

Prepared by: Duke Energy Florida, LLC  
Return To: Duke Energy Florida, LLC  
Attn: Chris Pickens  
2166 Palmetto Street  
Clearwater, FL 33765  
Mail Code: CWBAYG

Parcel # R18 423 19 0000 0310 0020

## EASEMENT

State of Florida  
County of Hernando

THIS EASEMENT ("**Easement**") is made this 24<sup>th</sup> day of February 2026, from **HERNANDO COUNTY, FLORIDA**, a political subdivision of the State of Florida ("**Grantor**", whether one or more), to **DUKE ENERGY FLORIDA, LLC**, a Florida limited liability company, Post Office Box 14042, St. Petersburg, FL 33733 ("**Grantee**").

Grantor, for and in consideration of the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto Grantee a perpetual easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, "**Facilities**").

Grantor is the owner of that certain property described in "Exhibit A" and "Exhibit B" attached hereto and incorporated herein by reference ("**Property**").

The Facilities may be both overhead and underground and located in, upon, over, along, under, through, and across a portion of the Property within an easement area described as follows:

A strip of land ten feet (10') in uniform width, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, (hereinafter referred to as the "**Easement Area**").

The rights granted herein include, but are not limited to, the following:

*For Grantee's Internal Use:*  
Work Order #: 52630126-20

1. Grantee shall have the right of ingress and egress over the Easement Area, Property, and any adjoining lands now owned or hereinafter acquired by Grantor (using lanes, driveways, and adjoining public roads where practical as determined by Grantee).
2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions.
3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities.
4. Grantee shall have the right to install necessary guy wires and anchors extending beyond the boundaries of the Easement Area.
5. Grantee shall have the right to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening, or alterations.
6. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee. Grantee shall have the right to remove any such structure, improvement, facility, or obstruction at the expense of Grantor.
7. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees.
8. Grantee may increase or decrease the voltage and change the quantity and types of Facilities.
9. The rights granted in this Easement include the right to install Facilities wherever needed on the Property to serve future development on the Property and adjoining lands. Portions of the Facilities may be installed immediately and other portions may be installed in the future as the need develops. Facilities installed in the future shall be installed at locations mutually agreeable to the parties hereto if they are to be located outside of the Easement Area. Upon any future installations of Facilities at mutually agreed locations, the Easement Area shall be deemed to include such future locations.
10. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.

The terms Grantor and Grantee shall include the respective heirs, successors, and assigns of Grantor and Grantee. The failure of Grantee to exercise or continue to exercise or enforce any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time, or from time to time, to exercise any and all such rights.

TO HAVE AND TO HOLD said rights, privilege, and easement unto Grantee, its successors, licensees, and assigns, forever. The rights and easement herein granted are exclusive as to entities engaged in the provision of electric energy service. Grantor warrants and covenants that Grantor has the full right and authority to convey to Grantee this perpetual Easement, and that Grantee shall have quiet and peaceful possession, use and enjoyment of the same.

IN WITNESS WHEREOF, Grantor has signed this Easement under seal effective this 24<sup>th</sup> day of February, 2026.

Witnesses:

**HERNANDO COUNTY, FLORIDA**  
a political subdivision of the State of  
Florida

Colleen Conko

(Witness #1)

Printed Name: Colleen Conko

Address: 15470 Flight Path Dr.  
Brooksville, FL 34604

Heidi Prouse

(Witness #2)

Printed Name: HEIDI PROUSE

Address: 20 N. MAIN ST.  
SPRING HILL, FL 34601

STATE OF Florida

COUNTY OF Hernando

Jerry Campbell

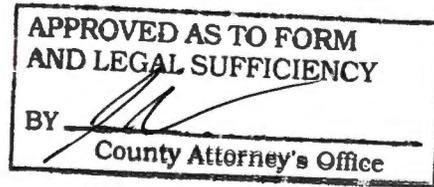
Jerry Campbell, Chairman of the Hernando  
County Board of County Commissioners

Grantor(s) Mailing Address:

Hernando County Board of County Commissioners

15470 Flight Path Drive

Brooksville, FL 34604

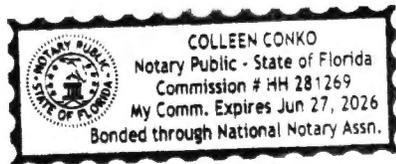


The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24<sup>th</sup> day of February, 2026 by Jerry Campbell, as Chairman of the Hernando County Board of County Commissioners for HERNANDO COUNTY, FLORIDA, a political subdivision of the State of Florida. He/She is personally known to me or has produced \_\_\_\_\_ as identification.

