

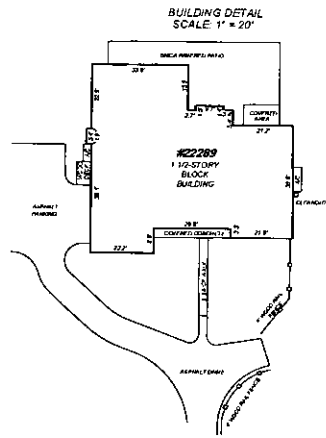
**LEGAL DESCRIPTION**

SEC 25, TWP 23S, RGE 19E

TRACT NO. 16, WOODLAND RETREATS UNRECORDED COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, GO THENCE NORTH 89 DEGREES 14 MINUTES 07 SECONDS EAST, ALONG THE SOUTH LINE OF THE AFORESAID NORTHWEST 1/4 A DISTANCE OF 998.74 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 02 SECONDS WEST, A DISTANCE OF 653.75 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 32 SECONDS EAST, A DISTANCE OF 990.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 57 MINUTES 32 SECONDS EAST, A DISTANCE OF 330.00 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 02 SECONDS WEST, A DISTANCE OF 660.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 32 SECONDS WEST, A DISTANCE OF 330.00 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 02 SECONDS EAST, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING, LESS THE SOUTHERLY AND THE NORTHERLY 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY, CONTAINING 201300 S. F. OR 4.6212 ACRES MORE OR LESS.

