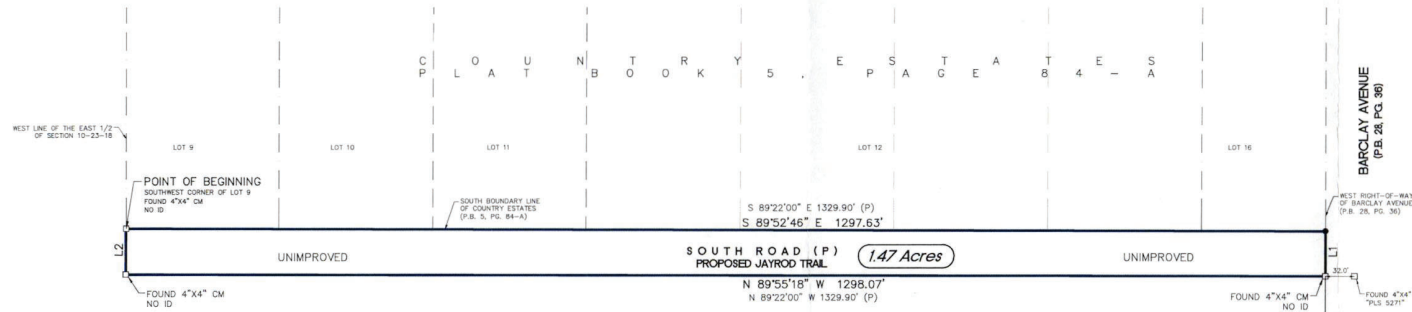
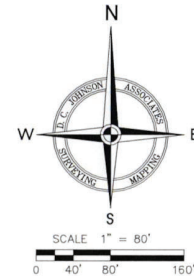


A PORTION OF  
THE EAST 1/2 OF  
SECTION 10, TOWNSHIP 23 SOUTH, RANGE 18 EAST  
HERNANDO COUNTY, FLORIDA



**DESCRIPTION:** (created per this survey)

A parcel of land lying within Section 10, Township 23 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:

For a POINT OF BEGINNING commence at the Southwest corner of Lot 9, COUNTRY ESTATES, as per the plat thereof recorded in Plat Book 5, Page 84-A, of the Public Records of Hernando County, Florida; thence S.89°22'46"E, along the South boundary of said plat of COUNTRY ESTATES, a distance of 1,297.63 feet to the West right-of-way line of Barclay Avenue, SILVERTHORN PHASE ONE, as per the plat thereof, as recorded in Plat Book 28, Page 36, of the Public Records of Hernando County, Florida; thence along said West right-of-way line, S.00°41'06"E, a distance of 48.89 feet; thence N.89°55'18"W., a distance of 1,298.07 feet to the West line of the East 1/2 of said Section 10; thence along said West line, N.00°28'58"E., a distance of 49.85 feet to the POINT OF BEGINNING. Containing 1.471 acres, more or less.


- LEGEND**
- IP, IR = IRON PIPE, IRON ROD
  - CM = CONCRETE MONUMENT
  - PB = PLAT BOOK
  - PG = PAGE
  - (P) = PLAT MEASUREMENT
  - = SET 5/8" IR "DC JOHNSON LB 4514"
  - = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°41'06" E	48.89'
L1(P)	S 00°34'00" W	50.00'
L2	N 00°28'58" E	49.85'
L2(P)	N 00°29'00" E	50.00'

**SURVEYOR'S NOTES:**

- Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to. This survey meets the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.
- This survey was prepared without an abstract of title; therefore the undersigned makes no guarantees or representations regarding information shown herein pertaining to easements, rights-of-way, setback lines, agreements, reservations, or other similar matters.
- No instruments of record reflecting easements, right-of-ways and/or ownership were furnished to the undersigned except as shown.
- No underground installations, improvements or encroachments, have been located except those shown herein.
- Bearings shown hereon are based on the Florida State Plane Coordinate System, FL-West Projection, with the South boundary of COUNTRY ESTATES having a grid bearing of S.89°52'46"E.
- Bearings and distances shown hereon are field measured, unless otherwise indicated.
- The text for ties to improvements indicates the direction they lie in relation to the boundary.
- Subject property appears to lie in Flood Zone "X" according to F.I.R.M. Community Panel 12053C0326D, dated 02/02/2012.
- Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.) or Florida Department of Environmental Protection (F.D.E.P.).

