

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

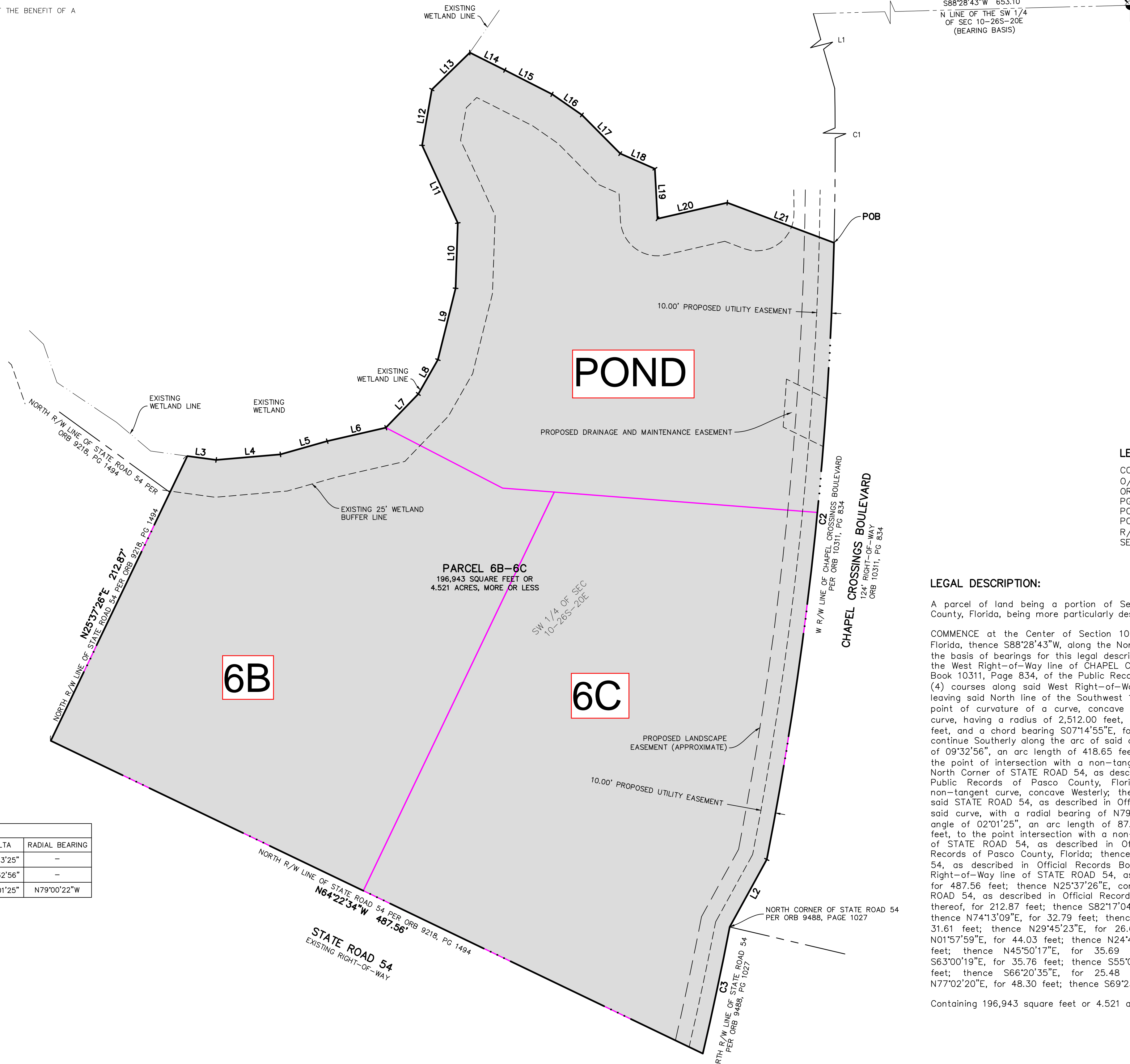
THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

BEARINGS ARE BASED UPON: SEE LEGAL AND SKETCH

Section 10, Township 26 South, Range 20 East,
County of Pasco, State of Florida

LINE	BEARING	LENGTH
L1	S15°56'37"E	398.60'
L2	S28°46'53"W	51.89'
L3	S82°17'04"E	19.61'
L4	N85°03'39"E	43.46'
L5	N74°13'09"E	32.79'
L6	N77°05'37"E	40.56'
L7	N43°52'02"E	31.61'
L8	N29°45'23"E	26.63'
L9	N13°53'23"E	49.57'
L10	N01°57'59"E	44.03'
L11	N24°44'50"W	57.61'
L12	N09°57'13"E	38.23'
L13	N45°50'17"E	35.69'
L14	S63°26'23"E	26.40'
L15	S63°00'19"E	35.76'
L16	S55°07'31"E	24.46'
L17	S44°48'24"E	36.73'
L18	S66°20'35"E	25.48'
L19	S02°59'34"E	33.73'
L20	N77°02'20"E	48.30'
L21	S69°23'46"E	76.86'

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	2512.00'	762.44'	759.52'	S07°14'55"E	017°23'25"	-
C2	2512.00'	418.65'	418.17'	S06°13'16"W	009°32'56"	-
C3	2471.00'	87.27'	87.26'	S12°00'20"W	002°01'25"	N79°00'22"W



