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**STATUTORY DEED**

**THIS DEED**, made this 8<sup>th</sup> day of MAY 2018, by **HERNANDO COUNTY**, a political subdivision of the State of Florida, party of the first part, whose address is 20 N. Main Street, Rm. 263, Brooksville, FL 34601 (“GRANTOR”) and **NAMI HERNANDO, INC.**, party of the second part, whose address is 10554 Spring Hill Drive, Spring Hill, FL 34608, (“GRANTEE”)

**WITNESSETH:**

that the said party of the first part, for and in consideration of the sum of \$10.00 to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, their heirs and assigns forever, the following described land lying and being in Hernando County, Florida:

**4.36 acre portion located on the eastern half of the original 7.7 acre site of this parcel and as depicted on the survey attached hereto as Exhibit “A,” less that perpetual utility easement beginning at the north easterly boundary of the property, running 20 feet along the easterly border of the property a full 385.10 feet from the north corner to the south corner of the property as highlighted on Exhibit “B,” and subject to any existing easements.**

**Property Identification Number: R15 423 17 0000 0050 0050  
Key Number: 1027908**

**IN WITNESS WHEREOF** the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year aforesaid.



**BOARD OF COUNTY COMMISSIONERS,  
HERNANDO COUNTY, FLORIDA.**

**ATTEST:** *Susan Buech, Deputy Clerk*  
**DONALD C. BARBEE, JR.**  
Clerk

**By:** *[Signature]*  
**STEVE CHAMPION, Chairman**

This instrument prepared by (return to):  
Hernando County Attorney’s Office  
20 N. Main Street, Suite 462  
Brooksville, FL 34601-2850  
352-754-4122 (LR16-189; MT11923)  
Hernando County Federal Tax Identification Number: [REDACTED]



Approved as to Form and Legal Sufficiency  
**By:** *[Signature]*  
County Attorney’s Office

PRECISION SURVEYING & MAPPING, INC.

SEC. 15, TWP. 23 S., RNG. 17 E.

PLAT OF SURVEY

A PORTION OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF FOREST OAKS UNIT TWO AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 18, PAGES 34 AND 35 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA FOR A POINT OF BEGINNING; THENCE ALONG THE WEST BOUNDARY LINE OF SAID FOREST OAKS UNIT TWO SOUTH 00° 28' 23" WEST, A DISTANCE OF 385.04 FEET TO THE SOUTHWEST CORNER OF SAID FOREST OAKS UNIT TWO, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF FOREST OAKS BOULEVARD AS SHOWN ON THE PLAT OF FOREST OAKS UNIT ONE RECORDED IN PLAT BOOK 18, PAGES 10 THROUGH 12 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID FOREST OAKS BOULEVARD THE FOLLOWING THREE COURSES AND DISTANCES: (1) NORTH 89° 03' 41" WEST, 352.28 FEET; (2) NORTH 00° 18' 57" EAST, 10.00 FEET; (3) NORTH 89° 41' 03" WEST, 23.37 FEET; THENCE NORTH 00° 28' 23" EAST, A DISTANCE OF 189.83 FEET; THENCE NORTH 89° 39' 37" WEST, A DISTANCE OF 244.90 FEET; THENCE NORTH 00° 26' 23" EAST, A DISTANCE OF 188.38 FEET TO THE NORTH BOUNDARY LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15; THENCE ALONG SAID NORTH BOUNDARY LINE AND THE SOUTH BOUNDARY LINE OF BERKLEY MANOR AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 17, PAGES 18 THROUGH 22 OF SAID PUBLIC RECORDS SOUTH 88° 33' 37" EAST, A DISTANCE OF 620.55 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.36 ACRES, MORE OR LESS.

