

A PORTION OF
SECTION 24, TOWNSHIP 23 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

DESCRIPTION: (prepared per this survey)

A parcel of land lying within Section 24, Township 23 South, Range 18 East,
Hernando County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of Lot 30,
CORPORATE AIRPARK PHASE TWO, as per the map or plat thereof recorded in
Plat Book 32, Page 40 of the Public Records of Hernando County, Florida;
thence S.17°03'14"E, along the Easterly boundary of said Lot 30, a distance of
296.81 feet; thence N.72°56'46"E, a distance of 100.00 feet to the Easterly
right-of-way line of Corporate Boulevard as shown on said plat of CORPORATE
AIRPARK PHASE TWO; thence S.17°03'14"E, along said Easterly right-of-way line,
a distance of 62.11 feet to a non-tangent point of curvature and the
Northerly right-of-way line of Telcom Drive; thence along said right-of-way
line of Telcom Drive and the following four (4) courses: (1) Southeasterly
63.51 feet along the arc of a curve to the left, said curve having a radius of
50.00 feet, a central angle of 72°46'27", and a chord bearing and distance of
S.53°28'28"E, 59.32 feet; (2) S.89°49'41"E, a distance of 1,317.81 feet; (3)
Easterly 310 feet along the arc of curve to the left, said curve having a
radius of 470.00 feet, a central angle of 37°52'30", and a chord bearing and
distance of N.71°14'04"E, 305.06 feet; (4) N.52°17'49"E, a distance of 292.88
feet to the end of Telcom Drive; thence continue N.52°17'49"E, a distance of
298.99 feet to the POINT OF BEGINNING; thence N.37°42'11"W, a distance of
936.00 feet; thence N.52°17'49"E, a distance of 594.13 feet; thence N.90°00'00"E,
a distance of 323.40 feet; thence S.37°42'11"E, a distance of 738.22 feet;
thence S.52°17'49"W, a distance of 850.00 feet to the POINT OF BEGINNING.

Containing 17.68 acres, more or less.

SURVEYOR'S NOTES:

- Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to. This survey meets the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.
- This survey was prepared without an abstract of title; therefore the undersigned makes no guarantees or representations regarding information shown hereon pertaining to easements, rights-of-way, setback lines, agreements, reservations, or other similar matters.
- No instruments of record reflecting easements, right-of-ways and/or ownership were furnished to the undersigned except as shown.
- No underground installations, improvements or encroachments, have been located except those shown hereon.
- Bearings shown hereon are based on the Florida State Plane Coordinate System, FL-West Projection, with East boundary line of Lot 30, CORPORATE AIRPARK PHASE TWO, as per the map or plat thereof recorded in Plat Book 32, Page 40 of the Public Records of Hernando County, Florida, having a plat bearing of S.17°03'14"W.
- Elevations shown hereon are based upon the North American Vertical Datum of 1988, referenced to the Florida Department of Transportation Permanent Reference Network, and derived by GPS Observation.
- Bearings and distances shown hereon are field measured, unless otherwise indicated.
- The text for ties to improvements indicates the direction they lie in relation to the boundary.
- Subject property appears to lie in Flood Zone "X" according to F.I.R.M. Community Panel 12053C0327D, dated 2/2/2012.
- Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.) or Florida Department of Environmental Protection (F.D.E.P.).

