

CARDINAL SURVEYING SERVICES OF FLORIDA INC



GRAPHIC SCALE IN FEET

MAP OF SURVEY

TYPE OF SURVEY: "LEGAL DESCRIPTION & SKETCH"
Section 32, Township 23 South, Range 18 East
Date of Survey (VACATE EASEMENT): 11/14/2025

ABBREVIATIONS

A/C = AIR CONDITIONER PAD, C/S = CONC SLAB,
(C) = CALCULATED, (D) = DESCRIPTION, PC = POINT OF CURVATURE
CL = CENTERLINE, ELEV = ELEVATION, RES = RESIDENCE, STY = STORY
CONC = CONCRETE, (F) = AS FIELD MEASURED, (R) = PER RECORD DEED
COL = COLUMN, (P) = PER RECORD PLAT, POB = POINT OF BEGINNING
COV = COVERED, FCM = FOUND CONC MONUMENT (# AS NOTED)
FIR = FOUND IRON ROD (SIZE & # AS NOTED), # = NUMBER
FOP = FOUND OPEN PIPE (SIZE & # AS NOTED), FN = FOUND NAIL
FND = FOUND NAIL & DISK (# AS NOTED), FN = FOUND NAIL
SIR = SET 5/8" IRON ROD LB # 8400) SN&D = SET NAIL & DISC #8400

SYMBOL LEGEND

- - INDICATES CORNER MONUMENT (TYPE, SIZE, NUMBER AS NOTED)
- ▲ - INDICATES NAIL & DISK (NUMBER AS NOTED)
- - INDICATES CONC. MONUMENT (SIZE & NUMBER AS NOTED)
- - - INDICATES EASEMENT (USE AND SIZE AS NOTED)

NOTES

- 1) THIS SURVEY IS NOT VALID UNLESS DISPLAYED AT THE NOTED SCALE.
- 2) THIS SURVEY ONLY VALID FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED.
- 3) DESCRIPTION IS PER CURRENT RECORD DEED UNLESS OTHERWISE NOTED AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
- 4) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AND OTHER MATTERS OF RECORD NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS. SURVEY WAS PREPARED ACCORDING TO DOCUMENTS PROVIDED BY CLIENT AND/OR SHOWN ON RECORD PLAT.
- 5) ENVIRONMENTAL, JURISDICTIONAL AREAS, MEAN HIGH WATER LINE AND/OR RIPARIAN RIGHTS NOT SHOWN UNLESS NOTED.
- 6) UNDERGROUND IMPROVEMENTS, IRRIGATION SYSTEMS NOT SHOWN.
- 7) ROOF OVERHANGS AND/OR EAVES NOT SHOWN UNLESS NOTED.
- 8) IF THIS SURVEY IS TO BE USED FOR NEW CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CLIENT TO FURNISH CORRECT DATA FOR PLACEMENT OF PROPOSED IMPROVEMENTS.
- 9) ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 10) FIELD MEASUREMENTS IN ACCORDANCE WITH THE U.S. STANDARD FEET.
- 11) THIS SURVEY IS VALID ONLY FOR NOTED EXPECTED USE OF SURVEY.
- 12) ROAD RIGHT-OF-WAYS SHOWN ON THIS SURVEY ARE PER PLAT RECORDED IN PLAT BOOK AND PAGE AS SHOWN IN DESCRIPTION UNLESS NOTED OTHERWISE.

FLOOD ZONE NOTE: THIS LOT APPEARS TO LIE WITHIN FLOOD ZONE X COMMUNITY PANEL #12053C0309D, EFFECTIVE DATE 02/02/2012. FLOOD ELEVATION = N/A FEET. FLOOD ZONE NOTE IS NOT TO BE RELIED ON FOR NEW CONSTRUCTION. CONTACT PROPER AGENCY FOR FINAL DETERMINATION.

FOR THE BENEFIT OF:

LEGENDARY CONSTRUCTION & REMODELING, INC.

