

Prepared by and Return to:
Hernando County Attorney's Office
20 N. Main Street, Suite 462
Brooksville, Florida 34601-2850

PERPETUAL UTILITY EASEMENT

THIS EASEMENT, made this 15th day of October, 2025, between **Jumper Loop Project, LLC**, a Florida Limited Liability Company, whose address is 4912 Turnbury Wood Drive, Tampa, Florida 33647 (hereinafter referred to as the "Grantor"), and **Hernando County Water and Sewer District**, a body corporate and politic of the State of Florida, by and through its Board of County Commissioners, whose address is 15470 Flight Path Drive, Brooksville, Florida 34604 (hereinafter referred to as the "Grantee"):

WITNESSETH:

Silverthorn Associates, LLC, a Florida limited liability company, is the owner of the property referred to as the "Servient Estate," and Acorn to Oaktree Investment, LLC, a Florida limited liability company, was the owner—now Grantor—of the property referred to as the "Dominant Estate," both under the Perpetual Utility Easement dated December 8, 2023, and recorded as Instrument #2023080247, in Official Records Book 4376, Page 234 of the Public Records of Hernando County, Florida (the "Existing Easement").

Under the Existing Easement, the Grantor was granted a Non-Exclusive Perpetual Utility Easement over and across the property referred in the Existing Easement as the "Utility Easement Parcel." Such Non-Exclusive Perpetual Utility Easement is also usable by the Grantor's successors and assigns, tenants, visitors, licensees, invitees, and all person or entities claiming by or through Grantee.

The Grantor in consideration of the sum of ten dollars and no cents (\$10.00) and other good and valuable consideration in hand paid by the said Grantee to the Grantor, receipt whereof is hereby acknowledged, the Grantor has granted, quitclaimed and conveyed unto the said Grantee, its successors and assigns forever, a Non-Exclusive Perpetual Utility Easement ("Easement") depicted and described and in the Existing Easement and herein, together with a right-of-way for the purpose of clearing, excavating, constructing, inspecting, improving, repairing and/or maintaining public utility facilities in, upon, under, over, across and through the following described land in the County of Hernando, State of Florida, to wit:

See **Exhibit "A"** (legal description and sketch consisting of 8 sheets) attached hereto and made a part hereof by reference.

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns forever, together with the reasonable right to enter and depart over and upon adjoining lands of the Grantor for the purpose of exercising the rights herein granted, so long as the land is restored to as good or better condition than originally found upon completion of construction or maintenance.

The Grantor covenants to the Grantee that it is lawfully seized of said land and that it has good, right and lawful authority to grant this Easement.

The Grantor hereby covenants and agrees that the Grantor shall not locate, place, construct, install, create, permit or allow any buildings or permanent structures or obstacles (including but not limited to landscaping, trees, fences and walls) within the Easement and the Grantor shall not interfere with the Grantee's utility facilities within the Easement.

The Grantor further covenants to indemnify and hold harmless Grantee from any and all damages and injuries, whether to persons or property, resulting from interference with the Grantee's utility facilities by the Grantor or its officers, directors, employees, agents, guests, heirs, successors, or assigns.

This Easement shall be recorded in the Public Records of Hernando County, Florida.

[SPACE INTENTIONALLY LEFT BLANK—SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Grantor has caused these presents to be duly signed the day and year first above written.

Signed, sealed and delivered in the presence of:

Grantor: Jumper Loop Project, LLC, a Florida Limited Liability Company

Witness: Carla Tabeshe
Print Name: Carla Tabeshe
Address: 8408 Temple Terrace Hwy
Tampa, FL 33637

By: [Signature]
Joseph Tabeshe, Manager

Witness: Charrel Weill
Print Name: Charbel Wadib
Address: 8408 Temple Terrace Hwy
Tampa, FL 33637

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 15th day of OCTOBER, 2025, by **JOSEPH TABESHE**, as Manager of **JUMPER LOOPER PROJECT, LLC**, a Florida Limited Liability Company, and who is personally known to me or has produced _____ as identification.



FRANZ TOBIAS TEDROWE
Commission # HH 200774
Expires February 19, 2026

(NOTARY SEAL)

[Signature]
Signature of Notary
Print Name: FRANZ TOBIAS
Notary Public, State of Florida
Commission No. HH 200774
My Commission Expires: 02/19/2026

SKETCH & LEGAL DESCRIPTION FOR A UTILITY EASEMENT

*** NOT A BOUNDARY SURVEY ***

Coastal Engineering
Planning
Surveying
Environmental
Construction Management
engineering associates, inc.

966 Candlelight Blvd. 3703 East Forest Drive
Brooksville, FL 34601 Inverness, FL 34453
Office: 352-796-9423 352-344-2016
EB-0000142

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

SEE SHEET 1



LOT 26

LOT 26 A

WEST LINE OF THE S.E. 1/4 OF
THE N.W. 1/4 SECTION 11-23-18

LOT 27 A

LOT 27

SILVERTHORN, PHASE 2A
PLAT BOOK 30, PAGES 41-43

TRACT "B"
GOLF COURSE

LEGEND AND ABBREVIATIONS

▲ = DESCRIPTIVE POINT

N00°15'14"E 1323.89'

S00°15'14"W 1323.89'

PROPOSED 25' WIDE UTILITY EASEMENT

PLAT BOUNDARY OF
OAKWOOD ACRES, PLAT
BOOK 15, PAGES 98-103

SEE SHEET 3

SURVEY NOTES:

- BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11-23-18, ESTABLISHING AN ASSUMED BEARING OF S00°13'57"W AS SHOWN ON THE PLAT OF RECORD.
- DESCRIPTION AS SHOWN HEREON WAS DETERMINED ACCORDING TO THE SITE PLAN PROVIDED BY THE CLIENT.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
- 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.
- THIS SKETCH 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 ELEVATIONS AS SHOWN HEREON, IF ANY, ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- PROPERTY LIES IN SECTION 11, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.
- THIS SKETCH 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.
- 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.
- THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE X (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0188-D & 0326-D, EFFECTIVE DATE 02/02/2012.

