

RETURN TO:
HERNANDO COUNTY
COUNTY ATTORNEY OFFICE

INSTR #2022028289 BK: 4157 PG: 1041 Page 1 of 2
FILED & RECORDED 4/19/2022 12:49 PM CVW Deputy Ck
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court

INSTR #2021052819 BK: 4026 PG: 717 Page 1 of 1
FILED & RECORDED 7/14/2021 8:20 AM SMB Deputy Ck
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: \$10.00

INSTR #2022081517 BK: 4207 PG: 1936 Page 1 of 2
FILED & RECORDED 8/12/2022 10:51 AM KGG Deputy Ck
Doug Chorvat, Jr., HERNANDO County Clerk of the Circuit Court
Rec Fees: \$18.50 Dead Doc Stamp: \$0.70

DEED OF DEDICATION
RIGHT OF WAY

THE INSTRUMENT, made this 5 day of FEB, 2022, between, SUN COAST CREDIT UNION, a Florida limited liability company,

hereinafter called Grantor, and HERNANDO COUNTY, FLORIDA, a political subdivision of the State of Florida, hereinafter called Grantee.

WITNESSETH: that for and in consideration of the acceptance of this Dedication by the Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situation in Hernando, Florida, to wit:

PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

TO HAVE AND HOLD the same unto the Grantee, its successors and assigns forever, in fee simple for a public road, including therein the right to construct, maintain, and operate, either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other public utilities.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

Signed or Sealed
In Our Presence

(Sign)

(Print)

(Sign)

(Print)

GRANTOR

Name

Corporation

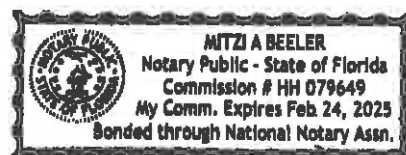
STATE OF FLORIDA

COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me on this 5 day of Feb, 2022, by James Sales (Name & Title) Sales. He is personally known to me or has/have produced as identification.

Notary Public:

My Commission Expires:



