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JARED L. KATYNAJIDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 8971
STATE OF FLORIDA

PROJECT NO.	2020-0065
DATE	1000
PROJECT NAME	5-5-2021
SCALE	1"=100'
PROJECT	RCM3
REVISION	1
DATE	7-12-21
BY	JTP
CHECKED	JTP
APPROVED	JTP

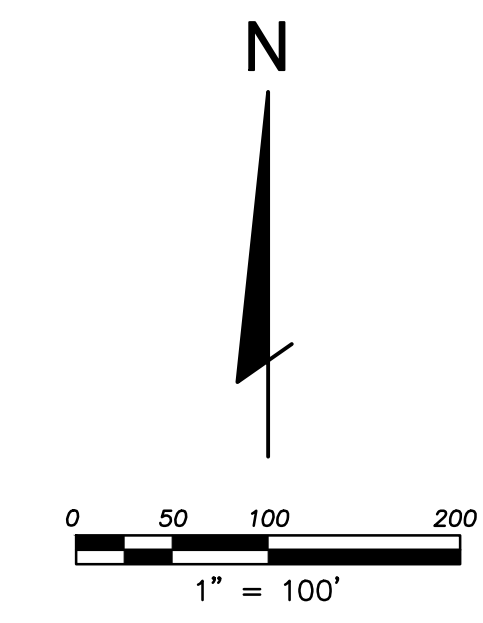
PROJECT NAME
GAGNE ZEPHYRHILLS

SHEET NAME
BOUNDARY AND WETLAND SURVEY

PREPARED FOR
HERITAGE HOMES OF FLORIDA, INC.

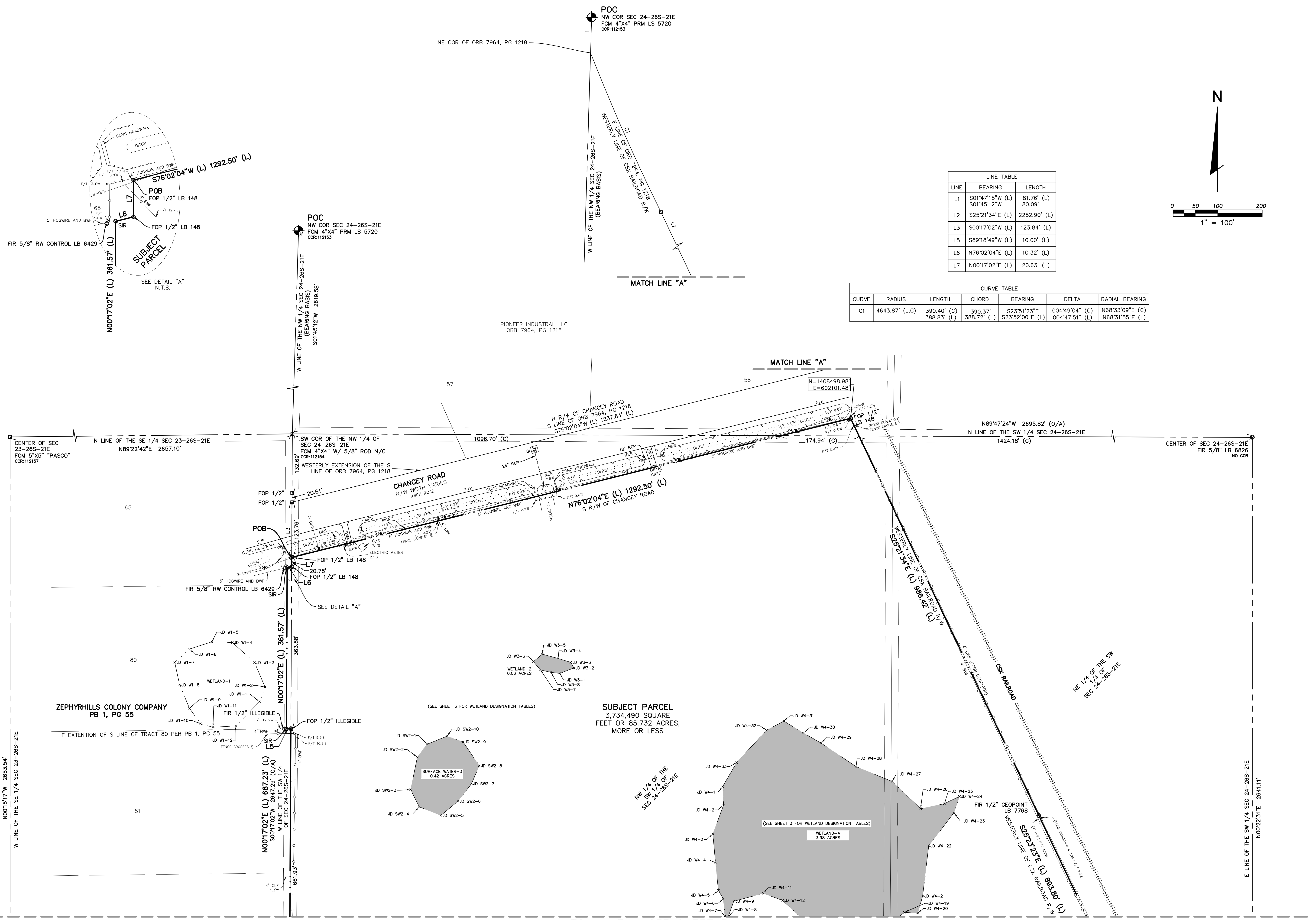
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20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA, 34638
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM



