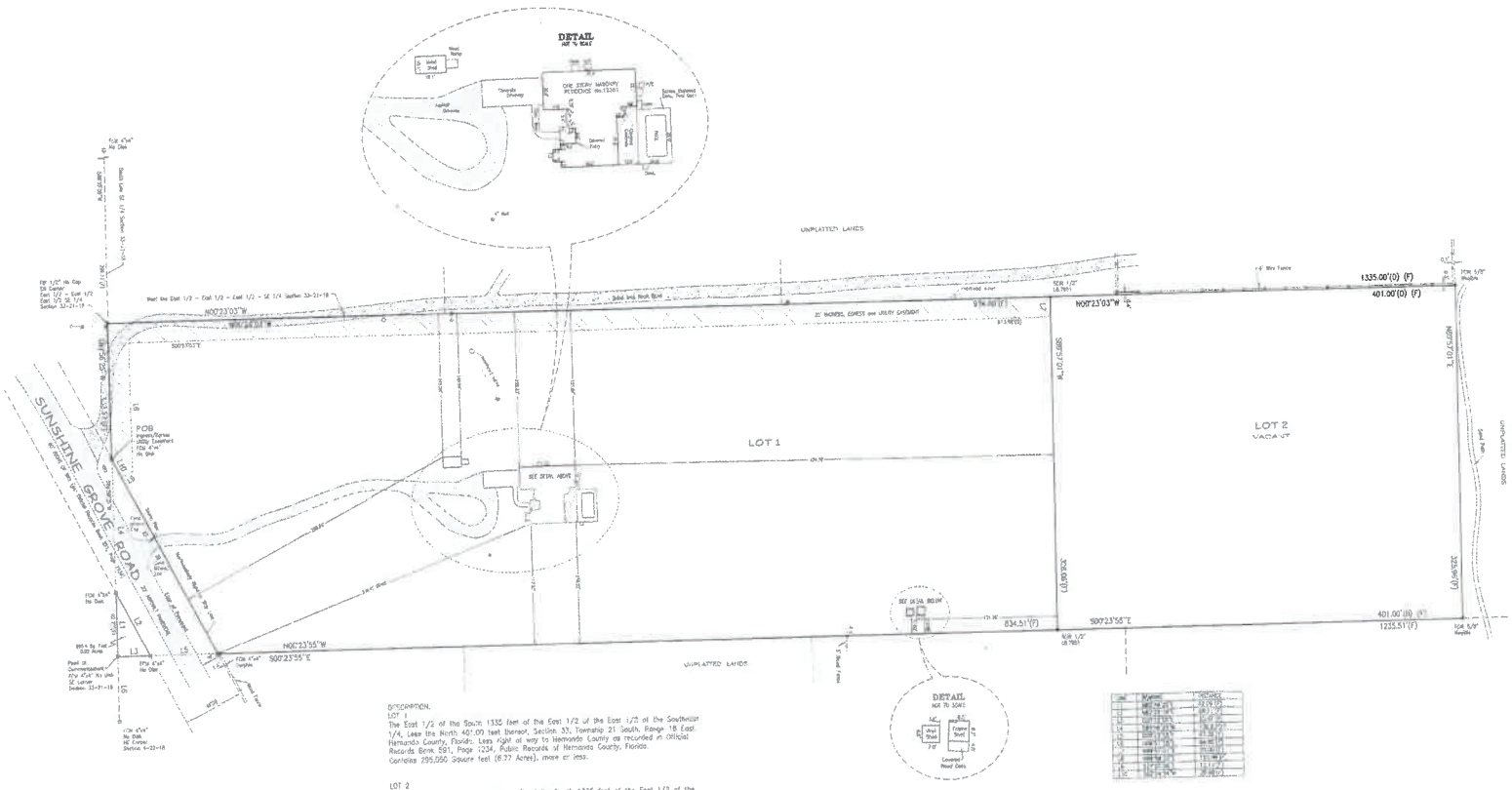
SECTION 33, TOWNSHIP 21 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

