
- 661 N89°40'52"W(L25) 86.82'(L25)
- 662 N00°19'38"E(L26) 96.55'(L26)
- 663 N00°19'38"E(L26) 100'(L26)
- 664 S89°54'00"E(L26) 73.48'(L26)
- 665 S13°19'13"W(L26) 112.74'(L26)
- 666 N78°08'16"W(L26) 48.54'(L26)

PREPARED FOR:

**CITY OF NEW PORT RICHEY**

SHEET DESCRIPTION:

**CITY OF NEW PORT RICHEY, FLORIDA - CITY LIMITS**

SCALE: N.T.S.	DATE: 1-24-24	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
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SEE SHEETS 1-38 FOR LEGAL DESCRIPTION  
SEE SHEETS 39-104 FOR SKETCH, TABLES & LEGEND

REV 2: 2-5-2025 (BGD)

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SIGNATURE AND SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER  
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH



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JARED T. PATENAUE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 6971  
STATE OF FLORIDA



# NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

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**TO:** City of New Port Richey City Council  
**FROM:** Judy Meyers, MMC, City Clerk  
**DATE:** 4/1/2025  
**RE:** Board Re-Appointment: Marcia Mihall, Library Advisory Board

**REQUEST:**

The request is for City Council to approve the re-appointment of Marcia Mihall to the Library Advisory Board.

**DISCUSSION:**

Marcia Mihall has been a member of the Library Advisory Board since 2017. Ms. Mihall's current term expired on June 5, 2024 therefore she has submitted her application seeking re-appointment to the board. If approved, Ms. Mihall's term will be for three years and will be up for renewal on April 1, 2028. With this re-appointment, that leaves two member positions open on the board.

**RECOMMENDATION:**

Staff recommends that City Council approve the re-appointment of Marcia Mihall to the Library Advisory Board as submitted and accept the attached updated roster.

**BUDGET/FISCAL IMPACT:**

No funding is required for this item.

**ATTACHMENTS:**

Description	Type
☐ Application - Marcia Mihall	Backup Material
☐ Updated Library Advisory Board Roster	Backup Material



### City Board and Committee Re-Appointment Application

I, MARCI MIHALL do hereby submit my request for re-appointment to the:

- Cultural Affairs Committee (term length 2 years)
- Environmental Committee (term length 2 years)
- Firefighters Pension Board (term length 4 years)
- Flood Risk and Preparedness Public Information Committee (term length 1 or 2 years depending on appointment)
- Historic Preservation Board (term length 2 or 3 years depending on appointment)
- Land Development Review Board (term length 3 years)
- Library Advisory Board (term length 3 years)
- Parks and Recreation Advisory Board (term length 3 years)
- Police Pension Board (term length 4 years)

By signing this application, I certify that I meet the requirements set forth in the ordinance that governs the respected board or committee that I am a member of.

[Handwritten Signature]  
Signature

2-25-25  
Date

MARCI MIHALL  
Printed Name

It is the policy of this organization to provide equal opportunities without regard to race, color, religion, national origin, gender, sexual preference, age, or disability.

Thank you for completing this application form and for your interest in continuing to volunteer with us. Please return the completed form back to Judy Meyers, City Clerk, City of New Port Richey, 5919 Main Street, New Port Richey, Florida, 34652. You may also send it via e-mail to meyersj@cityofnewportrichey.org. If you have any questions or need any further information please contact the City Clerk's Office at (727) 853-1021.

FOR INTERNAL USE ONLY

DATE CURRENT TERM EXPIRES/EXPIRED: 6/8/24



CITY OF NEW PORT RICHEY BOARDS/COMMITTEES  
Library Advisory Board

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**Three Year Term (9 Members: 7 must be City residents and 2 may be County residents)**

- |   |                   |
|---|-------------------|
| <b>1. Ronald Becker, Chair</b><br>6822 Grand Boulevard (City resident)<br>New Port Richey, FL 34652<br>727-819-1278<br>Cell: 813-585-2286<br><a href="mailto:rbecker@emeritus.rutgers.edu">rbecker@emeritus.rutgers.edu</a>           | <b>06.16.2026</b> |
| <b>2. Nancy Cote</b><br>4845 Rainbow Race (City resident)<br>New Port Richey, FL 34652<br>727-815-8737<br>Cell: 863-899-0657<br><a href="mailto:nancycote1@verizon.net">nancycote1@verizon.net</a>                                    | <b>03.15.2028</b> |
| <b>3. Marcia Mihall</b><br>7320 Oakshire Drive (County resident)<br>Port Richey, FL 34668<br>727-534-7664<br><a href="mailto:Marcimihall14@gmail.com">Marcimihall14@gmail.com</a>   | <b>04.01.2028</b> |
| <b>4. Joan Nelson Hook, Esq.,</b><br>7210 Jasmin Drive (City resident)<br>New Port Richey, FL 34652<br>727-844-0024 (H)<br>727-842-1001 (W)<br>727-848-0602 (F)<br><a href="mailto:jnh@elderlawcenter.com">jnh@elderlawcenter.com</a> | <b>06.03.2026</b> |
| <b>5. Nicholas Pacini, Vice-Chairman</b><br>9240 Via Segovia (County resident)<br>New Port Richey, FL 34655<br>847-508-0816<br><a href="mailto:nicholas.pacini18@gmail.com">nicholas.pacini18@gmail.com</a>                           | <b>10.18.2025</b> |
| <b>6. Renee Tyner</b><br>7326 Astor Drive (City resident)<br>New Port Richey, FL 34652  | <b>04.06.2026</b> |

727-389-0788  
[Renbob48@yahoo.com](mailto:Renbob48@yahoo.com)

**7. Lewis Curtwright, Secretary**  
6014 Florida Ave (Apt C) (City resident)  
New Port Richey, FL 34653  
727-808-0362  
404-482-3923  
[lewiscurtwright@gmail.com](mailto:lewiscurtwright@gmail.com)

**04.18.2026**

**8. OPEN**  
**9. OPEN**

Staff Liaison: Andi Figart

Sec. 2-213. Library advisory board.

The city council hereby creates the New Port Richey Library Advisory Board. The purpose of the library advisory board is to make recommendations to the library director and the city council concerning matters pertaining to the use of the library. The library advisory board may accept donations on behalf of the library.

Sec. 2-214. Duties and responsibilities.

The duties and functions of the library advisory board are as follows:

- (1) To advise and assist the library director with the long-range planning of the library;
- (2) To assist the library director in the preparation of policies and procedures for the library;  
and
- (3) To submit reports to the library director and to the city council upon request.

Sec. 2-215. Membership.

(a) There shall be nine (9) members composing the library advisory board. At least seven (7) members shall be resident electors of the city, and two (2) members shall be residents of Pasco County. A quorum shall consist of five (5) members.

(b) The term of members serving on the library advisory board will be three (3) years. The city council shall select the board members by majority vote. The city council, by a majority vote, may remove any member with or without cause(c) A board member who misses two (2) consecutive meetings shall be deemed to have resigned unless the absence has been excused by the chairperson prior to the meeting. The chairperson shall notify the city clerk of the member's resignation.

Sec. 2-216. Officers.

The voting members of the library advisory board shall elect one (1) of their members to serve as chairperson, one (1) of their members to serve as vice-chairperson, and one (1) of their members to serve as secretary.

Sec. 2-217. Voting authority.

All members of the library advisory board and the general public, shall have a voice pertaining to the business brought before the library advisory board. Only members of the board are entitled to vote on all proceedings. Members of the board shall not vote if they have a conflict of interest pursuant to Florida Statutes.

Sec. 2-218. Meeting schedule.

The library advisory board shall meet once every ninety (90) days, unless it determines to meet more frequently. Meetings shall be open to the public pursuant to F.S. section 286.011. The date, time, place and the agenda of the meeting shall be posted by the city clerk in city hall one (1) week prior to the meeting unless an emergency exists. All meetings shall be conducted in accordance with Robert's Rules of Order.

Sec. 2-219. Compensation.

The members of the library advisory board shall serve without compensation but may receive reimbursement for travel expenditures in accordance with Florida Statutes.

(Ord. No. 2021-2234, § 1, 9-21-2021)





# NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

**TO:** City of New Port Richey City Council  
**FROM:** Crystal M. Dunn, Finance Director  
**DATE:** 4/1/2025  
**RE:** Authorizing the Execution of FY24 Audit Engagement Letters

**REQUEST:**

The request is for City Council to authorize execution of the FY24 Audit Engagement Letters with Mauldin & Jenkins.

**DISCUSSION:**

On December 7, 2021, the City Council approved Resolution 2022-03 Establishing an Auditor Selection Committee and a Committee Chair, in accordance with Florida Statute 218.391. The resolution states that the Committee shall have the primary purpose of assisting the City Council in the selection of an auditor to conduct the City’s annual financial audit. The committee consisted of all five (5) current City Council members with the Mayor appointed as the Chair of the Committee.

On February 15, 2022, the City Council awarded RFP No. 2022-001, Independent Audit Services, to Mauldin & Jenkins, LLC for three (3) audit years (FY2021-FY2023) with engagement letters for audit services executed each fiscal year.

