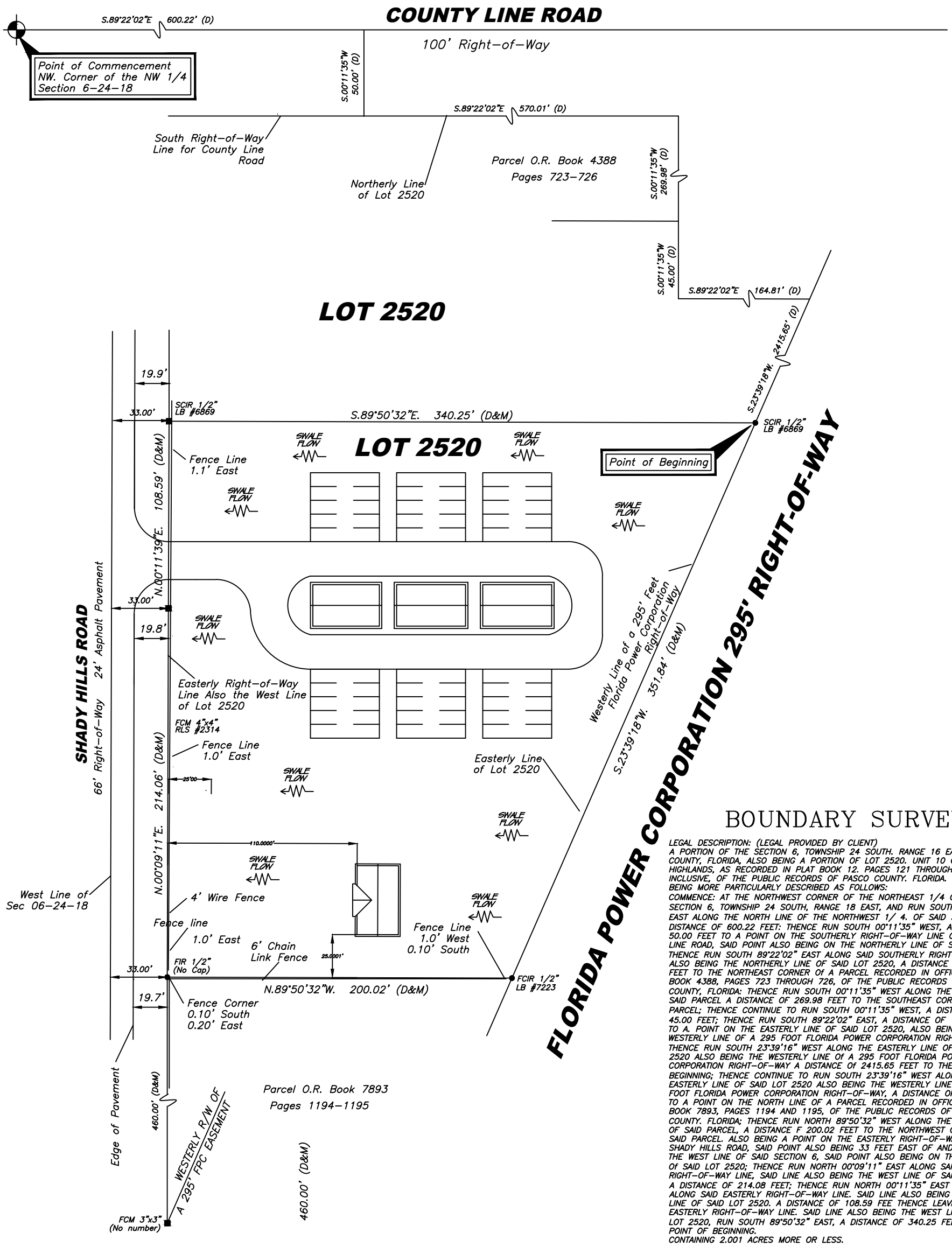

BOUNDARY SURVEY

LEGAL DESCRIPTION: (LEGAL PROVIDED BY CLIENT)
A PORTION OF THE SECTION 6, TOWNSHIP 24 SOUTH. RANGE 16 EAST, PASCO COUNTY, FLORIDA, ALSO BEING A PORTION OF LOT 2520. UNIT 10 Of THE HIGHLANDS, AS RECORDED IN PLAT BOOK 12. PAGES 121 THROUGH 138 INCLUSIVE, OF THE PUBLIC RECORDS OF PASCO COUNTY. FLORIDA.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE: AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 6, TOWNSHIP 24 SOUTH, RANGE 18 EAST, AND RUN SOUTH 89°22'02" EAST ALONG THE NORTH LINE OF THE NORTHWEST 1/ 4. OF SAID SECTION 6, A DISTANCE OF 600.22 FEET: THENCE RUN SOUTH 00°11'35" WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF SAID LOT 2520; THENCE RUN SOUTH 89°22'02" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE ALSO BEING THE NORTHERLY LINE OF SAID LOT 2520, A DISTANCE OF 570.01 FEET TO THE NORTHEAST CORNER Of A PARCEL RECORDED IN OFFICIAL RECORD BOOK 4388, PAGES 723 THROUGH 726, OF THE PUBLIC RECORDS Of PASCO COUNTY, FLORIDA: THENCE RUN SOUTH 00°11'35" WEST ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 269.98 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE CONTINUE TO RUN SOUTH 00°11'35" WEST, A DISTANCE OF 45.00 FEET; THENCE RUN SOUTH 89°22'02" EAST, A DISTANCE OF 164. 81 FEET TO A. POINT ON THE EASTERLY LINE OF SAID LOT 2520, ALSO BEING THE WESTERLY LINE OF A 295 FOOT FLORIDA POWER CORPORATION RIGHT-OF-WAY; THENCE RUN SOUTH 23°39'16" WEST ALONG THE EASTERLY LINE OF SAID LOT 2520 ALSO BEING THE WESTERLY LINE Of A 295 FOOT FLORIDA POWER CORPORATION RIGHT-OF-WAY A DISTANCE Of 2415.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE TO RUN SOUTH 23°39'16" WEST ALONG THE EASTERLY LINE OF SAID LOT 2520 ALSO BEING THE WESTERLY LINE OF A 295 FOOT FLORIDA POWER CORPORATION RIGHT-OF-WAY, A DISTANCE OF 351.84 FEET TO A POINT ON THE NORTH LINE OF A PARCEL RECORDED IN OFFICIAL RECORD BOOK 7893, PAGES 1194 AND 1195, OF THE PUBLIC RECORDS OF PASCO COUNTY. FLORIDA; THENCE RUN NORTH 89°50'32" WEST ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE F 200.02 FEET TO THE NORTHWEST CORNER OF SAID PARCEL. ALSO BEING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE Of SHADY HILLS ROAD, SAID POINT ALSO BEING 33 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID SECTION 6, SAID POINT ALSO BEING ON THE WEST LINE Of SAID LOT 2520; THENCE RUN NORTH 00°09'11" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 2520. A DISTANCE OF 214.08 FEET; THENCE RUN NORTH 00°11'35" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE. SAID LINE ALSO BEING THE WEST LINE OF SAID LOT 2520. A DISTANCE OF 108.59 FEE THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE. SAID LINE ALSO BEING THE WEST LINE Of SAID LOT 2520, RUN SOUTH 89°50'32" EAST, A DISTANCE OF 340.25 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.001 ACRES MORE OR LESS.