- GENERAL NOTES**
- UNLESS OTHERWISE STATED, THE PROPERTY DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
  - EXISTING INSTRUMENTS, IF ANY, REFLECTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, AND/OR OWNERSHIP, WERE NOT FURNISHED EXCEPT AS SHOWN HEREON.
  - BEARINGS, SHOWN HEREON ARE BASED ON THE PLAT BEARING OF N. 89°10'15" E FOR THE NORTH R/W LINE OF FOREST OAKS BLVD.
  - UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUILDING FOUNDATIONS, HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN HEREON.
  - ELEVATIONS, IF SHOWN, ARE BASED UPON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. (3.4') DENOTES ELEVATION IN FEET, ABOVE MEAN SEA LEVEL.
  - THE PROPERTY SHOWN HEREON IS SUBJECT TO THE RULES, REGULATIONS, ORDINANCES AND/OR JURISDICTIONS OF LOCAL, STATE AND/OR FEDERAL AGENCIES, IF ANY, THE REQUIREMENTS OF SAID REGULATIONS, ORDINANCES AND/OR LIMITS OF SAID JURISDICTIONS ARE NOT SHOWN HEREON, UNLESS STATED OTHERWISE.



LEGEND

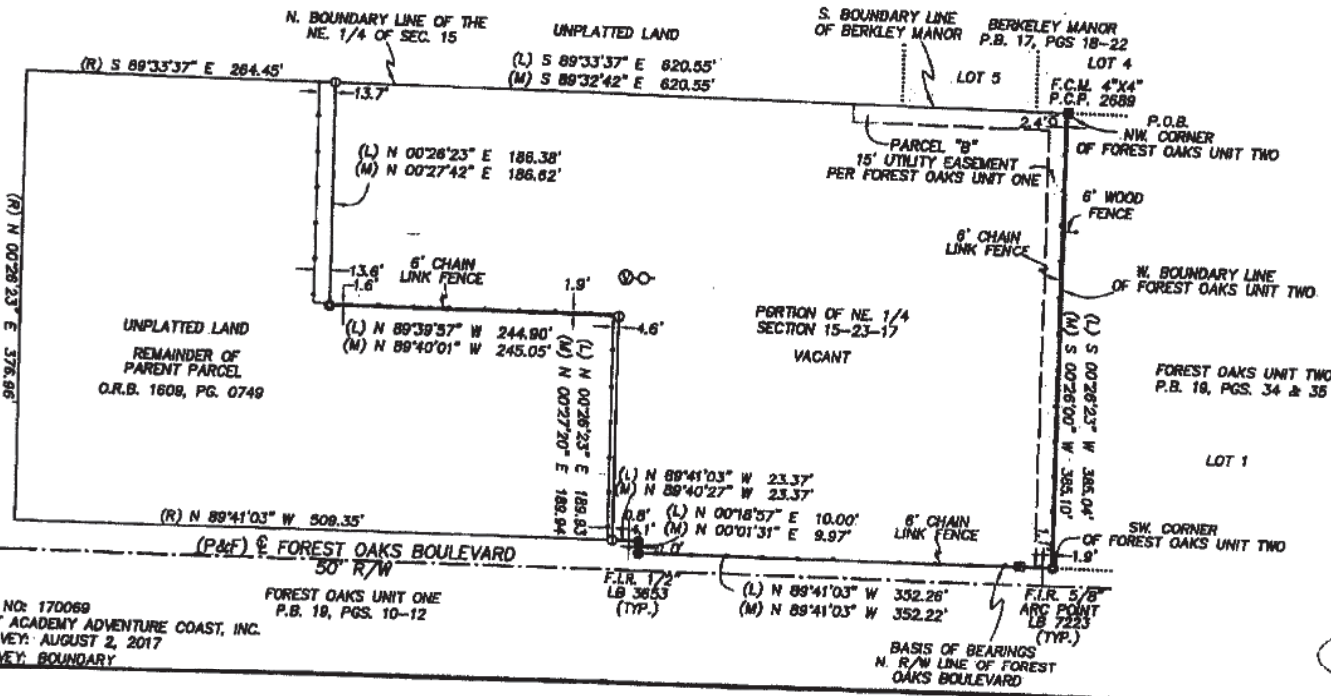
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- S. = CONCRETE
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- WATER METER
- WATER VALVE
- FIRE HYDRANT
- TELEPHONE BOX
- CENTRAL ANGLE
- POWER PEDestal
- IRRIGATION CONTROL BOX
- AIR RELEASE VALVE
- CABLE TELEVISION PEDestal
- SET 3/8" IRON ROD WITNESS LB-8734
- SET NAIL & TAG PRECISION LB-8734
- FOUND 3/8" IRON ROD WITNESS LB-8734
- FOUND NAIL & TAG PRECISION LB-8734
- SET 5/8" IRON ROD PRECISION LB-8734
- FOUND 5/8" IRON ROD PRECISION LB-8734
- SET 4" x 4" CONCRETE MONUMENT PRECISION LB-8734
- FOUND 4" x 4" CONCRETE MONUMENT PRECISION LB-8734

PRECISION SURVEYING & MAPPING, INC.

