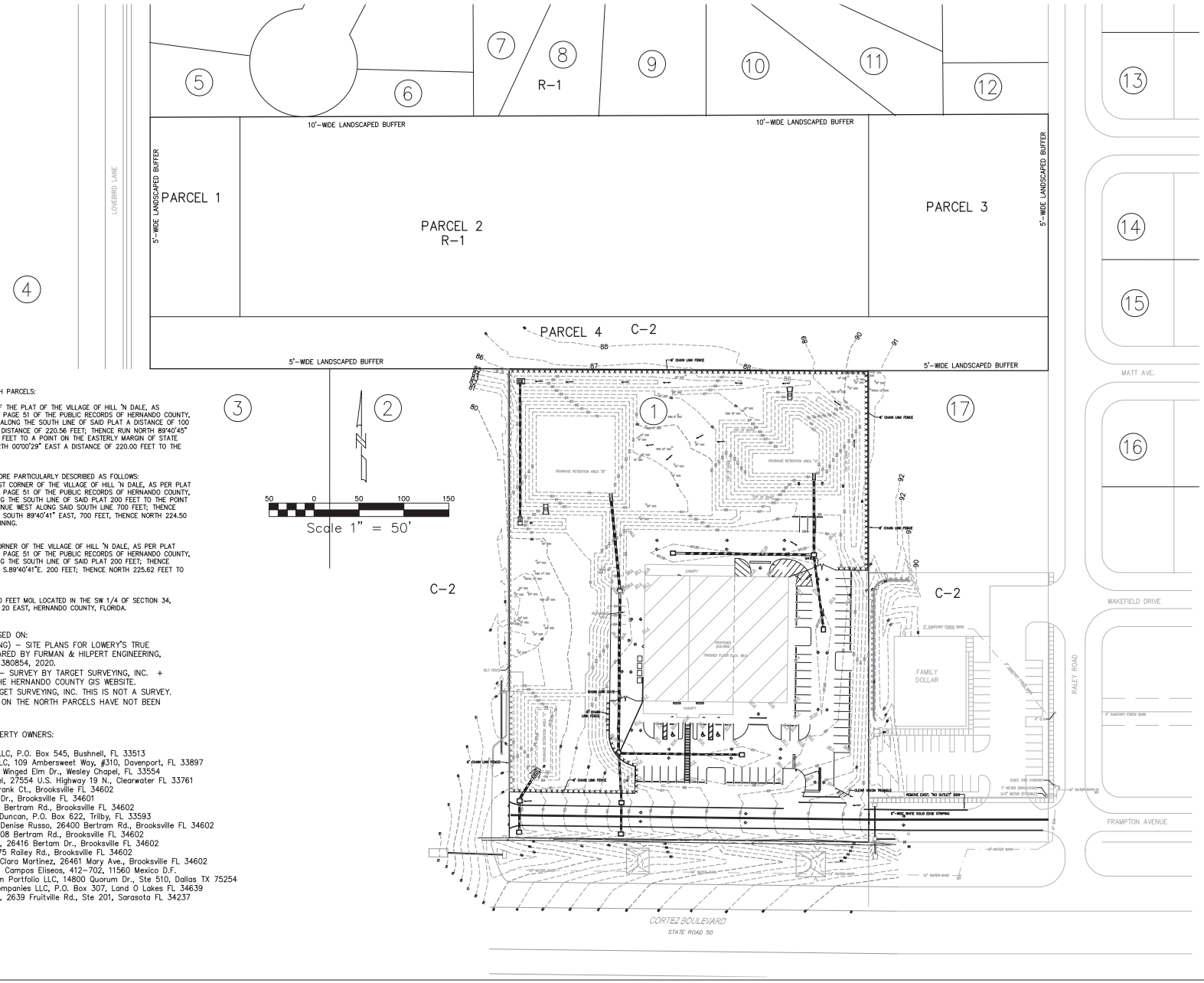


LEGAL DESCRIPTION OF NORTH PARCELS:
PARCEL 1:
BEGIN AT THE SW CORNER OF THE PLAT OF THE VILLAGE OF HILL 'N DALE, AS RECORDED IN PLAT BOOK 15, PAGE 51 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE RUN EAST ALONG THE SOUTH LINE OF SAID PLAT A DISTANCE OF 100 FEET, THENCE RUN SOUTH A DISTANCE OF 220.56 FEET; THENCE RUN NORTH 89°40'45" WEST A DISTANCE OF 100.03 FEET TO A POINT ON THE EASTERLY MARGIN OF STATE ROAD 485; THENCE RUN NORTH 00°00'29" EAST A DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
LOTS 3 THROUGH 9 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF THE VILLAGE OF HILL 'N DALE, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGE 51 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE WEST ALONG THE SOUTH LINE OF SAID PLAT 200 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SAID SOUTH LINE 700 FEET; THENCE SOUTH 220.56 FEET; THENCE SOUTH 89°40'41" EAST, 700 FEET, THENCE NORTH 224.50 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
BEGIN AT THE SOUTHEAST CORNER OF THE VILLAGE OF HILL 'N DALE, AS PER PLAT RECORDED IN PLAT BOOK 15, PAGE 51 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE WEST ALONG THE SOUTH LINE OF SAID PLAT 200 FEET; THENCE SOUTH 224.50 FEET; THENCE S.89°40'41"E. 200 FEET; THENCE NORTH 225.62 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
A TRACT OF LAND 60 X 1000 FEET MOL LOCATED IN THE SW 1/4 OF SECTION 34, TOWNSHIP 22 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA.