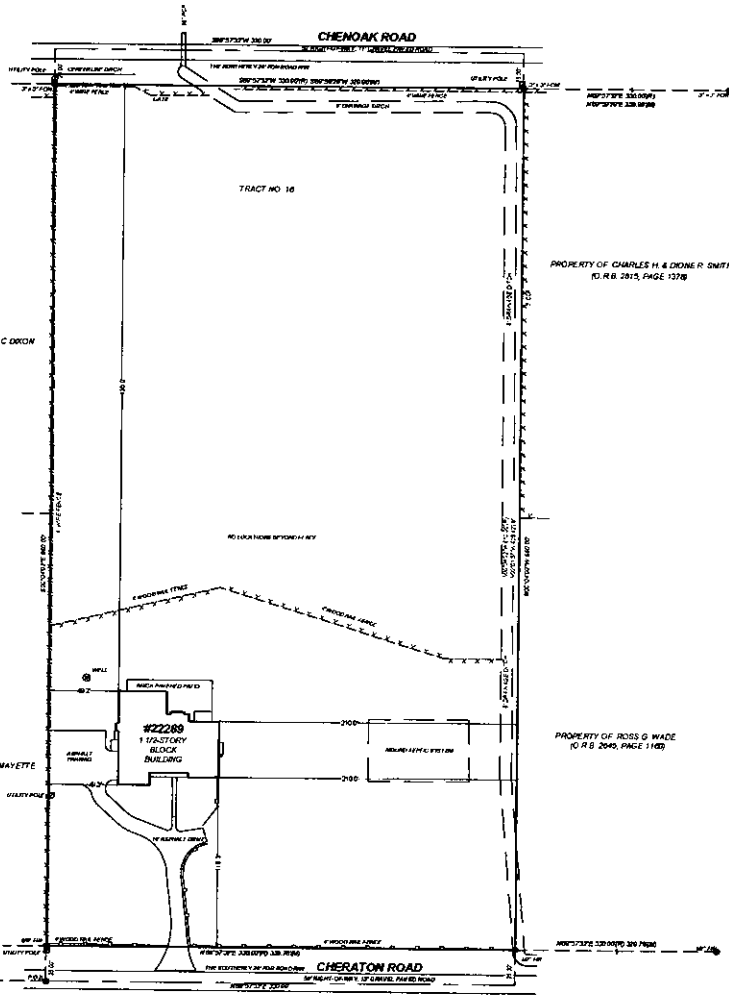
**PARCEL NO:**

SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD



PROPERTY OF MARK C. & ROYNA C. DIXON  
D.B. 1590, PAGE 133

PROPERTY OF KENNETH & SHERRY MAYETTE  
D.B. 800, PAGE 1009



PROPERTY OF CHARLES H. & DIONE R. SMITH  
D.B. 2815, PAGE 1378

PROPERTY OF ROSS G. WADE  
D.B. 2045, PAGE 1189

**LEGEND**

A = ARC	LP = LIGHT POLE
AC = AIR CONDITIONER	M = MEASURED
AG = AGRICULTURE	P = PLAT
CB = CHIMNEY BRASSING	PS = RECORD
CH = CHYARD	PC = CALCULATED
CLF = CHAIN LINK FENCE	D.R. = OFFICIAL RECORD
CONC = CONCRETE	D.B. = DEED BOOK
DN = DRAINAGE INLET	POB = POINT OF BEGINNING
EL = ELEVATION	POC = POINT OF COMMENCEMENT
EP = EDGE OF PAVEMENT	PPIPE = FINCHED PIPE
FF = FINISHED FLOOR ELEVATION	PG = PAGE
FOR = FOUND CONCRETE FOUND FOOT	PP = POWER POLE
FCM = FOUND CONCRETE MONUMENT	R = RADIOS
FR = FOUND IRON ROD	RM = ROOF OF WAY
FOLEP = FOUND OPEN END PIPE	SF = SQUARE FEET
GLR EL = CHANGE ELEVATION	SCR = SET OUT FROM ROD #2845
HRD = HYDRANT	UP = UTILITY POLE
SM = SANITARY MANHOLE	TV = CABLE TELEVISION PEDESTAL
DNM = DRAINAGE MANHOLE	GC = SERVICE CABINET
M = MARKER	EG = VALVE COVER (METER)
SC = SURVEY CONTROL POINT	GV = VALVE COVER (REGULATION)
C = CLEANOUT	WB = WIRE PULL BOX
BPF = BOUNDARY POINT FOUND	WM = WATER METER BOX
FCM = FOUND CONCRETE MONUMENT	HYD = HYDRANT
GT = GREASE TRAP	UT = UTILITY POLE
L = LIGHT POLE	ET = ELECTRIC TRANSFORMER
GV = GAS VALVE	VB = VALVE (BACKFLOW)
WV = WATER VALVE (POTABLE)	SS = SINGLE SUPPORT SIGN
WV = WATER VALVE (NON-POTABLE)	MS = MULTI-SUPPORT SIGN
SV = SANITARY VALVE	PL = PROPERTY LINE
V = VALVE	CL = CENTER LINE
TP = TELEPHONE PEDESTAL	Δ = DELTA
EP = ELECTRIC PEDESTAL	⊗ = COLLAR

- ★ PALM TREE
- TREE
- UTILITY EASEMENT
- FENCE
- - - GRADE BREAK
- BUILDING BOUNDARY

**SURVEYOR NOTES**

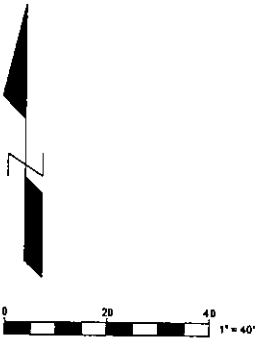
1. ALL EASEMENTS ARE FOR UTILITY AND OR DRAINAGE UNLESS OTHERWISE NOTED
2. THIS SURVEY IS ONLY FOR THE USE OF THE PARTIES THAT ARE BEING CERTIFIED TO
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
4. THE BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INFORMATION
5. CALCULATED INFORMATION IS BASED ON (A) CONCESSIONAL REGISTRATION OF PLAT INTENT, (B) INFORMATION OBTAINED TO SET RECORD CORNERS, (C) COMPILED DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED CORNER DOCUMENTS
6. DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF
7. THIS DRAWING DOCUMENTS THE BOUNDARIES AND IMPROVEMENTS AS THEY EXISTED 12/09/2023. THE SURVEYOR MAKES NO WARRANTY, WRITTEN OR OTHERWISE, AS TO THE ACCURACY AND/OR DISTRIBUTION OF THE BOUNDARIES BEYOND THAT DATE
8. THE SURVEYOR ACCEPTS NO LIABILITY FOR CONSTRUCTION, ADDITIONS, AND/OR IMPROVEMENTS HEREAFTER ERRECTED

**CERTIFIED PARTS**

FLOOD PLANE CERTIFICATION ACCORDING TO THE FIRM MAP, COMMUNITY PANEL NUMBER 190000000 DATED 04/02/2012. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE 3" AND THE BASE 100 YEAR FLOOD ELEVATION IS - NEGAT SEA LEVEL.

