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- LEGAL DESCRIPTION: OR 2736 PG 1743
 PARCEL ID# R24 421 20 0000 0170 0000
 PARCEL 1: COMMENCING AT THE NORTHEAST CORNER OF RIVERSIDE SUBDIVISION RECORDED IN PLAT BOOK 5, PAGE 41, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, GO THENCE SOUTH 83°42'00" EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF FIRST STREET, AS SHOWN ON SAID PLAT, A DISTANCE OF 130.00 FEET TO THE POINT OF BEGINNING, CONTINUE SOUTH 83°42'00"EAST, A DISTANCE OF 4.19 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 476, THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 476, A DISTANCE OF 600 FEET, MORE OR LESS, TO A POINT ON THE BANK OF THE W/TH LACOCHEE RIVER, THENCE SOUTHWESTERLY, ALONG THE BANK OF THE W/TH LACOCHEE RIVER, A DISTANCE OF 365.00 FEET, MORE OR LESS, THENCE NORTH 56°12'00"WEST, A DISTANCE OF 315.00 FEET, MORE OR LESS, THENCE NORTH 06°18'00"EAST 295.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, LESS THE SOUTHERLY 10 FEET THEREOF; AND LESS THAT CERTAIN PARCEL DESCRIBED AS: COMMENCE AT THE NE CORNER OF RIVERSIDE, A SUBDIVISION RECORDED IN PLAT BOOK 5, PAGE 41, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE
2. A BOUNDARY SURVEY WAS REQUIRED TO SHOW PROPERTY LINES.
 3. UNDERGROUND FOUNDATIONS OR ENCROACHMENTS THAT MAY EXIST WERE NOT INVESTIGATED.
 4. FIELD WORK PERFORMED BY VAN HORN & ASSOC., INC., ON JANUARY 13, 2025.
 5. THIS SURVEY NOT VALID UNLESS IMPRINTED WITH AN EMBOSSED SURVEYOR'S SEAL.
 6. NO TITLE WORK FURNISHED TO THIS SURVEYOR.
 7. SUBJECT TO ALL EASEMENTS OF RECORD.
 8. MEASUREMENTS ARE IN US FEET.
 9. OVERHEAD WIRES ARE NOT SHOWN.
 10. FDOT RIGHT OF WAY MAP 0850-182, 7/23/1960 WAS USED TO DETERMINE SR 476 RIGHT OF WAY.
 11. THIS A BOUNDARY SURVEY.
 12. NO ACREAGE GIVEN IN LEGAL.

[illegible]