

HAPPY HILL ROAD

SURVEYOR'S NOTES
1. BOUNDARY SURVEY ONLY.
2. BEARINGS AS SHOWN HEREON ARE FROM THE DEEDS AND FIELD MEASUREMENTS BASED ON FLORIDA STATE PLANE COORDINATES, WEST ZONE NAD 1983. BASIS OF BEARINGS, BASIS OF BEARINGS, THE NORTH LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, OF SECTION 5, TOWNSHIP 25 SOUTH, RANGE 21 EAST
3. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH PROVIDED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE, COMMITMENT NO. 887740, EFFECTIVE MAY 22, 2020 @ 11:00 P.M.
SCHEDULE B:
ITEMS 1-9 NOT PLOTTED
4. THIS SURVEYOR IS NOT RESPONSIBLE FOR EASEMENTS, RIGHT-OF-WAYS, OR ENCUMBRANCES OF RECORD NOT SHOWN HEREON THAT HAVE NOT BEEN FURNISHED TO THIS SURVEYOR OF THAT HE HAS NO KNOWLEDGE THEREOF.

LEGAL DESCRIPTION

DESCRIBED AS:
THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 25 SOUTH, RANGE 21 EAST, LESS AND EXCEPT THE SOUTH 580 FEET THEREOF, AND LESS AND EXCEPT THE NORTH 330 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, AND LESS AND EXCEPT THE ROAD RIGHT OF WAY FOR STATE ROAD 579, PASCO COUNTY,

VACANY LOT
18.78 acres
PARCEL ID:
05-25-21-0000-01700-0040

LESS OUT
THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 5,
TOWNSHIP 25 SOUTH, RANGE 21
EAST, LESS AND EXCEPT THE
SOUTH 580 FEET

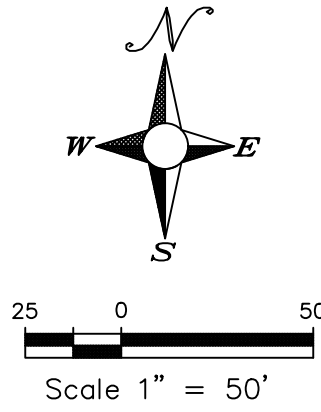
CERTIFICATION:
CERTIFY TO:
First National Bank of Pasco
13315 US Hwy 301
Dade City, FL 33525
Old Republic National Title Insurance Company
Putnam, Creighton & Airth, PA
500 Florida Avenue S # 300
Lakeland, Florida 33801
Jon P. Christiansen
Distinct Development Partners, LLC
13050 Curley Road
Dade City, Florida 33525

AN ACTUAL FIELD SURVEY OF THE PREMISES COMPLETED UNDER MY SUPERVISION ON 5/1/2021; THAT IT IS CORRECT, AND THE REQUIRED ALTA/ACSM LANGUAGE.

DATE:

SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, DAVID P. GRAVES PLS #5392
AFN CONSULTING, INC. #LB7256

SYMBOL LEGEND	
	WATER VALVE
	LIGHT ON POLE
	WATER METER
	UTILITY POLE
	FOUND MONUMENT AS NOTED
	FIRE HYDRANT
	SANITARY SEWER OR MARKER
	GUY POLE/WIRE
	TREE AS LABELED
	TREE AS LABELED
	TREE AS LABELED
	GTE PEDESTAL
	STREET SIGN AS LABELED
	HANDICAP MARK ON PAVEMENT
	WOOD POWER POLE
	PIPE INVERT
	SEASONAL HIGH WATER MARK



REVISIONS

DATE

DATE: 5/10/2021
SCALE: 1"=50'
FIELD BK: SPEC
DRAWN BY: JPC
CHECKED BY: JPC

PREPARED FOR:
DISTINCT DEVELOPMENT PARTNERS
13050 Curley Road
Dade City, Florida 33525

HAPPY HILL
Pasco County, Florida
BOUNDARY SURVEY

SHEET NO. 1
OF 1 SHEETS
PROJECT NO.
21-08