This certifies that a survey of this legal described herein was made under my supervision and that the survey complies with the standards and practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 56-17 F.A.C. pursuant to Statute 473.27, Florida Statutes. And, that the sketch herein is true and accurate representation thereof to the best of my knowledge and belief, subject to notes and markings hereon and STAMPED WITH MY EMBOSSED SEAL FOR REFERENCE ONLY.

12/20/2023  
DATE  
MOHAMMAD B. FAR  
SURVEYOR  
STATE OF FLORIDA  
NO. 22289



P.O.C. THE INFORMATION ON THE PLAT IS THE BASIS OF THIS SURVEY

REVISION

22289 CHERATON ROAD, BROOKSVILLE, FL. 34602

**BOUNDARY SURVEY**

**MOHAMMAD B. FAR**  
3152 LITTLE ROAD #333,  
TRINITY, FLORIDA 34855  
PHONE: (727) 375-1740 FAX: (727) 375-1741  
E-MAIL: MOHAMMADBFAR@AOL.COM

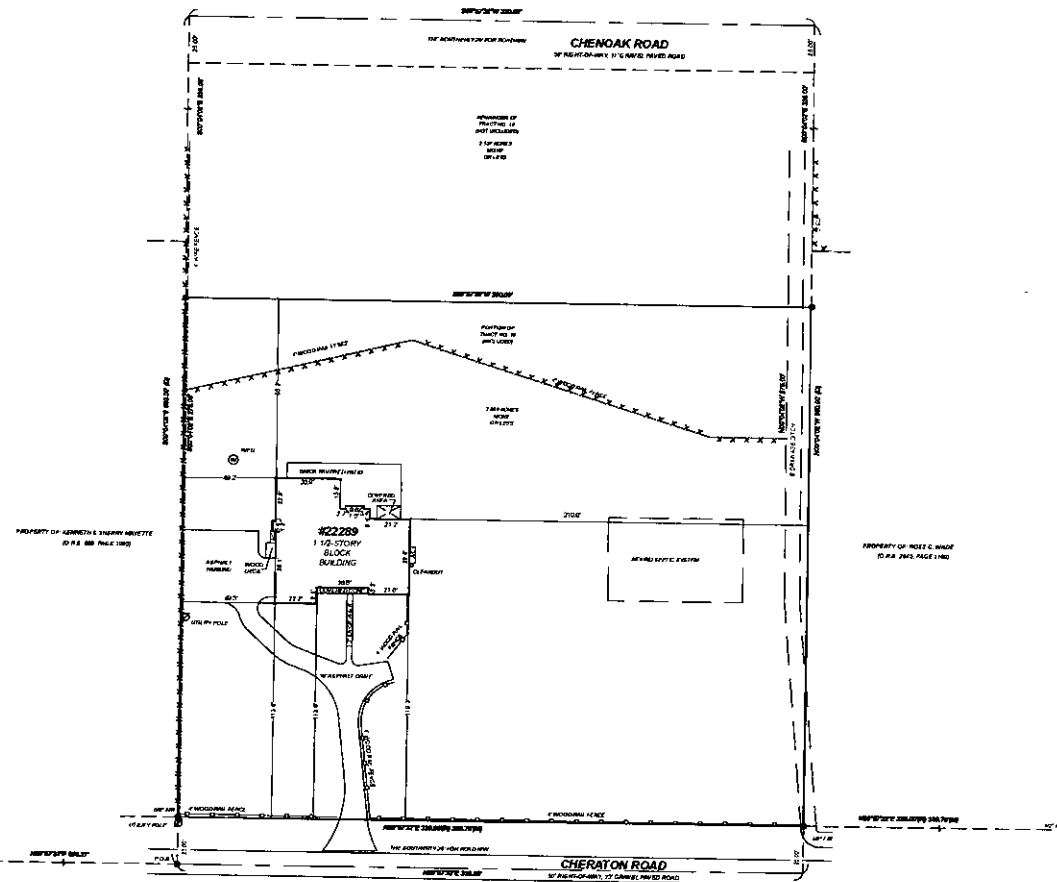
JOB NO. 22289  
FIELD DATE 03/20/2023  
DRAWN BY: M.B.  
CHECKED BY: M.B.F.  
SCALE 1"=40'  
PG 1 of 1

