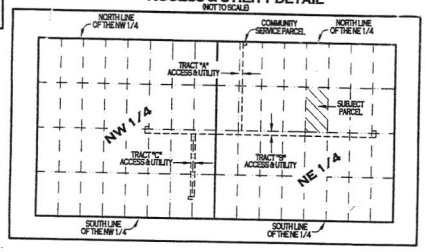
BOUNDARY SURVEY

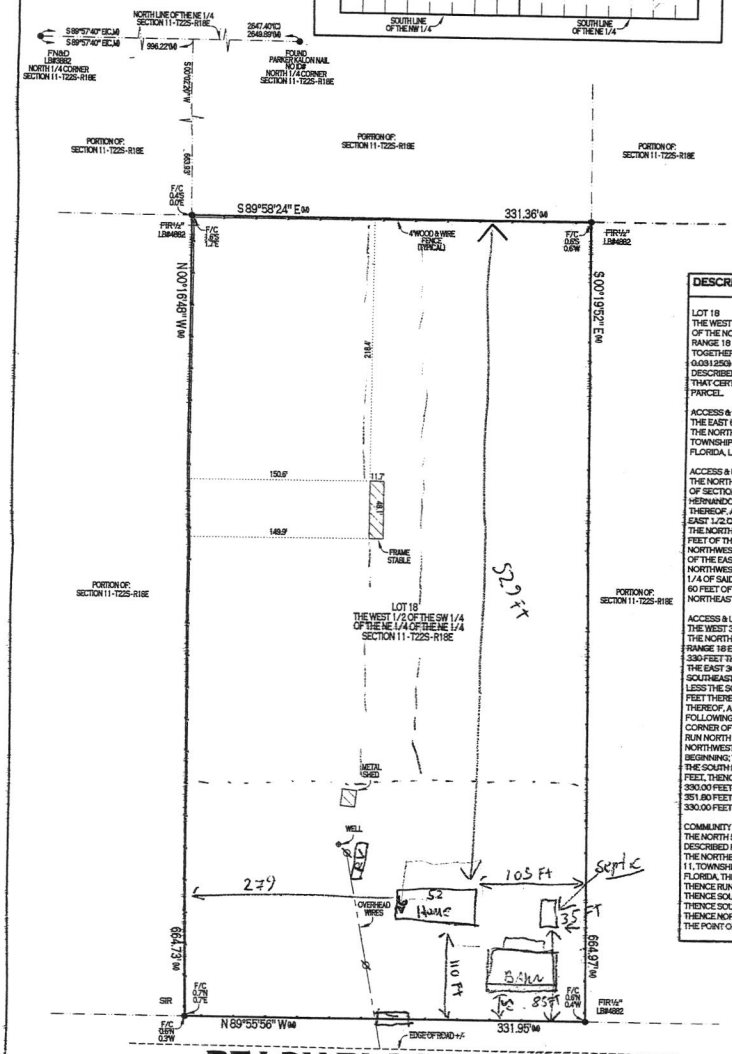
PDP RUR

ACCESS & UTILITY DETAIL
NOT TO SCALE



SURVEYORS NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. THIS SURVEY WAS PREPARED WITH 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 NORTH LINE OF THE NE 1/4 OF SECTION 11
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.



PEACH BLOOM ROAD
(60' ACCESS & UTILITY EASEMENT)
- GRAVEL & ASPHALT PAVEMENT -

DESCRIPTION:

LOT 18
THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA
TOGETHER WITH AN UNDIVIDED ONE THIRTY SECOND (1/32 OR 0.031250 INTEREST IN AND TO THOSE CERTAIN PARCELS DESCRIBED AS ACCESS AND UTILITY TRACTS "A", "B", & "C" AND THAT CERTAIN PARCEL, DESCRIBED AS THE COMMUNITY SERVICE PARCEL.

ACCESS & UTILITY TRACT "A"
THE EAST 60 FEET OF THE WEST 380 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, LESS THE NORTH 40 FEET THEREOF.

ACCESS & UTILITY TRACT "B"
THE NORTH 60 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, LESS THE EAST 271.36 FEET THEREOF, AND THE WEST 60 FEET OF THE SOUTH 40 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, AND THE NORTH 60 FEET OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, AND THE NORTH 60 FEET OF THE EAST 60 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, AND THE SOUTH 40 FEET OF THE EAST 60 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11.

ACCESS & UTILITY TRACT "C"
THE WEST 30 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, LESS THE SOUTH 330 FEET THEREOF, AND LESS THE NORTH 60 FEET THEREOF, AND THE EAST 30 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 11, LESS THE SOUTH 330 FEET THEREOF, AND LESS THE NORTH 60 FEET THEREOF, AND THE NORTH 40 FEET OF THE EAST 60 FEET THEREOF, AND THE NORTH 40 FEET OF THE EAST 60 FEET OF THE FOLLOWING DESCRIBED PARCEL: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 11, THENCE RUN NORTH 89°51'13" WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 A DISTANCE OF 306.17 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 89°51'13" WEST ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 A DISTANCE OF 353.50 FEET, THENCE RUN NORTH 00°06'43" WEST A DISTANCE OF 330.00 FEET; THENCE RUN SOUTH 89°51'13" EAST A DISTANCE OF 351.60 FEET, THENCE RUN SOUTH 00°24'25" EAST A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING.

COMMUNITY SERVICE PARCEL
THE NORTH 50 FEET OF THE WEST 50 FEET OF THE FOLLOWING DESCRIBED PARCEL: COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 11, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, THENCE RUN NORTH 89°54'23" WEST 2275.59 FEET, THENCE RUN NORTH 00°03'11" WEST A DISTANCE OF 624.22 FEET, THENCE SOUTH 89°57'48" EAST A DISTANCE OF 281.92 FEET, THENCE SOUTH 00°08'28" EAST A DISTANCE OF 624.37 FEET, THENCE NORTH 89°55'06" WEST A DISTANCE OF 282.88 FEET TO THE POINT OF BEGINNING.

APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL No. 12053C0178D 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:	ESS
CHECKED BY:	ESS
SCALE:	1"=80'
FILE:	PEACH TR18
S-T-R:	11 - 22S - 18E

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 9-30-22
PSM NO. 6929 LB#8009 — Licensed Number 6929 — DATE 06.09.22

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BASIS OF BEARINGS:	DATE OF SURVEY:
THE N. LINE OF THE NE 1/4 SECTION 11 BEING S 89°57'40" E	05.27.22

LEGEND:
(C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, ℄ = CENTERLINE, A/C= AIR CONDITIONER, B.L.S.= BUSINESS LICENSE, C.L.F.= 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, POC= 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 EASEMENTS, = POWERPOLE, V/F = VINYL FENCE, F/E = FENCE END, LB= LICENSED BUSINESS