

INTEGRITY LAND SOLUTIONS GROUP, INC.

Professional Land Surveying & Mapping

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

Phone: (352) 428-2351 Email: ILSG@tampabay.rr.com

WORK ORDER: 23-83 MAP DATE: 10/5/2023 SECTION: 13 TOWNSHIP: 22 S RANGE: 19 E

CERTIFIED TO THE FOLLOWING ONLY:

JERRY & ELSIE MCCORD

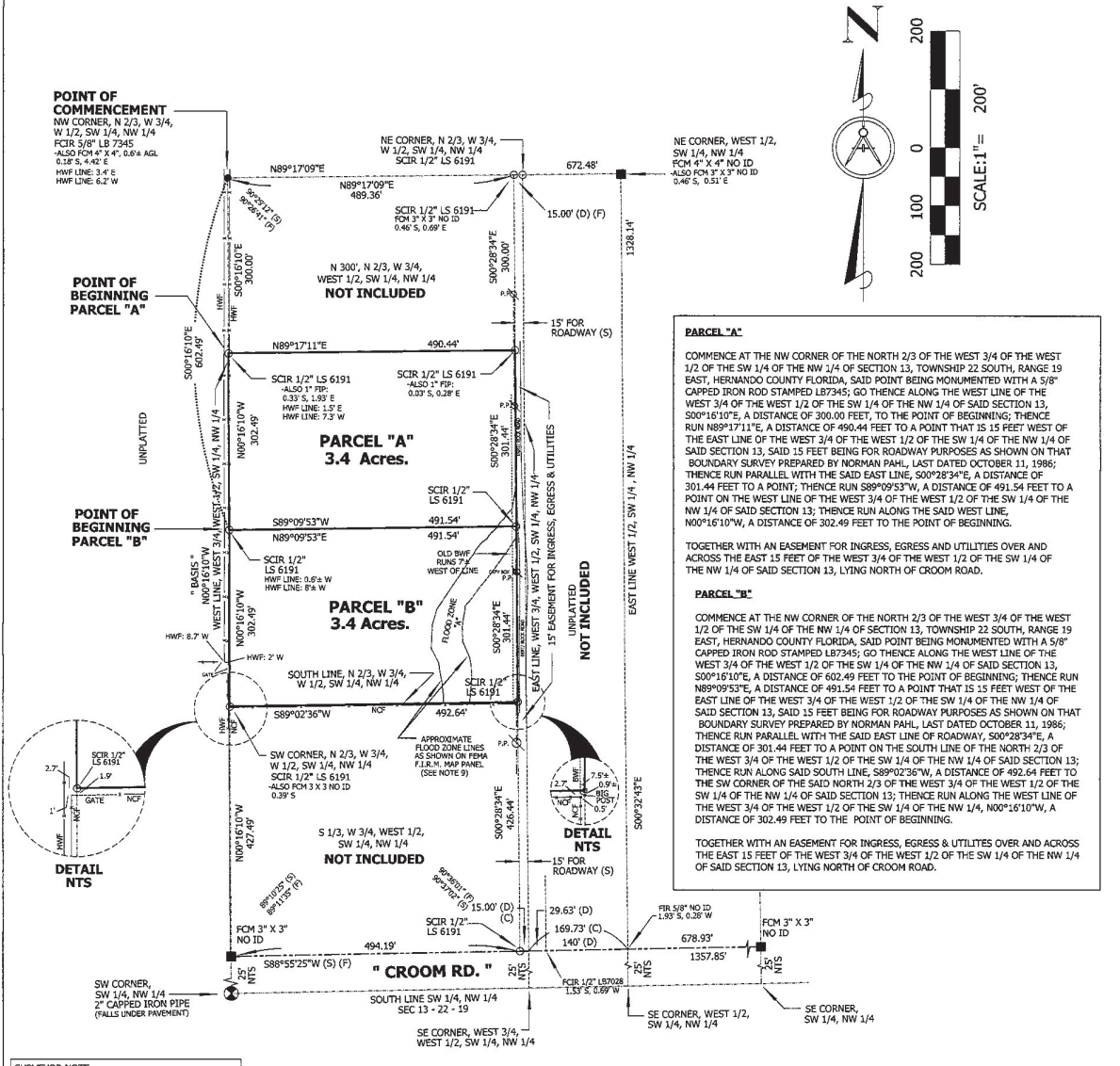
Parcel ID: R13 422 19 0000 0140 0020 Physical Address: @ 22213 CROOM RD

MAP OF SURVEY, BOUNDARY SURVEY

Purpose of Survey: a Boundary Survey & Parcel Split with Descriptions

PARENT TRACT DESCRIPTION: PARCEL ID R13-422-19-0000-0140-0020

THE NORTH 2/3 OF THE WEST 3/4 OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY FLORIDA, EXCEPTING THE EAST 15 FEET THEREOF, FOR ROADWAY PURPOSES AS SHOWN ON THE BOUNDARY SURVEY PREPARED BY NORMAN PAHL OF GULF LAND SURVEYORS, INC, LAST DATED JULY 28, 1972 AND OCTOBER 11, 1986.