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
Digitally signed by Scott M Osborne
DN: cn=Scott M Osborne,
o=Coastal Engineering Associates, Inc., c=US
Date: 2025.09.22 15:29:18 -0400

SCOTT M. OSBORNE, PSM DATE SIGNED
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 6028
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.

REUSE OF DOCUMENT

THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF COASTAL 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.

DATE	DRAWN BY	SURVEYOR
10/05/23	SMD	SMD

REVISIONS

DATE	COMMENTS

PROJECT NUMBER:
23079-SKT

SKETCH & LEGAL DESCRIPTION FOR A UTILITY EASEMENT * NOT A BOUNDARY SURVEY *

Coastal Engineering
Planning
Surveying
Environmental
Construction Management
engineering associates, inc.

966 Candlelight Blvd. 3703 East Forest Drive
Brooksville, FL 34601 Inverness, FL 34453
Office: 352-796-9423 352-344-2016

EB-0000142

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

SURVEY NOTES:

- BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11-23-18, ESTABLISHING AN ASSUMED BEARING OF S007°3'57"W AS SHOWN ON THE PLAT OF RECORD.
- DESCRIPTION AS SHOWN HEREON WAS DETERMINED ACCORDING TO THE SITE PLAN PROVIDED BY THE CLIENT.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
- 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.
- THIS SKETCH 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 ELEVATIONS AS SHOWN HEREON, IF ANY, ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- PROPERTY LIES IN SECTION 11, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.
- THIS SKETCH 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.
- 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.
- THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE X (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0188-D & 0326-D, EFFECTIVE DATE 02/02/2012.

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.

Digitally signed by Scott M Osborne
DN: cn=Scott M Osborne,
ou=Coastal Engineering Associates, Inc.,
o=Coastal Engineering Associates, Inc.,
c=FL, email=Scott.M.0sborne@coastaleng.com,
date=2025.09.22 15:39:27 -0400

SCOTT M. OSBORNE, PSM DATE SIGNED
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 6028
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.

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.

