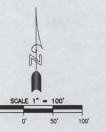
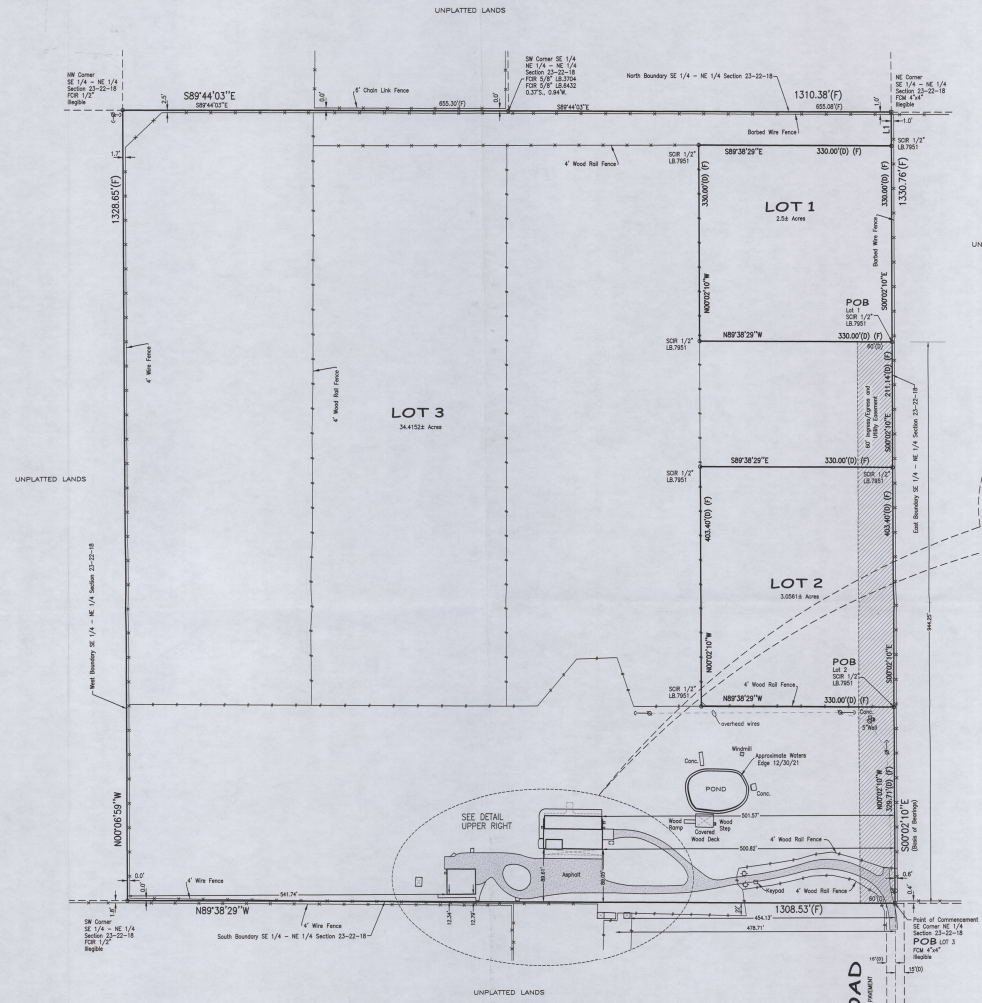


SECTION 23, TOWNSHIP 22 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

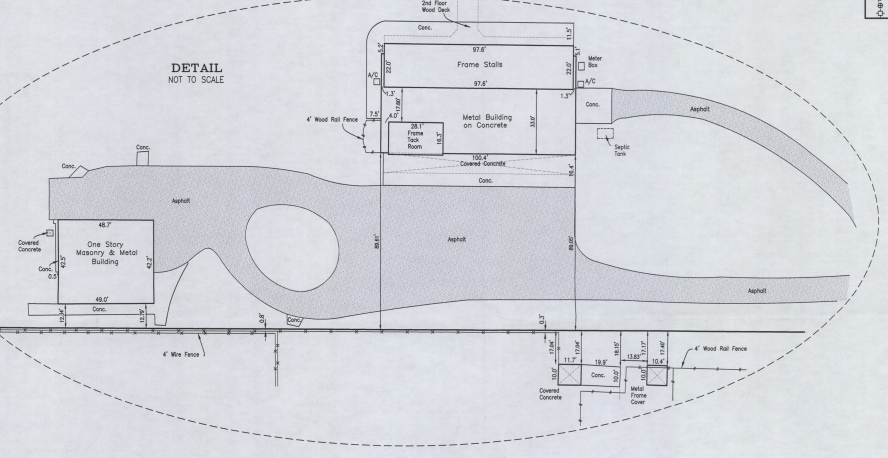
BOUNDARY SURVEY
METHOD BASED ON THE EAST BOUNDARY OF THE
1/4 OF THE NE 1/4 OF SECTION 23-22-18
AS BEARING S00°02'10"E (VARIABLE)



- LEGEND**
- PLS = Licensed Land Surveyor
 - LS = Licensed Surveyor
 - FCR = Found Capped Iron Rod
 - FCR = Found Capped Iron Pipe
 - FCR = Found Iron Pipe
 - FCR = Found Concrete Monument
 - FCR = Found Iron Stake
 - FCR = Found Iron Nail and Cap
 - FCR = Found Nail and Cap
 - FCR = Found Measurement
 - FCR = Found Information
 - FCR = Found Line
 - FCR = Found Point of Beginning
 - FCR = Found Survey
 - FCR = Found Air Conditioner
 - FCR = Found Ceiling
 - FCR = Found Floor
 - FCR = Found Fire Hydrant
 - FCR = Found Water Meter
 - FCR = Found Telephone Box
 - FCR = Found Electric Utility Box
 - FCR = Found Street Sign
 - FCR = Found Water Valve
 - FCR = Found Light Pole



UNPLATTED LANDS



LINE	BEARING	DISTANCE
L1	S89°44'03"E	56,510.0 (F)

DESCRIPTION: (Parent Parcel)
The Southeast 1/4 of the Northeast 1/4 of Section 23, Township 22 South, Range 18 East, Hernando County, Florida.

