

SECTION 5, TOWNSHIP 25 SOUTH, RANGE 21 EAST PASCO COUNTY, FLORIDA

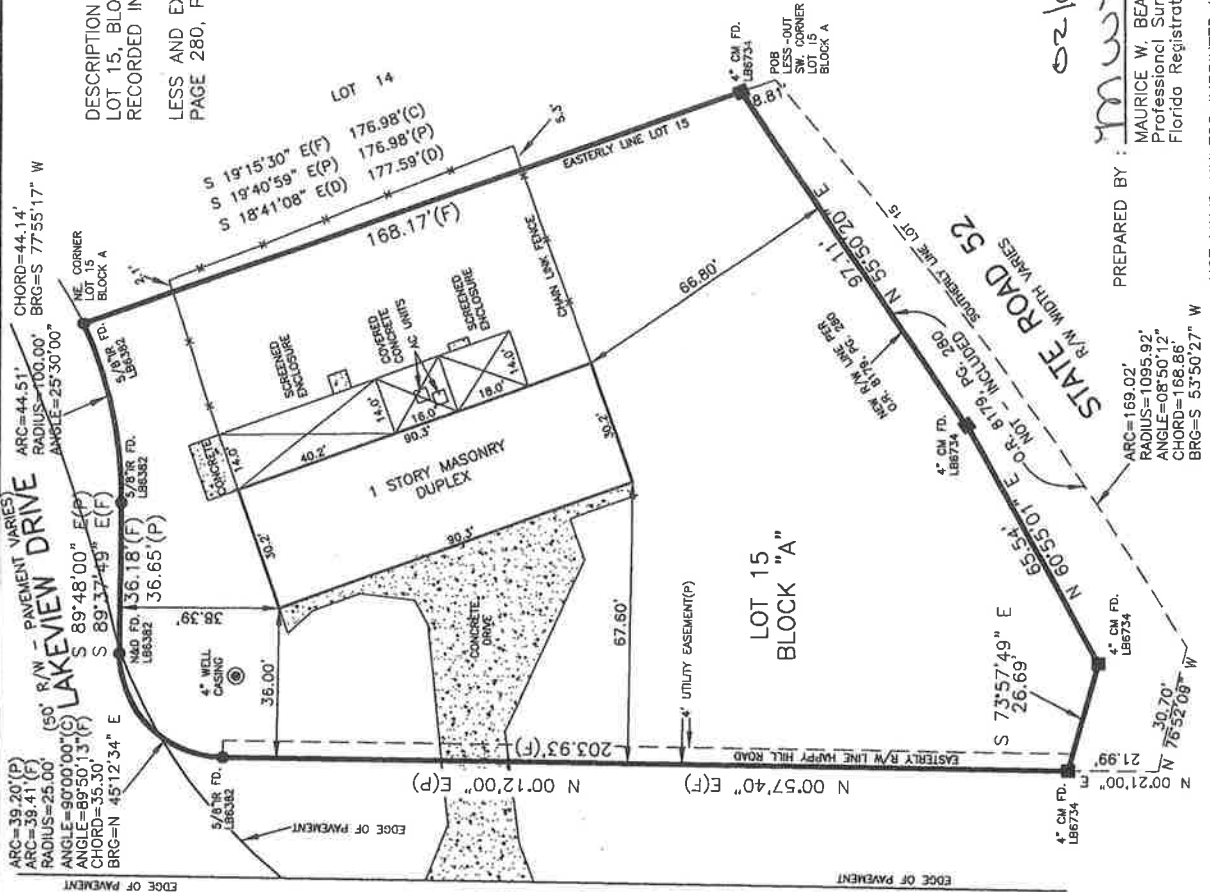
DESCRIPTION

LOT 15, BLOCK A, COLLEGE HEIGHTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 145, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION CONTAINED IN WARRANTY DEED RECORDED IN O.R. 8179, PAGE 280, PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

NOTES

1. THIS MAP REPRESENTS A BOUNDARY SURVEY. FIXED IMPROVEMENTS LOCATED.
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 OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. NO APPARENT SURFACE ENCROACHMENTS EXCEPT AS SHOWN HEREON, UNDERGROUND ENCROACHMENTS OR UTILITIES (IF ANY) NOT LOCATED IN CONJUNCTION WITH THIS SURVEY.
4. DESCRIPTION SHOWN HEREON TAKEN FROM TITLE COMMITMENT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY - FUND FILE NUMBER: 265185. AGENT FILE REFERENCE: 16-01-04JL.
5. BEARINGS SHOWN HEREON ARE BASED ON ASSUMED DATUM AND REFERENCED TO THE EASTERLY LINE OF LOT 15 AS BEARING S. 19°15'30" E.
6. THIS SURVEY PREPARED WITH THE BENEFIT OF A TITLE SEARCH - SEE NOTE NO. 4. THIS SURVEYOR NOT RESPONSIBLE FOR EASEMENTS, ADDITIONAL RIGHTS-OF-WAYS OR OTHER ENCUMBRANCES OF RECORD NOT FURNISHED TO THIS OFFICE.
7. ANY REPRODUCTION OR DISTRIBUTION OF THIS SURVEY MAP OR REPORT WITHOUT THE EXPRESS WRITTEN CONSENT OF SIMMONS & BEALL, INC. IS STRICTLY PROHIBITED. THIS SURVEY MAP OR REPORT IS VALID ONLY TO THOSE INDIVIDUALS OR ENTITIES NAMED HEREON. SIMMONS & BEALL, INC. AND/OR THE SIGNING PARTY ASSUMES NO RESPONSIBILITY TO ADDITIONAL PARTIES FOR ITS UNAUTHORIZED USE.
8. THE LAND SHOWN HEREON APPEARS TO BE LOCATED IN ZONE "X", ACCORDING TO FLOOD INSURANCE RATE MAP PANEL NO. 12101C 0280F, DATED 09/26/2014.
9. FENCE LOCATIONS SHOWN HEREON MAY BE ENLARGED FOR CLARITY AND MAY NOT BE TO SCALE.



(AKA - C.R. 579)
HAPPY HILL ROAD
(70.00' R/W - 18' ± ASPHALT ROAD)

GENERAL LEGEND

(C)	Deed or Description
CM	Concrete Monument
POB	Point of Beginning
P.C.P.	Permanent Control Point
R/W	Right of Way
R.R.S.	Railroad Spike
N&D	Nail and Disk
(C)	Computed Data
P.C.	Point of Curvature
P.T.	Point of Tangency
IP	Iron Pipe (F)
IR	Iron Rod (F)
ES	End of Survey
AC	As per Condition (N)
AC	As per Condition (N)
AC	As per Condition (N)

PREPARED BY: *maurice w. beall*
MAURICE W. BEALL
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NOT VALID UNLESS IMPRINTED WITH RAISED SEAL

SIMMONS & BEALL, INC.
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Date of Survey: 01-20-2016 Drawn by: MVB
Date of Plat: 02-03-2016 Checked by: BWS
Job Number: 97260-1 Sheet: ONE OF ONE
CERTIFIED TO: SEE ABOVE

CERTIFIED TO: TRUST NO. 12304 DATED JANUARY 22, 2016,
LAND TRUST SERVICE CORPORATION AS TRUSTEE,
EQUITY TRUST COMPANY FBO LARRY GUILFORD, IRA & TRUST,
MERIDIAN TITLE COMPANY, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY