

ONE LACOOCHIE CENTER

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 28 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THEN N. 89°37'01" W., ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF NORTHEAST 1/4, A DISTANCE OF 210.00 FEET; THENCE S. 02°28'26" W., PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST 1/4 OF NORTHEAST 1/4, A DISTANCE OF 250.00 FEET; THENCE S. 89°37'01" W., ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF NORTHEAST 1/4, A DISTANCE OF 386.00 FEET; THENCE N. 89°37'01" W., PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 OF NORTHEAST 1/4, A DISTANCE OF 703.87 FEET TO THE POINT LYING 420.00 FEET EAST OF THE WEST LINE OF SAID SOUTHWEST 1/4 OF NORTHEAST 1/4; THENCE N. 07°09'31" E., PARALLEL WITH SAID WEST LINE OF THE SOUTHWEST 1/4 OF NORTHEAST 1/4, A DISTANCE OF 386.00 FEET; THENCE S. 89°37'01" E., A DISTANCE OF 703.87 FEET TO THE POINT OF BEGINNING.

AND THE NORTH 28.00 FEET OF THAT PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28 TOWNSHIP 23 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, LYING WEST OF BOWDER ROAD, AND COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THENCE S. 89°45'00" W., 76.78 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S. 89°54'50" W., 1256.51 FEET TO A POINT OF BEGINNING; THENCE CONTINUE S. 89°54'50" W., 748.47 FEET; THENCE N. 00°12'30" W., 748.47 FEET; THENCE N. 89°54'50" E., 677.52 FEET; THENCE S. 44°49'45" E., 930.44 FEET; THENCE S. 16°14'10" E., 91.95 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 28, TOWNSHIP 33 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THENCE N. 01°12'30" W., 21.60 FEET TO A POINT OF BEGINNING; THENCE N. 89°23'00" W., 50.00 FEET; THENCE N. 89°46'00" W., 50.00 FEET; THENCE S. 01°12'30" E., 53.44 FEET; THENCE S. 89°23'00" W., 50.00 FEET TO THE POINT OF BEGINNING.

AND

TOGETHER WITH THE FOLLOWING:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTH EAST 1/4 OF THE NORTH EAST 1/4 OF SECTION 28, TOWNSHIP 33 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA; THENCE N. 01°12'30" W., 21.60 FEET TO A POINT OF BEGINNING; THENCE N. 01°12'30" W., 50.00 FEET; THENCE N. 89°46'00" W., 50.00 FEET; THENCE S. 01°12'30" E., 53.44 FEET; THENCE S. 89°23'00" W., 50.00 FEET TO THE POINT OF BEGINNING.

ALL OF THAT PART OF PATTI LANE AS SHOWN AND DEPICTED IN CYPRESS MANOR ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 47, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

AND A PARCEL OF LAND WITH DESCRIPTION 26, TOWNSHIP 23 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 68, CYPRESS MANOR ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 47, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA FOR THE POINT OF BEGINNING; THENCE WEST 113.17 FEET; THENCE N. 49°02'21" E., 17.53 FEET; THENCE N. 11°16'59" W., 118.76 FEET; THENCE N. 78°40'31" W., 30.00 FEET; THENCE N. 11°16'59" E., 128.20 FEET; THENCE N. 0°32'21" E., 19.21 FEET; THENCE S. 83°46'32" W., 201.08 FEET; THENCE N. 40°56'39" E., 202.88 FEET; THENCE S. 62°24'21" E., 132.20 FEET; THENCE N. 72°02'20" E., 215.63 FEET; THENCE S. 80°12'30" E., 166.50 FEET TO THE POINT OF BEGINNING.

AND A PORTION OF PROPERTY IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, BLOCK K, TOWN OF LACOGNAC, FIRST ADJACENT, ACCORDING TO THE MAP ON PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 67, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, RUN S 02°30' E, 200.03 FEET ALONG THE EAST BOUNDARY OF SAID LOT 1, BEING THE WAY LEADING TO THE UNKNOWN AVENUE FOR A POINT OF BEGINNING; THENCE N 89°00' E, 238.85 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 781.17 FEET, CHORD BEARING OF SOUTH 07°00' E, 238.85 FEET; THENCE SOUTH 17°58'20" E, 399.58 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF THE S.C.L. RAILROAD SPUR TRACK; THENCE NORTH 44°17'30" WEST, 100.00 FEET TO THE POINT OF BEGINNING.