Additionally, Mauldin & Jenkins, LLC is part of the State’s master services agreement, Department of Management Services Contract No. 84111600-20-1 Financial and Performance Audits with an effective period of March 01, 2021 through February 28, 2027, for services including financial statement audits and audits of segments of financial statements.

**RECOMMENDATION:**

To prevent further delays, staff recommends that City Council authorize execution of the Mauldin & Jenkins engagement letters for audit services related to fiscal year ended September 30, 2024 utilizing the pricing structure as presented in the Department of Management Services Contract No. 84111600-20-1. The piggyback process is allowed for under the current City purchasing guidelines.

**BUDGET/FISCAL IMPACT:**

Funds have been budgeted in FY2024-2025 to cover the cost of services for the audit of Fiscal Year 2024.

**ATTACHMENTS:**

Description	Type
☐ 2024 Audit Engagement Letter	Backup Material
☐ 2024 Examination Engagement Letter	Backup Material



March 10, 2025

The Honorable Mayor, Members of City Council  
and City Manager  
5919 Main Street  
New Port Richey, Florida 34652

Attn: Ms. Debbie L. Manns, City Manager; Ms. Crystal Dunn, Finance Director

We are pleased to confirm our understanding of the services we are to provide the City of New Port Richey, Florida (the "City"), for the year ended September 30, 2024.

### **Audit Scope and Objectives**

We will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information including the related notes to the financial statements, which collectively comprise the basic financial statements, of the City as of and for the year then ended. Accounting standards generally accepted in the United States of America (GAAP) provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the City's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the City's RSI in accordance with auditing standards generally accepted in the United States of America (GAAS). These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by GAAP and will be subjected to certain limited procedures, but will not be audited:

1. Management's Discussion and Analysis
2. Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual:
  - a. General Fund
  - b. Redevelopment Fund
3. Schedule of Proportionate Share of the Net Pension Liability (FRS and HIS Plans)
4. Schedule of Retirement Contributions (FRS and HIS Plans)
5. Schedule of Changes in the City's Net Pension Liability and Related Ratios (Firefighters' and Police Officers' Retirement System)
6. Schedule of City Contributions (Firefighters' and Police Officers' Retirement System)
7. Schedule of Pension Investment Returns (Firefighters' and Police Officers' Retirement System)
8. Schedule of Changes in the City's Total OPEB Liability and Related Ratios

We have also been engaged to report on supplementary information other than RSI that accompanies the City's financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with GAAS and will provide an opinion on it in relation to the financial statements as a whole in a report combined with our auditor's report on the financial statements:

1. Schedule of Expenditures of Federal and/or State Awards, as applicable
2. Combining Statements – Nonmajor Governmental Funds and Pension Trust Funds
3. Budgetary Comparison Schedules

In connection with our audit of the basic financial statements, we will read the following other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report:

1. Introductory Section
2. Statistical Section

The objectives of our audit are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and issue an auditor's report that includes our opinions about whether your financial statements are fairly presented, in all material respects, in conformity with GAAP, and report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. Misstatements, including omissions, can arise from fraud or error and are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user made based on the financial statements. The objectives also include reporting on:

- Internal control over financial reporting and compliance with provisions of laws, regulations, contracts and award agreements, noncompliance with which could have a material effect on the financial statements in accordance with *Government Auditing Standards*.
- Internal control over compliance related to major programs and an opinion (or disclaimer of opinion) on compliance with federal statutes, regulations, and the terms and conditions of federal awards that could have a direct and material effect on each major program in accordance with the Single Audit Act Amendments of 1996 and Title 2 U.S. *Code of Federal Regulations* (CFR) Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance) or on each major state project in accordance with the Florida State Single Audit Act and the *Department of Financial Services State Projects Compliance Supplement*, as applicable.

#### **Auditor's Responsibilities for the Audit of the Financial Statements and Single Audit**

We will conduct our audit in accordance with GAAS; the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; the Single Audit Act Amendments of 1996; and the provisions of the Uniform Guidance, and will include tests of accounting records, a determination of major program(s) in accordance with the Uniform Guidance, and other procedures we consider necessary to enable us to express such opinions. As part of an audit in accordance with GAAS and *Government Auditing Standards*, we will exercise professional judgment and maintain professional skepticism throughout the audit.

We will evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management. We will also evaluate the overall presentation of the financial statements, including the disclosures, and determine whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from: (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of waste and abuse is subjective, *Government Auditing Standards* do not expect auditors to perform specific procedures to detect waste or abuse in financial audits nor do they expect auditors to provide reasonable assurance of detecting waste or abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is an unavoidable risk that some material misstatements or noncompliance may not be detected by us, even though the audit is properly planned and performed in accordance with GAAS and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements or on major programs. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting or misappropriation of assets that come to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention,

unless clearly inconsequential. We will include such matters in the reports required for a Single Audit. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

We will also conclude, based on the audit evidence obtained, whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the government's ability to continue as a going concern for a reasonable period of time.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry.

We plan to obtain and place reliance on the report of other auditors for the City of New Port Richey Police Officers' Retirement System and the City of New Port Richey Firefighters' Retirement System, fiduciary component units of the City, assuming that our communications with the other auditors and review of their audit report and the financial statements of the City of New Port Richey Police Officers' Retirement System and the City of New Port Richey Firefighters' Retirement System provide sufficient and appropriate audit evidence on which to base our overall opinion on the aggregate remaining fund information.

According to GAAS, significant risks include the risk of management's override of internal controls. Accordingly, we have considered this item as a significant risk.

We may, from time to time and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Our audit of the financial statements does not relieve you of your responsibilities.

#### **Audit Procedures—Internal Control**

We will obtain an understanding of the government and its environment, including the system of internal control, sufficient to identify and assess the risks of material misstatement of the financial statements, whether due to error or fraud, and to design and perform audit procedures responsive to those risks and obtain evidence that is sufficient and appropriate to provide a basis for our opinions. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentation, or the override of internal control. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

As required by the Uniform Guidance, we will perform tests of controls over compliance to evaluate the effectiveness of the design and operation of controls that we consider relevant to preventing or detecting material noncompliance with compliance requirements applicable to each major federal award program. However, our tests will be less in scope than would be necessary to render an opinion on those controls and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to the Uniform Guidance.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. Accordingly, we will express no such opinion. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards, *Government Auditing Standards*, and the Uniform Guidance.

### **Audit Procedures—Compliance**

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City's compliance with provisions of applicable laws, regulations, contracts and agreements, including grant agreements. However, the objective of those procedures will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

The Uniform Guidance requires that we also plan and perform the audit to obtain reasonable assurance about whether the auditee has complied with federal statutes, regulations, and the terms and conditions of federal awards applicable to major programs. Our procedures will consist of tests of transactions and other applicable procedures described in the *OMB Compliance Supplement* for the types of compliance requirements that could have a direct and material effect on each of the City's major programs. For federal programs that are included in the Compliance Supplement, our compliance and internal control procedures will relate to the compliance requirements that the Compliance Supplement identifies as being subject to audit. The purpose of these procedures will be to express an opinion on the City's compliance with requirements applicable to each of its major programs in our report on compliance issued pursuant to the Uniform Guidance.

### **Other Services**

We will also assist in preparing the financial statements, schedule of expenditures of federal awards and state financial assistance, and related notes of the City in conformity with U.S. generally accepted accounting principles and the Uniform Guidance based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. We will perform these services in accordance with applicable professional standards. The other services are limited to the financial statements, schedule of expenditures of federal awards, and related notes services previously defined. We, in our sole professional judgement, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

You agree to assume all management responsibilities relating to the financial statements, schedule of expenditures of federal awards, related notes, and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements, schedule of expenditures of federal awards, and related notes and that you have reviewed and approved the financial statements, schedule of expenditures of federal awards, and related notes prior to their issuance and have accepted responsibility for them. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

### **Responsibilities of Management for the Financial Statements and Single Audit**

Our audit will be conducted on the basis that you acknowledge and understand your responsibility for: (1) designing, implementing, establishing, and maintaining effective internal controls relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error, including internal controls over federal awards, and for evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; (2) following laws and regulations; (3) ensuring that there is reasonable assurance that government programs are administered in compliance with compliance requirements; and (4) ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles; for the preparation and fair presentation of the financial statements, schedule of expenditures of federal awards, and all accompanying information in conformity with accounting principles generally accepted in the United States of America; and for compliance with applicable laws and regulations (including federal statutes) and the provisions of contracts and grant agreements (including award agreements). Your

responsibilities also include identifying significant contractor relationships in which the contractor has responsibility for program compliance and for the accuracy and completeness of that information.

