

SECTION 17 TOWNSHIP 24 SOUTH RANGE 21 EAST
PASCO COUNTY, FLORIDA

SCALE 1" = 100'

DESCRIPTION:

THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; AND ALL OF BLOCKS "A" AND "D"; AND LOTS 1 THROUGH 10, INCLUSIVE, BLOCK "C"; AND LOTS 35 THROUGH 40, INCLUSIVE, BLOCK "C"; OF MOUNTAIN VIEW SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 60, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, ALL BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 21 EAST, THENCE ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SOUTHEAST 1/4, RUN S 89°58'08"W, 40.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF BLANTON ROAD (FORMER STATE ROAD 41), THENCE ALONG SAID RIGHT-OF-WAY LINE RUN N 00°16'34"E, 20.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF PLATT ROAD AND THE SOUTH LINE OF SAID MOUNTAIN VIEW SUBDIVISION, FOR A POINT OF BEGINNING; THENCE ALONG SAID SOUTH LINE OF MOUNTAIN VIEW SUBDIVISION, RUN S 89°58'08"W, 621.05 FEET TO THE WEST LINE OF SAID MOUNTAIN VIEW SUBDIVISION AND THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4; THENCE ALONG SAID LINE, RUN S 00°16'44"W, 20.00 FEET TO THE SOUTH LINE OF SAID WEST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4, THENCE ALONG SAID LINE RUN S 89°58'08"W, 661.05 FEET TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SOUTHEAST 1/4, THENCE ALONG SAID LINE RUN N 00°16'54"E, 1327.99 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF SOUTHEAST 1/4, THENCE ALONG SAID LINE RUN N 89°55'23"E, 660.99 FEET TO THE EAST LINE OF SAID SOUTHEAST 1/4 OF SOUTHEAST 1/4 AND THE WEST LINE OF SAID MOUNTAIN VIEW SUBDIVISION, THENCE ALONG SAID LINE RUN N 00°16'44"E, 19.74 FEET TO THE NORTH LINE OF LOT 10, BLOCK "B" OF SAID MOUNTAIN VIEW SUBDIVISION, THENCE ALONG SAID LINE AND THE EASTERLY EXTENSION THEREOF, RUN N 89°54'02"E, 440.66 FEET TO THE NORTHEAST CORNER OF LOT 10, BLOCK "C" OF SAID MOUNTAIN VIEW SUBDIVISION, THENCE ALONG THE EAST LINE OF SAID LOT 10 AND THE SOUTHERLY EXTENSION THEREOF, RUN S 00°16'38"W, 257.75 FEET TO THE NORTH LINE OF LOT 35, BLOCK "C" OF SAID MOUNTAIN VIEW SUBDIVISION; THENCE ALONG SAID LINE RUN N 89°54'55"E, 180.33 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID BLANTON ROAD AND THE EAST LINE OF SAID MOUNTAIN VIEW SUBDIVISION, THENCE ALONG SAID LINE, RUN S 00°16'34"W, 1071.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 38.02 ACRES INCLUDING PLATTED RIGHT-OF-WAY; AND 36.27 ACRES, EXCLUDING PLATTED RIGHT-OF-WAY FOR JESSAMINE STREET AND OAK STREET.

NOTES:

- 1- THIS MAP REPRESENTS A SKETCH AND DESCRIPTION. THIS IS NOT A BOUNDARY SURVEY.
- 2- DESCRIPTION COMPILED IN CONJUNCTION WITH THIS MAP FROM RECORD BOOK 8649, PAGE, 605, PASCO COUNTY PUBLIC RECORDS.
- 3- BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, AS MEASURED FROM PASCO COUNTY PRIMARY HORIZONTAL CONTROL NETWORK.
- 4- THIS MAP AND DESCRIPTION PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS SURVEYOR NOT RESPONSIBLE FOR EASEMENTS, ADDITIONAL RIGHTS-OF-WAY OR OTHER ENCUMBRANCES OF RECORD NOT FURNISHED TO THIS OFFICE.
- 5- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SKETCHES, MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED.
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LEGEND	
D	- Deed or Description
CM	- Concrete Monument
POB	- Point of Beginning
P.C.P.	- Permanent Control Point
PRM	- Permanent Reference Monument
R/W	- Right of Way
RRS	- Railroad Spike
N & D	- Nail and Disk
(C)	- Computed Data
P.C.	- Point of Curvature
P.T.	- Point of Tangency
I.P.	- Iron Pipe
I.R.	- Iron Rod
FD.	- Found
S.	- Set
AC	- Air Conditioner
OR	- Official Records
PG	- Page
P	- Plat
F	- Field Data
CL	- Center Line
R	- Radial
NR	- Non Radial

REVISIONS	