

**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: 24 - 74 MAP DATE: 9/06/2024 SECTION: 29 TOWNSHIP: 21 S RANGE: 20 E  
CERTIFIED TO THE FOLLOWING ONLY:  
- RICHARD BENNETT  
Parcel Key: 1248929 (PARENT TRACT) Physical Address: @ Lake Lindsey Rd

**MAP OF SURVEY, BOUNDARY SURVEY**

SHEET 1 OF 2

Purpose of Survey: a Boundary Survey for Parcel Split with Descriptions

**SHEET 1 OF 2 IS NOT COMPLETE OR VALID  
WITHOUT SHEET 2 OF 2.****PARCEL "A"**

For a Point of Beginning, begin at the NW corner of the NE 1/4 of Section 29, Township 21 South, Range 20 East, Hernando County, Florida, said point being a 4" x 4" concrete monument stamped "PLS 2887"; thence run N86°00'59"E a distance of 460.12 feet to the South line of the NW 1/4 of the NE 1/4, 460.85 feet (formerly 461.50 feet); thence run S85°55'02"W a distance of 460.49 feet to a point on the West line of the NW 1/4 of the NE 1/4 of said Section 29; thence run along the said West line, N03°51'45"W a distance of 488.24 feet, to the Point of Beginning.

SUBJECT TO AND TOGETHER WITH a 20 foot wide easement for ingress & Egress along the East boundary, thereof, as described in O.R. Book 2934 page 482 of the Public Records of Hernando County, Florida, now more particularly described as follows:

Begin at the SW corner of the NW 1/4 of the NE 1/4 of Section 29, Township 21 South, Range 20 East, Hernando County, Florida, said point being monumented with a 4" x 4" concrete monument unnumbered; go thence N85°53'51"E (formerly N85°57'22"E) along the South line of the NW 1/4 of the NE 1/4, 460.85 feet (formerly 461.50 feet); thence run N03°53'43"W, 289.81 feet (formerly N03°52'39"W, 290 feet) to the POINT OF BEGINNING; thence run N03°54'22"E, 1054.98 feet (formerly N03°52'39"W, 1056.82 feet) to a point on the North line of the NW 1/4 of the NE 1/4 of said Section 29; thence run N04°07'24"W, 211.80 feet (formerly N04°04'14"W, 211.60 feet) to a point on the Southerly Right-of-way of State Road #476, said point being monumented with a 3" x 3" concrete monument unnumbered; thence run S65°40'38"W (formerly S65°47'00"W) along the said Right-of-way 21.31 feet (formerly 20 feet) to a point that is 20 foot West and parallel with the said East line of that parcel as described in O.R. Book 2934 page 482 of the Public Records of Hernando County, Florida; thence run 20 foot West and parallel with the said East line of said described parcel, S04°07'24"E (formerly S04°04'14"E) a distance of 204.39 feet, to a point on the North line of the NW 1/4 of the NE 1/4 of said Section 29; continue thence 20 foot West and parallel with the said East line, S03°54'22"E, 1055.01 feet (formerly S03°53'39"E, 1056.82 feet) to a point on the North line of that parcel of land as described in said O.R. Book 2934 page 482 known as the "lessed off portion" of parcel; thence run along the said North line, N85°55'03"E, 20.00 feet (formerly N85°57'22"E, 20 feet) to the Point of Beginning and to close.

SUBJECT TO easements, reservations and restrictions of record.

**PARCEL "B"**

Commence at the NW corner of the NE 1/4 of Section 29, Township 21 South, Range 20 East, Hernando County, Florida, said point being a 4" x 4" concrete monument stamped "PLS 2887"; thence run N86°00'59"E a distance of 460.12 feet to a point on the East line of that parcel as described in O.R. Book 2934 page 482 of the Public Records of Hernando County, Florida; thence run along said East line, S03°54'22"E a distance of 487.45 feet to the POINT OF BEGINNING; continue thence S03°54'22"E a distance of 567.53 feet to the NE corner of that parcel of land as described in O.R. Book 2934 page 482 as the "lessed off portion", said NE corner being monumented with a capped 1/2" iron rod stamped LB 2786; thence run along the North line of said "lessed off portion" parcel, S85°55'03"W a distance of 460.93 feet to a point on the West line of the NW 1/4 of the NE 1/4 of said Section 29, said point also known as the NW corner of said "lessed off portion" of parcel, and monumented with a 1/2" iron rod unnumbered; thence run along the said West line of the NW 1/4 of the NE 1/4, N03°51'45"W, a distance of 567.53 feet to a point; thence run N85°55'02"E, a distance of 460.49 feet to the Point of Beginning.

SUBJECT TO AND TOGETHER WITH a 20 foot wide easement for ingress & Egress along the East boundary, thereof, as described in O.R. Book 2934 page 482 of the Public Records of Hernando County, Florida, now being more particularly described as follows:

Begin at the SW corner of the NW 1/4 of the NE 1/4 of Section 29, Township 21 South, Range 20 East, Hernando County, Florida, said point being monumented with a 4" x 4" concrete monument unnumbered; go thence N85°53'51"E (formerly N85°57'22"E) along the South line of the NW 1/4 of the NE 1/4, 460.85 feet (formerly 461.50 feet); thence run N03°53'43"W, 289.81 feet (formerly N03°52'39"W, 290 feet) to the POINT OF BEGINNING; thence run N03°54'22"E, 1054.98 feet (formerly N03°52'39"W, 1056.82 feet) to a point on the North line of the NW 1/4 of the NE 1/4 of said Section 29; thence run N04°07'24"W, 211.80 feet (formerly N04°04'14"W, 211.60 feet) to a point on the Southerly Right-of-way of State Road #476, said point being monumented with a 3" x 3" concrete monument unnumbered; thence run S65°40'38"W (formerly S65°47'00"W) along the said Right-of-way 21.31 feet (formerly 20 feet) to a point that is 20 foot West and parallel with the said East line of that parcel as described in O.R. Book 2934 page 482 of the Public Records of Hernando County, Florida; thence run 20 foot West and parallel with the said East line of said described parcel, S04°07'24"E (formerly S04°04'14"E) a distance of 204.39 feet, to a point on the North line of the NW 1/4 of the NE 1/4 of said Section 29; continue thence 20 foot West and parallel with the said East line, S03°54'22"E, 1055.01 feet (formerly S03°53'39"E, 1056.82 feet) to a point on the North line of that parcel of land as described in said O.R. Book 2934 page 482 known as the "lessed off portion" of parcel; thence run along the said North line, N85°55'03"E, 20.00 feet (formerly N85°57'22"E, 20 feet) to the Point of Beginning and to close.

SUBJECT TO easements, reservations and restrictions of record.

**PARENT TRACT DESCRIPTION:**

Begin at the NW corner of the NE 1/4 of Section 29, Township 21 South, Range 20 East, Hernando County, Florida. Go thence S03°52'22"E along the West line of said NE 1/4, 1348 feet to the SW corner of the NW 1/4 of said NE 1/4; thence N85°57'22"E along the South line of said NW 1/4 of NE 1/4, 461.50 feet; thence N03°52'39"W, 1346.82 feet; thence N04°04'14"W, 211.60 feet to the Southerly Right-of-way of State Road #476; thence S65°47'00"W along said Right-of-way, 491.29 feet; thence S03°52'22"E, 41 feet to the Point of Beginning, LESS: Beginning at the SW corner of the NW 1/4 of the NE 1/4 of Section 29, Township 21 South, Range 20 East, Hernando County, Florida. Go thence N85°57'22"E along the South line of said NW 1/4 of NE 1/4, 461.50 feet; thence N03°52'39"W, 290 feet; thence S85°57'22"W, 461.50 feet to the West line of the NW 1/4 of NE 1/4; thence S03°52'22"E along the West line of the NW 1/4 of the NE 1/4 to the Point of Beginning and to close. Said tract containing 3.07 acres more or less. TOGETHER WITH a 20 foot easement for ingress and egress described as follows: Commence at the SW corner of the NW 1/4 of the NE 1/4 of Section 29, Township 21 South, Range 20 East. Go thence N85°57'22"E along the South line of said NW 1/4 of NE 1/4, 461.50 feet; thence N03°52'39"W, 290 feet to the Point of Beginning; thence continue N03°52'39"W, 1056.82 feet; thence N04°04'14"W, 211.60 feet to the Southerly Right-of-way line of State Road #476; thence S65°47'00"W along said Right-of-way 20 feet; thence S04°04'14"E to the North line of the NW 1/4 of NE 1/4; thence S03°52'39"E, 1056.82 feet to a point; thence N85°57'22"E, 20 feet to the Point of Beginning and to close.

**Surveyor Notes**

- Survey based on the description furnished by the Client and without benefit of a title search.
- Survey is subject to notes, statements, and notations shown hereon.
- Underground utilities and subsurface improvements not located unless otherwise shown hereon.
- There are no visible encroachments unless otherwise shown hereon.
- Ownership of fences located on or near property line(s) was not determined by this Surveyor.
- 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.
- Gutters, overhangs, underground foundations and irrigation systems are not located unless otherwise shown hereon.
- 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.
- According to FEMA, FIRIM map panel 12053C0089D, dated February 2, 2012, subject property appears to lie within Flood Zone(s): X, A, AE
- 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.
- Held monuments found in place as set by previous surveyors, unless otherwise shown hereon.
- Basis for bearings is along the West line, NW 1/4, NE 1/4, Section 29. Deed bearing: S03°52'22"E is assumed by this surveyor, designated hereon by the graphical entry "BASIS" at aforementioned bearing. North arrow is assumed per stated bearing.
- 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.
- 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 uncerified 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.
- 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.
- 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 and/or instruments of records furnished by the client and/or their agents.
- 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.

**Abbreviations & Symbol Legend**

BGL - Below Ground Level  
BWF - Barbed Wire Fence  
C - Calculated from Field Measurement  
CALC - Calculated from Record Information  
EP - Edge of Pavement  
F - Derived from Field Measurements  
FCIR - Found Capped Iron Rod  
FCM - Found Concrete Monument  
FIP - Found Iron Pipe  
FIR - Found Iron Rod  
GW - Guy Wire  
HWF - Hog Wire Fence  
ID - Identification  
L# - Line Table Number  
LB - Land Surveyor Business

LS - Land Surveyor  
NE - Northeast  
NW - Northwest  
OHW - Overhead Wire(s)  
O.R. - Official Records  
P.P. - Powerpole  
PLS - Professional Land Surveyor  
R - Record Plat or Deed  
R/W - Right - of - Way  
RNG - Range  
SCIR - Set Capped Iron Rod  
SE - Southeast  
SEC - Section  
SW - Southwest  
TEL - Telephone

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

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 53-17 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: 2024.09.16  
11:41:39 -04'00'



DATE OF LAST  
FIELD ACQUISITION:

9/6/2024

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

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\2024\2024-2424-74\2424-74\_unrevised.DWG

LAST PLOTTED: 9/11/2024

Field Book: 48 Page(s): 42-43 Drawn By: CTG Checked By: CTG



