

Description Sketch

(Not A Survey)

DESCRIPTION: (KING RANCH by; GeoPoint Surveying, Inc.)

A parcel of land lying in Section 34, Township 26 South, Range 19 East, Pasco County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 34; thence along the West boundary of said Section 34, N.00°46'53"E., a distance of 60.00 feet to a point on the East Maintained right-of-way line of Cypress Creek Road, Project No. X-9089.00, as recorded in Map Book 3, Page 133, of the Public Records of Pasco County, Florida; same also being the **POINT OF BEGINNING**; thence along said East Maintained right-of-way line the following (12) twelve courses: 1) N.00°47'17"E., a distance of 340.06 feet, 2) N.03°30'54"E., a distance of 164.80 feet; 3) N.01°25'00"E., a distance of 284.06 feet; 4) N.00°37'59"E., a distance of 204.88 feet; 5) N.00°40'15"E., a distance of 658.52 feet; 6) N.00°58'06"E., a distance of 563.75 feet; 7) N.00°04'55"E., a distance of 251.50 feet; 8) N.00°24'07"E., a distance of 87.44 feet; 9) N.00°35'46"E., a distance of 937.84 feet; 10) N.00°02'44"W., a distance of 75.17 feet; 11) N.01°03'18"E., a distance of 175.81 feet; 12) N.01°03'50"E., a distance of 117.83 feet to a point on the North boundary of the South 1/2 of the Northwest 1/4 of said Section 34; thence along said North boundary thereof S.89°55'03"E., a distance of 2,006.86 feet to the Southwest corner of the East 1/4 of the North 1/2 of the Northwest 1/4 of said Section 34; thence along the West boundary of said East 1/4, N.00°34'42"E., a distance of 486.65 +/- feet to the Northerly Boundary of Cypress Creek and **REFERENCE POINT "A"**; thence meander, South, East and North, +/-3421 feet along the Northerly Boundary of Cypress Creek to **REFERENCE POINT "B"**, said **REFERENCE POINT "B"** is, S.82°25'33"E., a distance of 2395.18 feet from **REFERENCE POINT "A"**. thence continue from **REFERENCE POINT "B"**, said point also being located on the West Limited Access right-of-way line of Interstate Highway No. 75, Florida Department of Transportation State Project No. 10075; thence along said West Limited Access right-of-way line the following (10) ten courses; 1) S.20°46'40"W., a distance of 190.06 feet; 2) N.69°13'20"W., a distance of 50.00 feet; 3) S.20°46'40"W., a distance of 400.00 feet; 4) S.69°13'20"E., a distance of 50.00 feet; 5) S.20°46'40"W., a distance of 1,783.90 feet to a point on a curve to the right; 6) Southwesterly 1,974.75 feet along the arc of said curve having a radius of 11,326.81 feet, central angle of 09°59'21" (chord bearing and distance, S.25°46'21"W, 1972.25 feet); 7) S.89°50'44"W., a distance of 149.50 feet 8) S.86°20'25"W., a distance of 159.43 feet; 9) S.86°20'25"W., a distance of 141.24 feet; 10) N.89°50'44"W., a distance of 550.00 feet to the end of said West Limited Access right-of-way line of said Interstate Highway No. 75, same also being a point on the North right-of-way line of County Line Road, a variable width public right-of-way; thence along said North right-of-way line the following (3) three courses; 1) S.73°27'19"W., a distance of 70.92 feet; 2) N.89°53'49"W., a distance of 1,166.54 feet; 3) N.89°46'20"W., a distance of 509.69 feet to the **POINT OF BEGINNING**.

Containing 324.787 acres, more or less.

SURVEYOR'S NOTES:

- Bearings shown hereon are based on the West boundary of Section 34, Township 26 South, Range 19 East, Pasco County, Florida, having a Grid bearing of N.00°46'53"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North America Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- I do hereby certify that this Description and Sketch was made under my supervision and meets the standards of practice set forth by the Florida Board of Professional Surveyors & Mappers stated in rules 5J-17.051, 5J-17.052, and 5J-17-053, Florida administrative code, pursuant to Section 472.027, Florida statutes.
- This Description and Sketch has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, LS5246. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

SEE SHEET NO. 2 FOR SKETCH

SEE SHEET NO. 3 FOR LINE AND CURVE TABLES

John D. Weigle LS5246	JOB #: KING RANCH		
	DRAWN: SLM	DATE: 02/26/24	CHECKED: JDW
	Prepared For: LANTOWER RESIDENTIAL		
	Revisions		
	DATE	DESCRIPTION	DRAWN
---	---	---	
---	---	---	
---	---	---	
---	---	---	