**LEGAL DESCRIPTION**

SEC 25, TWP 23S, RGE 19E

THE S. 300' OF TRACT NO. 15, WOODLAND RETREATS UNRECORDED COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; GO THENCE NORTH 89 DEGREES 14 MINUTES 07 SECONDS EAST, ALONG THE SOUTH LINE OF THE AFORESAID NORTHWEST 1/4 A DISTANCE OF 996.74 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 02 SECONDS WEST, A DISTANCE OF 653.75 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 32 SECONDS EAST, A DISTANCE OF 990.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 57 MINUTES 32 SECONDS EAST, A DISTANCE OF 330.00 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 02 SECONDS WEST, A DISTANCE OF 660.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 32 SECONDS WEST, A DISTANCE OF 330.00 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 02 SECONDS EAST, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING. LESS THE SOUTHERLY AND THE NORTHERLY 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY, CONTAINING 2.083 ACRES MORE OR LESS.

SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD



**LEGEND**

- |                               |                               |
|-------------------------------|-------------------------------|
| A = ARC                       | LN = LIGHT POLE               |
| AC = AIR CONDITIONER          | MD = MEASURED                 |
| AD = ADRAGE                   | MP = PLAT                     |
| CB = CHORD BEARING            | PD = RECORDED                 |
| CH = CHORD                    | TC = CALCULATED               |
| CLF = CHAIN LINK FENCE        | CR = OFFICIAL RECORD          |
| CCMG = CONCRETE               | FB = PLAT BOOK                |
| DI = DRAINAGE INLET           | FB B = POINT OF BEGINNING     |
| EL = ELEVATION                | PO B = POINT OF COMMENCEMENT  |
| EP = EDGE OF PAVEMENT         | PPCP = FINISHED PIPE          |
| FF = FINISH FLOOR ELEVATION   | PP = PINGE                    |
| FR = FOUND CLAPPED IRON ROD   | PP = POWER POLE               |
| FRM = FOUND CONCRETE MONUMENT | PP = PAGES                    |
| FR = FOUND IRON ROD           | RRM = RICH OF WAY             |
| FRCP = FOUND OPEN END PIPE    | S.F. = SQUARE FEET            |
| GR EL. = GRADE ELEVATION      | SCR = SET 1/2" IRON ROD 85645 |
| HD = HYDRANT                  | UP = UTILITY POLE             |
- 
- |                              |                             |
|------------------------------|-----------------------------|
| ⊙ SANITARY MANHOLE           | ⊠ CABLE TELEVISION PEDESTAL |
| ⊙ DRAINAGE MANHOLE           | ⊠ SERVICE CABINET           |
| ⊙ MANHOLE                    | ⊠ VALVE COVER (WATER)       |
| ⊙ SURVEY CONTROL POINT       | ⊠ VALVE COVER (DRAINAGE)    |
| ⊙ CLEANOUT                   | ⊠ WIRE PULL BOX             |
| ⊙ BOUNDARY POINT FOUND       | ⊠ WATER METER BOX           |
| ⊙ ROUND CONCRETE MONUMENT    | ⊙ HYDRANT                   |
| ⊙ GREASE TRAP                | ⊙ UTILITY POLE              |
| ⊙ LIGHT POLE                 | ⊙ ELECTRIC TRANSFORMER      |
| ⊙ GAS VALVE                  | ⊙ VALVE (BACKFLOW)          |
| ⊙ WATER VALVE (PORTABLE)     | ⊙ SINGLE SUPPORT SIGN       |
| ⊙ WATER VALVE (NON-PORTABLE) | ⊙ MULTI-SUPPORT SIGN        |
| ⊙ SANITARY VALVE             | ⊙ PROPERTY LINE             |
| ⊙ VALVE                      | ⊙ CENTER LINE               |
| ⊙ TELEPHONE PEDESTAL         | ⊙ DECK                      |
| ⊙ ELECTRIC PEDESTAL          | ⊙ COLLUMN                   |