LOT 1, 2 AND 3, BLOCK G, OF THE AFORESAIDED PLAT OF TOWN OF LACOCHEE; THENCE NORTH 09°23'00" WEST, 112.40 FEET, THENCE SOUTH 89°59'40" EAST, 331.00 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE NORTH 28.00 FEET THEREOF, AND

LOTS 1, 2 AND 3, BLOCK F; ALL OF BLOCK G; ALL OF BLOCK O; LOTS 2, 3, 4 AND 5, BLOCK P; ALL IN THE TOWN OF LACOCHEE, FIRST ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 67, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, AND:

THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 26, TOWNSHIP 32 SOUTH, RANGE 21 EAST, PASCO COUNTY, FLORIDA, LYING SOUTH OF LOTS 1 THROUGH 10 AND EAST OF THE EAST LINE OF LOT 8, BLOCK P AND LYING WEST OF THE S.A.L. AND A.C.L. RAILROAD SPUR LINE, AS SHOWN AND DEPICTED ON THE PLAT OF THE TOWN OF LACOOCHIE, FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 67, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, LESS AND EXCEPT THE SOUTH 748.47 FEET THEREOF.

THAT PORTION OF CHAPMAN STREET LYING WEST OF THE S.A.L. AND A.C.L. RAILROAD SPUR LINE, AS SHOWN AND DEPICTED ON THE PLAT OF THE TOWN OF LACOOCHIE, FIRST ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 67, IN THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

1. THIS MAP REPRESENTS A BOUNDARY SURVEY; THE LANDS DESCRIBED HEREON ARE VACANT EXCEPT AS SHOWN OTHERWISE.
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY WILL BE VOID PROHIBITION OF ANY CONSENT OF THE SIGNING PARTY OR PARTIES.
3. NO APPEARANCE SURVEY ENCROACHMENTS EXIST ON THIS SURVEY. THERE ARE NO ENCROACHMENTS OR UTILITIES IF ANY NOT LOCATED IN CONJUNCTION WITH THIS SURVEY.
4. THIS SURVEY WAS PREPARED FOR THE TREVINO, L.C., TRICIN, L.C. AND BASED ON INFORMATION CONTAINED IN Q.R. 10017, P.G. 1040, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.
5. THIS SURVEY SHOWS AN EASEMENT GRANTED TO THE STATE OF FLORIDA FROM THE COORDINATE SYSTEM AS MEASURED FROM THE NATIONAL GEODETIC SURVEY CONTROL STATION AT W-178
6. THIS SURVEY BEARING IS 26-23-21 GRID BEARING = N. 00°09'56"E
7. THIS SURVEY PREPARED WITH THE USE OF ELECTRONIC EQUIPMENT.
8. THIS SURVEYOR NOT RESPONSIBLE FOR EASEMENTS, ADDITIONAL RIGHTS-OF-WAYS OR OTHER ENCUMBRANCES OF RECORD NOT FURNISHED TO THIS OFFICE.
9. ANY REPRODUCTION OR DISTRIBUTION OF THIS SURVEY MAP OR REPORT WITHOUT THE EXPRESS WRITTEN PERMISSION OF BRADLEY L. C. WILL BE STRICTLY PROHIBITED; THE SURVEY MAP OR REPORT IS ISSUED ONLY TO THOSE INDIVIDUALS OR ENTITIES NAMED THEREON; THE SIGNING PARTY ASSUMES NO RESPONSIBILITY TO ADDITIONAL PARTIES FOR ITS UNAUTHORIZED USE.
10. FENCE LOCATIONS SHOWN ARE FOR INFORMATION ONLY.

07-28-2021
REVISE DESCRIPTION TO NOW INCLUDE ALL
REMAINING LOTS IN BLOCK 9, TOWN OF
LACOCHEE FIRST ADDITION
REVISE OVERALL ACREAGE COUNT
REVISE MAP
08-03-2021
ADD WILSON STREET R/W VACATION PARC
11-08-2021
ADD PROPOSED CSA (SPUR) RAIL

[illegible]

CURVE	RADIUS	ABC	CHORD	CHORD BEARING	DELTA ANGLE
C1-D	781.60	236.49	238.50	S 09°09'40" E	
C2-D	781.60	236.54	238.50	S 09°12'08" E	12°33'35"
C3	781.60	234.53	213.60	N 02°14'30" E	19°34'34"
C4-D	781.60	26.01	25.61	S 01°29'41" E	0°30'00"
C5-D	608.78	268.02	268.05	N 04°17'27" W	25°13'30"
C6-D	608.78	268.02	268.05	N 04°17'27" W	25°13'30"
C7-D	608.78	127.66	127.45	N 10°54'31" E	W 12°01'53" E
C8-D	608.78	140.33	140.09	N 02°30'30" E	
C9	608.78	140.33	140.09	N 01°36'50" E	1°12'57"
C10	608.78	25.58	25.58	N 17°00'00" E	02°27'30"
C11	481.62	79.35	79.46	S 84°45'00" E	01°44'30"

SE. 1/4 OF NE. 1/4

THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
MAURICE W. SEALL, FLS NO. 426
ON 02-24-2023.

PREPARED BY: Maurice Bea

MAURICE W. BEALL
Professional Land Surveyor
Florida Registration Number 425
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