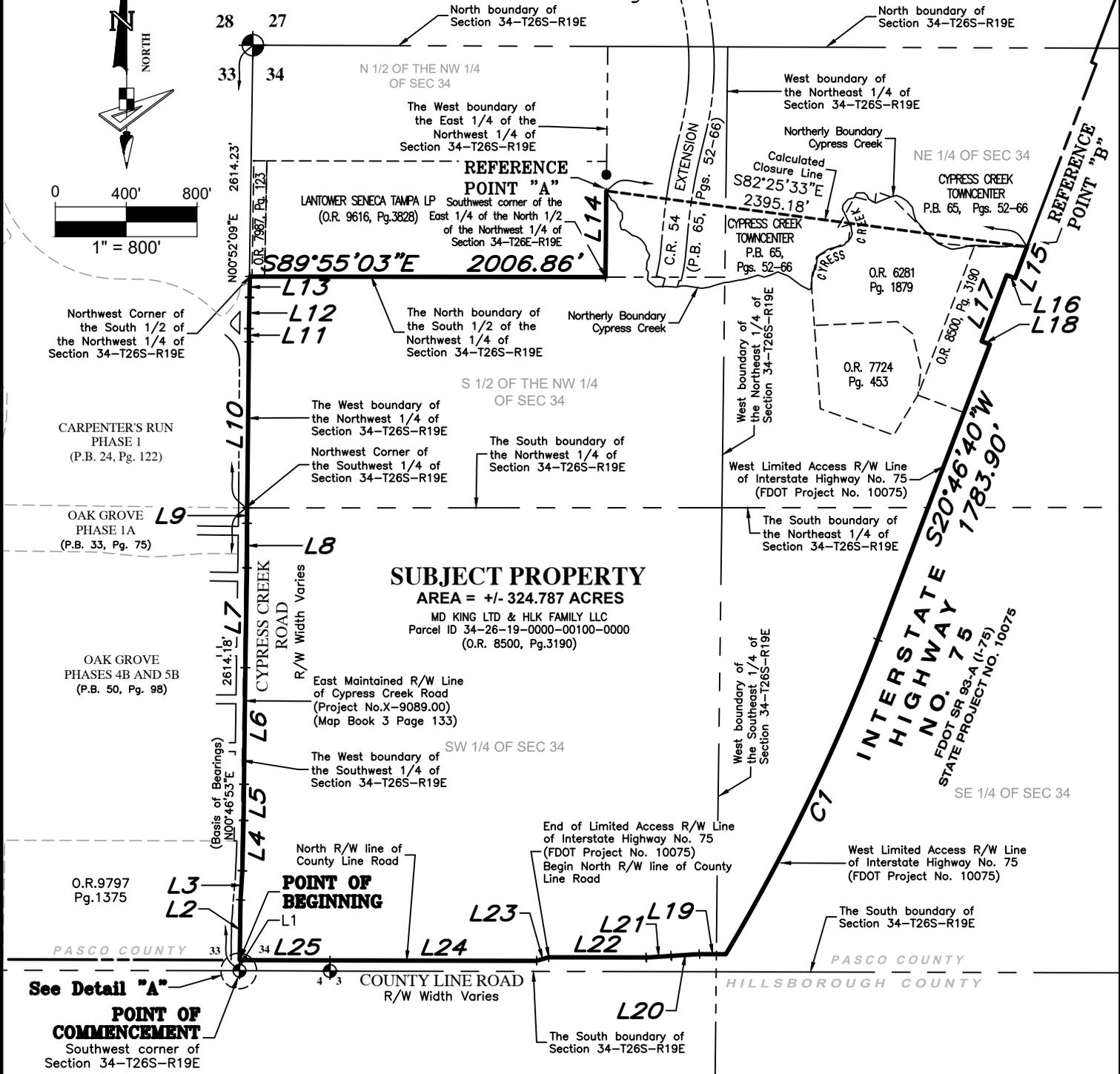
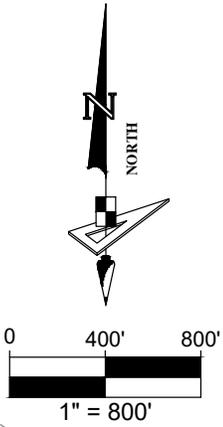
West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

Description Sketch

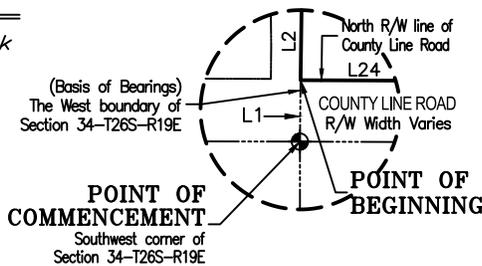
(Not A Survey)



See Detail "A"
POINT OF COMMENCEMENT
 Southwest corner of Section 34-T26S-R19E

Detail "A"

(Not to Scale)



SEE SHEET NO. 1 FOR SIGNATURE & REVISIONS
 SEE SHEET NO. 3 FOR LINE AND CURVE TABLES

LEGEND

- ORB----- Official Records Book
- PB ----- Plat Book
- Pg(s) ----- Page(s)
- FDOT ----- Florida Department of Transportation
- R/W ----- Right of Way

West Florida
 213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Fax: (813) 248-2266
 www.geopointsurvey.com
 Licensed Business No.: LB 7768

GeoPoint
 Surveying, Inc.

Description Sketch

(Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	N00°46'53"E	60.00'
L2	N00°47'17"E	340.06'
L3	N03°30'54"E	164.80'
L4	N01°25'00"E	284.06'
L5	N00°37'59"E	204.88'
L6	N00°40'15"E	658.52'
L7	N00°58'06"E	563.75'
L8	N00°04'55"E	251.50'
L9	N00°24'07"E	87.44'
L10	N00°35'46"E	937.84'
L11	N00°02'44"W	75.17'
L12	N01°03'18"E	175.81'
L13	N01°03'50"E	117.83'

Line Data Table		
No.	Bearing	Length
L14	N00°34'42"E	486.65'±
L15	S20°46'40"W	190.06'
L16	N69°13'20"W	50.00'
L17	S20°46'40"W	400.00'
L18	S69°13'20"E	50.00'
L19	N89°50'44"W	149.50'
L20	S86°20'25"W	159.43'
L21	S86°20'25"W	141.24'
L22	N89°50'44"W	550.00'
L23	S73°27'19"W	70.92'
L24	N89°53'49"W	1166.54'
L25	N89°46'20"W	509.69'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	11326.81'	1974.75'	9°59'21"	S25°46'21"W	1972.25'

SEE SHEET NO. 1 FOR SIGNATURE & REVISIONS
SEE SHEET NO. 2 FOR SKETCH

West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB7768



GeoPoint
Surveying, Inc.