- LEGEND:**
- COR = CORNER
 - O/A = OVERALL
 - ORB = OFFICIAL RECORDS BOOK
 - PG = PAGE
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - R/W = RIGHT-OF-WAY
 - SEC = SECTION

LEGAL DESCRIPTION:

A parcel of land being a portion of Section 10, Township 26 South, Range 20 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Center of Section 10, Township 26 South, Range 20 East, Pasco County, Florida, thence S88°28'43"W, along the North line of the Southwest 1/4 of said Section 10 (being the basis of bearings for this legal description) for 653.10 feet to the point of intersection with the West Right-of-Way line of CHAPEL CROSSINGS BOULEVARD, as described in Official Records Book 10311, Page 834, of the Public Records of Pasco County, Florida; thence the following four (4) courses along said West Right-of-Way line of CHAPEL CROSSINGS BOULEVARD; (1) thence leaving said North line of the Southwest 1/4 of Section 10, S15°56'37"E, for 398.60 feet to the point of curvature of a curve, concave Westerly; (2) thence Southerly along the arc of said curve, having a radius of 2,512.00 feet, a central angle of 17°23'25", an arc length of 762.44 feet, and a chord bearing S07°14'55"E, for 759.52 feet to the POINT OF BEGINNING; (3) thence continue Southerly along the arc of said curve, having a radius of 2,512.00 feet, a central angle of 09°32'56", an arc length of 418.65 feet, and a chord bearing S06°13'16"W for 418.17 feet to the point of intersection with a non-tangent line; (4) thence S28°46'53"W, for 51.89 feet to a North Corner of STATE ROAD 54, as described in Official Records Book 9488, Page 1027, of the Public Records of Pasco County, Florida, same being the point of intersection with a non-tangent curve, concave Westerly; thence Southerly along the North Right-of-Way line of said STATE ROAD 54, as described in Official Records Book 9218, Page 1494, along the arc of said curve, with a radial bearing of N79°00'22"W, having a radius of 2,471.00 feet, a central angle of 02°01'25", an arc length of 87.27 feet, and a chord bearing S12°00'20"W, for 87.26 feet, to the point intersection with a non-tangent line, same being the North Right-of-Way line of STATE ROAD 54, as described in Official Records Book 9218, Page 1494, and the Northerly extension thereof, for 212.87 feet; thence S82°17'04"E, for 19.61 feet; thence N85°03'39"E, for 43.46 feet; thence N74°13'09"E, for 32.79 feet; thence N77°05'37"E, for 40.56 feet; thence N43°52'02"E, for 31.61 feet; thence N29°45'23"E, for 26.63 feet; thence N13°53'23"E, for 49.57 feet; thence N01°57'59"E, for 44.03 feet; thence N24°44'50"W, for 57.61 feet; thence N09°57'13"E, for 38.23 feet; thence N45°50'17"E, for 35.69 feet; thence S63°26'23"E, for 26.40 feet; thence S63°00'19"E, for 35.76 feet; thence S55°07'31"E, for 24.46 feet; thence S44°48'24"E, for 36.73 feet; thence S66°20'35"E, for 25.48 feet; thence S02°59'34"E, for 33.73 feet; thence N77°02'20"E, for 48.30 feet; thence S69°23'46"E, for 76.86 feet to the POINT OF BEGINNING.

Containing 196,943 square feet or 4.521 acres, more or less.

NOTE: THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THE FOLLOWING: 1) THAT CERTAIN SET OF SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT (SWFWM) CONCEPTUAL PLANS TITLED "CHAPEL CROSSINGS", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NUMBER 2011-0031, DATED 1-20-2016; 2) THAT CERTAIN MPUD MASTER PLAN TITLED "CHAPEL CROSSINGS", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NUMBER 2011-0031, DATED 8-15-2014, WITH A LATEST REVISION DATE OF 1-7-2019; 3) THAT CERTAIN ALTA/ACSM LAND TITLE SURVEY AND BOUNDARY SURVEY TITLED "CHAPEL CROSSINGS, WESLEY CHAPEL, FLORIDA" PREPARED BY FLORIDA DESIGN CONSULTANTS, INC. JOB NUMBER 2011-0031, DATED 10-5-2011; AND THOSE PUBLIC DOCUMENTS AS SHOWN HEREON, AND IS SUBJECT TO AN ACCURATE LAND BOUNDARY SURVEY; (4) EASEMENTS SHOWN ARE APPROXIMATE AND MAY BE ADJUSTED DURING DESIGN.

FLORIDA DESIGN CONSULTANTS, INC. — THINK IT. ACHIEVE IT. —		2025 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638 PHONE: (800) 532-1047 FAX: (727) 848-3646 WWW.FLORIDADCS.COM L.B. NO. 0707
CHAPEL CROSSINGS		PROJECT NAME
LEGAL DESCRIPTION AND SKETCH		SHEET NAME
PARCEL 6B-6C		PREPARED FOR
THORNWOOD ASSOCIATES, LLC		DATE
1	OF	1

J:\MGA\Drawings\13\460-LS-57_Parcel-6B-6C-POND-22-24.dwg - Aug 12, 2021 @ 2:52pm - jpatenaude

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