

**INTEGRITY LAND SOLUTIONS GROUP, INC.**  
Professional Land Surveying & Mapping  
12345 Centralia Rd./P.O. Box 6890 Spring Hill, FL 34611

Phone: (852) 428-2351 Email: ILSG@tampabay.rr.com

WORK ORDER: 24-21 MAP DATE: 3/16/2024 SECTION: 20 TOWNSHIP: 22 S RANGE: 20 E  
CERTIFIED TO THE FOLLOWING ONLY:

- JESSICA TAYLOR

PARCEL KEY: 1356008

Physical Address: @ RICHBARN RD

**MAP OF SURVEY, BOUNDARY SURVEY**

Purpose of Survey: Boundary Survey & Description for Vacate of Road Right-of-Way Submittal and Site Plan Submittal

**Description - Parent Tract**

THAT PARCEL OF LAND AS DESCRIBED IN O.R. BOOK 2732 PAGE 1005 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL THAT PART OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA, LYING NORTH OF RICHBARN RD;

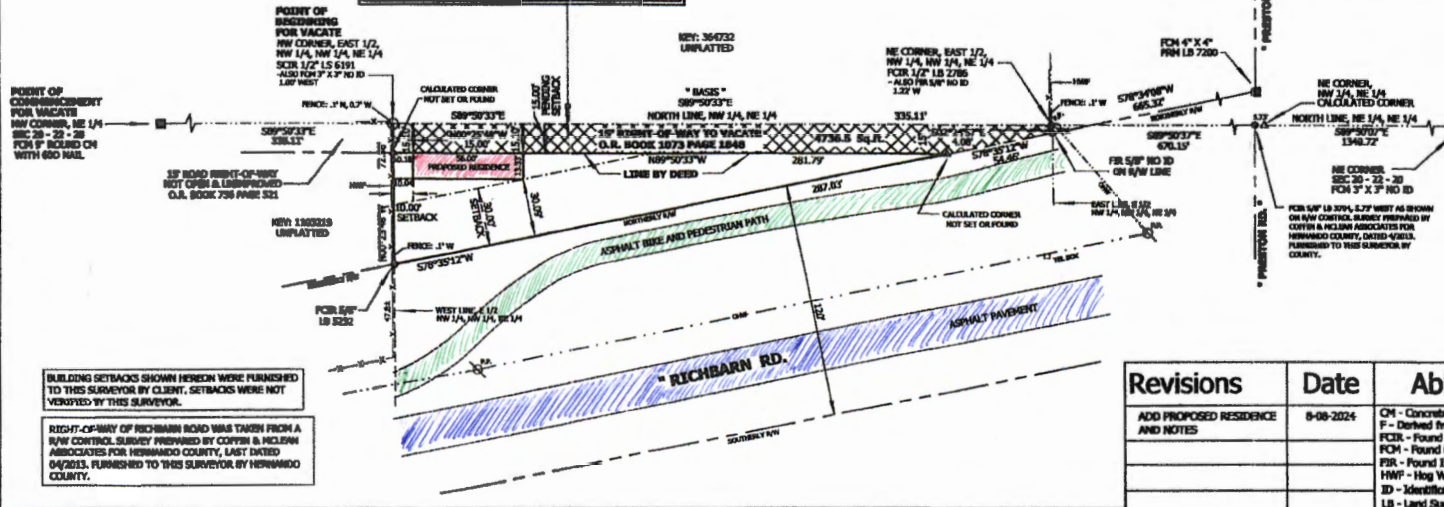
EXCEPTING 15 FEET OFF NORTHERN BOUNDARY FOR ROADWAY AS DESCRIBED IN O.R. BOOK 1073 PAGE 1948 OF THE PUBLIC RECORDS OF HERNANDO COUNTY FLORIDA.