You are also responsible for making drafts of financial statements, schedule of expenditures of federal awards, all financial records and related information available to us and for the accuracy and completeness of that information (including information from outside of the general and subsidiary ledgers). You are also responsible for providing us with: (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, such as records, documentation, identification of all related parties and all related-party relationships and transactions, and other matters, (2) access to personnel, accounts, books, records, supporting documentation, and other information as needed to perform an audit under the Uniform Guidance, (3) additional information that we may request for the purpose of the audit, and (4) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence. You are also responsible for coordinating our access to information relevant to the preparation and fair presentation of the financial statements of component units which may include discussions with component unit management and their auditors. At the conclusion of our audit, we will require certain written representations from you about the financial statements; schedule of expenditures of federal awards; federal award programs; compliance with laws, regulations, contracts, and grant agreements; and related matters.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements of each opinion unit taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving: (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants. You are also responsible for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts, and grant agreements that we report. Additionally, as required by the Uniform Guidance, it is management's responsibility to evaluate and monitor noncompliance with federal statutes, regulations, and the terms and conditions of federal awards; take prompt action when instances of noncompliance are identified including noncompliance identified in audit findings; promptly follow up and take corrective action on reported audit findings; and to prepare a summary schedule of prior audit findings and a separate corrective action plan. The summary schedule of prior audit findings should be available for our review subsequent to the start of fieldwork.

You are responsible for identifying all federal awards and state financial assistance received and understanding and complying with the compliance requirements and for the preparation of the schedule of expenditures of federal awards (including notes and noncash assistance received, and COVID-19 related concepts, such as lost revenues, if applicable) in conformity with the Uniform Guidance. You agree to include our report on the schedule of expenditures of federal awards in any document that contains and indicates that we have reported on the schedule of expenditures of federal awards. You also agree to include the audited financial statements with any presentation of the schedule of expenditures of federal awards that includes our report thereon or make the audited financial statements readily available to intended users of the schedule of expenditures of federal awards no later than the date the schedule of expenditures of federal awards is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that: (1) you are responsible for presentation of the schedule of expenditures of federal awards in accordance with the Uniform Guidance; (2) you believe the schedule of expenditures of federal awards, including its form and content, is stated fairly in accordance with the Uniform Guidance; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the schedule of expenditures of federal awards.

You are also responsible for the preparation of the other supplementary information, which we have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains and indicates that we have reported on the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon or make the audited financial statements readily available to users of the supplementary information no later than the date the supplementary information is issued with our report thereon. Your responsibilities include acknowledging to us in the written representation letter that: (1) you are responsible for presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period (or, if they have changed, the reasons for such changes); and (4) you have disclosed to us any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Scope and Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to an exempt offering document with which Mauldin & Jenkins is not involved, you agree to clearly indicate in the exempt offering document that Mauldin & Jenkins is not involved with the contents of such offering document. In the event that Mauldin & Jenkins is requested to be involved with an exempt offering document, you agree that the aforementioned auditor's report or reference to Mauldin & Jenkins will not be included without our prior permission or consent. Furthermore, any agreement to perform work in connection with an exempt offering document, including an agreement to provide permission or consent, will be a separate engagement.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

You acknowledge the City will not utilize Mauldin & Jenkins, LLC to store documents, data, or records on behalf of the City in accordance with the "Hosting Services" (see ET section 1.295.143) interpretation of the AICPA Code of Professional Conduct. The City is solely responsible for maintaining its own data and records.

In that regard, SuraLink is used solely as a method of transferring data to Mauldin & Jenkins, LLC and is not intended for the storage of the City's information. All information you will provide through SuraLink is a copy and you will maintain original documents and data as part of your records.

#### **Engagement Administration, Fees, and Other**

We understand that your employees will prepare all cash or other confirmations we request and will locate any documents selected by us for testing. We will schedule the engagement based in part on deadlines, working conditions, and the availability of your key personnel. We will plan the engagement based on the assumption that your personnel will cooperate and provide assistance by performing tasks such as preparing requested schedules, retrieving supporting documents, and preparing confirmations. If, for whatever reason, your personnel are unavailable to provide the necessary assistance in a timely manner, it may substantially increase the work we have to do to complete our engagement, resulting in an increase in fees over our original estimate.

At the conclusion of the engagement, we will complete the appropriate sections of the Data Collection Form that summarizes our audit findings. It is management's responsibility to electronically submit the reporting package (including financial statements, schedule of expenditures of federal awards, summary schedule of prior audit findings, auditors' reports, and corrective action plan) along with the Data Collection Form to the federal audit clearinghouse. We will coordinate with you the electronic submission and certification. The Data Collection Form and the reporting package must be submitted within the earlier of 30 calendar days after receipt of the auditors' reports or nine months after the end of the audit period.

We will provide copies of our reports to the City; however, management is responsible for distribution of the reports and financial statements. Unless restricted by law or regulation, or containing privileged and confidential information, copies of our reports are to be made available for public inspection.

The audit documentation for this engagement is the property of Mauldin & Jenkins and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Mauldin & Jenkins personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date or for any additional period requested by a regulatory body. If we are aware that a federal awarding agency, pass-through entity, or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

We expect to begin our audit at an agreeable time and to issue our reports no later than June 30, 2025. Wade P. Sansbury, CPA, is the engagement partner and is responsible for supervising the engagement and signing the reports or authorizing another individual to sign them. Our fee for these services will be \$50,100 for the year ended September 30, 2024. If Single Audits are necessary (either federal or state) an additional \$5,400 will be applied per major program. Our hourly rates vary according to the degree of responsibility involved and the experience level of the personnel assigned to your audit. Our invoices for these fees will be rendered as work progresses and are payable upon presentation. A service charge of 1.5% per month (18% annually) will be added onto any balances not paid within 30 days. The above fees are based on anticipated cooperation from your personnel (including complete and timely receipt by us of the information on the respective client participation listings) and the assumption that unexpected circumstances (including scope changes) will not be encountered during the audit. If significant additional time is necessary, we will discuss it with management and arrive at a new fee estimate before we incur the additional costs.

As a result of our prior or future services to you, we might be requested or required to provide information or documents to you or a third party in a legal, administrative, arbitration, or similar proceeding in which we are not a party. If this occurs, our efforts in complying with such requests will be deemed billable to you as a separate engagement. We shall be entitled to compensation for our time and reasonable reimbursement for our expenses (including legal fees) in complying with the request. For all requests we will observe the confidentiality requirements of our profession and will notify you promptly of the request.

### **Reporting**

We will issue written reports upon completion of our Single Audit. Our reports will be addressed to the Honorable Mayor and Members of the City Council for the City. We will make reference to other auditor's report on the City's Police Officers' Retirement System and on the City's Firefighters' Retirement System in our report on your financial statements. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which our report may differ from its expected form and content based on the results of our audit. Depending on the nature of these circumstances, it may be necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs to our auditor's report, or if necessary, withdraw from this engagement. If our opinions on the financial statements or the Single Audit compliance opinions are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we



are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue reports or may withdraw from this engagement.

The *Government Auditing Standards* report on internal control over financial reporting and on compliance and other matters will state: (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. The Uniform Guidance report on internal control over compliance will state that the purpose of the report on internal control over compliance is solely to describe the scope of testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Both reports will state that the report is not suitable for any other purpose.

We appreciate the opportunity to be of service to the City and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign below and return it back to us.

Sincerely,

MAULDIN & JENKINS, LLC

  
Wade P. Sansbury, CPA

RESPONSE:

This letter correctly sets forth the understanding of the City of New Port Richey, Florida.

Management signature: \_\_\_\_\_

Title: \_\_\_\_\_

Governance signature: \_\_\_\_\_

Title: \_\_\_\_\_



March 10, 2025

The Honorable Mayor, Members of City Council  
and City Manager  
5919 Main Street  
New Port Richey, Florida 34652

Attn: Ms. Debbie L. Manns, City Manager  
Ms. Crystal Dunn, Finance Director

We are pleased to confirm our understanding of the services we are to provide for the City of New Port Richey, Florida (the "City").

We will examine the City's compliance with Section 218.415, Florida Statutes, regarding the investment of public funds as of and for the year ending September 30, 2024. The objectives of our examination are to: (1) obtain reasonable assurance about whether the City complied with the specified requirements above; and (2) to express an opinion as to whether the City complied with the specified requirements is fairly stated, in all material respects.

Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Accordingly, it will include examining, on a test basis, your records and other procedures to obtain evidence necessary to enable us to express our opinion. We will issue a written report upon completion of our examination. Our report will be addressed to the Honorable Mayor and Members of the City Council of the City. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion. If our opinion is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or may withdraw from this engagement.

Because of the inherent limitations of an examination engagement, together with the inherent limitations of internal control, an unavoidable risk exists that some material misstatements may not be detected, even though the examination is properly planned and performed in accordance with the attestation standards.

You understand that the report is intended solely for the information and use of the City and the Auditor General of the State of Florida and is not intended to be and should not be used by anyone other than those specified parties.

We will plan and perform the examination to obtain reasonable assurance about whether the City complied with Section 218.415, Florida Statutes, regarding the investment of public funds is free from material misstatement. Our engagement will not include a detailed inspection of every transaction and cannot be relied on to disclose all material errors or known and suspected fraud or noncompliance with laws or regulations, or internal control deficiencies that may exist. However, we will inform you of any known and suspected fraud and noncompliance with laws or regulations, internal control deficiencies identified during the engagement, and uncorrected misstatements that come to our attention unless clearly trivial.

We understand that you will provide us with the information required for our examination and that you are responsible for the accuracy and completeness of that information. We may advise you about appropriate criteria, but the responsibility for the subject matter remains with you.