Notary Public: Colleen Conko

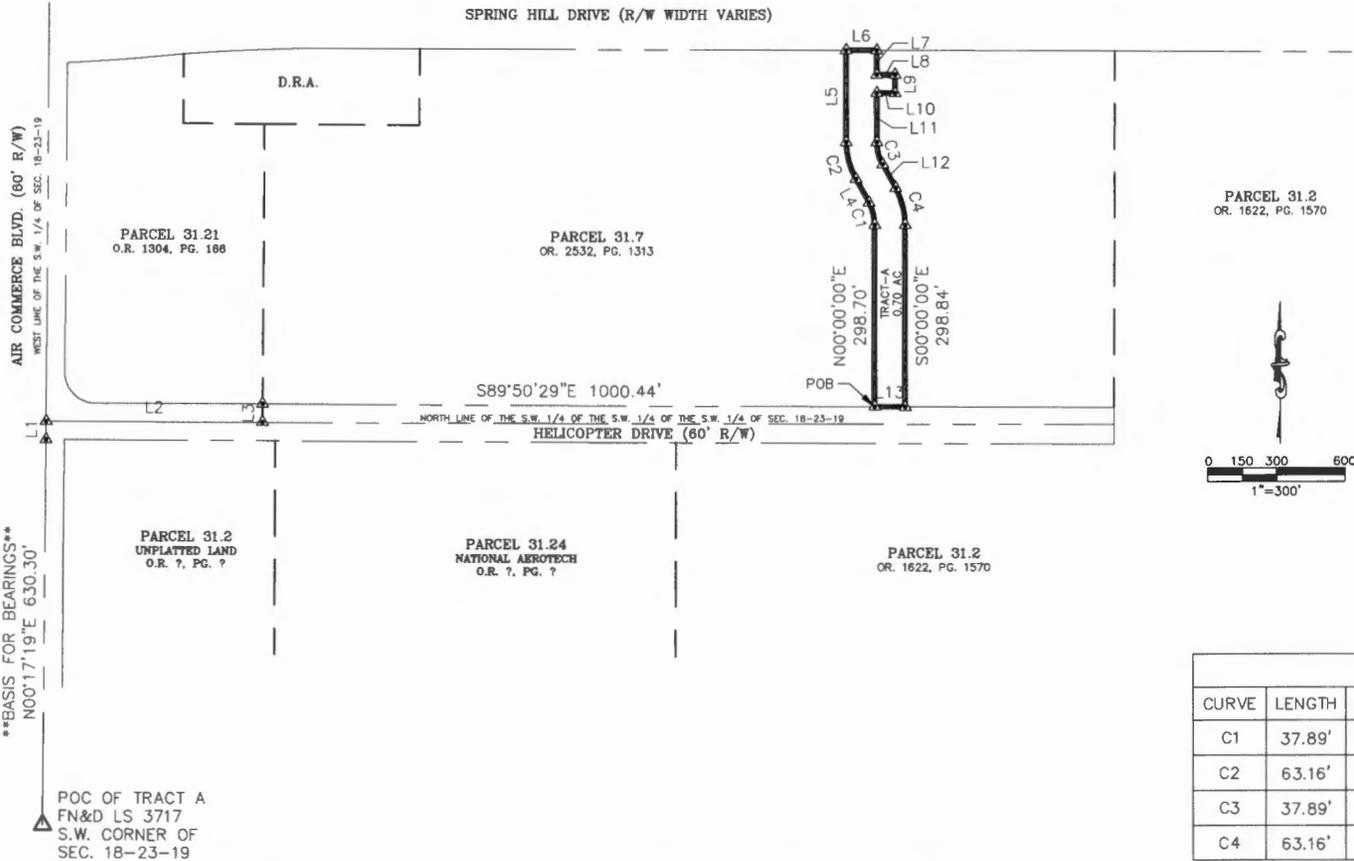
Printed/ Typed Name: Colleen Conko

Commission Expires: 06-27-2026



This instrument prepared by Manny R. Vilaret, Esquire, 10901 Danka Circle Suite C, St. Petersburg, FL 33716.