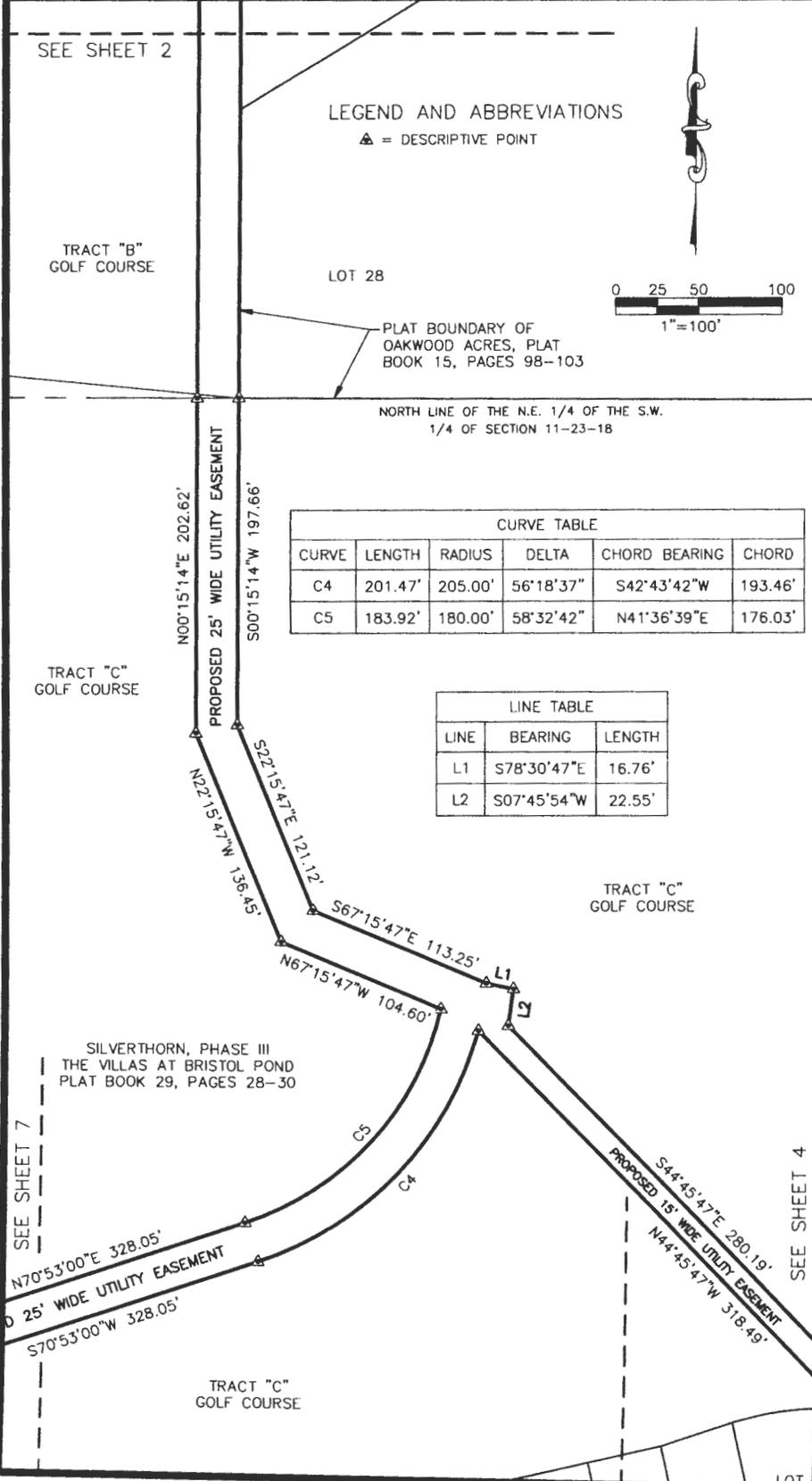
DATE	DRAWN BY	SURVEYOR
10/05/23	SMD	SMD

REVISIONS

DATE	COMMENTS

PROJECT NUMBER:
23079-SKT

SHEET 3 OF 8



SKETCH & LEGAL DESCRIPTION FOR A UTILITY EASEMENT * NOT A BOUNDARY SURVEY *

Coastal Engineering
Planning
Surveying
Environmental
Construction Management
engineering associates, inc.

966 Candlelight Blvd.
Brooksville, FL 34601
Office: 352-796-9423

3703 East Forest Drive
Inverness, FL 34453
352-344-2016

EB-0000142

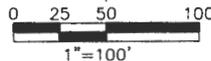
FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

LEGEND AND ABBREVIATIONS

▲ = DESCRIPTIVE POINT

TRACT "C"
GOLF COURSE

TRACT "G"
DRAINAGE
RETENTION
AREA



SURVEY NOTES:

- BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11-23-18, ESTABLISHING AN ASSUMED BEARING OF S00°13'57"W AS SHOWN ON THE PLAT OF RECORD.
- DESCRIPTION AS SHOWN HEREON WAS DETERMINED ACCORDING TO THE SITE PLAN PROVIDED BY THE CLIENT.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
- 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.
- THIS SKETCH 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 ELEVATIONS AS SHOWN HEREON, IF ANY, ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- PROPERTY LIES IN SECTION 11, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.
- THIS SKETCH 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.
- 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.
- THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE X (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0188-D & 0326-D, EFFECTIVE DATE 02/02/2012.

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

Digitally signed by Scott M Osborne
DN: cn=Scott M Osborne,
o=Coastal Engineering Associates, Inc.,
c=United States of America,
Date: 2023.05.02 15:39:36-0400

SCOTT M. OSBORNE, PSM DATE SIGNED
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 6028
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.

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.

DATE	DRAWN BY	SURVEYOR
10/05/23	SMD	SMD

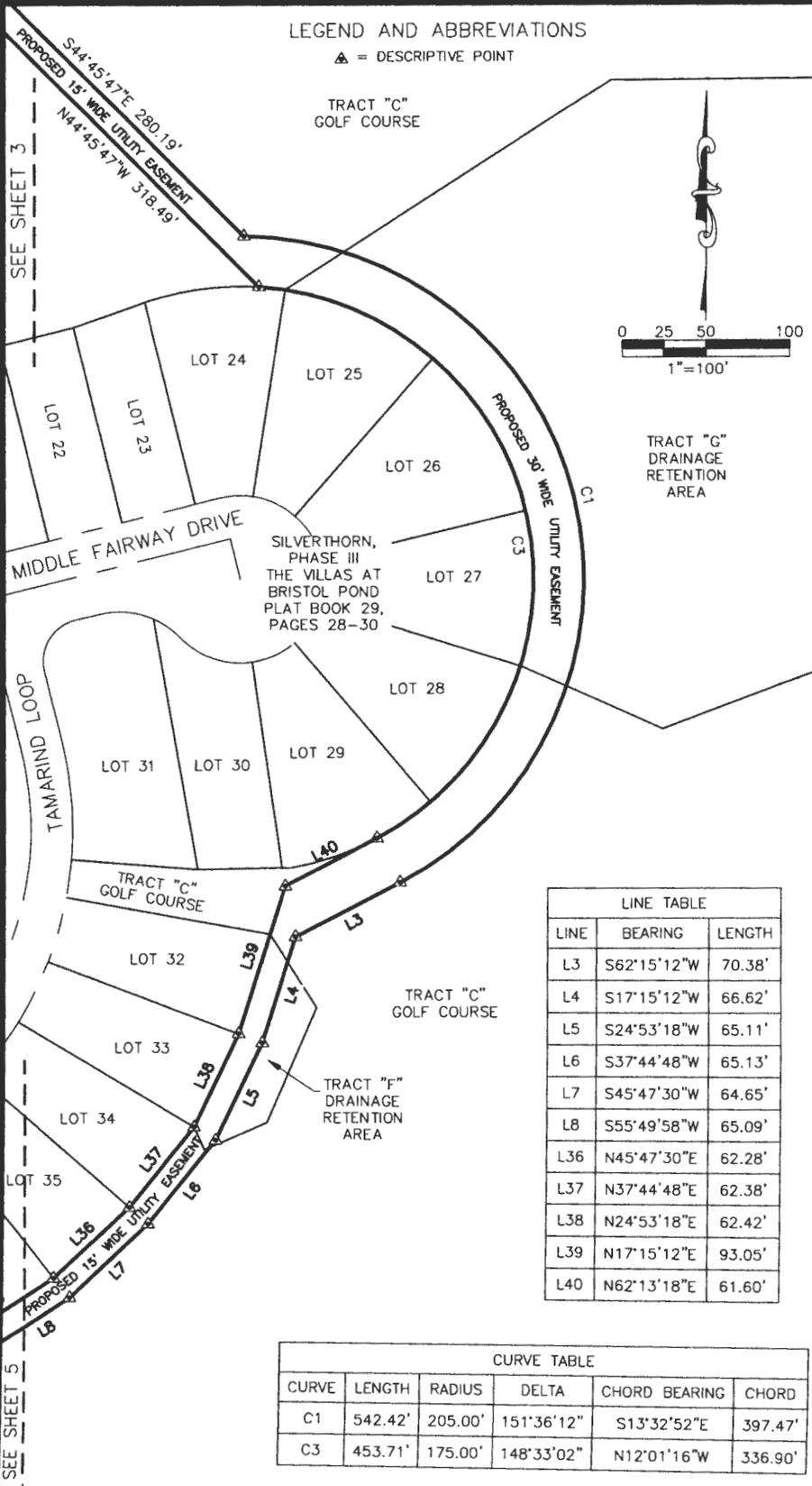
REVISIONS

DATE	COMMENTS

PROJECT NUMBER:

23079-SKT

SHEET 4 OF 8



LINE TABLE		
LINE	BEARING	LENGTH
L3	S62°15'12"W	70.38'
L4	S17°15'12"W	66.62'
L5	S24°53'18"W	65.11'
L6	S37°44'48"W	65.13'
L7	S45°47'30"W	64.65'
L8	S55°49'58"W	65.09'
L36	N45°47'30"E	62.28'
L37	N37°44'48"E	62.38'
L38	N24°53'18"E	62.42'
L39	N17°15'12"E	93.05'
L40	N62°13'18"E	61.60'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	542.42'	205.00'	151°36'12"	S13°32'52"E	397.47'
C3	453.71'	175.00'	148°33'02"	N12°01'16"W	336.90'

SEE SHEET 3

SEE SHEET 5

SKETCH & LEGAL DESCRIPTION FOR A UTILITY EASEMENT * NOT A BOUNDARY SURVEY *

Coastal Engineering
Planning
Surveying
Environmental
Construction Management
engineering associates, inc.

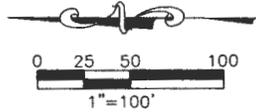
966 Candlelight Blvd. 3703 East Forest Drive
Brooksville, FL 34601 Inverness, FL 34453
Office: 352-796-9423 352-344-2016

EB-0000142

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

LEGEND AND ABBREVIATIONS

▲ = DESCRIPTIVE POINT



SEE SHEET 4

TRACT "C"
GOLF COURSE

LINE TABLE		
LINE	BEARING	LENGTH
L9	S65°54'54"W	66.01'
L10	S81°13'39"W	151.66'
L11	S76°24'58"W	85.42'
L12	S72°05'41"W	188.19'
L13	S78°34'48"W	62.38'
L14	N87°07'35"W	62.12'
L15	N82°34'13"W	187.89'
L28	S82°34'13"E	186.13'
L29	S87°07'35"E	59.64'
L30	N78°34'48"E	59.65'
L31	N72°05'41"E	187.91'
L32	N76°24'58"E	86.62'
L33	N81°13'39"E	150.27'
L34	N65°54'54"E	62.67'
L35	N55°49'58"E	62.45'

SURVEY NOTES:

1. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11-23-18, ESTABLISHING AN ASSUMED BEARING OF S001°13'57"W AS SHOWN ON THE PLAT OF RECORD.
2. DESCRIPTION AS SHOWN HEREON WAS DETERMINED ACCORDING TO THE SITE PLAN PROVIDED BY THE CLIENT.
3. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
4. 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.
5. THIS SKETCH 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 ELEVATIONS AS SHOWN HEREON, IF ANY, ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
6. PROPERTY LIES IN SECTION 11, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.
7. THIS SKETCH 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.
8. 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.
9. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE X (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0188-D & D326-D, EFFECTIVE DATE 02/02/2012.

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

Digitally signed by Scott M Osborne
DN: cn=Scott M Osborne,
o=Coastal Engineering Associates, Inc.,
ou=Engineering, c=US
Date: 2025.09.22 15:30:48 -0400

SCOTT M. OSBORNE, PSM DATE SIGNED
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 6028
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.

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.

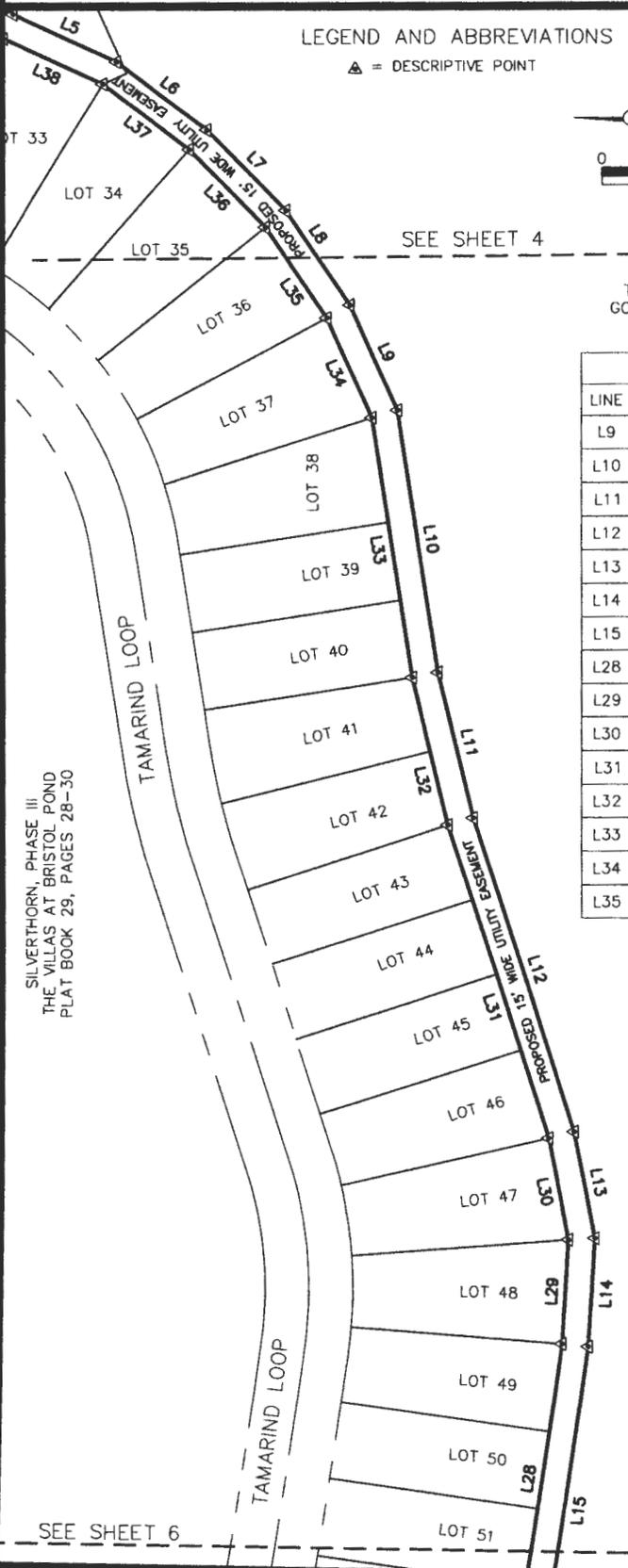
DATE	DRAWN BY	SURVEYOR	
10/05/23	SMD	SMD	

