BOUNDARY SURVEY

DESCRIPTION:

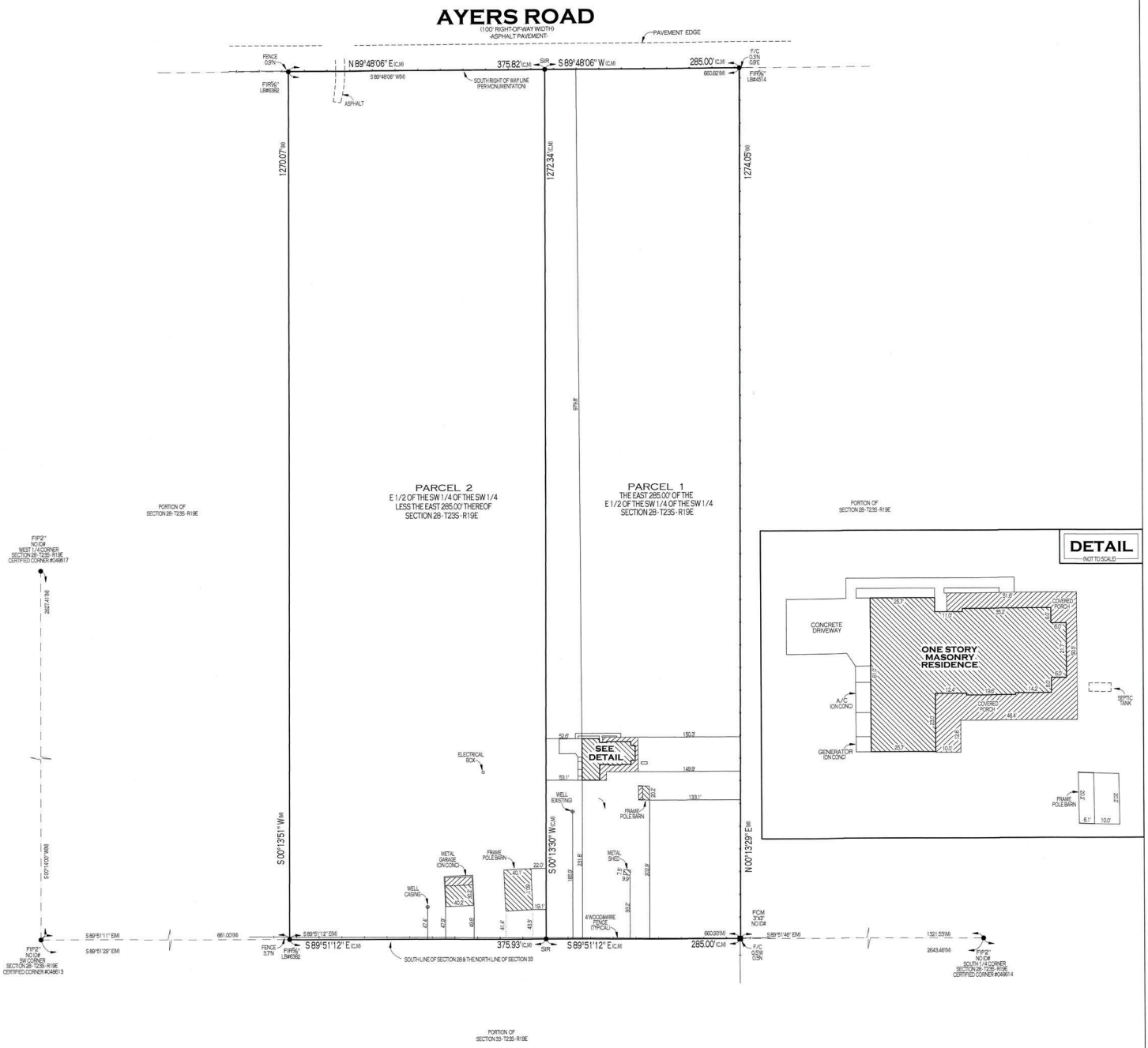
PARCEL 1
THE EAST 285.00 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA., LESS THE EXISTING RIGHT OF WAY OF AYERS ROAD ALONG THE NORTH SIDE. PARCEL CONTAINS 8.33 ACRES +/-

DESCRIPTION:

PARCEL 2
THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, LESS THE EAST 285.00 FEET THEREOF OF SECTION 28, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA., LESS THE EXISTING RIGHT OF WAY OF AYERS ROAD ALONG THE NORTH SIDE. PARCEL CONTAINS 10.97 ACRES +/-

SURVEYORS NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOW HEREON.
3. THIS SURVEY IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
4. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
5. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4
6. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
7. PURPOSE OF SURVEY: PURCHASE, SALE, MORTGAGE.



APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL No. 12053C0333D EFFECTIVE DATE: 02/02/2012

TLS SURVEYORS AND MAPPERS, INC.
LB#8009
PSM6929@GMAIL.COM
13167 SPRING HILL DRIVE
SPRING HILL, FL 34609 (352)-277-6550

DRAWN:	MJW
CHECKED BY:	ESS
SCALE:	1"= 100'
FILE:	AYERS 19090

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

ERIC S. SMITH ★ DATE
PSM No. 6929 LEGEND
03.08.24

BASIS OF BEARINGS:	DATE OF SURVEY:	S-T-R:
THE WEST LINE OF THE SOUTHEAST 1/4 BEING S 00°14'00" W	02.28.24	28 - 23S - 19E

THIS DOCUMENT CONSISTS OF PAGES 1 TO 2 INCLUSIVE. VALID ONLY WHEN BEARING THE SIGNATURE AND THE SEAL OF AN ORIGINAL LICENSED SURVEYOR AND MAPPER

LEGEND:
(C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, ℄ = CENTERLINE, A/C= AIR CONDITIONER, C/L= CHAIN LINK FENCE, CONC= CONCRETE, COVD= COVERED, P/E= POOL EQUIPMENT, F/C= FENCE CORNER, "X"CF= FOUND CROSS SCRIBE, FIP= FOUND IRON PIPE, FIR= FOUND IRON ROD, FN&D= FOUND NAIL & DISK, FCM= FOUND CONCRETE MONUMENT O.R.= OFFICIAL RECORD BOOK, P.B.= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, SIR=SET 5/8" IRON ROD & CAP LB#8009, SN&D= SET NAIL & DISK, (BT) = BUILDING TIE, W/F= WOOD FENCE, D.U.E.= DRAINAGE/UTILITY EASEMENT, ℄ = POWERPOLE, V/F = VINYL FENCE, F/E = FENCE END, LB= LICENSED BUSINESS