# SECTION 18, TOWNSHIP 23 SOUTH, RANGE 19 EAST HERNANDO COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°17'30"E	29.95'
L2	S89°59'17"E	354.98'
L3	N00°09'38"E	30.00'
L4	N28°56'54"W	44.05'
L5	N00°00'00"E	150.34'
L6	S89°53'41"E	50.00'
L7	S00°00'00"E	39.78'
L8	S89°53'26"E	30.00'
L9	S00°00'00"E	30.00'
L10	N89°53'26"W	30.00'
L11	S00°00'00"E	80.47'
L12	S28°56'54"E	44.05'
L13	N89°50'29"W	50.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	37.89'	75.00'	28°56'54"	N14°28'27"W	37.49'
C2	63.16'	125.00'	28°56'54"	N14°28'27"W	62.49'
C3	37.89'	75.00'	28°56'54"	S14°28'27"E	37.49'
C4	63.16'	125.00'	28°56'54"	S14°28'27"E	62.49'

### LEGEND AND ABBREVIATIONS

- C1 = SEE CURVE TABLE
- L1 = SEE LINE TABLE
- (C) = CALCULATED
- (R) = RECORD OR PLAT
- R/W = RIGHT OF WAY
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING
- SEC = SECTION
- C.L.F. = CHAIN LINK FENCE
- O.R. = OFFICIAL RECORD
- P.G. = PAGE
- FN&D = FOUND NAIL AND DISK
- SIPC = SET IRON PIN AND CAP
- FIPC = FOUND IRON PIN AND CAP
- FCM = FOUND CONCRETE MONUMENT
- △ = DESCRIPTIVE POINT
- = FOUND CONCRETE MONUMENT (AS SHOWN)
- = FOUND IRON PIN AND CAP (AS SHOWN)
- △ = FOUND NAIL AND DISK (AS SHOWN)
- ⊠ = FORCEMAIN GATE VALVE

1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING AN ASSUMED BEARING OF N00°17'19"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 18-23-19. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
2. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
3. NO UNDERGROUND IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DIGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
4. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
5. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
6. ADDITIONS, DELETIONS REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
7. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.
8. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
9. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
10. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
11. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 1.0% CHANCE ANNUAL FLOODPLAIN); FLOOD ZONE "A" (AREA DETERMINED TO FALL INSIDE OF THE 1.0% CHANCE ANNUAL FLOODPLAIN) AND FLOOD ZONE "A" (AREA DETERMINED TO FALL INSIDE OF THE 1.0% CHANCE ANNUAL FLOODPLAIN); AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0327-D, EFFECTIVE DATE 02/02/2012.

<b>1 OF 2</b> SHEET	DATE	DRAWN BY	SURVEYOR
	12/17/25	RAA	SHD
	REVISION		
	DATE	COMMENTS	

**REUSE OF DOCUMENT**

THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.

Engineering  
Planning  
Surveying  
Environmental  
Transportation  
Construction Management

966 Candlelight Boulevard - Brooksville - Florida 34601  
(352) 796-9423 - Fax (352) 799-8359  
EB-0000142

**SURVEYORS CERTIFICATE**

THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

SCOTT M. OSBORNE, PSM DATE SIGNED  
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 4034  
SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER FOR HARD COPIES OR DIGITIZED  
SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF  
A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES

**SKETCH ONLY**  
FOR LEGAL DESCRIPTION OF  
A UTILITY EASEMENT  
\*\* NOT A BOUNDARY SURVEY \*\*

PREPARED FOR AND CERTIFIED TO: **HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS**