NOTE:
1.) THIS DRAWING IS BASED ON:
A.) SOUTH PART (EXISTING) – SITE PLANS FOR LOWERY'S TRUE VALUE HARDWARE PREPARED BY FURMAN & HILPERT ENGINEERING, INC. APPLICATION NO. 1380854, 2020.
B.) NORTH PART (NEW) – SURVEY BY TARGET SURVEYING, INC. + CONTOUR LINES FROM THE HERNANDO COUNTY GIS WEBSITE.
2.) SEE SURVEY BY TARGET SURVEYING, INC. THIS IS NOT A SURVEY.
3.) THE EXISTING TREES ON THE NORTH PARCELS HAVE NOT BEEN LOCATED.

KEY TO ADJACENT PROPERTY OWNERS:

1 Lowery's True Value LLC, P.O. Box 545, Bushnell, FL 33513
2 The Storage Group LLC, 109 Ambersweet Way, #310, Davenport, FL 33897
3 Ashley Sawha, 27131 Winged Elm Dr., Wesley Chapel, FL 33554
4 Wayne & Betty Wetzel, 27554 U.S. Highway 19 N., Clearwater FL 33761
5 John A. Kile, 6371 Frank Ct., Brooksville FL 34602
6 Frazier, 521 Colonial Dr., Brooksville FL 34601
7 Huey Dunomes, 2682 Bertram Rd., Brooksville FL 34602
8 Reuben Bass & Jan Duncan, P.O. Box 622, Trilby, FL 33593
9 Frank Zlomsowich & Denise Russo, 26400 Bertram Rd., Brooksville FL 34602
10 Joseph Demaio, 26408 Bertram Rd., Brooksville FL 34602
11 Tammera Osmonovic, 26416 Bertam Dr., Brooksville FL 34602
12 Ralph Remarais, 6375 Raley Rd., Brooksville FL 34602
13 Rodrigo Abacara & Clara Martinez, 26461 Mary Ave., Brooksville FL 34602
14 Alperto Perez Torez, Campos Eliseos, 412–702, 11560 Mexico D.F.
15 ILE Bluerock Program Portfolio LLC, 14800 Quorum Dr., Ste 510, Dallas TX 75254
16 Stellar Innovative Companies LLC, P.O. Box 307, Land O Lakes FL 34639
17 Pine Isle Estate LLC, 2639 Fruitville Rd., Ste 201, Sarasota FL 34237

REVISION	DATE	DESCRIPTION

DESIGN
DRAFTING
DESIGNER OF RECORD:
Paul Furman
13424 Brooksville, Paul Road
Brooksville, Florida 34614
352-232-2694
pfurman@alltel.net

INSPECTIONS
ENGINEERING
ENGINEER OF RECORD:
MICHAEL D. WILBURN, P.E.
LICENSE NO. 76061
PO BOX 938
FLORAL CITY, FL 34436
PHONE (352)-637-5384