LINE	BEARING	LENGTH
L1	S01°47'15"W (L)	81.76' (L)
	S01°45'12"W	80.09'
L2	S25°21'34"E (L)	2252.90' (L)
L3	S00°17'02"W (L)	123.84' (L)
L5	S89°18'49"W (L)	10.00' (L)
L6	N76°02'04"E (L)	10.32' (L)
L7	N00°17'02"E (L)	20.63' (L)

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA	RADIAL BEARING
C1	4643.87' (L,C)	390.40' (C)	388.83' (L)	S23°51'23"E	004°49'04" (C)	N68°33'09"E (C)
				S23°52'00"E (L)	004°47'51" (L)	N68°31'55"E (L)

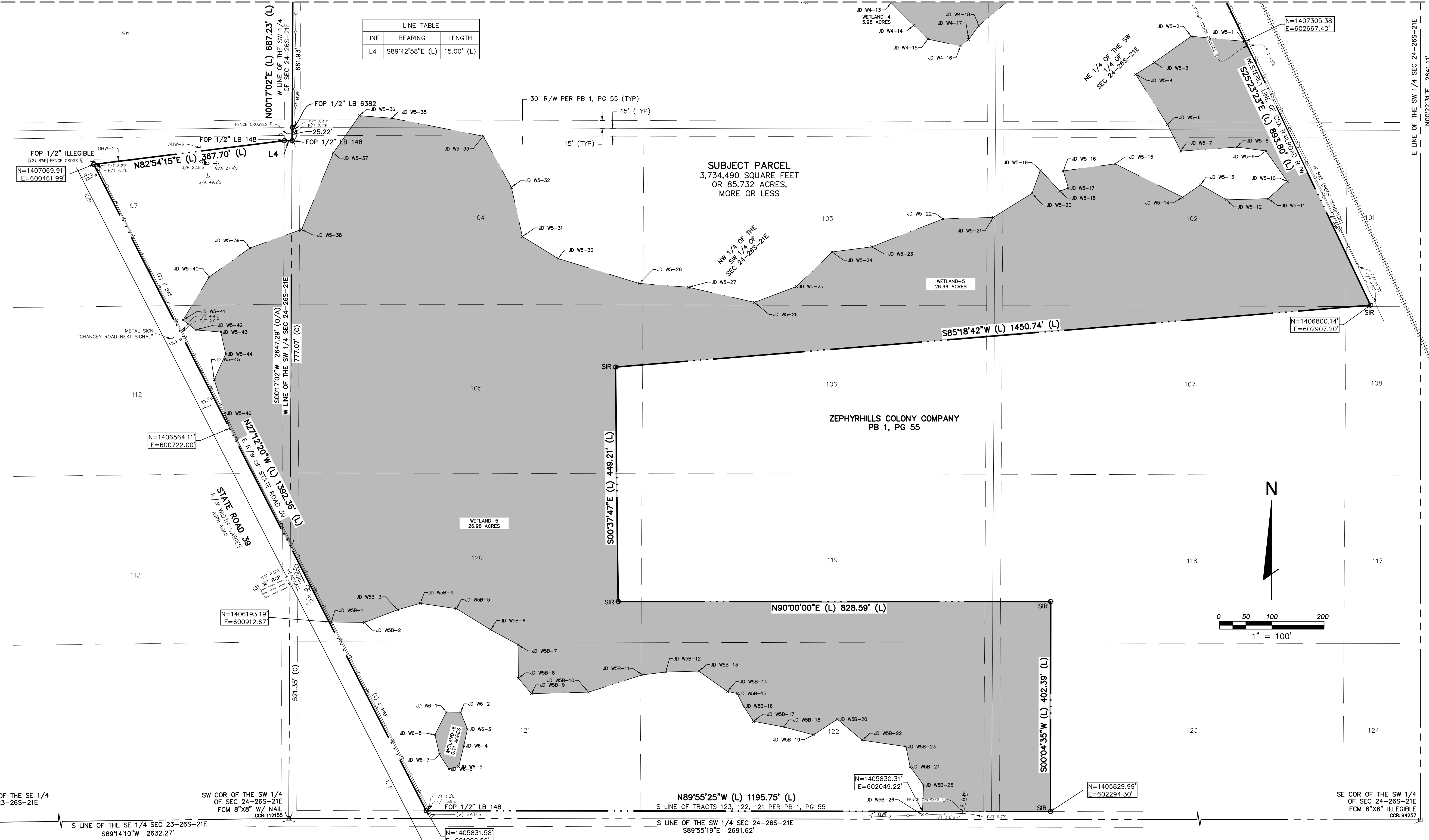


2:\1000\Draw\Survey\Boundary\1000_Design-Zephyr-Map_S11.dwg - Jul 14, 2021 @ 8:20am - northhill
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MATCH LINE - SEE SHEET 2

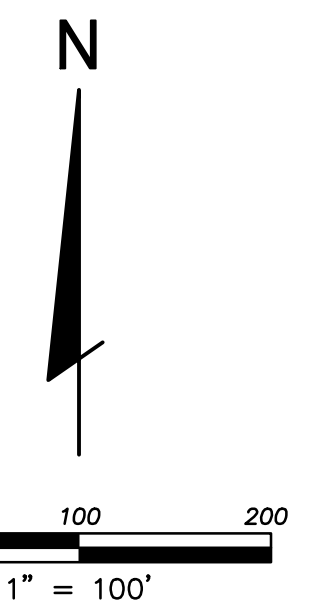
Section 23 and 24, Township 26 South, Range 21 East, County of Pasco, State of Florida

LINE	BEARING	LENGTH
L4	S89°42'58"E (L)	15.00' (L)