- ☀ PALM TREE
- 🌳 TREE
- UTILITY EASEMENT
- FENCE
- GRADE BREAK
- BUILDING/BOUNDARY

- REMARKS:**
- ALL EASEMENTS ARE FOR UTILITY AND OR DRAINAGE UNLESS OTHERWISE NOTED.
  - THIS SURVEY IS ONLY FOR THE USE OF THE PARTIES THAT ARE BEING CERTIFIED TO.
  - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
  - THE BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INFORMATION.
  - CALCULATED INFORMATION IS BASED ON (A) CONCEPTUAL RECOLLECTION OF PLAT INTENT, (B) INFORMATION REQUIRED TO SET RECORD CORNERS, BOTH (A) AND (B) INFORMATION FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED CORNER DOCUMENTS.
  - DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL PARTS THE REOF.
  - THIS DRAWING DOCUMENTS THE BOUNDARIES AND IMPROVEMENTS AS THEY EXISTED 12/29/2023. THE SURVEYOR MAKES NO WARRANTY, WRITTEN OR OTHERWISE, AS TO THE BOUNDARIES AND/OR DISPOSITION OF THE BOUNDARIES BEYOND THAT DATE.
  - THE SURVEYOR ACCEPTS NO LIABILITY FOR CONSTRUCTION, ADDITIONS, AND/OR IMPROVEMENTS HEREAFTER ERECTED.

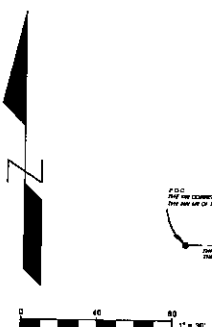
**CERTIFIED PARTIES**

XXXXXXXX

FLOOD PLANE CERTIFICATION ACCORDING TO THE FIRM MAP, COMMUNITY RISK NUMBER: 130520032D DATED 02/02/2012 THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "X" AND THE BASE FLOOD ELEVATION IS - MEAN SEA LEVEL.

This certifies that a copy of this legal description herein was made under my supervision and that the survey conforms with the Standard and Practice set forth by the Florida Board of Professional Land Surveyors & Engineers in Chapter 30-17 F.A.C. pursuant to 540.501(4)(2), Florida Statutes, and that the survey is in accordance with the rules and regulations of the Board of Professional Land Surveyors & Engineers, subject to rules and regulations hereon. THIS SURVEY IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE SURVEYOR.

12/29/2023  
DATE




22288 CHERATON ROAD,  
BROOKSVILLE, FL 34602

**BOUNDARY SURVEY**

**MOHAMMAD B. FAR**  
3152 LITTLE ROAD #333,  
TRINITY, FLORIDA, 34655  
PHONE: (727) 375-1740 FAX: (727) 375-1741  
E-MAIL: MOHAMMADBFAR@AOL.COM

JOB NO: 22288

FIELD DATE: 03/21/2023

DRAWN BY: M.A.

CHECKED BY:

SCALE: 1"=40'