You are responsible for compliance with Section 218.415, Florida Statutes, regarding the investment of public funds; and for selecting the criteria and determining that such criteria are appropriate for your purposes. You are responsible for, and agree to provide us with, a written assertion about whether the City is in compliance with the above noted criteria. Failure to provide such an assertion will result in our withdrawal from the engagement. You are also responsible for providing us with: (1) access to all information of which you are aware that is relevant to the measurement, evaluation, or disclosure of the subject matter; (2) additional information that we may request for the purpose of the examination; and (3) unrestricted access to persons within the entity from whom we determine it necessary to obtain evidence.

At the conclusion of the engagement, you agree to provide us with certain written representations in the form of a representation letter.

We may from time to time, and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers, but we remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information, and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Wade P. Sansbury, CPA, is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

We expect to begin our examination at an agreeable time. Our fees for these services are included in the City's annual audit engagement letter. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket expenditures through the date of termination.

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign below and return it back to us.

Sincerely,

MAULDIN & JENKINS, LLC



Wade P. Sansbury, CPA

RESPONSE:

This letter correctly sets forth the understanding of the City of New Port Richey, Florida.

Management signature: \_\_\_\_\_

Title: \_\_\_\_\_

Governance signature: \_\_\_\_\_

Title: \_\_\_\_\_



# NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

**TO:** City of New Port Richey City Council  
**FROM:** Robert Kochen, Chief of Police  
**DATE:** 4/1/2025  
**RE:** Request Approval of Pasco County Unmanned Systems Task Force Agreement

**REQUEST:**

The request for the City Council is to approve the Pasco County Unmanned Systems Task Force Agreement with the Sheriff's Office to enhance our department's operational capabilities with unmanned systems and/or drones.

**DISCUSSION:**

The Florida Mutual Aid Act authorizes law enforcement agencies to enter into agreements for voluntary cooperation and assistance with public safety initiatives. The purpose of this agreement is for our department to join and pool our drone capabilities with the Pasco County Sheriff's Office Unmanned Systems Task Force, to be utilized for the following:

- Emergency response,
- Public Safety operations such as parades, events, missing and/or endangered persons,
- Law Enforcement and Fire Rescue operations,
- Search and Rescue operations,
- Other Public Safety operations as mutually agreed upon by the parties.

The Sheriff's Office has a highly advanced, well equipped, and professionally operated Unmanned Systems Task Force. By joining this task force, our department will greatly enhance our drone capabilities by gaining access to cutting-edge technology, expert training, improved operational coordination, and enhanced resources.

City Attorney Tim Driscoll has reviewed this agreement and approved it as to form.

**RECOMMENDATION:**

Approve the Pasco County Unmanned Systems Task Force Agreement with the Sheriff's Office to enhance our department's operational capabilities with unmanned systems and/or drone deployment.

**BUDGET/FISCAL IMPACT:**

No Budget Impact

**ATTACHMENTS:**

Description	Type
☐ Unmanned Systems Task Force Agreement	Backup Material

## **PASCO COUNTY UNMANNED SYSTEMS TASK FORCE AGREEMENT**

THIS AGREEMENT is made and entered into by and between the Pasco Sheriff's Office, the City of New Port Richey, the City of Dade City, the City of Zephyrhills, and Pasco County, Florida, through its Board of County Commissioners, hereinafter referred to collectively as the "Parties."

WHEREAS, Part I, Chapter 23 of the Florida Statutes, the "Florida Mutual Aid Act", authorizes law enforcement agencies to enter into agreements for voluntary cooperation and assistance of a routine law enforcement nature across jurisdictional lines by and between such agencies, to such unlawful activities and to enter into an operational assistance agreement whereby each agency may request and render law enforcement assistance to the other law enforcement agency during emergencies under s. 252.34, Florida Statutes; and

WHEREAS, the Pasco Sheriff's Office (the "Administering Agency") recognizes the importance of multi-jurisdictional coordination in the deployment and use of unmanned systems ("UAS" or "drones") for emergency response, search and rescue, natural disasters, missing persons investigations, and other public safety operations within Pasco County; and

WHEREAS, the Participating Agencies desire to collaborate with the Administering Agency in the establishment and operation of the Pasco County Unmanned Systems Task Force (the "Task Force") to facilitate the coordinated and efficient use of unmanned systems; and

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

### **ARTICLE I – PURPOSE**

The purpose of this Agreement is to establish and operate the Pasco County Unmanned Systems Task Force under the leadership and administration of the Administering Agency. The Task Force will facilitate the coordinated and efficient use of unmanned systems by the Parties for the following purposes:

1. Emergency Response
2. Search and Rescue Operations
3. Natural Disaster Response and Recovery
4. Missing Persons Investigations
5. Law Enforcement and Fire Rescue Activities
6. Other Public Safety Operations as mutually agreed upon by the Parties

### **ARTICLE II - ORGANIZATION AND ADMINISTRATION**

#### **A. Task Force Structure**

1. **Task Force Commander** - The Task Force shall be commanded by the Captain of the Innovation and Readiness Division of the Pasco Sheriff's Office, or their designee. The Task Force Commander shall have overall responsibility for the administration and operation of the Task Force.

2. **Task Force Deputy Commander** - The Task Force Deputy Commander shall be the Inspector of the Innovation and Readiness Division of the Pasco Sheriff's Office, or their designee(s). The Deputy Commander shall assist the Task Force Commander in carrying out their duties and responsibilities.

3. **Task Force Team Leaders**- The Task Force Team Leaders shall be selected by the Task Force Commander from members of the task force and shall serve as supervisors of teams within the structure established by the administering agency.

4. **Task Force Member** - Each Participating Agency shall designate a minimum of one Unmanned Systems Operator ("Operator") to the Task Force. These Operators shall be certified and trained in accordance with all applicable laws, regulations, and policies established by the Administering Agency.

**B. Operational Control**

1. **Administering Agency Authority** - The Administering Agency shall have ultimate authority over the policies, procedures, and operations of the Task Force.

2. **Request for Assistance** - Requests for drone deployment or other Task Force assistance shall be made through the Pasco County Public Safety Communications or other mutually agreed-upon communication channels. The Administering Agency shall have the authority to prioritize and coordinate the response to such requests.

**C. On-Scene Command**

The Pasco Sheriff's Office, as the Administering Agency, shall have overall command and control of all Task Force missions, including the deployment and use of Task Force resources. However, if a member or members of a single participating agency are operating within their original jurisdiction using only their equipment and personnel for an operation related to their agencies function, they shall fall under the command of their home agency's chain of command and the operation will not be considered a "task force operation" for purposes of command and control on scene. While under their home agency's command, these members are still required to adhere to all rules, regulations, and operational protocols related to unmanned systems established by the Administering Agency and shall log all flights in a manner prescribed by the administering agency.

**D. Incident Reporting**

All Task Force deployments and operations shall be documented in accordance with the Administering Agency's reporting procedures. Participating Agencies shall cooperate in providing any necessary information or documentation for these reports.

**ARTICLE III - TRAINING AND CERTIFICATION**

**A. Administering Agency Oversight**

The Administering Agency shall establish and maintain minimum training and certification standards for all Task Force members. These standards shall meet or exceed those established by the Federal Aviation Administration (FAA) and any other applicable regulatory bodies.

**B. Training Programs**

The Administering Agency shall develop and implement training programs to ensure that all Task Force members are properly trained and certified to operate unmanned systems in a safe and effective manner.

**C. Ongoing Training**

The Task Force shall conduct regular training exercises and professional development activities to ensure that all members maintain their proficiency and stay abreast of the latest technologies and best practices.

**D. Training Costs**

The cost of initial and ongoing training and certification for Task Force members shall be borne by the respective Participating Agencies.

**ARTICLE IV - GROUP PURCHASING AND EQUIPMENT MANAGEMENT**

**A. Equipment Options for Participating Agencies**

**1. Agency-Owned Equipment**

Participating agencies may choose to use their own drones and related unmanned systems equipment for Task Force operations. In this case, the agency is responsible for the purchase, registration, insurance, and maintenance of their equipment. The agency must provide the Administering Agency with proof of compliance with all applicable standards and regulations, including FAA certification, state and local laws, insurance coverage, and regular maintenance logs.

**2. Group Purchasing Program**

Alternatively, agencies may opt to join the Group Purchasing Program managed by the Administering Agency. Under this program:

a) Procurement and Assignment

(1) The Administering Agency will purchase, register, and insure drones and related equipment on behalf of the participating agency.

(2) The equipment will be owned and registered by the Administering Agency but assigned to the participating agency on a perpetual basis for their exclusive use in Task Force operations.

b) Cost and Financial Responsibility

(1) Each participating agency is responsible for the full cost of each drone and related equipment they choose to purchase through the Group Purchasing Program.

(2) The Pasco Sheriff's Office (PSO) will invoice the participating agency for the upfront cost of ownership, including the purchase price of the drone and any initial registration and insurance fees.

(3) PSO will also invoice the participating agency for all ongoing costs, such as annual license renewals, insurance premiums, service fees, and any other associated costs required to maintain the operational readiness of the equipment.

## **B. Equipment Ownership and Maintenance**

### **1. Ownership Transition**

a) In the event that this Agreement is terminated or a participating agency withdraws from the Task Force, ownership of the drones and related equipment assigned to that agency through the Group Purchasing Program will be formally transferred to the agency. This includes all associated financial responsibilities, such as future registration, software licenses, and maintenance costs.

b) For agencies using their own equipment, ownership remains with the agency, and they continue to be fully responsible for all operational costs and maintenance.