SURVEYOR NOTE:
 ACCORDING TO CLASS D SUBDIVISION "S-02-057", FILE DATE: JULY 17, 2002, THE EAST 15 FEET OF THE WEST 3/4 OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 IS SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS & UTILITIES.
 THE STATED EAST 15 FEET IS OWNED BY JERRY AND ELSIE MCCORD.

SURVEYOR NOTE:
 "(S)" = ACCORDING TO THE BOUNDARY SURVEY PREPARED BY NORMAN PAHL IN 1972 & 1986 FURNISHED TO THIS SURVEYOR BY MR. & MRS. MCCORD.

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, FEMA map panel 12053C02030, dated February 2, 2012, subject property appears to be within Flood Zone(s): "X" & "A".
- 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.
- Field monuments found in place as set by previous surveyors, unless otherwise shown hereon.

- Basis for bearings is along the East Line, W3/4, W1/2, SW 1/4, NW 1/4, Section 13. Bearing: N89°16'10"W is assumed by this Surveyor designated hereon by the graphical entry "BASIS" at elevated bearings. 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.
- Unless otherwise shown hereon all bearings and distances are from field measurements.
- 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 express 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 recited in the current deed and/or instruments of record 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.

- AGL - Above Ground Level
- BWF - Barbed Wire Fence
- C - Calculated from Field Measurement
- D - Deeds
- FCIR - Found Copied Iron Rod
- FCM - Found Concrete Monument
- FIP - Found Iron Pipe
- FIR - Found Iron Rod
- GW - Guy Wire
- HWF - Hog Wire Fence

- ID - Identification
- LB - Land Surveyor Business
- LS - Land Surveyor
- NCF - No Climbing Fence
- NE - Northeast
- NW - Northwest
- P.P. - Powerpole
- R - Record Plat or Deed
- SCIR - Set Capped Iron Rod
- SE - Southeast
- SEC - Section
- SW - Southwest

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 53-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02, FLORIDA STATUTES, AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE OF LAST FIELD ACQUISITION: 10/9/2023

CHRIS T. GORDON,
 Professional Surveyor & Mapper
 Florida Registration # 6191
 Integrity Land Solutions Group, Inc. LB #0065

PARCEL "A"

COMMENCE AT THE NW CORNER OF THE NORTH 2/3 OF THE WEST 3/4 OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, SAID POINT BEING MONUMENTED WITH A 5/8" CAPPED IRON ROD STAMPED LB7345; GO THENCE ALONG THE WEST LINE OF THE WEST 3/4 OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 13, S00°16'10"E, A DISTANCE OF 300.00 FEET, TO THE POINT OF BEGINNING; THENCE RUN N89°17'11"E, A DISTANCE OF 490.44 FEET TO A POINT THAT IS 15 FEET WEST OF THE EAST LINE OF THE WEST 3/4 OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 13, SAID 15 FEET BEING FOR ROADWAY PURPOSES AS SHOWN ON THAT BOUNDARY SURVEY PREPARED BY NORMAN PAHL, LAST DATED OCTOBER 11, 1986; THENCE RUN PARALLEL WITH THE SAID EAST LINE, S00°28'34"E, A DISTANCE OF 301.44 FEET TO A POINT; THENCE RUN S89°09'53"W, A DISTANCE OF 491.54 FEET TO A POINT ON THE WEST LINE OF THE WEST 3/4 OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 13; THENCE RUN ALONG THE SAID WEST LINE, N00°16'10"W, A DISTANCE OF 302.49 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE EAST 15 FEET OF THE WEST 3/4 OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 13, LYING NORTH OF CROOM ROAD.

PARCEL "B"

COMMENCE AT THE NW CORNER OF THE NORTH 2/3 OF THE WEST 3/4 OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, SAID POINT BEING MONUMENTED WITH A 5/8" CAPPED IRON ROD STAMPED LB7345; GO THENCE ALONG THE WEST LINE OF THE WEST 3/4 OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 13, S00°16'10"E, A DISTANCE OF 602.49 FEET TO THE POINT OF BEGINNING; THENCE RUN N89°09'53"E, A DISTANCE OF 491.54 FEET TO A POINT THAT IS 15 FEET WEST OF THE EAST LINE OF THE WEST 3/4 OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 13, SAID 15 FEET BEING FOR ROADWAY PURPOSES AS SHOWN ON THAT BOUNDARY SURVEY PREPARED BY NORMAN PAHL, LAST DATED OCTOBER 11, 1986; THENCE RUN PARALLEL WITH THE SAID EAST LINE OF ROADWAY, S00°28'34"E, A DISTANCE OF 301.44 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 2/3 OF THE WEST 3/4 OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 13; THENCE RUN ALONG SAID SOUTH LINE, S89°02'36"W, A DISTANCE OF 492.64 FEET TO THE SW CORNER OF THE SAID NORTH 2/3 OF THE WEST 3/4 OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 13; THENCE RUN ALONG THE WEST LINE OF THE WEST 3/4 OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4, N00°16'10"W, A DISTANCE OF 302.49 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS & UTILITIES OVER AND ACROSS THE EAST 15 FEET OF THE WEST 3/4 OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 13, LYING NORTH OF CROOM ROAD.