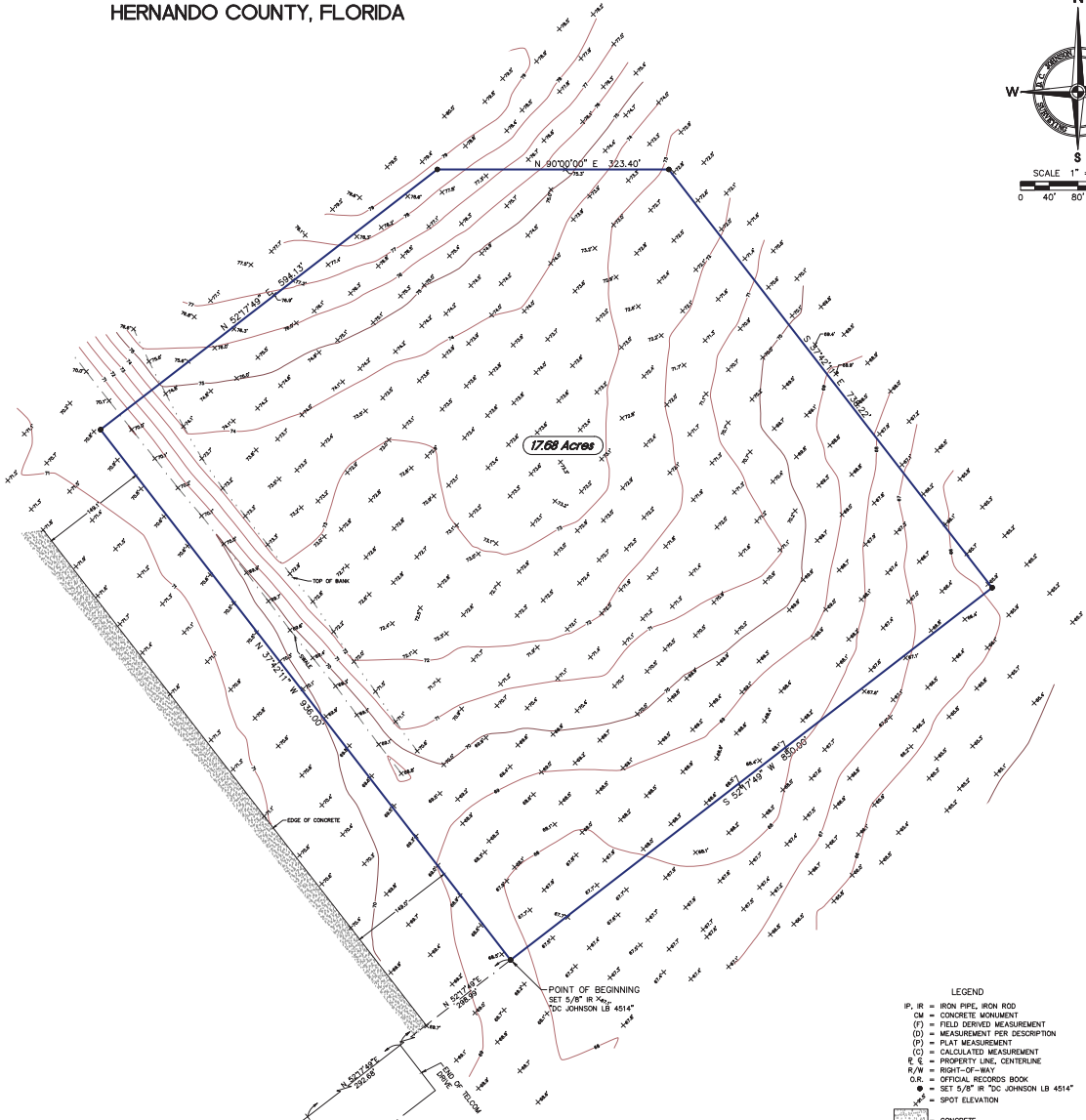
POINT OF REFERENCE
NORTHEAST CORNER OF LOT 30
CORPORATE AIRPARK PHASE TWO
(PLAT BOOK 32, PAGE 40)

EASTERLY BOUNDARY OF LOT 30
CORPORATE AIRPARK PHASE TWO
N.72°56'46"E
100.00'

EASTERLY R/W OF
CORPORATE
BOULEVARD

S.89°49'41"E, 1,317.81'
N.52°17'49"E, 292.88'
N.37°42'11"W, 936.00'
N.52°17'49"E, 594.13'
N.90°00'00"E, 323.40'
S.37°42'11"E, 738.22'
S.52°17'49"W, 850.00'

TELCOM DRIVE



CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	63.51'	50.00'	72°46'27"	S 53°28'28" E	59.32'
C2	310.69'	470.00'	37°52'30"	N 71°14'04" E	305.06'

LEGEND

IP, IR = IRON PIPE, IRON ROD
CM = CONCRETE MONUMENT
(F) = FIELD DERIVED MEASUREMENT
(D) = MEASUREMENT PER DESCRIPTION
(P) = PLAT MEASUREMENT
(C) = CALCULATED MEASUREMENT
E L = PROPERTY LINE, CENTERLINE
R/W = RIGHT-OF-WAY
O.R. = OFFICIAL RECORDS BOOK
● = SET 5/8" IR "D" JOHNSON LB 4514"
+ = SPOT ELEVATION

CONCRETE

Boundary & Topographic Survey
Paragon Development
Pem Air New Hanger at Hernando
County Airport

PROJECT NO. 2021-04040300003
SHEET 24 TWP: 28S RANG: 18E COUNTY: Hernando

As Shown
1 of 1

Digitally signed by Andrew R. Getz
DN: cn=Andrew R. Getz, o=Paragon Development, ou=Paragon Development, email=andrew.getz@paragondevelopment.com, c=US

Andrew R. Getz
Surveyor
70500
This survey conforms to the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.

Seal of a Florida Licensed Surveyor and Mapper

DATE: 5/7/2023

JOHNSON
ASSOCIATES
SURVEYING AND MAPPING
1811 S. Cypress Street
Tampa, FL 33606
Phone: (813) 286-2788
www.johnsonassociates.com

DATE: 5/7/2023

DATE OF FIELD SURVEY: 5/5/2023