Exhibit A

**SECTION 18, TOWNSHIP 23 SOUTH, RANGE 19 EAST  
HERNANDO COUNTY, FLORIDA**

**LEGAL DESCRIPTION for TRACT-A (UTILITY EASEMENT)**

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18, RUN N00°17'19"E, 630.30 FEET; THENCE CONTINUE ALONG SAID WEST LINE N00°17'30"E, 29.95 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE LEAVING SAID WEST LINE, RUN ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, S89°59'17"E, 354.98 FEET; THENCE LEAVING SAID NORTH LINE, RUN N00°09'38"E, 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HELICOPTER DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°50'29"E, 1000.44 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, RUN N00°00'00"E, 298.70 FEET TO A POINT OF CURVATURE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 28°56'54", AND A CHORD BEARING AND DISTANCE OF N14°28'27"W, 37.49 FEET; THENCE ALONG THE ARC OF SAID CURVE 37.89 FEET; THENCE N28°56'54"W, 44.05 FEET TO A POINT OF CURVATURE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 28°56'54", AND A CHORD BEARING AND DISTANCE OF N14°28'27"W, 62.49 FEET; THENCE ALONG THE ARC OF SAID CURVE 63.16 FEET; THENCE N00°00'00"E, 150.34 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SPRING HILL DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN S89°53'41"E, 50.00 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, RUN S00°00'00"E, 39.78 FEET; THENCE S89°53'26"E, 30.00 FEET; THENCE S00°00'00"E, 30.00 FEET; THENCE N89°53'26"W, 30.00 FEET; THENCE S00°00'00"E, 80.47 FEET TO A POINT OF CURVATURE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 28°56'54", AND A CHORD BEARING AND DISTANCE OF S14°28'27"E, 37.49 FEET; THENCE ALONG THE ARC OF SAID CURVE 37.89 FEET; THENCE S28°56'54"E, 44.05 FEET TO A POINT OF CURVATURE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 28°56'54", AND A CHORD BEARING AND DISTANCE OF S14°28'27"E, 62.49 FEET; THENCE ALONG THE ARC OF SAID CURVE 63.16 FEET; THENCE S00°00'00"E, 298.84 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HELICOPTER DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN N89°50'29"W, 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.70 ACRES MORE OR LESS.