SUBJECT PARCEL
3,734,490 SQUARE FEET
OR 85.732 ACRES,
MORE OR LESS

ZEPHYRHILLS COLONY COMPANY
PB 1, PG 55



WETLAND DESIGNATION POINT TABLE			WETLAND DESIGNATION POINT TABLE			WETLAND DESIGNATION POINT TABLE			WETLAND DESIGNATION POINT TABLE			WETLAND DESIGNATION POINT TABLE			WETLAND DESIGNATION POINT TABLE			WETLAND DESIGNATION POINT TABLE			WETLAND DESIGNATION POINT TABLE			WETLAND DESIGNATION POINT TABLE					
DESCRIPTION	NORTHING	EASTING	DESCRIPTION	NORTHING	EASTING	DESCRIPTION	NORTHING	EASTING	DESCRIPTION	NORTHING	EASTING	DESCRIPTION	NORTHING	EASTING	DESCRIPTION	NORTHING	EASTING	DESCRIPTION	NORTHING	EASTING	DESCRIPTION	NORTHING	EASTING	DESCRIPTION	NORTHING	EASTING	DESCRIPTION	NORTHING	EASTING
JD SW2-1	1,407,767.62'	601,150.80'	JD W1-6	1,407,981.28'	600,617.82'	JD W4-1	1,407,672.88'	601,814.37'	JD W4-17	1,407,309.01'	602,137.72'	JD W4-32	1,407,799.18'	601,912.94'	JD W5-1	1,406,193.14'	600,916.93'	JD W5-15	1,407,070.84'	602,418.37'	JD W5-31	1,406,931.64'	601,282.86'	JD W5B-16	1,406,032.15'	601,706.37'	JD W6-6	1,405,911.62'	601,142.15'
JD SW2-2	1,407,738.60'	601,129.19'	JD W1-7	1,407,951.47'	600,584.66'	JD W4-2	1,407,631.18'	601,816.26'	JD W4-18	1,407,335.75'	602,157.16'	JD W4-33	1,407,726.68'	601,845.65'	JD W5-2	1,406,192.34'	600,980.83'	JD W5-16	1,407,026.02'	601,261.79'	JD W5-32	1,407,026.02'	601,261.79'	JD W5B-17	1,406,002.86'	601,725.61'	JD W6-7	1,405,938.79'	601,124.28'
JD SW2-3	1,407,665.72'	601,113.99'	JD W1-8	1,407,901.06'	600,595.83'	JD W4-3	1,407,566.78'	601,792.37'	JD W4-19	1,407,390.55'	602,222.05'	JD W5-1	1,407,305.53'	602,665.83'	JD W5-3	1,406,216.61'	601,044.21'	JD W5-17	1,407,024.48'	602,328.63'	JD W5-33	1,407,123.91'	601,208.04'	JD W5B-18	1,405,992.08'	601,783.35'	JD W6-8	1,405,977.07'	601,115.40'
JD SW2-4	1,407,626.95'	601,133.75'	JD W1-9	1,407,848.35'	600,617.91'	JD W4-4	1,407,501.53'	601,798.25'	JD W4-20	1,407,388.54'	602,252.29'	JD W5-2	1,407,315.41'	602,563.92'	JD W5-4	1,406,228.92'	601,087.29'	JD W5-18	1,407,018.71'	602,312.06'	JD W5-34	1,407,158.40'	601,032.95'	JD W5B-19	1,405,976.84'	601,840.68'			