REVISIONS

DATE	COMMENTS

PROJECT NUMBER:
23079-SKT

SHEET 5 OF 8



SILVERTHORN, PHASE III
THE VILLAS AT BRISTOL POND
PLAT BOOK 29, PAGES 28-30

SEE SHEET 6

SKETCH & LEGAL DESCRIPTION FOR A UTILITY EASEMENT * NOT A BOUNDARY SURVEY *

Coastal Engineering
Planning
Surveying
Environmental
Construction Management
engineering associates, inc.

966 Candlelight Blvd. 3703 East Forest Drive
Brooksville, FL 34601 Inverness, FL 34453
Office: 352-796-9423 352-344-2016

EB-0000142

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

SURVEY NOTES:

1. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11-23-18, ESTABLISHING AN ASSUMED BEARING OF S00°13'57"W AS SHOWN ON THE PLAT OF RECORD.
2. DESCRIPTION AS SHOWN HEREON WAS DETERMINED ACCORDING TO THE SITE PLAN PROVIDED BY THE CLIENT.
3. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
4. 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.
5. THIS SKETCH 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 ELEVATIONS AS SHOWN HEREON, IF ANY, ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
6. PROPERTY LIES IN SECTION 11, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.
7. THIS SKETCH 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.
8. 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.
9. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE X (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0188-D & 0326-D, EFFECTIVE DATE 02/02/2012.

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

Digitally signed by Scott M Osborne
DN: cn=Scott M Osborne,
o=Coastal Engineering Associates, Inc.,
c=FL, email=smos@coastaleng.com,
date=2023.09.22 15:40:01 -0400

SCOTT M. OSBORNE, PSM DATE SIGNED
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 6028
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.

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.

