

Description Sketch

(Not A Survey)

RIVER LANDING NORTH COMMERCIAL PARCEL

DESCRIPTION: A parcel of land lying in Section 30, Township 26 South, Range 21 East, Pasco County, Florida, and being more particularly described as follows:

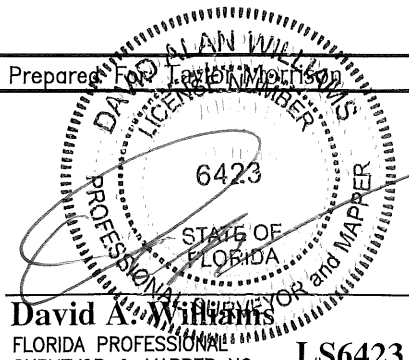
COMMENCE at the Northwest corner of the Northwest 1/4 of said Section 30, run thence along the West boundary of the Northwest 1/4 of said Section 30, S.00°16'34"W., a distance of 1323.44 feet; thence Easterly, 990.07 feet along the arc of a non-tangent curve to the right having a radius of 4708.66 feet and a central angle of 12°02'50" (chord bearing S.86°14'11"E., 988.25 feet) to the **POINT OF BEGINNING**; thence N.08°49'43"E., a distance of 650.11 feet; thence S.81°10'17"E., a distance of 973.96 feet to a point on the Westerly right-of-way line of MORRIS BRIDGE ROAD, according to Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along said Westerly right of way line, S.08°56'52"W., a distance of 682.57 feet to a point on a curve on the Northerly right-of-way line of State Road 56, according to Official Records Book 9430, Page 740, of the Public Records of Pasco County, Florida; thence along said Northerly right-of-way line, N.79°13'05"W., a distance of 891.35 feet; thence Westerly, 81.74 feet along the arc of a tangent curve to the left having a radius of 4708.66 feet and a central angle of 00°59'40" (chord bearing N.79°42'56"W., 81.74 feet) to the **POINT OF BEGINNING**.

Containing 14.881 acres, more or less

NOTES:

- 1) The bearings shown hereon are based on the North boundary of the Northwest 1/4 of Section 30-26-21, having a Grid bearing of S.89°37'04"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.
- 2) Information shown hereon is not complete without accompanying sketch.

SEE SHEET NO. 2 FOR SKETCH & CURVE TABLES

PROJECT: River Landing			Prepared For: Taylor Morrison		
PHASE: North Commercial D&S					
DRAWN: JCM		DATE: 3/11/19			
CHECKED BY: DAW					
REVISIONS					213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Licensed Business No.: LB 7768
DATE	DESCRIPTION	DRAWN BY			 GeoPoint Surveying, Inc.
03/14/19	Updated Sketch & Legal	JCM			
David A. Williams FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS6423					
FILE PATH: P:\RIVER LANDING\DESCRIPTION\RIVER-LANDING-NORTH-COMM-DS.DWG LAST SAVED BY: JORDANM					

Description Sketch

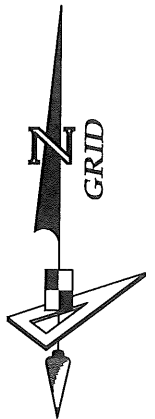
(Not A Survey)

PID: 24-26-20-0000-02100-0000
(O.R. 7893, Pg. 262)

PID: 24-26-20-0000-02100-0010
(O.R. 847, Pg. 388)

0 400 800

SCALE: 1"=400'



TIMBER LAKE ESTATES
A CONDOMINIUM PHASE III
(C.B. 4, Pages 99-101)

TIMBER LAKE ESTATES
A CONDOMINIUM PHASE IV
(C.B. 2, Pages 37-38)

24

19

25

30

S89°37'04"E

North boundary of the Northwest 1/4
of Section 30-26-21
(BASIS OF BEARINGS)

POINT OF COMMENCEMENT

NORTHWEST CORNER OF THE
NORTHWEST 1/4 OF SECTION 30

PID: 30-26-21-0000-00200-0020
(O.R. 0545, Pg. 0531)

West boundary of the Northwest 1/4
of Section 30-26-21

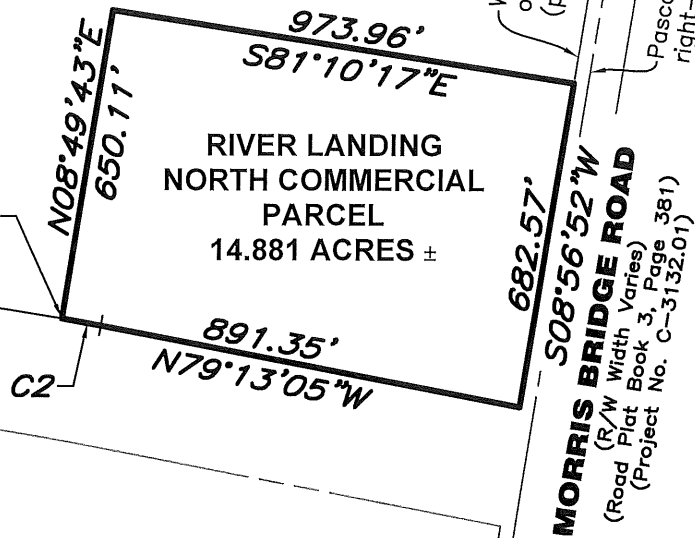
S 00°16'34" W 1323.44'

POINT OF BEGINNING

C1

STATE ROAD 56
(250' Right of Way)
(O.R. 9430, Page 740)

Northerly right-of-way line of
State Road 56
(O.R. 9430, Page 740)



CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
C1	4708.66'	12°02'50"	990.07'	988.25'	S 86°14'11" E
C2	4708.66'	0°59'40"	81.74'	81.74'	N 79°42'56" W

SEE SHEET NO. 1 FOR LEGAL
& SURVEYORS NOTES

213 Hobbs Street
Tampa, Florida 33619
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GeoPoint
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