INTEGRITY LAND SOLUTIONS GROUP, INC.

Professional Land Surveying & Mapping

12345 Centralia Rd./ P.O. Box 6890 Spring Hill, FL 34611

Phone: (352) 428-2351 Email: ILSG@tampabay.rr.com

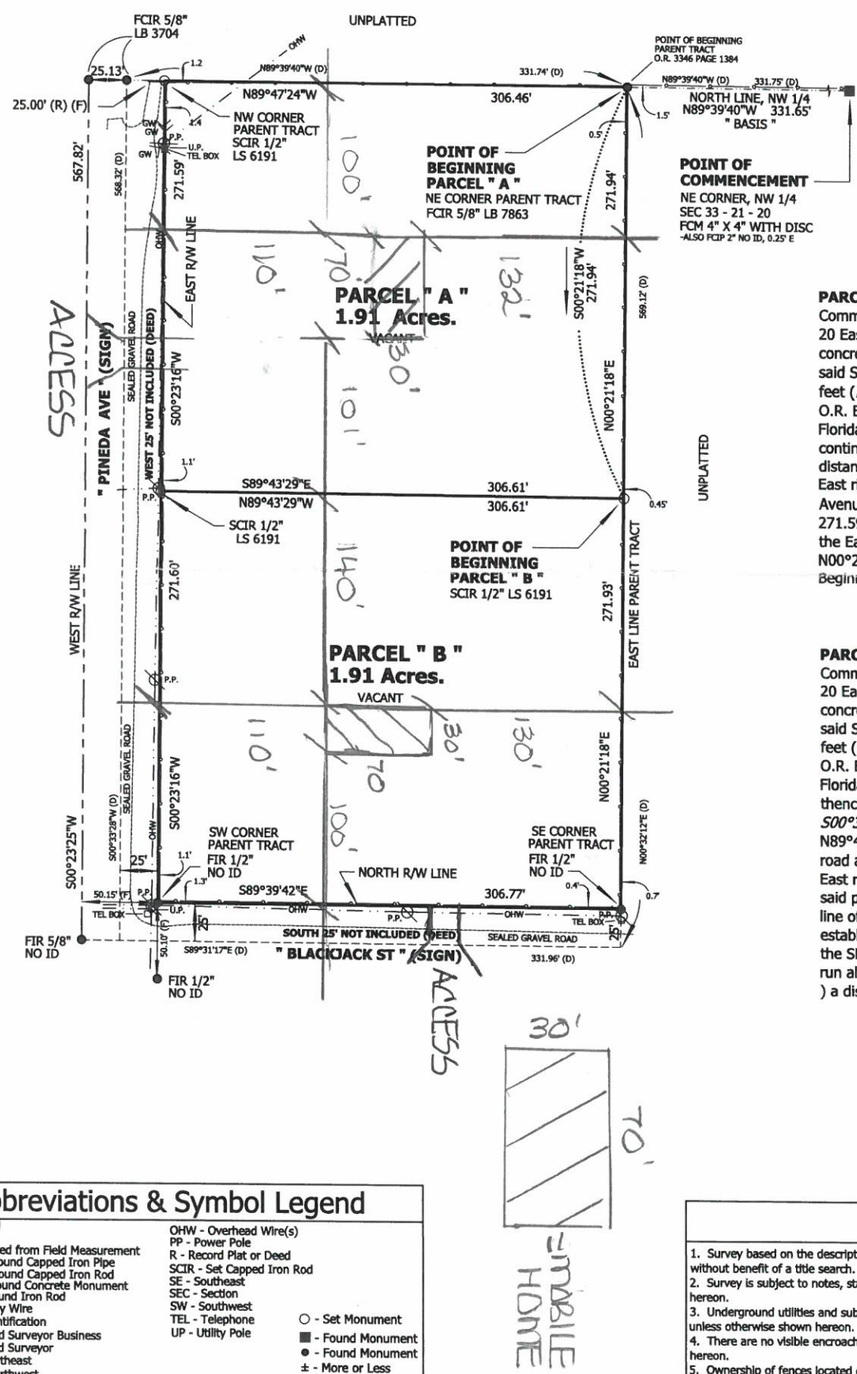
WORK ORDER : 25 - 42	MAP DATE: 4/15/2025	SECTION: 33	TOWNSHIP: 21 S	RANGE: 20 E
CERTIFIED TO THE FOLLOWING ONLY:			- LISA TABBERT	
PARCEL KEY: 401238			Physical Address: @ Pineda Drive	

MAP OF SURVEY, BOUNDARY SURVEY

Purpose of Survey: A Boundary Survey for Reconfigure with Descriptions for Submittal.