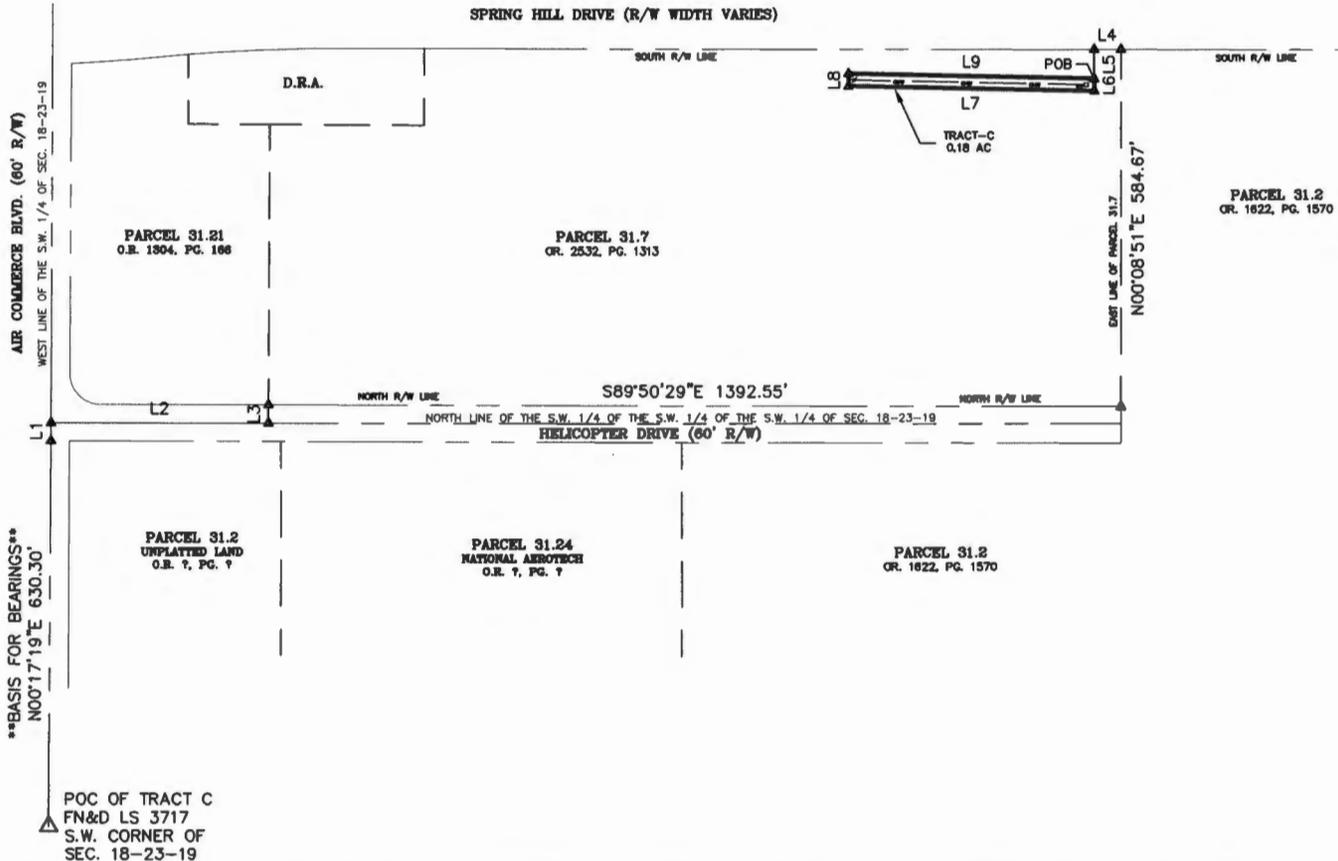
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<b>2 OF 2</b> SHEET	DATE: 12/17/25	DRAWN BY: RAA	SURVEYOR: SMO	REUSE OF DOCUMENT	 966 Candlelight Boulevard - Brooksville - Florida 34601 (352) 796-9423 - Fax (352) 799-8359 EB-0000142	SURVEYORS CERTIFICATE THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5A-17 OF THE FLORIDA ADMINISTRATIVE CODE.	SKETCH ONLY FOR LEGAL DESCRIPTION OF A UTILITY EASEMENT ** NOT A BOUNDARY SURVEY **					
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">REVISION</th> <th style="width: 50%;">COMMENTS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </tbody> </table>					REVISION	COMMENTS					WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.
REVISION	COMMENTS											

# SECTION 18, TOWNSHIP 23 SOUTH, RANGE 19 EAST HERNANDO COUNTY, FLORIDA



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L7	N88°43'49"W	401.87'
L8	N00°03'58"E	20.00'
L9	S88°43'49"E	401.87'

Exhibit B

**LEGEND AND ABBREVIATIONS**

- |   |   |
|---|---|
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11. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 1.0% CHANCE ANNUAL FLOODPLAIN), FLOOD ZONE "AE" (AREA DETERMINED TO FALL INSIDE OF THE 1.0% CHANCE ANNUAL FLOODPLAIN) AND FLOOD ZONE "A" (AREA DETERMINED TO FALL INSIDE OF THE 1.0% CHANCE ANNUAL FLOODPLAIN); AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0327-D, EFFECTIVE DATE 02/02/2012.

<b>1 OF 2</b>	DATE	DRAWN BY	SURVEYOR	
	02/02/26	RAA	SHD	
	REVISION			
DATE	COMMENTS			

**REUSE OF DOCUMENT**

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Engineering  
Planning  
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engineering associates, inc.

966 Candlelight Boulevard - Brooksville - Florida 34601  
(352) 796-9423 - Fax (352) 799-8359  
EB-0000142

**SURVEYORS CERTIFICATE**

THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5A-17 OF THE FLORIDA ADMINISTRATIVE CODE.