DATE	REVISION	BY
1/12/2022	Revised per Comments	LCC



**Daniel Johnson** Digitally signed by Daniel Johnson  
2022.01.12 10:52:00 -0500

Daniel C. Johnson  
 PLS/PSM License Number 3663

This survey conforms to the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.



**JOHNSON ASSOCIATES**  
 SURVEYING AND MAPPING

Licensed Business No. 4514  
 11911 S. Gurley Street  
 San Antonio, FL 33576  
 Phone: (352) 588-2768  
 Email: survey@dcjohnson.com  
 www.dccjohnson.com

Boundary Survey			
Barclay Project, LLC			
<b>COUNTRY ESTATES UNIT 2</b>			
PROJECT NO: 2021-222A01.BG00001			
SEC: 10	TWP: 23S	RNG: 18E	COUNTY: Hernando

SCALE: As Shown  
 SHEET NO: 1 of 1

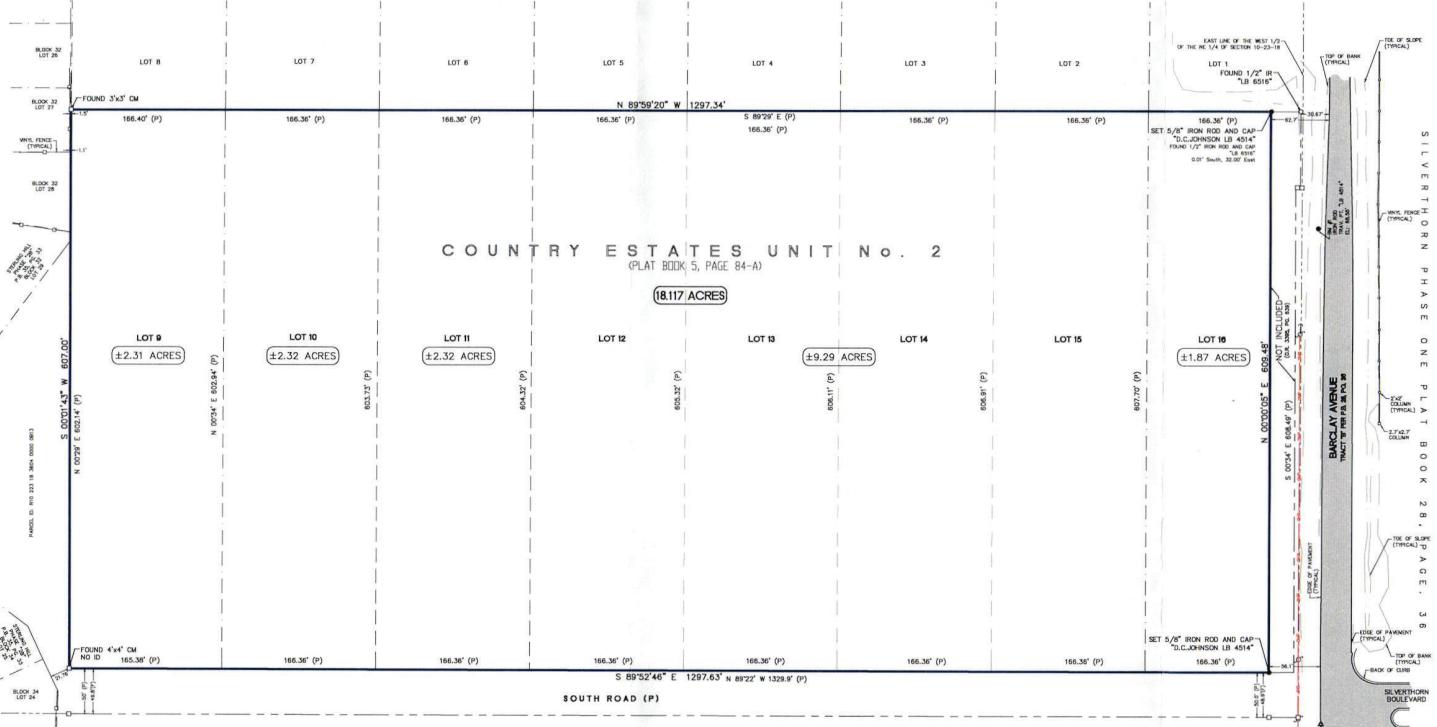
**ALTA/NSPS LAND TITLE SURVEY**  
 OF A PORTION OF  
**SECTION 10, TOWNSHIP 23 SOUTH, RANGE 18 EAST**  
**HERNANDO COUNTY, FLORIDA**  
 ALSO BEING PART OF THE MAP OR PLAT OF  
**COUNTRY ESTATES UNIT No. 2**



