RETURN TO: HERNANDO COUNTY COUNTY ATTORNEY OFFICE

*Document re-recorded a second time to correct legal description

INSTR #2022029289 BK: 4157 PG: 1041 Page 1 of 2 FILED & RECORDED 4/19/2022 12:49 PM CVW Deputy Clk Doug Chorvet, Jr., HERNANDO County Clerk of the Circuit Court INSTR #2021052619 BK: 4026 PG: 717 Page 1 of 1 FILED & RECORDED 7/14/2021 8:20 AM SMB Deputy Clk Doug Charvet, Jr., HERNANDO County Clerk of the Circuit Court Rec Fees: \$10.00

INSTR #2022061517 BK: 4207 PG: 1936 Page 1 of 2 FILED & RECORDED 8/12/2022 10:51 AM KGG Deputy Cik Doug Chorvet, Jr., HERNANDO County Clerk of the Circuit Court Rec Fees: \$18.50 Deed Doc Stamp: \$0.70

DEED OF DEDI

RIGHT OF WAY			
THE NDENTURE, made this			
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.			
inwitness whereof, the said Grantor has hereunto set hand and seal the day and year first above written.			
Signed or Sealed In Our Presence			
(Sign) 1/2 14 9 15			
(Print) Bian Soles			
(Sign) ROW SCH			
(Print) TRANSON ME Elytha Corporation			
STATE OF FLORIDA			
COUNTY OF HERNANDO			
The foregoing instrument was acknowledged before me on this day of Feb_, 2029, by our session day of Feb_, 2029, by our session as identification.			
Notary Public: MITZI A BEELER Notary Public - State of Florida			
My Commission Expires: 2124/2005 Commission # HH 079649 My Comm. Expires Feb 24, 2025 Sonded through National Notary Assn.			

add Attechment Re-recorded to

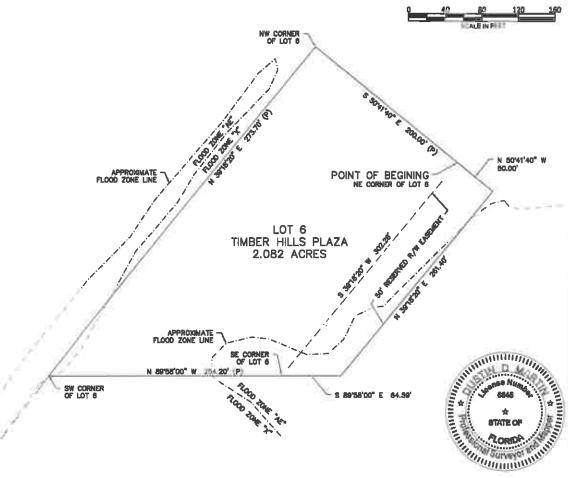
SKETCH AND DESCRIPTION

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





A percel of land lying in Section 20, Township 23 South, Range 17 East, Hernando County, Florida at the East 50 feet of Lot 5, TMBER 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 FLAZA; thence run S.3978'20"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.89'56'00"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 261.40 feet; thence run N.50'41'40"W., a distance of 50.00 feet to the POINT OF HEGINNING.

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

ANGLE RIGHT SURVEYING, LLC.



DUSTIN D. MARTIN, P.S.M., NO. LS6645 PROFESSIONAL SURVEYOR & MAPPER STATE OF FLORIDA.

- SURVEY BASED ON THE RECORD PLAT TIMBER HILLS PLAZA, AS RECORDED IN PLAT BOOK 29 AT PAGE 44,
- PLAZA, AS RECORDED IN PLAT BOOK 29 AT PAGE 44, 1
 PUBLIC RECORDS HERNANDO COUNTY, FLORIDA.

 12. BEARINGS SHOWN HEREON ARE BABED ON THE 1
 FLORIDA STATE PLANE COORDINATE SYSTEM,
 FL-WEST PROJECTION, WITH THE SOUTH 1
 BOUNDARY OF LOT 6, TIMBER HILLS PLAZA PHASE
 TWO HAVING A GRID BEARING OF 9, 89*59*39*W.

 13. THIS SURVEY WAS DONE WITHOUT WITHOUT THE
 BENEFIT OF A TITLE INSURANCE POLICY AND
 ACCOMPANYING DOCUMENTS; THEREFORE THE LAND
 DEPLICED HEREON MAY BE SUBJECT TO FASHIFMTS
- DEPICTED HEREON MAY BE SUBJECT TO EASEMENTS AND ENCUMBRANCES (RECORDED OR UNRECORDED)
- ALL FEATURES SHOWN HEREON WERE FIELD LOCATED, UNLESS OTHERWISE NOTED, BY THE SURVEY FIELD CREW ON THE 'LAST DATE OF FIELD WORK.

Project Number

- 15. UNDERGROUND LITILITIES OR IMPROVEMENTS, IF ANY. WERE NOT LOCATED OTHER THAN SHOWN HEREON.
 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.

 15. SUBJECT PROPERTY APPEARS TO LIE IN FLOOD
 - ZONE "X" AND "AE" ACCORDING TO F.I.R.M. COMMUNITY PANEL 12063C0303D, DATED 02/02/2012

Project Description:

- 16. 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

20-0495		PROPOSED EASEMENT	
Drawn By:	Client Name:		
DDM	CAM CONSTRUCTION		
Date:	File Name:	Last Date of Field Work:	
08-08-2022	20-0495_5&L SIGN EASEMENT	N/A	