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SCOTT W. OSBORNE, PLS  
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. 13 8008  
THIS SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR HARD COPIES OR E-MAILED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES

SKETCH ONLY  
FOR LEGAL DESCRIPTION OF  
A UTILITY EASEMENT  
\*\* NOT A BOUNDARY SURVEY \*\*

HERNANDO COUNTY BOARD  
OF COUNTY COMMISSIONERS

PREPARED FOR AND CERTIFIED TO:

**SECTION 18, TOWNSHIP 23 SOUTH, RANGE 19 EAST  
HERNANDO COUNTY, FLORIDA**

**LEGAL DESCRIPTION for TRACT-C (UTILITY EASEMENT)**

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 18, RUN N00°17'19"E, 630.30 FEET; THENCE CONTINUE ALONG SAID WEST LINE N00°17'30"E, 29.95 FEET TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18, RUN S89°59'17"E, 354.98 FEET; THENCE LEAVING SAID NORTH LINE, RUN N00°09'38"E, 30.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HELICOPTER DRIVE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°50'29"E, 1392.55 FEET TO THE EAST BOUNDARY LINE OF PARCEL 31.7, AS RECORDED IN OFFICIAL RECORDS BOOK 2532, PAGE 1313, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID EAST BOUNDARY LINE, RUN N00°08'51"E, 584.67 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SPRING HILL DRIVE; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, RUN N89°53'41"W, 44.09 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, RUN S00°03'58"W, 47.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°03'58"W, 20.00 FEET; THENCE N88°43'49"W, 401.87 FEET; THENCE N00°03'58"E, 20.00 FEET; THENCE S88°43'49"E, 401.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.18 ACRES MORE OR LESS.

**LEGEND AND ABBREVIATIONS**

- |                             |  |
|-----------------------------|--|
| C1 = SEE CURVE TABLE        | P.G. = PAGE                            |
| L1 = SEE LINE TABLE         | FN&D = FOUND NAIL AND DISK             |
| (C) = CALCULATED            | SIPC = SET IRON PIN AND CAP            |
| (R) = RECORD OR PLAT        | FIPC = FOUND IRON PIN AND CAP          |
| R/W = RIGHT OF WAY          | FCM = FOUND CONCRETE MONUMENT          |
| POC = POINT OF COMMENCEMENT | △ = DESCRIPTIVE POINT                  |
| POB = POINT OF BEGINNING    | □ = FOUND CONCRETE MONUMENT (AS SHOWN) |
| SEC = SECTION               | ○ = FOUND IRON PIN AND CAP (AS SHOWN)  |
| C.L.F. = CHAIN LINK FENCE   | △ = FOUND NAIL AND DISK (AS SHOWN)     |
| O.R. = OFFICIAL RECORD      | ⊠ = FORCEMAIN GATE VALVE               |

1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT, ESTABLISHING AN ASSUMED BEARING OF N00°17'19"E ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 18-23-19. BEARINGS SHOWN HEREON ARE GRID BEARINGS.
2. BASIS FOR SURVEY IS DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
3. NO UNDERGROUND IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DIGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
4. THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
5. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
6. ADDITIONS, DELETIONS REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
7. THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.
8. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD.
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<b>2 OF 2</b> SHEET	<b>DATE</b>	<b>DRAWN BY</b>	<b>SURVEYOR</b>	<b>REUSE OF DOCUMENT</b> THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.	 Engineering Planning Surveying Environmental Transportation Construction Management engineering associates, inc. 966 Candlelight Boulevard - Brooksville - Florida 34601 (352) 796-9423 - Fax (352) 799-8359 EB-0000142	<b>SURVEYORS CERTIFICATE</b> THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5-17 OF THE FLORIDA ADMINISTRATIVE CODE.	<b>SKETCH ONLY</b> FOR LEGAL DESCRIPTION OF A UTILITY EASEMENT <b>** NOT A BOUNDARY SURVEY **</b>
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				<b>HERNANDO COUNTY BOARD OF COUNTY COMMISSIONERS</b>			