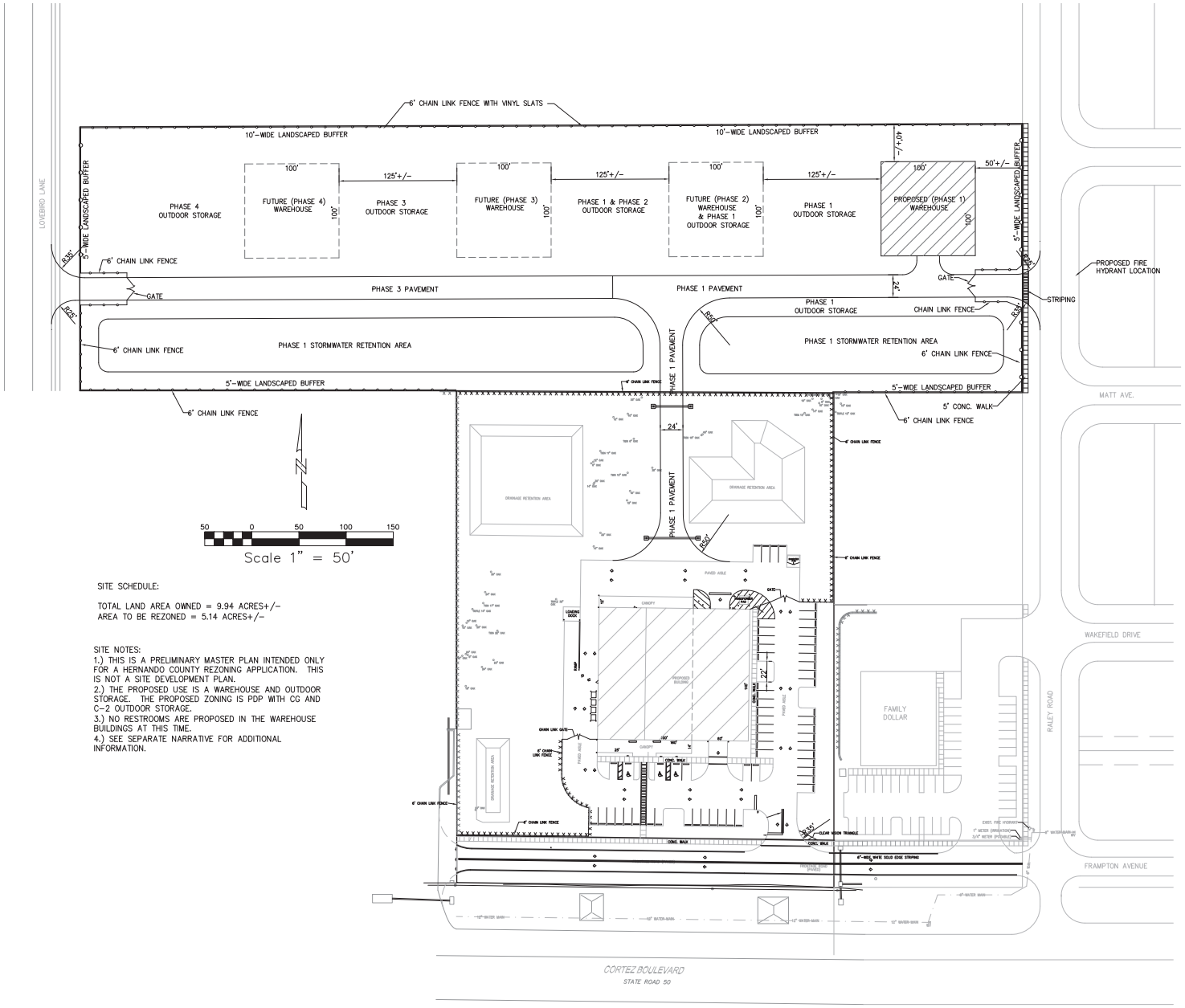
LOL True Value Hardware - Storage Addition

SHEET 1 of 2
FCD Project No.: 24-134
SCALE: 1"=50'
DATE: Sept.2024

Existing Condition

LOCAL ENGINEERING, INC.

CERTIFICATE OF AUTHORIZATION
32355



SITE SCHEDULE:

TOTAL LAND AREA OWNED = 9.94 ACRES+/-
AREA TO BE REZONED = 5.14 ACRES+/-

SITE NOTES:
1.) THIS IS A PRELIMINARY MASTER PLAN INTENDED ONLY FOR A HERNANDO COUNTY REZONING APPLICATION. THIS IS NOT A SITE DEVELOPMENT PLAN.
2.) THE PROPOSED USE IS A WAREHOUSE AND OUTDOOR STORAGE. THE PROPOSED ZONING IS PDP WITH CG AND C-2 OUTDOOR STORAGE.
3.) NO RESTROOMS ARE PROPOSED IN THE WAREHOUSE BUILDINGS AT THIS TIME.
4.) SEE SEPARATE NARRATIVE FOR ADDITIONAL INFORMATION.

REVISION	DATE	DESCRIPTION
	5-5-25	NOTES/LABELS

ENGINEERING INSPECTIONS DRAFTING DESIGN

ENGINEER OF RECORD:
MICHAEL D. WILBURN, P.E.
LICENSE NO. 76061
PO BOX 938
FLORAL CITY, FL 34436
PHONE (352)-697-5384

DESIGNER OF RECORD:
Paul Furman
13424 Brooksville Ridge Road
Brooksville, Florida 34614
352-232-2669
pfurman@localeath.net

LDL True Value Hardware - Storage Addition

SHEET 1 of 1 | FCD Project No.: 24-134

SCALE: 1"=50' | DATE: Sept.2024

Preliminary Site Plan

LOCAL ENGINEERING, INC.

CERTIFICATE OF AUTHORIZATION 32355