PARENT TRACT PARCEL O.R. BOOK 3346 PAGE 1384
Parcel 4: parcel No. 187 of an unrecorded subdivision know as Forest Hills, said parcel being described as follows: Commencing at the NE corner of the NW 1/4 of Section 33, Township 21 South, Range 20 East, Hernando County, Florida, go thence N89°39'40"W, along the North line of said NW 1/4, a distance of 331.75 feet to the POINT OF BEGINNING; continue thence N89°39'40"W a distance of 331.74 feet, thence S00°33'28"W a distance of 568.32 feet, thence S89°31'17"E, a distance of 331.96 feet, thence N00°32'12"E, a distance of 569.12 feet to the Point of Beginning. EXCEPTING therefrom the Westerly and Southerly 25.00 feet thereof to be used for road right-of-way purposes.

H-25-26



PARCEL " A "
Commence at the NE corner of the NW 1/4 of Section 33, Township 21 South, Range 20 East, Hernando County, Florida, said point being monumented with a 4" x 4" concrete marker with disc not legible. Go thence along the North line of the NW 1/4 of said Section 33, N89°39'40"W (*Bearing Basis for this Description*) a distance of 331.65 feet (*formerly 331.75 feet*) to the NE corner of the parent tract parcel as described in O.R. Book 3346 and page 1384 inclusive of the Public Records of Hernando County, Florida, said corner being monumented with a capped 5/8" iron rod stamped LB7863; continue thence along the said North line, N89°47'24"W (*formerly N89°39'40"W*) a distance of 306.46 feet to the NW corner of said parent tract parcel and a point on the East right-of-way line of a road, as it is now established, also known as Pineda Avenue; thence run along the said East right-of-way line, S00°23'16"W a distance of 271.59 feet to a point; thence run S89°43'29"E a distance of 306.61 feet to a point on the East line of said parent tract parcel; thence run along the said East line, N00°21'18"E (*formerly N00°32'12"E*) a distance of 271.94 feet to the Point of Beginning.

PARCEL " B "
Commence at the NE corner of the NW 1/4 of Section 33, Township 21 South, Range 20 East, Hernando County, Florida, said point being monumented with a 4" x 4" concrete marker with disc not legible. Go thence along the North line of the NW 1/4 of said Section 33, N89°39'40"W (*Bearing Basis for this Description*) a distance of 331.65 feet (*formerly 331.75 feet*) to the NE corner of the parent tract parcel as described in O.R. Book 3346 and page 1384 inclusive of the Public Records of Hernando County, Florida, said corner being monumented with a capped 5/8" iron rod stamped LB7863; thence run along the East line of said parent tract parcel, S00°21'18"W (*formerly S00°32'12"W*) a distance of 271.94 feet to the POINT OF BEGINNING; thence run N89°43'29"W a distance of 306.61 feet to a point on the East right-of-way line of a road as it is now established, also known as Pineda Avenue; thence run along the said East right-of-way line, S00°23'16"W a distance of 271.60 feet to the SW corner of the said parent tract parcel and a 1/2" iron rod unnumbered; thence run along the South line of said parent tract parcel and the North right-of-way line of a road as it is now established, also known as Blackjack Street, S89°39'42"E a distance of 306.77 feet to the SE corner of the said parent tract parcel and a 1/2" iron rod unnumbered; thence run along the East line of said parent tract parcel, N00°21'18" E (*formerly N00°32'12"E*) a distance of 271.93 feet to the Point of Beginning.