**LEGAL DESCRIPTION**

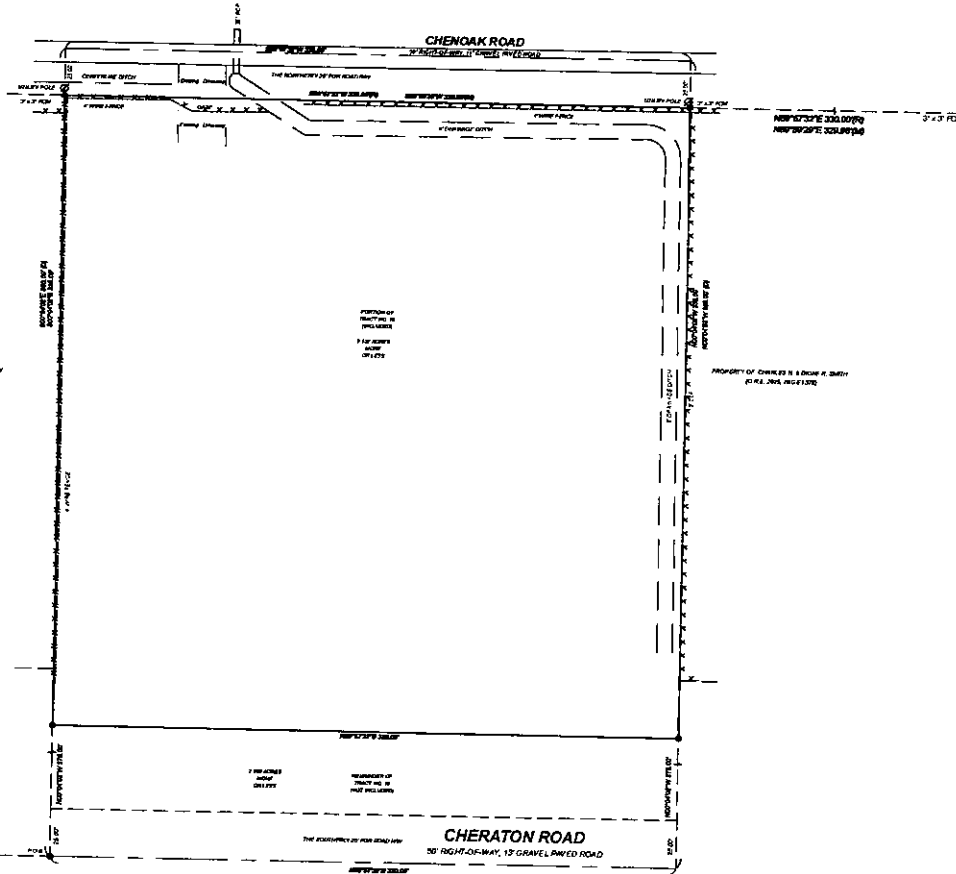
SEC 25, TWP 23S, RGE 19E

THE NORTH 360' OF TRACT NO. 16, WOODLAND RETREATS UNRECORDED COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; GO THENCE NORTH 89 DEGREES 14 MINUTES 07 SECONDS EAST, ALONG THE SOUTH LINE OF THE AFORESAID NORTHWEST 1/4 A DISTANCE OF 896.74 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 02 SECONDS WEST, A DISTANCE OF 653.75 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 32 SECONDS EAST, A DISTANCE OF 990.27 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 57 MINUTES 32 SECONDS EAST, A DISTANCE OF 330.00 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 02 SECONDS WEST, A DISTANCE OF 660.00 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 32 SECONDS WEST, A DISTANCE OF 330.00 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 02 SECONDS EAST, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING; LESS THE SOUTHERLY AND THE NORTHERLY 25 FEET THEREOF FOR ROAD RIGHT-OF-WAY, CONTAINING 2.537 ACRES MORE OR LESS.

SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD

PROPERTY OF MAHMOUD A. MOHAMMAD  
D.P.#. 154-154-028

PROPERTY OF CHARLES R. LINDEN, SR.  
D.P.#. 154-154-070



**LEGEND**

- |                               |                               |
|-------------------------------|-------------------------------|
| A = ARC                       | LP = LIGHT POLE               |
| AC = AIR CONDITIONER          | M = MEASURED                  |
| AD = ADRAGE                   | TR = TRAP                     |
| CB = CONCRETE BEARING         | RD = RECORD                   |
| CH = CHORD                    | CO = CALCULATED               |
| CL = COMMON LINK FENCE        | OR = OFFICIAL RECORD          |
| CMC = CONCRETE                | PR = PLANT ROOM               |
| DI = DRAINAGE INLET           | PO B = POINT OF BEGINNING     |
| EL = ELEVATION                | PO C = POINT OF COMMENCEMENT  |
| EA = EDGE OF PAVEMENT         | PRPE = PAVED PIPE             |
| FF = FINISHED FLOOR ELEVATION | PO = POLE                     |
| FCR = FOUND CURVED IRON ROD   | PP = POWER POLE               |
| FCM = FOUND CONCRETE MONUMENT | R = RADIOS                    |
| FRT = FOUND IRON ROD          | RW = RIGHT OF WAY             |
| FOEP = FOUND OPEN END PIPE    | S = SQUARE FEET               |
| GAR EL = GARAGE ELEVATION     | SCR = SET 1/2" IRON ROD MARKS |
| HYD = HYDRANT                 | UP = UTILITY POLE             |
- 
- |                             |                             |
|-----------------------------|-----------------------------|
| ⊙ SANITARY MANHOLE          | ⊙ CABLE TELEVISION PEDESTAL |
| ⊙ DRAINAGE MANHOLE          | ⊙ SEWER CHIMNEY             |
| ⊙ MANHOLE                   | ⊙ VALVE COVER INVERT        |
| ⊙ SURVEY CONTROL POINT      | ⊙ VALVE COVER (IRRIGATION)  |
| ⊙ CLEANOUT                  | ⊙ WIRE PULL BOX             |
| ⊙ BOUNDARY POINT FOUND      | ⊙ WATER METER BOX           |
| ⊙ FOUND CONIC MONUMENT      | ⊙ HYDRANT                   |
| ⊙ GREASE TRAP               | ⊙ UTILITY POLE              |
| ⊙ LIGHTPOLE                 | ⊙ ELECTRIC TRANSFORMER      |
| ⊙ GAS VALVE                 | ⊙ VALVE (MACHINERY)         |
| ⊙ WATER VALVE (POTABLE)     | ⊙ SINGLE SUPPORT SIGN       |
| ⊙ WATER VALVE (NON-POTABLE) | ⊙ MULTI SUPPORT SIGN        |
| ⊙ SANITARY VALVE            | ⊙ PROPERTY LINE             |
| ⊙ VALVE                     | ⊙ CENTER LINE               |
| ⊙ TELEPHONE PEDESTAL        | ⊙ DE LTA                    |
| ⊙ ELECTRIC PEDESTAL         | ⊙ COLUMN                    |
- 
- ★ PALM TREE
- ⊙ TREE
- UTILITY EASEMENT
- FENCE
- GRADE BREAK
- BUILDING BOUNDARY