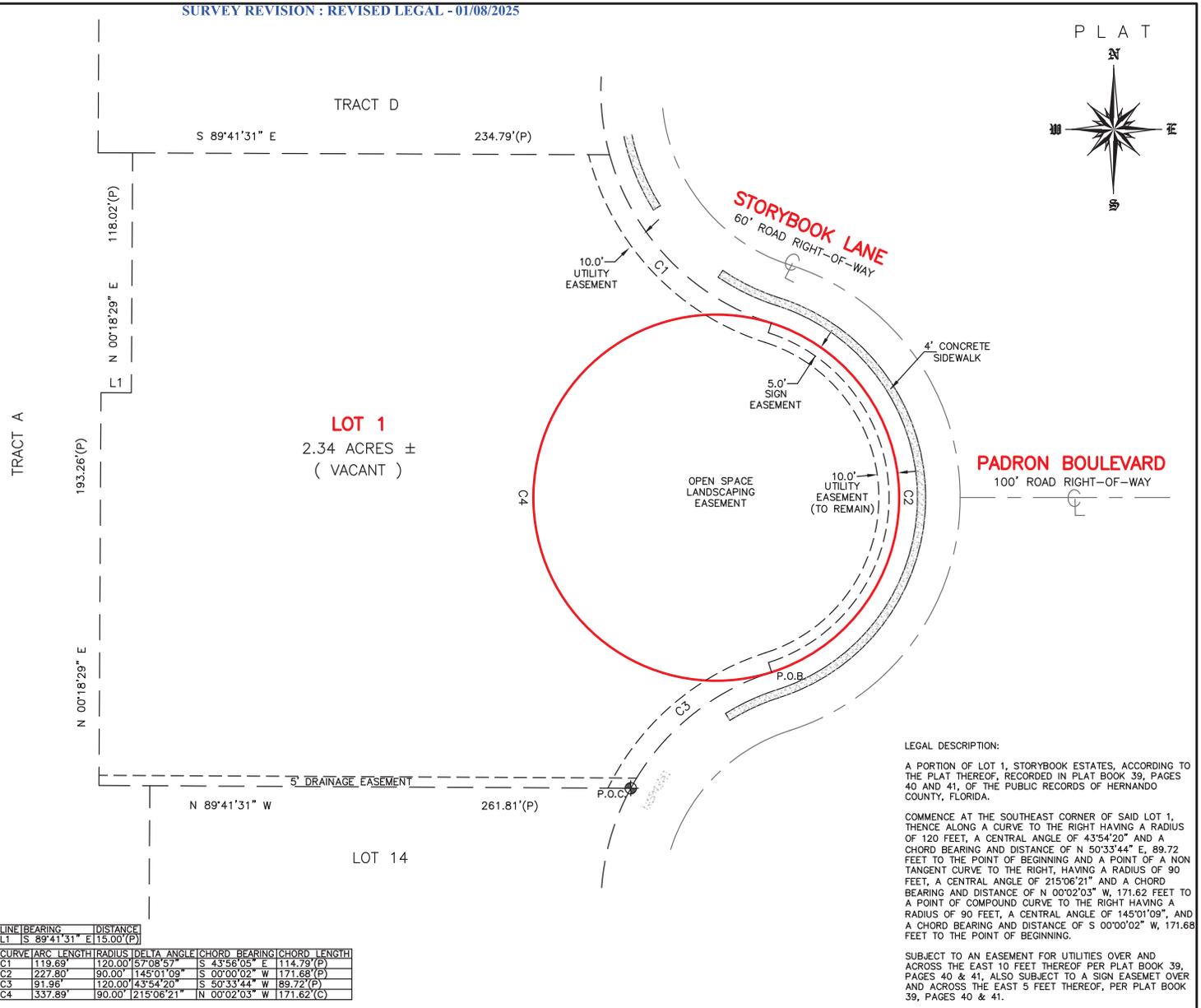
Digitally signed by
David York
Date: 2026.01.08
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DAVID T. YORK, FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NUMBER 5875.
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER.
2401 GRAND BOULEVARD, HOLIDAY, FLORIDA 34690
PHONE #: (727) 859-9313, (813) 995-9850

WORK ORDER NUMBER: 25272

SURVEY REVISION : REVISED LEGAL - 01/08/2025



LOT 1
2.34 ACRES ±
(VACANT)

PADRON BOULEVARD
100' ROAD RIGHT-OF-WAY

LEGAL DESCRIPTION:

A PORTION OF LOT 1, STORYBOOK ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 39, PAGES 40 AND 41, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 120 FEET, A CENTRAL ANGLE OF 43°54'20" AND A CHORD BEARING AND DISTANCE OF N 50°33'44" E, 89.72 FEET TO THE POINT OF BEGINNING AND A POINT OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 90 FEET, A CENTRAL ANGLE OF 215°06'21" AND A CHORD BEARING AND DISTANCE OF N 00°02'03" W, 171.62 FEET TO A POINT OF COMPOUND CURVE TO THE RIGHT HAVING A RADIUS OF 90 FEET, A CENTRAL ANGLE OF 145°01'09", AND A CHORD BEARING AND DISTANCE OF S 00°00'02" W, 171.68 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR UTILITIES OVER AND ACROSS THE EAST 10 FEET THEREOF PER PLAT BOOK 39, PAGES 40 & 41, ALSO SUBJECT TO A SIGN EASEMENT OVER AND ACROSS THE EAST 5 FEET THEREOF, PER PLAT BOOK 39, PAGES 40 & 41.

| LINE | BEARING | DISTANCE | | | |
|-------|---------------|------------|-------------|---------------|--------------|
| L1 | S 89°41'31" E | 115.00 (P) | | | |
| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| G1 | 119.69' | 120.00' | 57°08'57" | S 43°58'05" E | 114.79 (P) |
| C2 | 227.80' | 90.00' | 145°01'09" | S 00°00'02" W | 171.68 (P) |
| C3 | 91.96' | 120.00' | 43°54'20" | S 50°33'44" W | 89.72 (P) |
| C4 | 137.89' | 90.00' | 215°06'21" | N 00°02'03" W | 171.62 (C) |