JD SW2-5	1,407,608.04'	601,181.91'	JD W1-10	1,407,813.69'	600,642.88'	JD W4-5	1,407,439.68'	601,804.76'	JD W4-21	1,407,427.16'	602,263.00'	JD W5-3	1,407,265.24'	602,493.16'	JD W5-5	1,406,218.62'	601,156.71'	JD W5-19	1,407,058.79'	602,275.22'	JD W5-35	1,407,163.24'	600,970.73'	JD W5B-20	1,406,006.91'	601,886.18'			
JD SW2-6	1,407,639.75'	601,220.21'	JD W1-11	1,407,805.77'	600,670.49'	JD W4-6	1,407,420.59'	601,815.72'	JD W4-22	1,407,539.73'	602,276.56'	JD W5-4	1,407,242.44'	602,457.55'	JD W5-6	1,406,178.22'	601,222.14'	JD W5-20	1,407,014.37'	602,258.95'	JD W5-36	1,407,092.08'	600,920.78'	JD W5B-21	1,405,966.65'	601,933.58'			
JD SW2-7	1,407,679.00'	601,250.58'	JD W1-12	1,407,808.81'	600,721.61'	JD W4-7	1,407,381.79'	601,819.19'	JD W4-23	1,407,614.04'	602,333.23'	JD W5-5	1,407,146.04'	602,518.36'	JD W5-7	1,406,149.66'	601,274.66'	JD W5-21	1,406,968.30'	602,184.72'	JD W5-37	1,406,945.25'	600,860.05'	JD W5B-22	1,405,954.31'	602,017.45'			
JD SW2-8	1,407,719.31'	601,268.05'	JD W3-1	1,407,926.60'	601,448.98'	JD W4-8	1,407,380.17'	601,826.55'	JD W4-24	1,407,650.65'	602,345.63'	JD W5-6	1,407,095.39'	602,543.75'	JD W5-8	1,406,085.48'	601,275.12'	JD W5-22	1,406,965.42'	602,088.38'	JD W5-38	1,406,909.63'	600,761.15'	JD W5B-23	1,405,915.97'	602,025.42'			
JD SW2-9	1,407,773.18'	601,231.67'	JD W3-2	1,407,939.02'	601,480.47'	JD W4-9	1,407,415.40'	601,839.16'	JD W4-25	1,407,634.28'	602,311.74'	JD W5-7	1,407,103.04'	602,651.20'	JD W5-9	1,406,055.83'	601,300.09'	JD W5-23	1,406,911.93'	601,951.78'	JD W5-39	1,406,854.34'	600,683.19'	JD W5B-24	1,405,880.72'	602,051.05'			
JD SW2-10	1,407,785.57'	601,195.38'	JD W3-3	1,407,951.54'	601,473.26'	JD W4-11	1,407,433.03'	601,905.19'	JD W4-26	1,407,623.01'	602,258.49'	JD W5-8	1,407,095.77'	602,706.79'	JD W5-10	1,406,058.76'	601,409.65'	JD W5-24	1,406,902.14'	601,876.22'	JD W5-40	1,406,854.34'	600,683.19'	JD W5B-25	1,405,823.70'	602,048.98'			