### **2. Maintenance and Repairs**

a) Agencies participating in the Group Purchasing Program will have access to the Administering Agency for repairs, maintenance, replacement parts, warranty claims, and other technical support. The Administering Agency will coordinate with equipment vendors to ensure timely and efficient resolution of any issues.

b) For agency-owned equipment, the agency is solely responsible for maintenance, repairs, and ensuring the equipment is operationally ready at all times.

### **3. Replacement Equipment**

a) For equipment purchased through the Group Purchasing Program, the Administering Agency will provide a replacement drone or related equipment immediately in cases where the original equipment needs repair or is temporarily inoperable.

b) Agencies using their own equipment are responsible for providing their own backup or replacement equipment if necessary.

### **4. Standards Compliance and Inspection**

a) All equipment, whether purchased through the Group Purchasing Program or provided independently by the participating agency, must meet or exceed the standards established by the Administering Agency, including compliance with FAA regulations and applicable state and local laws.

b) The Administering Agency reserves the right to inspect and approve any equipment used in Task Force operations to ensure it meets these standards. Agencies using their own equipment must provide proof of compliance, including current registration, insurance, and maintenance records.

### **5. Liability for Equipment Loss or Damage**

a) In the event of loss or damage to Task Force equipment during an operation, the participating agency that employs the Remote Pilot in Control (RPIC), at the time of the incident shall bear the cost of repair or replacement.

b) If the loss or damage is determined to be the result of negligence or willful misconduct by another party, liability may be reassigned accordingly.



## **ARTICLE V - DATA MANAGEMENT AND SHARING**

### **A. Record Custodian**

The Pasco Sheriff's Office (PSO) shall serve as the record custodian for all flight data and relevant records associated with the Task Force program. PSO shall maintain and manage all data collected during Task Force operations.

### **B. Data Access and Reporting**

PSO shall provide each participating agency with access to flight data and any related records upon request. Additionally, PSO shall furnish reports summarizing relevant data to participating agencies, as deemed necessary, to support their operational and investigative needs.

### **C. Logging and Compliance**

All participating agencies and Task Force members are mandated to log every flight operation and strictly adhere to the policies and procedures established by PSO. This requirement includes the proper documentation of operations and the handling of data in full compliance with PSO's established data management protocols.

## **ARTICLE VI - LIABILITY AND INDEMNIFICATION**

### **A. Indemnification**

#### **1. Mutual Indemnification**

Each Party agrees to indemnify, defend, and hold harmless the other Parties, their officers, employees, and agents from and against any and all claims, demands, actions, suits, proceedings, damages, losses, costs, expenses, and liabilities, including reasonable attorney's fees, arising out of or in connection with the performance of this Agreement, except to the extent caused by the sole negligence or willful misconduct of the indemnitee.

#### **2. Limitation of Liability for Administering Agency**

The Participating Agencies specifically acknowledge and agree that the Administering Agency shall not be held liable for any damages, losses, or injuries resulting from the use of unmanned systems or related equipment provided by the Participating Agencies, unless such damages, losses, or injuries are caused by the sole negligence or willful misconduct of the Administering Agency.

### **B. Insurance**

Each Party shall maintain insurance coverage as required by law and shall provide proof of such insurance upon request.

### **C. Workers' Compensation**

Each Party shall provide workers' compensation coverage for its employees as required by law.

## **ARTICLE VII - TERMS AND PROCEDURES**

### **A. Request for Assistance**

#### **1. Cooperation and Availability**

A participating agency will provide task force members for a specific request for assistance only to the extent that the available personnel and equipment are not required for adequate operation of that agency. The commander of the agency, or the commander's designee, shall have the sole authority to determine the amount of personnel and equipment available to respond.

#### **2. Jurisdiction and Authority**

Employees rendering aid outside their jurisdiction under this Agreement shall have the same powers, duties, rights, privileges, and immunities as if performing duties in their own jurisdiction for their own agency.

### **B. Benefits and Reimbursements**

#### **1. Benefits**

All benefits applicable to employees performing duties in their own jurisdiction shall apply while rendering assistance under this Agreement.

#### **2. Cost Responsibility**

No reimbursement for operational costs will be provided, with each agency bearing its own expenses, except under the optional drone group purchase program.

### **C. Insurance and Liability**

#### **1. Insurance Requirements**

Agencies must carry liability insurance, workers' compensation, and other necessary insurance to indemnify against liabilities arising from activities under this Agreement.

### **D. Discretion to Respond**

A participating agency shall not be required to respond to a request for assistance if, in the opinion of the cooperating agency, providing the assistance would interfere with or jeopardize the safety of citizens or property within the jurisdiction normally served by that cooperating agency.

## **ARTICLE VIII - BINDING EFFECT AND TERM**

### **A. Term of Agreement**

1. **Binding Effect** - This Agreement shall be binding upon the Parties from the date of execution by a Party hereto and shall continue in full force and effect until terminated as provided herein.

2. **Duration** - This Agreement shall continue in full force and effect until June 30, 2029. However, any Party may withdraw by providing written notice no less than thirty (30) days prior to withdrawal.

**B. Modification and Supersession**

1. **Full Understanding** - This document reflects the full and complete understanding of the Parties and may be modified or amended only by a document in writing signed by all of the Parties hereto.

2. **Supersession** - Upon full execution by all Parties, this Agreement replaces any prior agreements in their entirety and supersedes all amendments executed subsequent to the original agreement.

**ARTICLE IX - TERMINATION AND WITHDRAWAL**

**A. Withdrawal by a Participating Agency**

**Withdrawal Notice** - Any agency may withdraw from this Agreement by providing written notice at least thirty (30) days prior to withdrawal.

**B. Non-Compliance Removal**

Agencies or task force members failing to comply with training and participation requirements may be removed from the Task Force by the administering agency.

IN WITNESS WHEREOF, the parties hereto cause these presents to be signed.

In acknowledgment and execution of the Pasco County Unmanned Systems Task Force Agreement, I hereby set my hand and seal:

PASCO SHERIFF'S OFFICE

\_\_\_\_\_  
CHRIS NOCCO, SHERIFF

STATE OF FLORIDA

COUNTY OF PASCO

BEFORE ME, this, \_\_\_ day of \_\_\_\_\_, 2024 an officer duly authorized by law to administer oaths and take acknowledgments, personally appeared, CHRIS NOCCO, Sheriff of Pasco County, Florida, who is personally known to me and who acknowledged he executed the foregoing Agreement.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
(Seal)

IN WITNESS WHEREOF, the parties hereto cause these presents to be signed.

In acknowledgment and execution of the Pasco County Unmanned Systems Task Force Agreement, I hereby set my hand and seal:

**As to the City of Dade City:**

**Witness:** \_\_\_\_\_

\_\_\_\_\_  
**Scott Black, Mayor**                      **Date**

**Witness:** \_\_\_\_\_

\_\_\_\_\_  
**James E. Walters, Chief of Police**                      **Date**

• IN WITNESS WHEREOF, the parties hereto cause these presents to be signed.

In acknowledgment and execution of the Pasco County Unmanned Systems Task Force Agreement, I hereby set my hand and seal:

**As to the City of New Port Richey:**

**Witness:** \_\_\_\_\_ **Alfred Davis, Mayor**      **Date**

**Witness:** \_\_\_\_\_ **Robert Kochen, Chief of Police**      **Date**

- IN WITNESS WHEREOF, the parties hereto cause these presents to be signed.

In acknowledgment and execution of the Pasco County Unmanned Systems Task Force Agreement, I hereby set my hand and seal:

**As to the City of Zephyrhills:**

**Witness:** \_\_\_\_\_

\_\_\_\_\_  
**Melonie Monson, Mayor                      Date**

**Witness:** \_\_\_\_\_

\_\_\_\_\_  
**Derek Brewer, Chief of Police                      Date**

IN WITNESS WHEREOF, the parties hereto cause these presents to be signed.

In acknowledgment and execution of the Pasco County Unmanned Systems Task Force Agreement, I hereby set my hand and seal:

**As to Pasco County, Florida:**

**PASCO COUNTY BOARD OF COUNTY  
COMMISSIONERS**

ATTEST:

By: \_\_\_\_\_

Nikki Alvarez-Sowles, Esq.

Pasco County Clerk & Comptroller

By: \_\_\_\_\_

Ron Oakley, Chairman





# NEW PORT RICHEY

5919 MAIN STREET . NEW PORT RICHEY, FL 34652 . 727.853.1016

**TO:** City of New Port Richey City Council

**FROM:** Robert Kochen, Chief of Police

**DATE:** 4/1/2025

**RE:** Memorandum of Agreement w/United States Immigration and Customs Enforcement Agency

**REQUEST:**

The request for the City Council is to approve the 287(g) Task Force Agreement between the United States Immigration and Customs Enforcement Agency and the New Port Richey Police Department.