CERTIFICATE OF AUTHORIZATION NO. LB-6734  
7710 MASSACHUSETTS AVENUE  
NEW PORT RICHEY, FLORIDA 34653  
727-841-8414

*Jon S. Robbins* 4-18-18  
JON S. ROBBINS DATE  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4452  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: E.S.R.  
CHK'D BY: J.S.R.



WORK ORDER NO: 170069  
FOR: VINCENT ACADEMY ADVENTURE COAST, INC.  
DATE OF SURVEY: AUGUST 2, 2017  
TYPE OF SURVEY: BOUNDARY  
P.B. 18, PAGES 10-12  
P.C. SHEET 19, 22

EXHIBIT "A"  
Survey Parcel Key# 1027908

PRECISION SURVEYING & MAPPING, INC.

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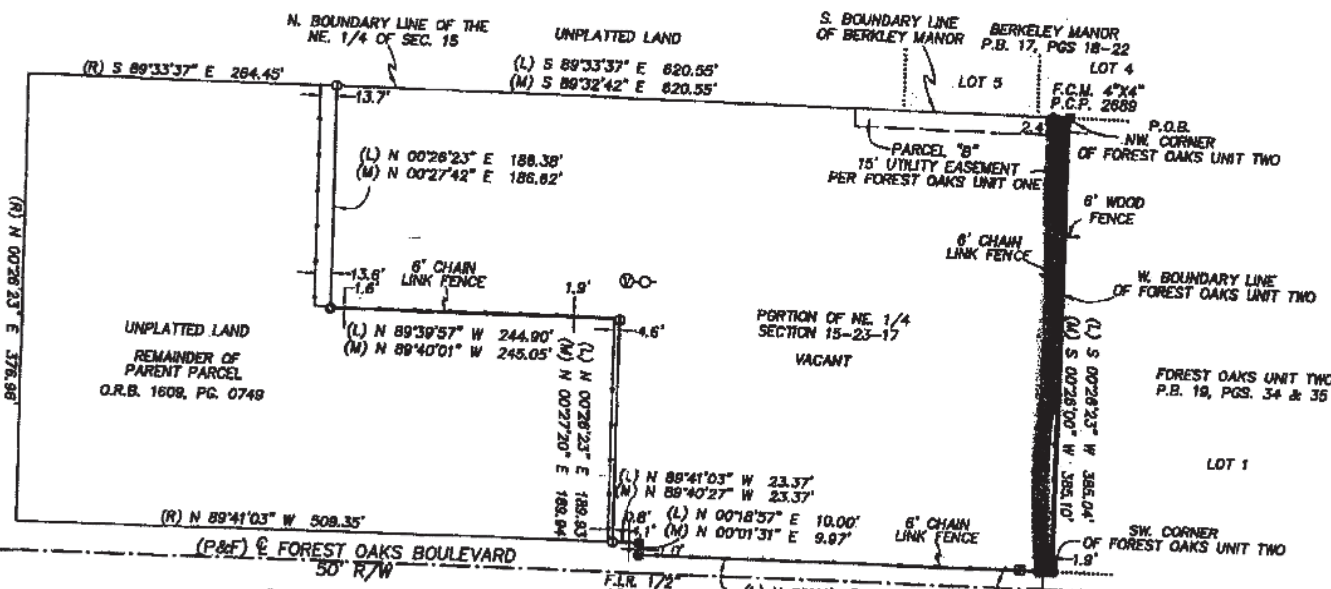
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DRAWN BY: E.S.R.  
 CHECK BY: J.S.R.



WORK ORDER NO: 170089  
 FOR: VINCENT ACADEMY ADVENTURE COAST, INC.  
 DATE OF SURVEY: AUGUST 2, 2017  
 TYPE OF SURVEY: BOUNDARY

P.S. SHEET 18.02

EXHIBIT "B"  
 Survey Parcel Key# 1027908