SECTION 1, TOWNSHIP 26 SOUTH, RANGE 17 EAST, PASCO COUNTY, FLORIDA

MAP OF SURVEY

PLAT NORTH

30 0 15 30

SCALE: 1" = 30'

LEGAL DESCRIPTION

A PORTION OF LOT 15, QUAIL HOLLOW ACREAGE, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 104 THROUGH 107, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING MORE PATICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID LOT 15 FOR A POINT OF BEGINNING; THENCE NORTH 37°34'45" EAST, ALONG THE EASTERLY BOUNDARY THEREOF, A DISTANCE OF 200.00 FEET; THENCE NORTH 52°25'45" WEST, A DISTANCE OF 227.00 FEET; THENCE SOUTH 46° 39'54" WEST, A DISTANCE OF 58.70 FEET; THENCE SOUTH 63°55'48" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 82°50'29" WEST, A DISTANCE OF 43.58 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT, A DISTANCE OF 31.85 FEET, HAVING A RADIUS OF 60.00 FEET, A DELTA OF 30°24'44", A CHORD OF 31.46 FEET, BEARING SOUTH 22°21'53" WEST; THENCE LEAVING SAID CURVE SOUTH 52°25'45" EAST, A DISTANCE OF 310.00 FEET ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 15 TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PORTION: COMMENCE AT THE SOUTHEASTERLY CORNER OF SAID LOT 15, THENCE NORTH 52°25'45" WEST, ALONG THE SOUTHERLY BOUNDARY THEREOF A DISTANCE OF 280.67 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 52°25'45" WEST, A DISTANCE 29.33 FEET TO A POINT ON A CURVE; THENCE ALONG AN ARC OF A CURVE TO THE LEFT, A DISTANCE OF 31.85 FEET; SAID CURVE HAVING A RADIUS OF 60.00 FEET, A DELTA OF 30°24'44", A CHORD DISTANCE OF 31.48 FEET, BEARING NORTH 22°21'53" EAST; THENCE LEAVING SAID CURVE, SOUTH 82°50'29" EAST, A DISTANCE OF 43.58 FEET; THENCE NORTH 63°55'48" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 46°39'54" EAST, A DISTANCE OF 58.70 FEET; THENCE SOUTH 52°25'45" EAST, A DISTANCE OF 20.25 FEET; THENCE SOUTH 46°39'29" WEST, A DISTANCE OF 64.93 FEET; THENCE SOUTH 63°55'48" WEST, A DISTANCE OF 109.00 FEET; THENCE NORTH 82°50'29" WEST, A DISTANCE OF 17.71 FEET; THENCE 37°34'15" WEST, A DISTANCE OF 29.25 FEET TO THE POINT OF BEGINNING.

LEGEND

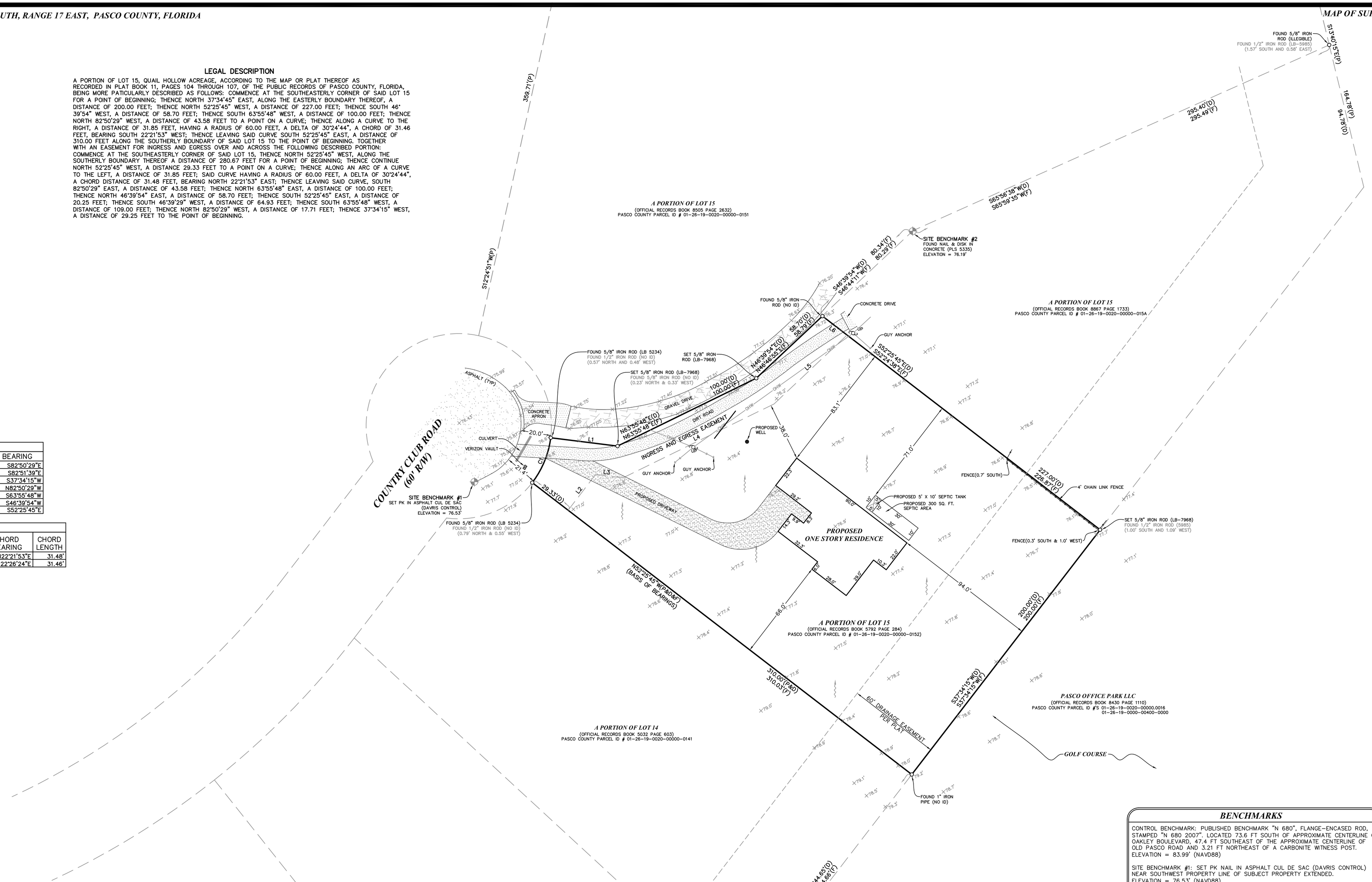
(C)	CALCULATED MEASUREMENT
(D)	DESCRIPTION MEASUREMENT
(F)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT
(D)	RECORD MEASUREMENT
A/C	AIR CONDITIONER
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
ELEV	ELEVATION
ERCP	ELLIPTICAL REINFORCED CONCRETE PIPE
HYD	FIRE HYDRANT
ID	IDENTIFICATION
JP	JURISDICTIONAL POINT
LB	LICENSED BUSINESS NUMBER
LP	LIGHT POLE
OHW	OVERHEAD WIRE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT-OF-WAY
SHW	SEASONAL HIGH WATER
SSMH	SANITARY-SEWER MANHOLE
TYP	TYPICAL
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
45.00'	SPOT ELEVATION