**DISCUSSION:**

The State of Florida recently passed a series of immigration laws that require all Florida Sheriffs and Chief Correctional Officers of the State to enter into the 287(g) Task Force Agreement with the United States Immigration and Customs Enforcement Agency. Moreover, Florida Law now requires all local communities to cooperate with federal immigration officials with their efforts to enforce the immigration laws of the United States. To comply with the spirit of Florida's Immigration Laws and to fully cooperate with United States Immigration Officials, Florida municipalities statewide are entering into the 287(g) Task Force Agreement. Currently all the Sheriffs have entered into the task force agreement and many municipalities across the Tampa Bay region are entering into the task force agreement.

This agreement will allow selected and trained New Port Richey Police Officers, and selected Pasco County Sheriff's Office Deputies, to detain and arrest (subject to Federal proceedings) any criminal illegal aliens or any illegal alien(s) that we come across in our community. The agreement also outlines other powers that trained New Port Richey Police Officers will have as it pertains to illegal immigrants in our community.

The Pasco County Sheriff's Office is already a part of the 287(g) Task Force Agreement and is setting up a countywide database for all agencies on the consolidated CAD/RMS system to access information on violent criminal aliens in our area or jurisdiction.

This agreement will enhance the New Port Richey Police Department's ability to assist the United States Immigration and Customs Enforcement Agency's enforcement of Federal law and will ensure that we are complying with Florida's Immigration Laws.

City Attorney Tim Driscoll has reviewed this agreement and approved it as to form.

**RECOMMENDATION:**

The request for the City Council is to approve the 287(g) Task Force Agreement between the United States Immigration and Customs Enforcement Agency and the New Port Richey Police Department.

**BUDGET/FISCAL IMPACT:**

No Budget Impact

**ATTACHMENTS:**

Description	Type
☐ Memorandum of Agreement	Backup Material

**MEMORANDUM OF AGREEMENT**  
**287(g) Task Force Model**

This Memorandum of Agreement (MOA) constitutes an agreement between United States Immigration and Customs Enforcement (ICE), a component of the Department of Homeland Security (DHS), and the \_\_\_\_\_, pursuant to which ICE delegates to nominated, trained, and certified officers or employees of the \_\_\_\_\_ (hereinafter interchangeably referred to as “Law Enforcement Agency” (LEA)), the authority to perform certain immigration enforcement functions as specified herein. The LEA represents \_\_\_\_\_ in the implementation and administration of this MOA. The LEA and ICE enter into this MOA in good faith and agree to abide by the terms and conditions contained herein. The ICE and LEA points of contact for purposes of this MOA are identified in Appendix A.

**I. PURPOSE**

The purpose of this MOA is to set forth the terms and conditions pursuant to which selected LEA personnel (participating LEA personnel) will be nominated, trained, and thereafter be approved by ICE to perform certain functions of an immigration officer under the direction and supervision of ICE within the LEA’s jurisdiction. This MOA sets forth the scope of the immigration officer functions that DHS is authorizing the participating LEA personnel to perform. Nothing contained herein shall otherwise limit the jurisdiction and powers normally possessed by participating LEA personnel as members of the LEA. However, the exercise of the immigration enforcement authority granted under this MOA to participating LEA personnel shall occur only as provided in this MOA. This MOA also describes the complaint procedures available to members of the public regarding immigration enforcement actions taken pursuant to this agreement by participating LEA personnel.

**II. AUTHORITY**

Section 287(g) of the Immigration and Nationality Act (INA), codified at 8 U.S.C. § 1357(g), as amended by the Homeland Security Act of 2002, Public Law 107-276, authorizes the Secretary of Homeland Security, or her designee, to enter into written agreements with a State or any political subdivision of a State so that qualified officers and employees can perform certain functions of an immigration officer. This MOA constitutes such a written agreement.

**III. POLICY**

This MOA sets forth the scope of the immigration officer functions that DHS is authorizing the participating LEA personnel to perform. It sets forth with specificity the duration of the authority conveyed and the specific lines of authority, including the requirement that participating LEA personnel be subject to ICE direction and supervision while performing delegated immigration officer functions pursuant to this MOA. For the purposes of this MOA, ICE officers will provide direction and supervision for participating LEA personnel only as to immigration enforcement functions as authorized in this MOA. The LEA retains supervision of all other aspects of the employment and performance of duties of participating LEA personnel.

#### **IV. TRAINING AND ASSIGNMENTS**

Before participating LEA personnel receive authorization to perform immigration officer functions granted under this MOA, they must successfully complete mandatory training on relevant administrative, legal, and operational issues tailored to the immigration enforcement functions to be performed as provided by ICE instructors and thereafter pass examinations equivalent to those given to ICE officers. The mandatory training may be made available to the LEA in both in-person and online, recorded or virtual-meeting formats, as determined by ICE. Only participating LEA personnel who are nominated, trained, certified, and authorized, as set out herein, have authority pursuant to this MOA to conduct the delegated immigration officer functions, under ICE direction and supervision, enumerated in this MOA.

Upon the LEA's agreement, participating LEA personnel performing immigration-related duties pursuant to this MOA will be assigned to various units, teams, or task forces designated by ICE.

#### **V. DESIGNATION OF AUTHORIZED FUNCTIONS**

For the purposes of this MOA, participating LEA personnel are authorized to perform the following functions pursuant to the stated authorities, subject to the limitations contained in this MOA:

- The power and authority to interrogate any alien or person believed to be an alien as to his right to be or remain in the United States (INA § 287(a)(1) and 8 C.F.R. § 287.5(a)(1)) and to process for immigration violations those individuals who have been arrested for State or Federal criminal offenses.
- The power and authority to arrest without a warrant any alien entering or attempting to unlawfully enter the United States in the officer's presence or view, or any alien in the United States, if the officer has reason to believe the alien to be arrested is in the United States in violation of law and is likely to escape before a warrant can be obtained. INA § 287(a)(2) and 8 C.F.R. § 287.5(c)(1). Subsequent to such arrest, the arresting officer must take the alien without unnecessary delay for examination before an immigration officer having authority to examine aliens as to their right to enter or remain in the United States.
- The power to arrest without warrant for felonies which have been committed and which are cognizable under any law of the United States regulating the admission, exclusion, expulsion, or removal of aliens, if the officer has reason to believe the alien to be arrested is in the United States in violation of law and is likely to escape before a warrant can be obtained. INA § 287(a)(4) and 8 C.F.R. § 287.5(c)(2).
- The power to serve and execute warrants of arrest for immigration violations under INA § 287(a) and 8 C.F.R. § 287.5(e)(3).
- The power and authority to administer oaths and to take and consider evidence (INA § 287(b) and 8 C.F.R. § 287.5(a)(2)) to complete required alien processing to include fingerprinting,

photographing, and interviewing, as well as the preparation of affidavits and the taking of sworn statements for ICE supervisory review.

- The power and authority to prepare charging documents (INA § 239, 8 C.F.R. § 239.1; INA § 238, 8 C.F.R. § 238.1; INA § 241(a)(5), 8 C.F.R. § 241.8; INA § 235(b)(1), 8 C.F.R. § 235.3) including the preparation of the Notice to Appear (NTA) or other charging document, as appropriate, for the signature of an ICE officer for aliens in categories established by ICE supervisors.
- The power and authority to issue immigration detainers (8 C.F.R. § 287.7) and I-213, Record of Deportable/Inadmissible Alien, for aliens in categories established by ICE supervisors.
- The power and authority to take and maintain custody of aliens arrested by ICE, or another State or local law enforcement agency on behalf of ICE. (8 C.F.R. § 287.5(c)(6))
- The power and authority to take and maintain custody of aliens arrested pursuant to the immigration laws and transport (8 C.F.R. § 287.5(c)(6)) such aliens to ICE-approved detention facilities.

## **VI. RESOLUTION OF LOCAL CHARGES**

The LEA is expected to pursue to completion prosecution of any state or local charges that caused the alien to be taken into custody. ICE may assume custody of aliens who have been convicted of a state or local offense only after such aliens have concluded service of any sentence of incarceration. The ICE Enforcement and Removal Operations Field Office Director or designee shall assess on a case-by-case basis the appropriate actions for aliens who do not meet the above criteria based on special interests or other circumstances after processing by the LEA.

After notification to and coordination with the ICE supervisor, the alien whom participating LEA personnel have determined to be removable will be arrested on behalf of ICE by participating LEA personnel and be transported by the LEA on the same day to the relevant ICE detention office or facility.

## **VII. NOMINATION OF PERSONNEL**

The chief officer of the LEA will nominate candidates for initial training and certification under this MOA. For each candidate, ICE may request any information necessary for a background check and to evaluate a candidate's suitability to participate in the enforcement of immigration authorities under this MOA. All candidates must be United States citizens. All candidates must have at least two years of LEA work experience. All candidates must be approved by ICE and must be able to qualify for appropriate federal security clearances and access to appropriate DHS and ICE databases/systems and associated applications.

Should a candidate not be approved, a substitute candidate may be submitted if time permits such substitution to occur without delaying the start of training. Any subsequent expansion in the number of participating LEA personnel or scheduling of additional training classes may be based

on an oral agreement of the parties but will be subject to all the requirements of this MOA.

## **VIII. TRAINING OF PERSONNEL**

ICE will provide participating LEA personnel with the mandatory training tailored to the immigration functions to be performed. The mandatory training may be made available to the LEA in both in-person and online, recorded or virtual-meeting formats, as determined by ICE.

