

LEGAL DESCRIPTION

PASCO COUNTY PARCEL

34-25-22-0010-00000-2580

30' LESS OUT FOR ROAD RIGHT-OF-WAY

A portion of land lying in Section 34, Township 25 South, Range 22 East, Pasco County, Florida, Lot 258 of the unrecorded plat of Commercial Highlands South, Florida being further described as follows:

**Commence** at the Northwest corner of Section 34, Township 25 South, Range 22 East; thence run North  $32^{\circ}16'23''$  East, a distance of 192.33 feet; thence South  $57^{\circ}43'37''$  East, a distance of 5490.00 feet for a **POINT OF BEGINNING**; thence run North  $32^{\circ}16'23''$  East, a distance of 300.00 feet to the Southwesterly right-of-way line of U.S. Highway No. 98 as it is now constructed; thence along said right-of-way, South  $57^{\circ}43'37''$  East, a distance of 50.00 feet; thence South  $32^{\circ}16'23''$  West, a distance of 300.00 feet; thence North  $57^{\circ}43'37''$  West, a distance of 50.00 feet to the **POINT OF BEGINNING**.

**LESS AND EXCEPT** the Northeasterly 30 feet for road right-of-way.

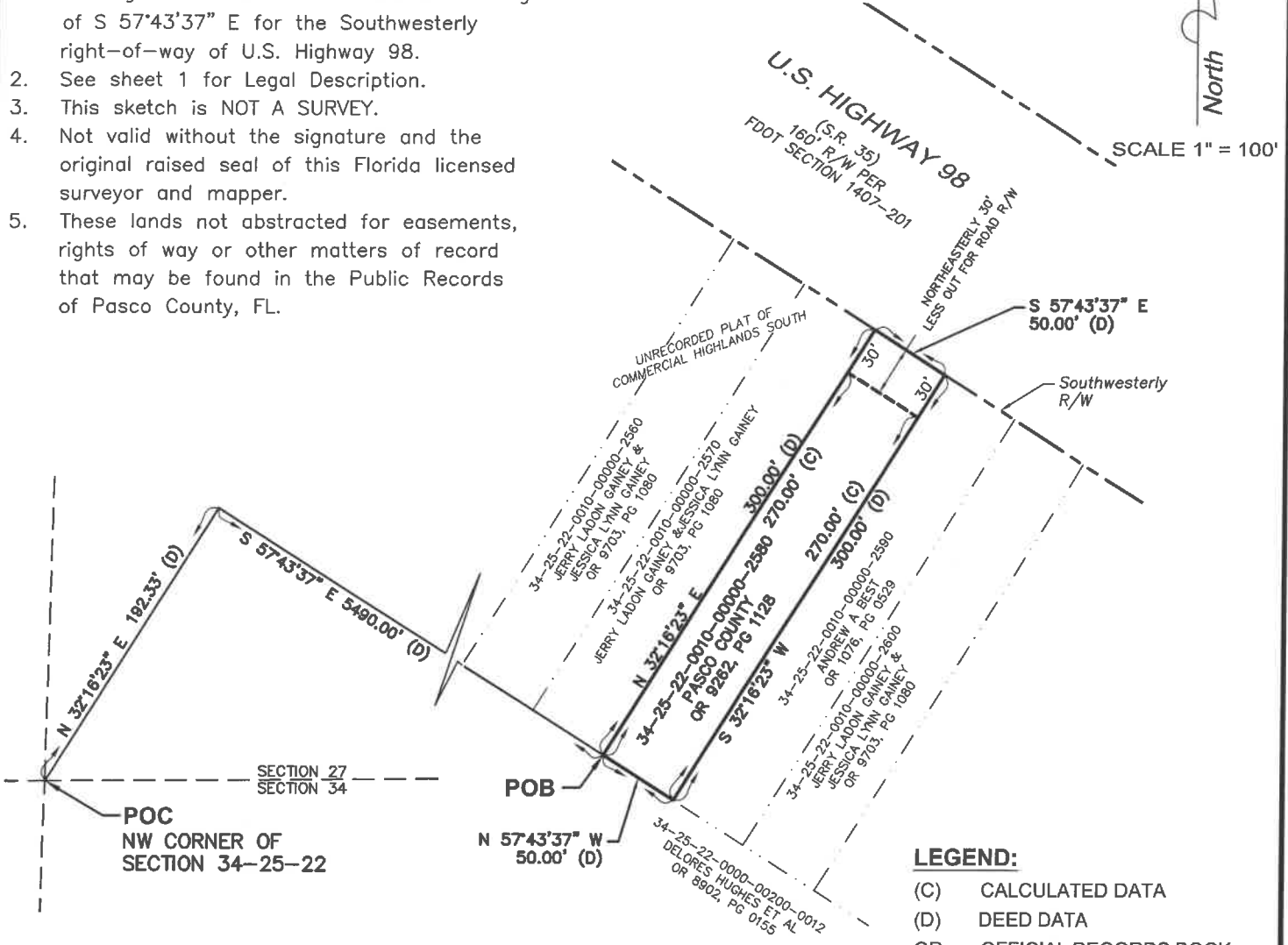
# SECTION 34, TOWNSHIP 25 SOUTH, RANGE 22 EAST PASCO COUNTY, FLORIDA

**NOTES:**

1. Bearings are based on an assumed bearing of S 57°43'37" E for the Southwesterly right-of-way of U.S. Highway 98.
2. See sheet 1 for Legal Description.
3. This sketch is NOT A SURVEY.
4. Not valid without the signature and the original raised seal of this Florida licensed surveyor and mapper.
5. These lands not abstracted for easements, rights of way or other matters of record that may be found in the Public Records of Pasco County, FL.



SCALE 1" = 100'



**LEGEND:**

- (C) CALCULATED DATA
- (D) DEED DATA
- OR OFFICIAL RECORDS BOOK
- PG PAGE OR PAGES
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- R/W RIGHT OF WAY
- S.R. STATE ROAD

**THIS IS NOT A SURVEY  
SKETCH OF DESCRIPTION**

THIS DOCUMENT IS INCOMPLETE WITHOUT SHEET 1 OF 2



**PASCO COUNTY SURVEYING  
AND MAPPING DIVISION  
ENGINEERING SERVICES DEPARTMENT**  
8731 CITIZENS DRIVE NEW PORT RICHEY, FL 34654

PASCO COUNTY PARCEL  
34-25-22-0010-00000-2580  
30' LESS OUT FOR ROAD RIGHT-OF-WAY

DATE OF SKETCH:	DRAWING FILE	W/O #
January 16, 2019	US98_SurplusProperty.dwg	X-10941.00
REVISION DATE:	DRAWN:	CHECK:
	LFC	SDT
SURVEY Job No.:1718-206		SHEET 2 OF 2

**ALEX W. PARNES, PSM, FLORIDA LICENSED  
SURVEYOR AND MAPPER NO. 5131**

This certifies that this sketch was made under my supervision and meets the Standards of Practice set forth by the Board of Professional Surveyors & Mappers in Chapter 5J-17, of the Florida Administrative code, pursuant to Section 472.027, Florida Statutes.

\\BCCRES01\Survey\Projects\FY1718-206 US 98 Surplus Property\DWG\US 98 Surplus Property.dwg, January 16, 2019 1:20 PM