Abbreviations & Symbol Legend

D - Deed
E - East
F - Derived from Field Measurement
FCIP - Found Capped Iron Pipe
FCIR - Found Capped Iron Rod
FCM - Found Concrete Monument
FIR - Found Iron Rod
GW - Guy Wire
ID - Identification
LB - Land Surveyor Business
LS - Land Surveyor
NE - Northeast
NW - Northwest
OHW - Overhead Wire(s)
PP - Power Pole
R - Record Plat or Deed
SCIR - Set Capped Iron Rod
SE - Southeast
SEC - Section
SW - Southwest
TEL - Telephone
UP - Utility Pole

○ - Set Monument
■ - Found Monument
● - Found Monument
± - More or Less

Surveyor Notes

1. Survey based on the description furnished by the Client and without benefit of a title search.
2. Survey is subject to notes, statements, and notations shown hereon.
3. Underground utilities and subsurface improvements not located unless otherwise shown hereon.
4. There are no visible encroachments unless otherwise shown hereon.
5. Ownership of fences located on or near property line(s) was not determined by this Surveyor.
6. The measured distance from existing improvements to designated features, such as, but not limited to, property lines and/or other lines, or other existing improvements, are perpendicular unless otherwise shown hereon.
7. Gutters, overhangs, underground foundations and irrigation systems are not located unless otherwise shown hereon.
8. The property shown hereon may be subject to Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. Requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions were not determined by this Surveyor, unless otherwise shown hereon.
9. According to FEMA, FIRM map panel 12053C0206D, dated February 02, 2012 subject property appears to lie within Flood Zone(s): " X " & "AE" Elevation 56.1'
10. Flood zone information (Note #9) is taken from State and local governing agency's website portals. The source and accuracy of this data was not determined by this Surveyor. Reliance on this flood zone information is at the sole risk of those to whom it is certified.
11. Bearings shown hereon are based on the occupied North line of the NW 1/4 Section 33 as referenced hereon. Deed bearing: N89°39'40"W is assumed by this Surveyor designated hereon by the graphical entry " BASIS " at aforestated bearing. North arrow is oriented per stated deed bearing.
12. NOT USED
13. Subject property may be subject to Reservations, Restrictions, and/or Easements of Record and not of Record that an accurate title search may disclose. Determination was not made by this Surveyor for the aforementioned and shall not be held liable in any way for damages caused as a result.
14. Held monuments found in place set by previous surveyors, unless otherwise shown hereon.
15. NOT USED
16. Any reproduction or photocopy of this map of survey, partially or in its entirety, is prohibited without the written consent and permission of Integrity Land Solutions Group, Inc., and in such cases shall be considered not valid and of uncertified information only. In such case, reliance upon information is at the sole risk of user and Integrity Land Solutions Group, Inc., and/or its affiliates, will not be held liable in any way.
17. This map shall not be used for any other purposes than what it was created for and shall be considered in such case, general information only and not valid. This map of survey is not to be used for design and/or construction purposes without the expressed permission of Integrity Land Solutions Group, Inc., which reserves the right to deny any additional use of this map other than the purpose for which it was created. THIS IS NOT A SITE PLAN.
18. Certifying Surveyor accepts no responsibility for right of way, easement restrictions or other matters affecting title to land surveyed other than those recited in the current deed or instruments of records furnished by the client and/or their agents.
19. This map of survey is solely for the benefit of those named in the certification box shown hereon and is NOT TRANSFERABLE. Integrity Land Solutions Group, Inc., assumes no responsibility for any and all damages caused as a result of using this map contrary to above stated.
20. This map is not for the purposes of construction and/or design.

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Chris T. Gordon

Digitally signed by Chris T. Gordon
Date: 2025.04.16 16:49:48 -04'00'

Chris Todd Gordon CERTIFICATE No. 6191 STATE OF FLORIDA Registered Surveyor & Mapper

DATE OF LAST FIELD ACQUISITION:
4/14/2025

CHRIS T. GORDON,
Professional Surveyor & Mapper
Florida Registration # 6191
Integrity Land Solutions Group, Inc. LB #8065

SHEET 1 OF 1

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

OFFICE USE ONLY: C:\SURVEYS\2025DWG\00-25\25-42\25-42.DWG LAST PLOTTED: 4/17/2025 Field Book: 51 Page(s): 17 Drawn By: CTG Checked By: CTG