Training will include, among other things: (i) discussion of the terms and limitations of this MOA; (ii) the scope of immigration officer authority; (iii) relevant immigration law; (iv) the ICE Use of Force Policy; (v) civil rights laws; (vi) the detention of aliens; (vii) public outreach and complaint procedures; (viii) liability issues; (ix) cross-cultural issues; and (x) the obligations under federal law, including applicable treaties or international agreements, to make proper notification upon the arrest or detention of a foreign national.

Approximately one year after the participating LEA personnel are trained and certified, ICE may provide additional updated training on relevant administrative, legal, and operational issues related to the performance of immigration officer functions, unless either party terminates this MOA pursuant to Section XVIII below. Local training on relevant issues will be provided on an ongoing basis by ICE supervisors or a designated team leader.

## **IX. CERTIFICATION AND AUTHORIZATION**

ICE will certify in writing the names of those LEA personnel who successfully complete training and pass all required testing. Upon certification, ICE will provide the participating LEA personnel with a signed authorization to perform specified functions of an immigration officer for an initial period of two years from the date of the authorization. ICE will also provide a copy of the authorization to the LEA. The ICE supervisory officer, or designated team leader, will evaluate the activities of all personnel certified under this MOA.

Authorization of participating LEA personnel to act pursuant to this MOA may be revoked at any time and for any reason by ICE or the LEA. Such revocation will require notification to the other party to this MOA within 48 hours. The chief officer of the LEA and ICE will be responsible for notification of the appropriate personnel in their respective agencies. The termination of this MOA, pursuant to Section XVIII below, shall constitute revocation of all immigration enforcement authorizations delegated herein.

## **X. COSTS AND EXPENDITURES**

Participating LEA personnel will carry out designated functions at the LEA's expense, including salaries and benefits, local transportation, and official issue material. Whether or not the LEA receives financial reimbursement for such costs through a federal grant or other funding mechanism is not material to this MOA.

ICE is responsible for the installation and maintenance of the Information Technology (IT) infrastructure. The use of the IT infrastructure and the DHS/ICE IT security policies are

defined in the Interconnection Security Agreement (ISA). The ISA is the agreement between ICE's Chief Information Security Officer and the LEA's Designated Accreditation Authority. The LEA agrees that each of its sites using an ICE-provided network access or equipment will sign the ISA, which defines the DHS ICE 4300A Sensitive System Policy and Rules of Behavior for each user granted access to the DHS network and software applications. Failure to adhere to the terms of the ISA could result in the loss of all user privileges.

The LEA is responsible for personnel expenses, including, but not limited to, salaries and benefits, local transportation, and official issue material used in the execution of the LEA's mission. ICE will provide instructors and training materials. The LEA is responsible for the salaries and benefits, including any overtime, of all its personnel being trained or performing duties under this MOA and of those personnel performing the regular functions of the participating LEA personnel while they are receiving training. ICE is responsible for the costs of the LEA personnel's travel expenses while in a training status, as authorized by the Federal Travel Regulation and the ICE Travel Handbook. These expenses include housing, per diem and all transportation costs associated with getting to and from training. ICE is responsible for the salaries and benefits of all ICE personnel, including instructors and supervisors.

The LEA is responsible for providing all administrative supplies (e.g. paper, printer toner) necessary for normal office operations. The LEA is also responsible for providing the necessary security equipment, such as handcuffs, leg restraints, etc.

## **XI. ICE SUPERVISION**

Immigration enforcement activities conducted by participating LEA personnel will be supervised and directed by ICE. Participating LEA personnel are not authorized to perform immigration officer functions except when working under the supervision or direction of ICE.

When operating in the field, participating LEA personnel shall contact an ICE supervisor at the time of exercising the authority in this MOA, or as soon as is practicable thereafter, for guidance. The actions of participating LEA personnel will be reviewed by the ICE supervisory officers on an ongoing basis to ensure compliance with the requirements of the immigration laws and procedures and to assess the need for additional training or guidance for that specific individual.

For the purposes of this MOA, ICE officers will provide supervision of participating LEA personnel only as to immigration enforcement functions. The LEA retains supervision of all other aspects of the employment of and performance of duties by participating LEA personnel.

In the absence of a written agreement to the contrary, the policies and procedures to be utilized by the participating LEA personnel in exercising these authorities shall be DHS and ICE policies and procedures, including the ICE Use of Force Policy. However, when engaged in immigration enforcement activities, no participating LEA personnel will be expected or required to violate or otherwise fail to maintain the LEA's rules, standards, or policies, or be required to fail to abide by restrictions or limitations as may otherwise be imposed by law unless doing so would violate

federal law.

If a conflict arises between an order or direction of an ICE supervisory officer and LEA rules, standards, or policies, the conflict shall be promptly reported to ICE, and the chief officer of the LEA, or designee, when circumstances safely allow the concern to be raised. ICE and the chief officer of the LEA shall attempt to resolve the conflict.

Whenever possible, the LEA will deconflict all addresses, telephone numbers, and known or suspected identities of violators of the INA with ICE's Homeland Security Investigations or ICE's Enforcement and Removal Operations prior to taking any enforcement action. This deconfliction will, at a minimum include wants/warrants, criminal history, and a person's address, and vehicle check through TECS II or any successor system.

LEA participating personnel authorized pursuant to this MOA may be assigned and/or co-located with ICE as task force officers to assist ICE with criminal investigations.

## **XII. REPORTING REQUIREMENTS**

The LEA will be responsible for tracking and maintaining accurate data and statistical information for their 287(g) program, including any specific tracking data requested by ICE. Upon ICE's request, such data and information shall be provided to ICE for comparison and verification with ICE's own data and statistical information, as well as for ICE's statistical reporting requirements and to assess the progress and success of the LEA's 287(g) program.

## **XIII. RELEASE OF INFORMATION TO THIRD PARTIES**

The LEA may, at its discretion, communicate the substance of this agreement to the media and other parties expressing an interest in the law enforcement activities to be engaged in under this MOA. It is the practice of ICE to provide a copy of this MOA, only after it has been signed, to requesting media outlets; the LEA is authorized to do the same.

The LEA hereby agrees to coordinate with ICE prior to releasing any information relating to, or exchanged under, this MOA. For releases of information to the media, the LEA must coordinate in advance of release with the ICE Office of Public Affairs, which will consult with ICE Privacy Office for approval prior to any release. The points of contact for ICE and the LEA for this purpose are identified in Appendix C. For releases of information to all other parties, the LEA must coordinate in advance of release with the FOD or the FOD's representative.

Information obtained or developed as a result of this MOA, including any documents created by the LEA that contain information developed or obtained as a result of this MOA, is under the control of ICE and shall not be disclosed unless: 1) permitted by applicable laws, regulations, or executive orders; and 2) the LEA has coordinated in advance of release with (a) the ICE Office of Public Affairs, which will consult the ICE Privacy Office for approval, prior to any release to the media, or (b) an ICE officer prior to releases to all other parties. LEA questions regarding the

applicability of this section to requests for release of information shall be directed to an ICE officer.

Nothing herein limits LEA's compliance with state public records laws regarding those records that are solely state records and not ICE records.

The points of contact for ICE and the LEA for the above purposes are identified in Appendix C.

#### **XIV. LIABILITY AND RESPONSIBILITY**

Except as otherwise noted in this MOA or allowed by federal law, and to the extent required by 8 U.S.C. § 1357(g)(7) and (8), the LEA will be responsible and bear the costs of participating LEA personnel regarding their property or personal expenses incurred by reason of death, injury, or incidents giving rise to liability.

Participating LEA personnel will be treated as Federal employees for purposes of the Federal Tort Claims Act, 28 U.S.C. § 1346(b)(1), 2671-2680, and worker's compensation claims, 5 U.S.C. § 8101 et seq., when performing a function on behalf of ICE as authorized by this MOA. *See* 8 U.S.C. § 1357(g)(7); 28 U.S.C. § 2671. In addition, it is the understanding of the parties to this MOA that participating LEA personnel performing a function on behalf of ICE authorized by this MOA will be considered acting under color of federal authority for purposes of determining liability and immunity from suit under federal or state law. *See* 8 U.S.C. § 1357(g)(8).

Participating LEA personnel named as personal-capacity defendants in litigation arising from activities carried out under this MOA may request representation by the U.S. Department of Justice. *See* 28 C.F.R. § 50.15. Absent exceptional circumstances, such requests must be made in writing. LEA personnel who wish to submit a request for representation shall notify the local ICE Office of the Principal Legal Advisor (OPLA) field location at \_\_\_\_\_ . OPLA, through its headquarters, will assist LEA personnel with the request for representation, including the appropriate forms and instructions. Unless OPLA concludes that representation clearly is unwarranted, it will forward the request for representation, any supporting documentation, and an advisory statement opining whether: 1) the requesting individual was acting within the scope of his/her authority under 8 U.S.C. § 1357(g) and this MOA; and, 2) such representation would be in the interest of the United States, to the Director of the Constitutional and Specialized Tort Litigation Section, Civil Division, Department of Justice (DOJ). Representation is granted at the discretion of DOJ; it is not an entitlement. *See* 28 C.F.R. § 50.15.