* Re-recorded to add Attachment

SKETCH AND DESCRIPTION

OF A PROPOSED EASEMENT

LOT 6

TIMBER HILLS PLAZA,

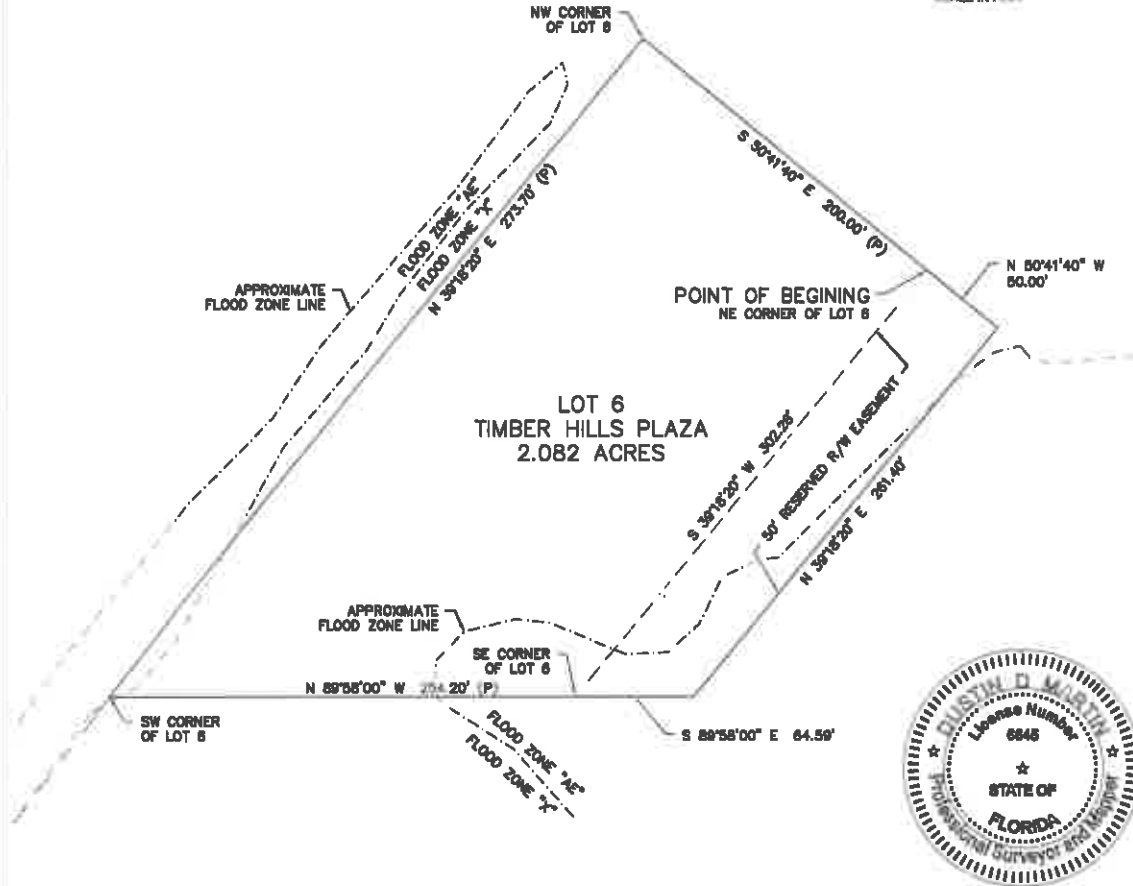
AS RECORDED IN PLAT BOOK 29 AT PAGE 44

SECTION 20, TOWNSHIP 23 SOUTH, RANGE 17 EAST

HERNANDO COUNTY, FLORIDA



0 40 80 120 160
SCALE IN FEET



LEGAL DESCRIPTION

A parcel of land lying in Section 20, Township 23 South, Range 17 East, Hernando County, Florida at the East 50 feet of Lot 6, TIMBER HILLS PLAZA PHASE 2, as per Plat thereof, recorded in Plat Book 29, page 44, of the public records of Hernando County, Florida being more particularly described as:

BEGIN at the Northeast corner of lot 6 of said TIMBER HILLS PLAZA; thence run S.39°18'20"W., along the Westerly boundary of said lot 6, a distance of 302.28 feet to the Southeast corner of said lot 6; thence run S.89°58'00"E., a distance of 84.59 feet; thence run N.39°18'20"E., parallel with the Westerly boundary of said lot 6, a distance of 381.40 feet; thence run N.50°41'40"W., a distance of 50.00 feet to the POINT OF BEGINNING.

DESCRIBED EASEMENT CONTAINS 14,109 SQUARE FEET MORE OR LESS.

ANGLE RIGHT SURVEYING, LLC.



DUSTIN D. MARTIN, P.S.M., NO. 156645
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA.

NOTES:

1. SURVEY BASED ON THE RECORD PLAT TIMBER HILLS PLAZA, AS RECORDED IN PLAT BOOK 29 AT PAGE 44, PUBLIC RECORDS HERNANDO COUNTY, FLORIDA.
12. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FL-WEST PROJECTION, WITH THE SOUTH BOUNDARY OF LOT 6, TIMBER HILLS PLAZA - PHASE TWO HAVING A GRID BEARING OF S. 89°58'33"W.
13. THIS SURVEY WAS DONE WITHOUT WITHOUT THE BENEFIT OF A TITLE INSURANCE POLICY AND ACCOMPANYING DOCUMENTS; THEREFORE THE LAND DEPICTED HEREON MAY BE SUBJECT TO EASEMENTS AND ENCUMBRANCES (RECORDED OR UNRECORDED) NOT SHOWN.
14. ALL FEATURES SHOWN HEREON WERE FIELD LOCATED, UNLESS OTHERWISE NOTED, BY THE SURVEY FIELD CREW ON THE 'LAST DATE OF FIELD WORK.
15. UNDERGROUND UTILITIES OR IMPROVEMENTS, IF ANY, WERE NOT LOCATED OTHER THAN SHOWN HEREON.
16. UNDERGROUND ENCROACHMENTS (IF ANY) WERE NOT LOCATED OTHER THAN SHOWN.
17. SUBJECT PARCEL CONTAINS 2.082 ACRES, 90,685 SQUARE FEET, MORE OR LESS AS SURVEYED.
18. SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" AND "AE" ACCORDING TO F.L.R.M. COMMUNITY PANEL 12083C0303D, DATED 02/02/2012.
18. THIS IS NOT A SURVEY.

CERTIFICATIONS:

—HERNANDO COUNTY
—SUNCOAST CREDIT UNION

THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



AngleRight Surveying
440 Roberts Rd. Suite 1
Oldsmar, FL 34677
813-925-9098 Main

www.angleright.net
LB #7738

Project Number:
20-0495

Drawn By:
DDM

Date:
08-08-2022

Project Description:
PROPOSED EASEMENT

Client Name:
CAM CONSTRUCTION

File Name:
20-0495_S&L SIGN EASEMENT

Last Date of Field Work:
N/A