DATE	DRAWN BY	SURVEYOR
10/05/23	SMD	SMD

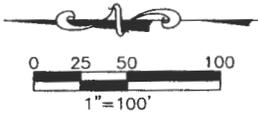
REVISIONS

DATE	COMMENTS

PROJECT NUMBER:
23079-SKT

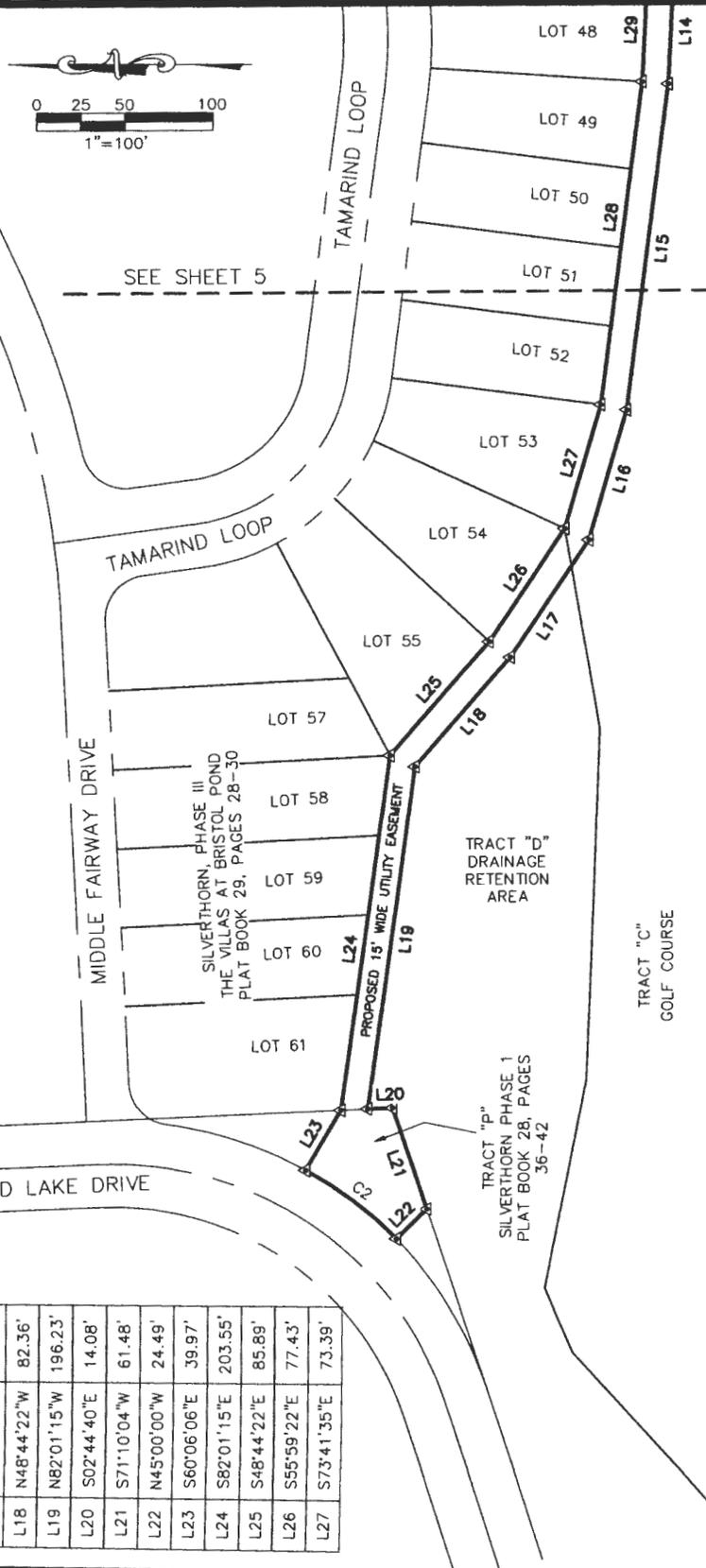
SHEET 6 OF 8

LEGEND AND ABBREVIATIONS
▲ = DESCRIPTIVE POINT



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	65.31'	225.00'	16°37'56"	N37°18'49"E	65.09'

LINE TABLE		
LINE	BEARING	LENGTH
L16	N73°41'35"W	76.89'
L17	N55°59'22"W	80.72'
L18	N48°44'22"W	82.36'
L19	N82°01'15"W	196.23'
L20	S02°44'40"E	14.08'
L21	S71°10'04"W	61.48'
L22	N45°00'00"W	24.49'
L23	S60°06'06"E	39.97'
L24	S82°01'15"E	203.55'
L25	S48°44'22"E	85.89'
L26	S55°59'22"E	77.43'
L27	S73°41'35"E	73.39'



SKETCH & LEGAL DESCRIPTION FOR A UTILITY EASEMENT

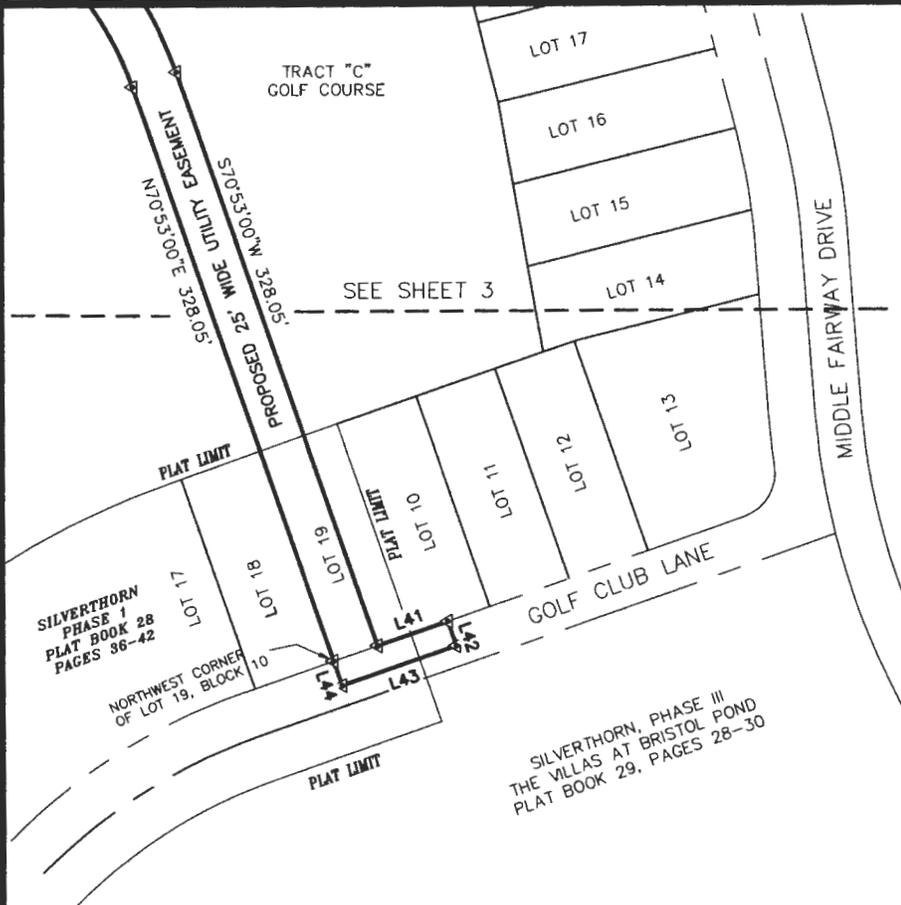
* NOT A BOUNDARY SURVEY *

Coastal Engineering
Planning
Surveying
Environmental
Construction Management
engineering associates, inc.

966 Candlelight Blvd. 3703 East Forest Drive
Brooksville, FL 34601 Inverness, FL 34453
Office: 352-796-9423 352-344-2016

EB-0000142

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200



SURVEY NOTES:

1. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11-23-18, ESTABLISHING AN ASSUMED BEARING OF S00°13'57"W AS SHOWN ON THE PLAT OF RECORD.
2. DESCRIPTION AS SHOWN HEREON WAS DETERMINED ACCORDING TO THE SITE PLAN PROVIDED BY THE CLIENT.
3. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
4. 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.
5. THIS SKETCH 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 ELEVATIONS AS SHOWN HEREON, IF ANY, ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
6. PROPERTY LIES IN SECTION 11, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.
7. THIS SKETCH 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.
8. 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.
9. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE X (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER D188-D & O326-D, EFFECTIVE DATE 02/02/2012.