**Description to Vacate**

COMMENCE AT THE NW CORNER OF THE NE 1/4 OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 20 EAST, HERNANDO COUNTY FLORIDA, SAID COMMENCEMENT POINT BEING MONUMENTED WITH A 9" ROUND CONCRETE MARKER WITH 60D PENNY NAIL; THENCE RUN ALONG THE NORTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 20, S89°50'33"E, A DISTANCE OF 335.11 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE ALONG THE SAID NORTH LINE, S89°50'33"E, A DISTANCE OF 335.11 FEET TO THE NE CORNER OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4, SAID POINT BEING MONUMENTED WITH A 1/2" CAPPED IRON ROD STAMPED 182786; THENCE RUN ALONG THE EAST BOUNDARY LINE OF THE SAID EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4, S02°24'57"E, A DISTANCE OF 4.88 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF RICHBARN ROAD, SAID POINT BEING MONUMENTED WITH A 5/8" IRON ROD UNNUMBERED; THENCE RUN ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE, S78°35'12"W, A DISTANCE OF 54.46 FEET TO A POINT THAT IS 15.00 FEET SOUTH AND PERPENDICULAR TO THE SAID NORTH LINE OF THE NW 1/4 OF THE NE 1/4; THENCE RUN 15.00 SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF THE NW 1/4 OF THE NE 1/4, N89°50'33"W, A DISTANCE OF 281.79 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4; THENCE RUN ALONG THE SAID WEST LINE, N00°25'48"W, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

SITE PLAN MUST BE APPROVED BY COUNTY BUILDING DEPARTMENT

SITE PLAN SUBJECT TO THE APPROVAL OF RIGHT-OF-WAY VACATE ALONG THE NORTH 15 FEET OF SUBJECT PARCEL



BUILDING SETBACKS SHOWN HEREIN WERE TAKEN FROM A R/W CONTROL SURVEY PERFORMED BY COVAIN & HILSON ASSOCIATES FOR HERNANDO COUNTY, LAST DATED 04/2013. FURNISHED TO THIS SURVEYOR BY HERNANDO COUNTY.

**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, FIRM map panel 12053C0204D, dated February 02, 2012 subject property appears to be within Flood Zone(s): "X"
- 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. Reference on this flood zone information is at the sole risk of those to whom it is certified.
- Bearings shown hereon are based along the North line, NW 1/4, NE 1/4, Section 20-22-20, bearing: S89°50'33"E is assumed and designated hereon by the graphical entry "S89°50'33" at alternate station. 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.
- Yield monuments found in place set by previous surveyors, unless otherwise shown hereon.
- 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 case 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 purpose than that 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 here shown hereon and is NOT TRANSFERABLE. Integrity Land Solutions Group, Inc., reserves its responsibility for any and all damages caused as a result of using this map contrary to above stated.

Revisions	Date	Abbreviations & Symbol Legend
ADD PROPOSED RESIDENCE AND NOTES	0-8-2024	<ul style="list-style-type: none"> <li>CM - Concrete Monument</li> <li>F - Derived from Field Measurement</li> <li>FCM - Found Capped Iron Rod</li> <li>FCM - Found Concrete Monument</li> <li>FR - Found Iron Rod</li> <li>HWF - Hog Wire Fence</li> <li>ID - Identification</li> <li>LS - Land Surveyor Business</li> <li>LS - Lead Surveyor</li> <li>NE - Northeast</li> <li>NW - Northwest</li> <li>OW - Overhead Wire(s)</li> <li>O.R. - Official Records</li> <li>PP - Power Pole</li> <li>PRM - Permanent Reference Monument</li> <li>R - Record Plat or Deed</li> <li>R/W - Right-of-Way</li> <li>SCR - Set Capped Iron Rod</li> <li>SE - Southeast</li> <li>SEC - Section</li> <li>SQ.FT - Square Footage</li> <li>SW - Southwest</li> <li>TEL - Telephone</li> <li>○ - Set Monument</li> <li>■ - Found Monument</li> <li>● - Found Monument</li> <li>± - More or Less</li> <li>△ - Descriptive Point</li> </ul>

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 5J-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: 2024.08.08  
1435:58-0400'



DATE OF LAST FIELD ACQUISITION:  
**3/15/2024**

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

SHEET 1 OF 1

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:\Users\gordon\Documents\2024-08-08\24-21\24-21.dwg LAST PLOTTED: 8/16/2024 Field Book: 47 Page(s): 21 Drawn By: CTG Checked By: CTG

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