- LEGEND**
- IP, IR = IRON PIPE, IRON ROD
  - CM = CONCRETE MONUMENT
  - PL = PLAT MEASUREMENT
  - OR = OFFICIAL RECORDS BOOK
  - PB = PLAT BOOK
  - PC = PLAT
  - = FOUND IR (SIZE & REGISTRATION NUMBER AS NOTED)
  - = SET 5/8" IR "D.C. JOHNSON LB 4514"
  - = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
  - = SET 4"x4" CM "LB 4514"
  - = FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)
  - ▲ = SET NAIL & DISK "LB 4514"
  - △ = POWER POLE/TELEPHONE POLE
  - = GUY WIRE
  - = VINYL FENCE
  - = OVERHEAD POWER LINE
  - = ASPHALT
  - = PROPERTY LINE, CENTERLINE

**SCHEDULE B-II**

ITEM 1-4	STANDARD EXCEPTIONS - NOT REVIEWED BY SURVEYOR
ITEM 5	All matters shown on the plot recorded in Plat Book 5, Page 84-A, of the Public Records of Hernando County, Florida have been shown herein to the extent they affect the subject property.
ITEM 6	Reservation of an undivided one-sixteenth interest in oil, gas and other minerals as set forth in instrument recorded in Book 685, Page 1365 is blanket over the subject property.
ITEM 7	Reservation of an undivided one-eighth interest in oil, gas and other minerals as recorded in Deed Book 84, Page 433, on blanket over the subject property. (NOTE: Gulf Coast Title Co., Inc. is in possession of a property recorded with a claim deed from Stetson Realty Corporation which will be recorded at closing and the exception will be deleted.)
ITEM 8	Reservation of an undivided one-sixteenth interest in oil, gas and other minerals as recorded in Deed Book 84, Page 378 on blanket over the subject property. Without the right of entry.
ITEM 9	Reservation of an undivided one-fourth interest in oil, gas and other minerals as recorded in Official Records Book 22, Page 83, one blanket over the subject property. Without the right of entry.
ITEM 10	Conveyance of an undivided one-sixteenth interest in oil, gas and other minerals as set forth in Statement of Claim and Notice of Intent to Preserve recorded in Book 509, Page 539 is blanket over the subject property. Without the right of entry.



**SURVEYOR'S NOTES:**

1. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to. This survey meets the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 33-17 Florida Administrative Code.
2. Surveyor has reviewed Commitment for Title Insurance, Commitment Number 21067813, as issued by Gulf Coast Title Co., Inc., and underwritten by Stewart Title Guaranty Company, issued 09/03/2021 at 8:00 a.m.; Commitment Number 21067816, as issued by Gulf Coast Title Co., Inc., and underwritten by Stewart Title Guaranty Company, issued 09/03/2021 at 8:00 a.m.; Commitment Number 21077823, as issued by Gulf Coast Title Co., Inc., and underwritten by Stewart Title Guaranty Company, issued 09/03/2021 at 8:00 a.m.; and Commitment Number 21077823, as issued by Stewart Title Guaranty Company, issued 09/03/2021 at 8:00 a.m. All pertinent matters except leases, liens, mortgages, taxes, and/or other similar financial matters, identified as encumbrances in Schedule B-II of said Commitment for Title Insurance, have been shown or noted hereon. The undersigned has relied solely upon said Title Insurance Commitment for all matters pertaining to easements, rights-of-way, setback lines, agreements, reservations, or other similar matters.
3. No instruments of record reflecting easements, right-of-ways and/or ownership were furnished to the undersigned except as shown.
4. No underground installations, improvements or encroachments, have been located except those shown hereon.
5. Bearings shown herein are based on the Florida State Plane Coordinate System, FL-West Projection, with the North overall boundary having a grid bearing of N 89°58'20"W.
6. Bearings and distances shown herein are field measured, unless otherwise indicated.
7. The text for ties to improvements indicates the direction they lie in relation to the boundary.
8. Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.) or Florida Department of Environmental Protection (F.D.E.P.).