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

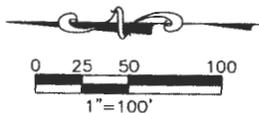
Digitally signed by Scott M Osborne
DN: cn=Scott M Osborne,
o=Qualcomm, ou=11010000001926887EC5400021534,
ou=Institution, c=US
Date: 2023.05.23 15:41:37 -0400

SCOTT M. OSBORNE, PSM DATE SIGNED
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 6028
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.

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.

LINE TABLE		
LINE	BEARING	LENGTH
L41	S19°07'00"E	40.00'
L42	S70°53'00"W	14.00'
L43	N19°07'00"W	65.00'
L44	N70°53'00"E	14.00'



LEGEND AND ABBREVIATIONS

▲ = DESCRIPTIVE POINT

DATE	DRAWN BY	SURVEYOR
10/05/23	SMD	SMD

REVISIONS

DATE	COMMENTS

PROJECT NUMBER:
23079-SKT

SKETCH & LEGAL DESCRIPTION FOR A UTILITY EASEMENT

* NOT A BOUNDARY SURVEY *

Coastal Engineering
Planning
Surveying
Environmental
Construction Management
engineering associates, inc.

966 Candlelight Blvd. 3703 East Forest Drive
Brooksville, FL 34601 Inverness, FL 34453
Office: 352-796-9423 352-344-2016

EB-0000142

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

LEGAL DESCRIPTION FOR PROPOSED UTILITY EASEMENT

COMMENCE AT A 4"x4" CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY FLORIDA; THENCE ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, 1045.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE S00°13'57"W, 278.67 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, SAID POINT ALSO BEING THE NORTHWEST CORNER OF OAKWOOD ACRES ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGES 98 THROUGH 103 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID PLAT AND A SOUTHERLY PROJECTION OF SAID WEST LINE S00°15'14"W, 1323.89 FEET TO THE NORTH LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, AND THE SOUTH BOUNDARY LINE OF SAID OAKWOOD ACRES SUBDIVISION; THENCE CONTINUE S00°15'14"W, 197.66 FEET; THENCE S22°15'47"E, 121.12 FEET; THENCE S67°15'47"E, 113.25 FEET; THENCE S78°30'47"E, 16.76 FEET; THENCE S07°45'54"W, 22.55 FEET; THENCE S44°45'47"E, 280.19 FEET TO A POINT LYING 30 FEET EASTERLY OF AND PARALLEL WITH THE BOUNDARY LINE OF LOTS 24 THRU 29 OF SILVERTHORN PHASE 3, THE VILLAS AT BRISTOL POND ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGES 28 THROUGH 30 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT ALSO BEING ON A NON-TANGENTIAL CURVE TO THE RIGHT BEING CONCAVE TO THE WEST, HAVING A CENTRAL ANGLE OF 151°36'12", A RADIUS OF 205.00 FEET, AND A CHORD BEARING AND DISTANCE OF S13°32'52"E, 397.47 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 542.42 FEET TO THE POINT OF TANGENT; THENCE S62°15'12"W, 70.38 FEET TO A POINT LYING 15 FEET EAST OF AND PARALLEL WITH THE EASTERLY BOUNDARY LINE OF LOTS 32 THRU 61 OF SAID SILVERTHORN PHASE 3; THENCE S17°15'12"W FOR 66.62 FEET; THENCE S24°53'18"W FOR 65.11 FEET; THENCE S37°44'48"W FOR 65.13 FEET; THENCE S45°47'30"W FOR 64.65 FEET; THENCE S55°49'58"W FOR 65.09 FEET; THENCE S65°54'54"W FOR 66.01 FEET; THENCE S81°13'39"W FOR 151.66 FEET; THENCE S76°24'58"W FOR 85.42 FEET; THENCE S72°05'41"W FOR 188.19 FEET; THENCE S78°34'48"W FOR 62.38 FEET; THENCE N87°07'35"W FOR 62.12 FEET; THENCE N82°34'13"W FOR 187.89 FEET; THENCE N73°41'35"W FOR 76.89 FEET; THENCE N55°59'22"W FOR 80.72 FEET; THENCE N48°44'22"W FOR 82.36 FEET; THENCE N82°01'15"W FOR 196.23 FEET TO THE EAST LINE OF TRACT "P", SILVERTHORN PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGES 36 THROUGH 42 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE N02°44'40"W FOR 14.08 TO THE SOUTHEAST CORNER OF SAID TRACT "P"; THENCE ALONG THE SOUTH LINE OF SAID TRACT "P", S71°10'04"W FOR 61.48 FEET; THENCE N45°00'00"W FOR 24.49 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MALLARD LAKE DRIVE. SAID POINT ALSO BEING ON A NON-TANGENTIAL CURVE TO THE LEFT BEING CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 16°37'56", A RADIUS OF 225.00 FEET, AND A CHORD BEARING AND DISTANCE OF N37°18'49"E, 65.09 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 65.31 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE S60°06'06"E FOR 39.97 FEET TO THE SOUTHEAST CORNER OF LOT 61 OF SAID SILVERTHORN PHASE 3; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF LOTS 36 THRU 61, S82°01'15"E FOR 203.55 FEET; THENCE S48°44'22"E FOR 85.89 FEET; THENCE S55°59'22"E FOR 77.43 FEET; THENCE S73°41'35"E FOR 73.39 FEET; THENCE S82°34'13"E FOR 186.13 FEET; THENCE S87°07'35"E FOR 59.64 FEET; THENCE N78°34'48"E FOR 59.65 FEET; THENCE N72°05'41"E FOR 187.91 FEET; THENCE N76°24'58"E FOR 86.62 FEET; THENCE N81°13'39"E FOR 150.27 FEET; THENCE N65°54'54"E FOR 62.67 FEET; THENCE N55°49'58"E FOR 62.45 FEET; THENCE CONTINUE ALONG THE EASTERLY BOUNDARY LINE OF LOTS 32 THRU 35 OF SAID SILVERTHORN PHASE 3, N45°47'30"E FOR 62.28 FEET; THENCE N37°44'48"E FOR 62.38 FEET; THENCE N24°53'18"E FOR 62.42 FEET; THENCE N17°15'12"E