- SUPERVISOR NOTES**
- ALL EASEMENTS ARE FOR UTILITY AND OR DRAINAGE UNLESS OTHERWISE NOTED.
  - THIS SURVEY IS ONLY FOR THE USE OF THE PARTIES THAT ARE BEING CLERKED TO.
  - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
  - THE BEARINGS SHOWN HEREON ARE BASED ON RECORD PLAT INFORMATION.
  - CALCULATED INFORMATION IS BASED ON (A) CONCORD PLAT RECREATION OF PLAT INTENT, (B) INFORMATION REQUIRED TO SET RECORD CORNERS, AND (C) COMPILED DATA FROM SURROUNDING PLATS, DEEDS, AND CERTIFIED CORNER DOCUMENTS.
  - DIMENSIONS ARE EXPRESSED IN FEET AND DECIMAL INCHES THE REOF THE DIMENSIONS DOCKETS THE BOUNDARIES AND IMPROVEMENTS AS THEY EXISTED 12/29/2023. THE SURVEYOR MAKES NO WARRANTY, WRITTEN OR OTHERWISE, AS TO THE ACCURACY AND/OR DISPOSITION OF THE BOUNDARIES BEYOND THE DATE.
  - THE SURVEYOR ACCEPTS NO LIABILITY FOR CONSTRUCTION, ADDITIONS, AND/OR IMPROVEMENTS HEREAFTER ERRECTED.

**GENERAL NOTES**

XXXXXXXX

FLOOD PLANE CERTIFICATION ACCORDING TO THE FIRM NEAR COMMUNITY ANNEL NUMBER 120292023 DATED 12/29/2023 THIS PROPERTY APPEARS TO BE IN FLOOD ZONE "X" AND THE BASE 100 YEAR FLOOD ELEVATION IS - MEAN SEA LEVEL.

This certifies that a survey of the land described herein was made under my supervision and that the survey complies with the standards and procedures set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 1517 F.A.C. pursuant to Sections 471.021, 471.022, 471.023, 471.024, and 471.025. This survey was made and required registration in the name of my business and is not subject to individual registration. NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S LICENSED SEAL FOR REFERENCE ONLY.

DATE 12/29/2023  
 MOHAMMAD B. FAR

REVISIONS


22289 CHERATON ROAD,  
BROOKSVILLE, FL 34602

**BOUNDARY SURVEY**

**MOHAMMAD B. FAR**  
 3152 LITTLE ROAD #333,  
 TRINITY, FLORIDA 34655  
 PHONE: (727) 375-1740 FAX: (727) 376-1741  
 E-MAIL: MOHAMMADBFAR@AOL.COM

JOB NO. 22289  
 FIELD DATE 05/21/2023  
 DRAWN BY M.A.  
 CHECKED BY  
 SCALE 1"=40'