JD W1-1	1,407,863.05'	600,775.09'	JD W3-4	1,407,960.26'	601,444.82'	JD W4-12	1,407,417.40'	601,948.60'	JD W4-27	1,407,684.13'	602,194.46'	JD W5-9	1,407,037.38'	602,747.85'	JD W5-11	1,406,091.88'	601,512.58'	JD W5-25	1,406,836.09'	601,808.13'	JD W5-41	1,406,771.70'	600,633.24'	JD W5B-26	1,405,823.70'	602,048.98'			
JD W1-2	1,407,896.30'	600,787.18'	JD W3-5	1,407,969.90'	601,409.71'	JD W4-13	1,407,379.31'	601,989.45'	JD W4-28	1,407,717.67'	602,113.40'	JD W5-10	1,407,004.27'	602,711.03'	JD W5-12	1,406,097.14'	601,557.44'	JD W5-26	1,406,805.60'	601,727.43'	JD W5-42	1,406,752.68'	600,657.21'	JD W5B-27	1,405,823.70'	602,048.98'			
JD W1-3	1,407,950.89'	600,764.00'	JD W3-6	1,407,953.11'	601,389.71'	JD W4-14	1,407,336.54'	602,032.19'	JD W4-29	1,407,770.15'	602,035.35'	JD W5-11	1,407,001.97'	602,631.42'	JD W5-13	1,406,099.08'	601,620.60'	JD W5-27	1,406,834.46'	601,600.91'	JD W5-43	1,406,706.52'	600,714.70'	JD W5B-28	1,405,823.70'	602,048.98'			
JD W1-4	1,407,996.01'	600,714.09'	JD W3-7	1,407,934.54'	601,405.28'	JD W4-15	1,407,309.79'	602,059.44'	JD W4-30	1,407,793.00'	601,995.42'	JD W5-12	1,407,030.66'	602,581.56'	JD W5-14	1,406,060.09'	601,675.44'	JD W5-28	1,406,841.85'	601,506.51'	JD W5-44	1,406,657.56'	600,692.74'	JD W5B-29	1,405,823.70'	602,048.98'			
JD W1-5	1,407,997.52'	600,667.93'	JD W3-8	1,407,929.02'	601,428.97'	JD W4-16	1,407,296.76'	602,121.97'	JD W4-31	1,407,819.75'	601,951.56'	JD W5-13	1,407,006.98'	602,547.41'	JD W5-15	1,406,056.20'	601,694.28'	JD W5-29	1,406,889.58'	601,351.30'	JD W5-45	1,406,593.18'	600,712.90'	JD W5B-30	1,405,823.70'	602,048.98'			

ADDITIONAL NOTES TO SURVEY MAP: THIS SURVEY MAP IS FOR INFORMATION ONLY AND DOES NOT REPRESENT A FINAL SURVEY MAP. THE SURVEY MAP IS THE ONLY AUTHORITY FOR THE LOCATION AND BOUNDARIES OF THE SUBJECT PARCEL. THE SURVEY MAP IS THE ONLY AUTHORITY FOR THE LOCATION AND BOUNDARIES OF THE SUBJECT PARCEL.

PROJECT NAME: GAGNE ZEPHYRHILLS BOUNDARY AND WETLAND SURVEY

SHEET NAME: MAP OF SURVEY

PREPARED FOR: MERITAGE HOMES OF FLORIDA, INC.

DATE: 7-12-21

SCALE: 1" = 100'

FLORIDA DESIGN CONSULTANTS, INC. - THINK IT. ACHIEVE IT.

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3 of 3