FOR 93.05 FEET; THENCE N62°13'18"E FOR 61.60 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF LOT 29 OF SAID SILVERTHORN PHASE 3, AND THE POINT OF CURVATURE OF A CURVE TO THE LEFT BEING CONCAVE TO THE WEST, HAVING A CENTRAL ANGLE OF 148°33'02", A RADIUS OF 175.00 FEET, AND A CHORD BEARING AND DISTANCE OF N12°01'16"W, 336.90 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 453.71 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF LOT 24 OF SAID SILVERTHORN PHASE 3, AND A POINT OF TANGENT; THENCE N44°45'47"W, 318.49 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT BEING CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 56°18'37", A RADIUS OF 205.00 FEET, AND A CHORD BEARING AND DISTANCE OF S42°43'42"W, 193.46 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 201.47 FEET TO THE POINT OF TANGENT; THENCE S70°53'00"W, 328.05 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF GOLF CLUB LANE ACCORDING TO THE PLAT OF SILVERTHORN, PHASE 1 AS RECORDED IN PLAT BOOK 28, PAGES 36 THROUGH 42 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE S19°07'44"E, 40.00 FEET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, RUN S70°53'00"W, 14.00 FEET TO THE EASTERLY EDGE OF PAVEMENT LINE OF SAID GOLF CLUB DRIVE; THENCE ALONG SAID EDGE OF PAVEMENT LINE, RUN N19°07'00"W, 65.00 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 19, BLOCK 10 OF SAID SILVERTHORN, PHASE 1; THENCE ALONG SAID WESTERLY EXTENSION, RUN N70°53'00"E, 14.00 FEET TO THE NORTHWEST CORNER OF LOT 19, BLOCK 10 OF SAID SILVERTHORN, PHASE 1; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 19, BLOCK 10 AND A NORTHEASTERLY PROJECTION OF SAID LINE N70°53'00"E, 328.05 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT BEING CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 58°32'42", A RADIUS OF 180.00 FEET, AND A CHORD BEARING AND DISTANCE OF N41°36'39"E, 176.03 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 183.92 FEET TO A POINT OF TANGENT; THENCE N67°15'47"W, 104.60 FEET; THENCE N22°15'47"W, 136.45 FEET; THENCE N00°15'14"E, 202.62' TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11 LYING 25 FEET WEST OF THE EASTERLY BOUNDARY LINE OF SAID SILVERTHORN PHASE 2A; THENCE RUN 25 FEET WEST OF AND PARALLEL WITH SAID EASTERLY BOUNDARY LINE N00°15'14"E, 1323.89 FEET; THENCE N00°13'57"E, 270.38 FEET; THENCE N36°28'21"W, 255.09 FEET; THENCE N56°36'33"W, 104.21 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF TRACT "A" BEING A 50 FOOT WIDE INGRESS/EGRESS TRACT KNOWN AS LEGEND HILLS LANE OF SILVERTHORN, PHASE 2A ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 41 THROUGH 43 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N25°50'34"W, 14.00 FEET TO THE SOUTHERLY EDGE OF PAVEMENT LINE OF SAID LEGEND HILLS LANE; THENCE ALONG SAID EDGE OF PAVEMENT LINE, RUN N64°09'26"E, 29.09 FEET; THENCE S25°50'34"E, 14.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LEGEND HILLS LANE; THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE S56°36'33"E, 93.77 FEET TO A POINT ON THE WESTERLY BOUNDARY OF LOT 45 OF SAID SILVERTHORN, PHASE 2A; THENCE ALONG SAID WESTERLY BOUNDARY LINE AND A PROJECTION OF SAID LINE S36°28'21"E, 267.82 FEET TO THE EASTERLY BOUNDARY OF SAID SILVERTHORN, PHASE 2A, AND THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY FLORIDA AND THE POINT OF BEGINNING.

CONTAINING 2.82 ACRES MORE OR LESS.

SURVEY NOTES:

- BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11-23-18, ESTABLISHING AN ASSUMED BEARING OF S00°13'57"W AS SHOWN ON THE PLAT OF RECORD.
- DESCRIPTION AS SHOWN HEREON WAS DETERMINED ACCORDING TO THE SITE PLAN PROVIDED BY THE CLIENT.
- NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
- 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.
- THIS SKETCH 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 ELEVATIONS AS SHOWN HEREON, IF ANY, ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- PROPERTY LIES IN SECTION 11, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.
- THIS SKETCH 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.
- 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.
- THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE X (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER D188-D & 0326-D, EFFECTIVE DATE 02/02/2012.

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.

Digitally signed by Scott M Osborne
DN: cn=Scott M Osborne, o=Coastal Engineering Associates, Inc., ou=Surveying, email=smos@coastaleng.com, c=US
Date: 2025.09.22 15:41:51-04'00'

Scott M Osborne

SCOTT M. OSBORNE, PSM DATE SIGNED
PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 6028
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.

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.

DATE	DRAWN BY	SURVEYDR
10/05/23	SMD	SMD

REVISIONS

DATE	COMMENTS

PROJECT NUMBER:
23079-SKT