**ALTA TABLE A NOTES:**

- [Item 1] See map of survey for found or set monuments.
- [Item 2] There is no current physical address for the subject property.
- [Item 3] Subject property appears to lie in Flood Zone "X" according to FEMA Community Panel No. 12053C0189D & 12053C0326D, dated 02/02/2012.
- [Item 4] Subject property contains 18.12 acres, more or less.
- [Item 5] Zoning report not provided by client.
- [Item 7] See map of survey for building dimensions and area.
- [Item 8] See map of survey for depiction of substantial features observed.
- [Item 14] The intersection of Barclay Avenue and Powell Road is approximately 2700' South of the subject property.
- [Item 16] No evidence of recent earth moving work, building construction, or building additions were observed.
- [Item 18] See Schedule B-II table for Index of easements and servitudes disclosed in Title Documents. See map of survey for depiction thereof.

**DESCRIPTION:**

(per Title Commitment No. 21067813, issued by Stewart Title Guaranty Company)

Lot 9, COUNTRY ESTATES, UNIT 2, according to plat thereof as recorded in Plat Book 5, Page 84-A, of the Public Records of Hernando County, Florida.

(per Title Commitment No. 21067812, issued by Stewart Title Guaranty Company)

Lot 11, COUNTRY ESTATES, UNIT No. 2, as per plat thereof recorded in plat book 5, pages 84-A, public records of Hernando County, Florida.

(per Title Commitment No. 21067810, issued by Stewart Title Guaranty Company)

Lots 10, 12, 13, 14 and 16, COUNTRY ESTATES, UNIT No. 2, as per plat thereof recorded in plat book 5, page 84A, public records of Hernando County, Florida.

(per Title Commitment No. 21077823, issued by Stewart Title Guaranty Company)

Lot 16, COUNTRY ESTATES No. 2, according to the Plat thereof, as recorded in Plat Book 5, Pages 84-A, as referenced in Official Records Book 314, Page 673, of the Public Records of Hernando County, Florida.

LESS that portion of the above described property conveyed to Hernando County by Warranty Deed dated August 28, 2016, recorded on September 13, 2016 in Official Records Book 3395, Page 639, of the Public Records of Hernando County, Florida.

**CERTIFICATION:**  
 Gulf Coast Title Co., Inc.  
 Stewart Title Guaranty Company  
 Barclay Project, LLC, a Florida Limited Liability Company  
 Hill Ward Henderson

This is to certify that this map or plat on the survey on which it is based were made in accordance with the 2021 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and included Items 1-4, 8B-7A3, 8, 14, 15, & 18 of Table A thereof. The fieldwork was completed on 08/23/2021.

Digitally signed by  
 Daniel Johnson  
 Date: 2021.08.23 11:17:27 -0400

Daniel C. Johnson  
 PLS/PSM License Number 2853

This survey conforms to the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 33-17 Florida Administrative Code.

Not valid without the signature and original rolled seal of a Florida Licensed Surveyor and Mapper.

DRAWN: LCC DATE: 15/04/2021  
 CHECKED: DCJ DATE: 15/04/2021

DATE	REVISION

DATE OF FIELD SURVEY: 9/23/2021



**BOUNDARY SURVEY**  
 Barclay Project LLC  
**COUNTRY ESTATES UNIT 2 LOTS 9-16**  
**(AKA BARCLAY AVENUE)**

PROJECT NO. 2021-2220116000001  
 ESC. 10 LWP-235 INC. BE COUNTY: Hernando

SCALE: As Shown  
 SHEET NO. 1 of 1