The LEA agrees to cooperate with any federal investigation related to this MOA to the full extent of its available powers, including providing access to appropriate databases, personnel, individuals in custody and documents. Failure to do so may result in the termination of this MOA. Failure of any participating LEA employee to cooperate in any federal investigation related to this MOA may result in revocation of such individual's authority provided under this MOA. The LEA agrees to cooperate with federal personnel conducting reviews to ensure compliance with the terms of this MOA and to provide access to appropriate databases, personnel, and documents necessary to complete such compliance review. It is understood that information provided by any LEA personnel under threat of disciplinary action in an administrative investigation cannot be



used against that individual in subsequent criminal proceedings, consistent with *Garrity v. New Jersey*, 385 U.S. 493 (1967), and its progeny.

As the activities of participating LEA personnel under this MOA derive from federal authority, the participating LEA personnel will comply with federal standards relating to the Supreme Court's decision in *Giglio v. United States*, 405 U.S. 150 (1972), and its progeny, which govern the disclosure of potential impeachment information about possible witnesses or affiants in a criminal case or investigation.

The LEA and ICE are each responsible for compliance with the Privacy Act of 1974, 5 U.S.C. § 552a, DHS Privacy Act regulations, 6 C.F.R. §§ 5.20-5.36, as applicable, and related system of records notices regarding data collection and use of information under this MOA.

## **XV. COMPLAINT PROCEDURES**

The complaint reporting and resolution procedure for allegations of misconduct by participating LEA personnel, regarding activities undertaken under the authority of this MOA, is included at Appendix B.

## **XVI. CIVIL RIGHTS STANDARDS**

Participating LEA personnel who perform certain federal immigration enforcement functions are bound by all applicable federal civil rights statutes and regulations.

Participating LEA personnel will provide an opportunity for subjects with limited English language proficiency to request an interpreter. Qualified foreign language interpreters will be provided by the LEA as needed.

## **XVII. MODIFICATION OF THIS MOA**

Modifications of this MOA must be proposed in writing and approved by the signatories.

## **XVIII. EFFECTIVE DATE, SUSPENSION, AND TERMINATION OF THIS MOA**

This MOA becomes effective upon signature of both parties and will remain in effect until either party terminates or suspends the MOA. Termination by the LEA shall be provided, in writing, to the local Field Office.

In instances where serious misconduct or violations of the terms of the MOA come to the attention of ICE, the ICE Director may, upon recommendation of the Executive Associate Director for Enforcement and Removal Operations, elect to immediately suspend the MOA pending investigation of the misconduct and/or violations.

Notice of the suspension will be provided to the LEA, and the notice will include, at a minimum, (1) an overview of the reason(s) that ICE is suspending the 287(g) agreement, (2) the length of the temporary suspension, and (3) how the LEA can provide ICE with information regarding the alleged

misconduct and/or violations, as well as any corrective measures it has undertaken.

ICE shall provide the LEA with a reasonable opportunity to respond to the alleged misconduct and/or violations and to take actions to implement corrective measures (e.g., replace the officer(s) who are the focus of the allegations). ICE will provide the LEA timely notice of a suspension being extended or vacated.

If the LEA is working to take corrective measures, ICE will generally not terminate an agreement. The termination of an agreement is generally reserved for instances involving problems that are unresolvable and detrimental to the 287(g) Program.

If ICE decides to move from suspension to termination, ICE will provide the LEA a 90-day notice in advance of the partnership being terminated. The notice will include, at a minimum: (1) An overview of the reason(s) that ICE seeks to terminate the 287(g) agreement; (2) All available data on the total number of aliens identified under the 287(g) agreement; and (3) Examples of egregious criminal aliens identified under the 287(g) agreement. ICE's decision to terminate a MOA will be published on ICE's website 90 days in advance of the MOA's termination.

This MOA does not, is not intended to, shall not be construed to, and may not be relied upon to create any rights, substantive or procedural, enforceable at law by any person in any matter, civil or criminal.

By signing this MOA, each party represents it is fully authorized to enter into this MOA, accepts the terms, responsibilities, obligations, and limitations of this MOA, and agrees to be bound thereto to the fullest extent allowed by law.

**For the LEA:**

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Agency: \_\_\_\_\_

**For ICE:**

Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Agency: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**APPENDIX A**

**POINTS OF CONTACT**

The ICE and LEA points of contact for purposes of implementation of this MOA are:

For ICE:            Department of Homeland Security  
                         Immigration and Customs Enforcement  
                         Enforcement and Removal Operations  
                         Assistant Director for Enforcement  
                         Washington DC

For the LEA:            \_\_\_\_\_  
                         \_\_\_\_\_  
                         \_\_\_\_\_  
                         \_\_\_\_\_  
                         \_\_\_\_\_

## APPENDIX B

### COMPLAINT PROCEDURE

This MOA is an agreement between ICE and the \_\_\_\_\_, hereinafter referred to as the “Law Enforcement Agency” (LEA), in which selected LEA personnel are authorized to perform immigration enforcement duties in specific situations under federal authority. As such, the training, supervision, and performance of participating LEA personnel pursuant to the MOA, as well as the protections for individuals’ civil and constitutional rights, are to be monitored. Part of that monitoring will be accomplished through these complaint reporting and resolution procedures, which the parties to the MOA have agreed to follow.

If any participating LEA personnel are the subject of a complaint or allegation involving the violation of the terms of this MOA the LEA shall, to the extent allowed by state law, make timely notification to ICE.

Further, if the LEA is aware of a complaint or allegation of any sort that may result in that individual receiving professional discipline or becoming the subject of a criminal investigation or civil lawsuit, the LEA shall remove the designated LEA personnel from the program, until such time that the LEA has adjudicated the allegation.

The LEA will handle complaints filed against LEA personnel who are not designated and certified pursuant to this MOA but are acting in immigration functions in violation of this MOA. Any such complaints regarding non-designated LEA personnel acting in immigration functions must be forwarded to the ICE Office of Professional Responsibility (OPR) at ICEOPRIntake@ice.dhs.gov.

#### 1. Complaint Reporting Procedures

Complaint reporting procedures shall be disseminated as appropriate by the LEA within facilities under its jurisdiction (in English and other languages as appropriate) in order to ensure that individuals are aware of the availability of such procedures. Complaints will be accepted from any source (e.g., ICE, LEA, participating LEA personnel, inmates, and the public).

Complaints may be reported to federal authorities as follows:

- A. Telephonically to the ICE OPR at the toll-free number 1-833-4ICE-OPR; or
- B. Via email at ICEOPRIntake@ice.dhs.gov.

Complaints may also be referred to and accepted by any of the following LEA entities:

- A. The LEA Internal Affairs Division; or
- B. The supervisor of any participating LEA personnel.

## **2. Review of Complaints**

All complaints (written or oral) reported to the LEA directly, which involve activities connected to immigration enforcement activities authorized under this MOA, will be reported to the ICE OPR. The ICE OPR will verify participating personnel status under the MOA with the assistance of ICE. Complaints received by any ICE entity will be reported directly to the ICE OPR as per existing ICE policies and procedures.

In all instances, the ICE OPR, as appropriate, will make an initial determination regarding DHS investigative jurisdiction and refer the complaint to the appropriate office for action as soon as possible, given the nature of the complaint.

Complaints reported directly to the ICE OPR will be shared with the LEA's Internal Affairs Division when the complaint involves LEA personnel. Both offices will then coordinate appropriate investigative jurisdiction, which may include initiation of a joint investigation to resolve the issue(s).

## **3. Complaint Resolution Procedures**

Upon receipt of any complaint the ICE OPR will undertake a complete review of each complaint in accordance with existing ICE allegation criteria and reporting requirements. As stated above the ICE OPR will adhere to existing ICE reporting requirements as they relate to the DHS OIG and/or another legally required entity. Complaints will be resolved using the existing procedures, supplemented as follows:

### **A. Referral of Complaints to LEA Internal Affairs Division.**

The ICE OPR will refer complaints, as appropriate, involving LEA personnel to the LEA's Internal Affairs Division for resolution. The Internal Affairs Division Commander will inform ICE OPR of the disposition and resolution of any complaints referred by ICE OPR.

### **B. Interim Action Pending Complaint Resolution**

Whenever any participating LEA personnel are under investigation and subject to interrogation by the LEA for any reason that could lead to disciplinary action, demotion, or dismissal, the policy requirements of the LEA shall be honored. If appropriate, an individual may be removed from participation in the activities covered under the MOA pending resolution of an inquiry.

### **C. Time Parameters for Resolution of Complaints**

It is expected that any complaint received will be resolved within 90 days. However, this will depend upon the nature and complexity of the substance of the complaint itself.

### **D. Notification of Resolution of a Complaint**

ICE OPR will coordinate with the LEA's Internal Affairs Division to ensure notification as appropriate to the subject(s) of a complaint regarding the resolution of the complaint.

**APPENDIX C**

**PUBLIC INFORMATION POINTS OF CONTACT**

Pursuant to Section XIII of this MOA, the signatories agree to coordinate any release of information to the media regarding actions taken under this MOA. The points of contact for coordinating such activities are:

**For the LEA:**

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**For ICE:**

Department of Homeland Security  
Immigration and Customs Enforcement  
Office of Public Affairs