LINE TABLE

LINE	LENGTH	BEARING
L1(D)	43.58'	S82°50'29"E
L1(F)	43.57'	S82°51'39"E
L2(D)	29.25'	S37°34'15"W
L3(D)	17.71'	N82°50'29"W
L4(D)	109.00'	S63°55'48"W
L5(D)	64.93'	S46°39'54"W
L6(D)	20.25'	S52°25'45"E

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1(D)	31.85'	60.00'	N22°21'53"E	31.48'
C1(F)	31.83'	60.00'	N22°26'24"E	31.46'



BENCHMARKS

CONTROL BENCHMARK: PUBLISHED BENCHMARK "N 680", FLANGE-ENCASED ROD, STAMPED "N 680 2007". LOCATED 73.6 FT SOUTH OF APPROXIMATE CENTERLINE OF OAKLEY BOULEVARD, 47.4 FT SOUTHEAST OF THE APPROXIMATE CENTERLINE OF OLD PASCO ROAD AND 3.21 FT NORTHEAST OF A CARBONITE WITNESS POST.
ELEVATION = 83.99' (NAVD88)

SITE BENCHMARK #1: SET PK NAIL IN ASPHALT CUL DE SAC (DAVRIS CONTROL) NEAR SOUTHWEST PROPERTY LINE OF SUBJECT PROPERTY EXTENDED.
ELEVATION = 76.53' (NAVD88)

SITE BENCHMARK #2: FOUND NAIL AND DISK IN CONCRETE PAD 80.29 FEET NORTHEAST OF MOST NORTHERLY BOUNDARY CORNER OF SUBJECT PROPERTY.
ELEVATION = 76.19' (NAVD88)

SURVEYOR'S NOTES:

1. THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE 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 ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2. BASIS OF BEARINGS: PLAT BEARING OF N52°25'45"W, ALONG THE SOUTH BOUNDARY LINE OF LOT 15, AS SHOWN HEREON.
3. THIS OFFICE HAS NOT ABSTRACTED THIS FOR ANY RECORDED CLAIMS OF TITLE EASEMENTS OR RESTRICTIONS. THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS IS NOT CERTIFIED HEREON.
4. NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.
5. ELEVATIONS WERE ESTABLISHED AT THIS PROJECT THROUGH REDUNDANT GPS (GLOBAL POSITIONING SYSTEM) SURVEY SESSIONS AND ARE REFERENCED TO THE FOLLOWING: VERTICAL STATION WAS RECOVERED AND UTILIZED FOR THIS SURVEY:
a) CONTROL BENCHMARK DESIGNATION "N 680" ELEVATION = 83.99' (NAVD88)
THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
6. UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS LOCATED.
7. THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 120230 0275 D, REVISED SEPTEMBER 30, 1992, FOR PASCO COUNTY, FLORIDA.
8. THE PROPOSED WELL AND PROPOSED SEPTIC TANK AREA ARE INDICATED TO BE 88' APART (CLOSEST DIMENSION)

TYPE OF SURVEY: BOUNDARY AND SITE PLAN
DATE OF SURVEY: APRIL 25, 2014
CERTIFIED TO: TOM DEEB

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARD REQUIREMENTS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

David T. York
PSM #5875

May 5, 2014
Date of Signature

DAVRIS, INC.
CERTIFICATE OF AUTHORIZATION # 7968
5830 Nebraska Ave.
New Port Richey, FL 34652
Phone: (727) 232-3800

BOUNDARY SURVEY AND SITE PLAN

COUNTRY CLUB ROAD
PASCO COUNTY, FLORIDA

PROJECT NUMBER: 1400A
FILE: 1400A.dwg
SHEET NO. 1 OF 1