BOUNDARY SURVEY



LEGEND
PLS = Professional Land Surveyor
LB = Licensed Business
SCIR = Set Capped Iron Rod
FCIR = Found Capped Iron Rod
FIR = Found Iron Rod
FIP = Found Iron Pipe
FCM = Found Concrete Monument
(M&D) or M = Measured and Deed
(M) = Measured
(D) = Deed Information
(F) = Field Measurement
POB = Point of Beginning
POC = Point of Commencement
POBg = Temporary Benchmark
A/C = Air Conditioner
Conc. = Concrete
ESMT = Easement
U = Utility Pole
H = Fire Hydrant
W = Water Meter
T = Telecommunications Box
A = Guy Anchor
E = Electric Utility Box
S = Street Sign
W = Water Valve
L = Light Pole
B = Mail Box

DESCRIPTION:
LOT 1
The East 1/2 of the South 1335 feet of the East 1/2 of the East 1/2 of the Southeast 1/4, Less the North 401.00 feet thereof, Section 33, Township 21 South, Range 18 East, Hernando County, Florida; Less Right of way to Hernando County as recorded in Official Records Book 591, Page 1234, Public Records of Hernando County, Florida.
Contains 295,050 Square feet (6.77 Acres), more or less.

LOT 2
The North 401.00 feet of the East 1/2 of the South 1335 feet of the East 1/2 of the East 1/2 of the Southeast 1/4, Section 33, Township 21 South, Range 18 East, Hernando County, Florida.
Contains 130,738 Square feet (3.00 Acres), more or less.

Ingress, Egress and Utility Easement:
Commence at the Southeast Corner of Section 33, Township 21 South, Range 18 East, Hernando County, Florida; thence S88°56'25"W, along the South line thereof a distance of 192.72 feet to a point on the Northwesterly right of way line for Sunshine Grove Road and the Point of Beginning; thence continue S88°56'25"W, 133.57 feet to the Southeast corner of the East 1/2 of the East 1/2 of the Southeast 1/4 of said Section 33; thence N00°23'03"W, along the West line thereof, 934.00 feet; thence N89°58'11"E, 20.00 feet; thence S00°23'03"E, 913.69 feet; thence N63°56'25"E, 125.86 feet; thence S27°26'06"E, 12.17 feet to a point on the Northwesterly Right of way line for Sunshine Grove Road; thence S62°34'54"W, along said right of way line a distance of 20.00 feet to the Point of Beginning.

Prepared for and Certified to:
Elizabeth Hill

Property Address:
12361 Sunshine Grove Road
Brooksville, Florida 34614

NOTES:
1. Clarification: Surveyor accepts no responsibility for rights of way, easement, restrictions, or other matters affecting title to land whatsoever (hereinafter "matters") except those included in the current deed and or instruments of records furnished by the client and or their agents.
2. Underground encroachments, if any, NOT located.
3. Linkage is hereby the bearing on the northeasterly end of a line between two found monuments (see drawing sketch, Florida Licensed Land Surveyor and Mapper rule and is not valid. 4. Fences: Ownership of fences, not researched
5. Monuments found on the South line of the SE 1/4 of Section 33-21-18 as having a grid bearing of S88°56'25"W, State Plane values are tied to the Florida State Prime Coordinate System (FLWEST), West Zone North American Datum 1983-1991, Adjustment 2011, and were derived from static GPS observations processed through OPUS (Online Positioning User Service) based on coordinates for stations DF7990, DG7957, DG 4885 and DG4886

According to the Federal Flood Insurance Program Flood Insurance Rate Map (FIRM), Community No. 120110 Panel No. 12053C0215G, with an effective date of 2/3/12, the subject property lies in Zone "X".

I hereby certify that this Survey of the property described hereon, as surveyed and drawn under my supervision, complies with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.050 through 052, Florida Administrative Code, pursuant to 472.027, Florida Statutes.
JEFFREY A. COPELAND, PLS No 5279

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DATE	Party Chief	Drawn By	Checked By
7/1/13		JC	