

# INTEGRITY LAND SOLUTIONS GROUP, INC.

## Professional Land Surveying & Mapping

12345 Centralia Rd./P.O. Box 6890 Spring Hill, FL 34611

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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

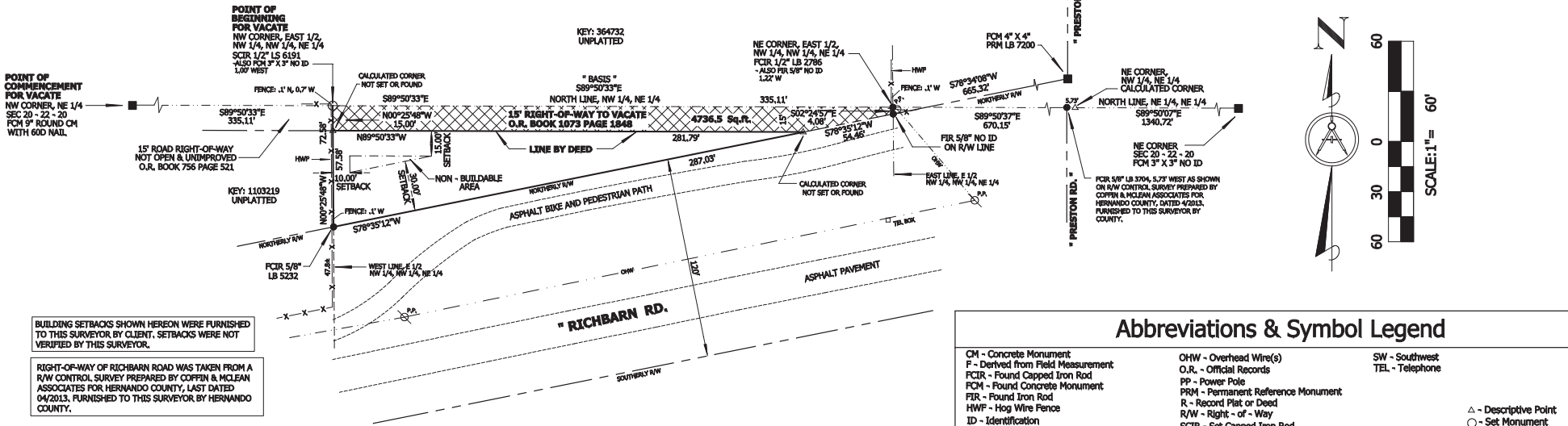
### Description - Parent Tract

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 1848 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 NE 1/4 OF THE NE 1/4, SAID POINT BEING MONUMENTED WITH A 1/2" CAPPED IRON ROD STAMPED LB2786; THENCE RUN ALONG THE EAST BOUNDARY LINE OF THE SAID EAST 1/2 OF THE NW 1/4 OF THE NE 1/4 OF THE NE 1/4, S02°24'57"E, A DISTANCE OF 4.08 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.



BUILDING SETBACKS SHOWN HEREON WERE FURNISHED TO THIS SURVEYOR BY CLIENT. SETBACKS WERE NOT VERIFIED BY THIS SURVEYOR.

RIGHT-OF-WAY OF RICHBARN ROAD WAS TAKEN FROM A R/W CONTROL SURVEY PREPARED BY COFFIN & HOLEMAN ASSOCIATES FOR HERNANDO COUNTY, LAST DATED 04/2013, FURNISHED TO THIS SURVEYOR BY HERNANDO COUNTY.

### Abbreviations & Symbol Legend

CM - Concrete Monument	OHW - Overhead Wire(s)	SW - Southwest
F - Derived from Field Measurement	O.R. - Official Records	TEL - Telephone
FCIR - Found Capped Iron Rod	PP - Power Pole	
FCM - Found Concrete Monument	PRM - Permanent Reference Monument	
FIR - Found Iron Rod	R - Record Plat or Deed	
HWP - Hog Wire Fence	R/W - Right-of-Way	
ID - Identification	SCIR - Set Capped Iron Rod	△ - Descriptive Point
LB - Land Surveyor Business	SE - Southeast	○ - Set Monument
LS - Land Surveyor	SEC - Section	■ - Found Monument
NE - Northeast	SQ,FT - Square Footage	● - Found Monument
NW - Northwest		± - More or Less

### 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, FIR# map panel 1205300204D, dated February 02, 2012 subject property appears to lie 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. Reliance 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 "BASIS" at aforementioned bearing. 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.
- Held 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 cases shall be considered not valid and of uncertified 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 purposes than what 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 reduced 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 box shown hereon and is NOT TRANSFERABLE. Integrity Land Solutions Group, Inc., assumes no responsibility for any and all damages caused as a result of using this map contrary to above stated.

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: 2024.03.18 17:00:08 -04'00'



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.