LOT 1
A parcel of land lying in Section 23, Township 22 South, Range 18 East, Hernando County, Florida described as follows:
Commence at the Southeast corner of the Northeast 1/4 of Section 23, Township 22 South, Range 18 East; thence N00°02'10"W, along the East line thereof, a distance of 944.25 feet for a Point of Beginning; thence N89°38'29"W, parallel with the South line of the Southeast 1/4 of the Northeast 1/4 of said Section 23, a distance of 330.00 feet; thence N00°02'10"W, 330.00 feet; thence S89°38'29"E, a distance of 330.00 feet to the East line of the Southeast 1/4 of the Northeast 1/4 of said Section 23, thence S00°02'10"E, along said East line a distance of 330.00 feet to the Point of Beginning. Together with an easement for Ingress, Egress and Utilities over and across the East 60 feet of the South 944.25 feet of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 22 South, Range 18 East, Hernando County, Florida.

Contains 108,902 Square Feet, (2,500 Acres), more or less.

LOT 2
A parcel of land lying in Section 23, Township 22 South, Range 18 East, Hernando County, Florida described as follows:
Commence at the Southeast corner of the Northeast 1/4 of Section 23, Township 22 South, Range 18 East; thence N00°02'10"W, along the East line thereof, a distance of 329.71 feet for a Point of Beginning; thence N89°38'29"W, parallel with the South line of the Southeast 1/4 of the Northeast 1/4 of said Section 23, a distance of 330.00 feet; thence N00°02'10"W, 403.40 feet; thence S89°38'29"E, 330.00 feet to the East line of the Southeast 1/4 of the Northeast 1/4 of said Section 23; thence S00°02'10"E, along said East line a distance of 403.40 feet to the Point of Beginning. Together with an easement for Ingress, Egress and Utilities over and across the East 60 feet of the South 329.71 feet of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 22 South, Range 18 East, Hernando County, Florida.

Contains 133,122 Square Feet, (3,056 Acres), more or less.

LOT 3
A parcel of land lying in Section 23, Township 22 South, Range 18 East, Hernando County, Florida described as follows:

Begin at the Southeast corner of the Northeast 1/4 of Section 23, Township 22 South, Range 18 East; thence N89°38'29"W, along the South line thereof, 1,308.53 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 23; thence N00°06'59"W, along the West line thereof, 1,328.65 feet to the Northwest corner of the Southeast 1/4 of the Northeast 1/4 of said Section 23; thence S89°40'03"E, along the North line thereof, 1310.38 feet to the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of said Section 23; thence S00°02'10"E, along the East line thereof a distance of 56.51 feet; thence N89°38'29"W, 330.00 feet; thence S00°02'10"E, 330.00 feet; thence S89°38'29"E, 330.00 feet to the East line of the Southeast 1/4 of the Northeast 1/4 of said Section 23; thence S00°02'10"E, along said East line a distance of 211.14 feet; thence N89°38'29"W, 330.00 feet; thence S00°02'10"E, 403.40 feet; thence S89°38'29"E, 330.00 feet to the East line of the Southeast 1/4 of the Northeast 1/4 of said Section 23; thence S00°02'10"E, along said East line a distance of 329.71 feet to the Point of Beginning.

Subject to an easement for Ingress, Egress and Utilities over and across the East 60 feet of the South 944.25 feet of the Southeast 1/4 of the Northeast 1/4 of Section 23, Township 22 South, Range 18 East, Hernando County, Florida.

Contains 1,499,125 Square Feet, (34.4152 Acres), more or less.

Prepared for and Certified to:
Fortuna Real Estate
Timothy Mobley and Chelsea Mobley
Gabriela Mobley and Michael Mannino
Brynner Bank
Chelsea Title

Property Address:
1550 Sam C Road
Brooksville, Florida 34613

NOTES

1. Certifying Surveyor accepts no responsibility for right of way, easement restrictions or other matters shown here, but has surveyed other than those recited in the current deed and other documents of record furnished by the client and/or their agents.
2. Underground encroachments, if any, NOT located.
3. Streets & North line signature and original name used of a Florida Licensed Land Surveyor and Mapper, this drawing, sketch, plat or map is for informational purposes only and is not valid.

According to the National Flood Insurance Program Flood Insurance Rate Map (FIRM), Community No. 100110, Flood Map 22252C0002, with an effective date of 2/2/12, the subject property lies in Zone "X".

I hereby certify that this Survey of the property described herein, was prepared and drawn under my supervision, complies with the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61-12200, Florida Administrative Code. Prepared by: JEFFREY A. COPELAND, PLS No. 5279

JEFF COPELAND SURVEYING, INC.
JEFF COPELAND, PLS No. 5279
4300 LAKE IN THE WOODS DRIVE
SPRING HILL, FLORIDA 34607
PHONE: (352) 948-4111
JCS No. 11-1037 PLJ

Print Book No. 185 Page No. 44-47
DATE: 11/03/21 BY: JCS
CHECKED BY: JCS

REVISIONS:
1. DIVIDED INTO 3 LOTS 4/27/22
2. REVISED DESCRIPTIONS 5/2/22