

IRENE ST. (40' R/W)

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION FOR PARCEL 98.0 (PARENT TRACT)

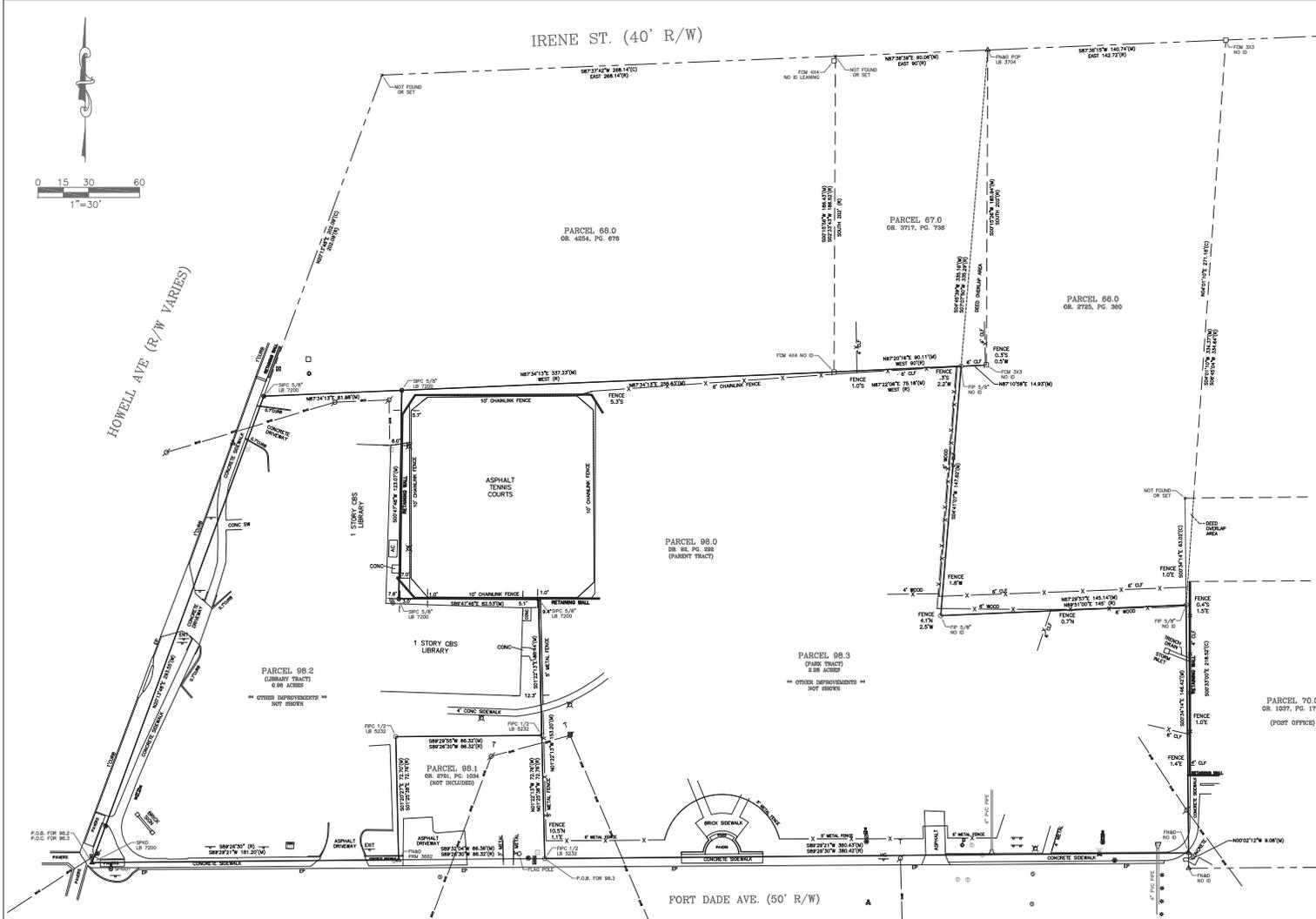
T.S. COOLER PARCEL PER PLAT OF ORIGINAL TOWN OF BROOKSVILLE PLAT BOOK 3, PAGE 1 BEING FURTHER DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTH RIGHT-OF-WAY LINE OF FORT DADE AVENUE AND THE EAST RIGHT-OF-WAY LINE OF HOWELL AVENUE, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF PARCEL 98.0 AS RECORDED IN DEED BOOK 92, PAGE 292 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EAST-RIGHT-OF-WAY LINE OF HOWELL AVENUE, RUN N201°3'48"E, 293.55 FEET TO THE NORTH BOUNDARY LINE OF SAID PARCEL 98.0; THENCE LEAVING SAID RIGHT-OF-WAY, RUN ALONG SAID NORTH BOUNDARY LINE N87°34'13"E, 337.23 FEET; THENCE N87°22'06"E, 75.18 FEET TO THE WEST BOUNDARY LINE OF PARCEL 66.0 AS RECORDED IN OFFICIAL RECORDS BOOK 2725, PAGE 360 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY LINE, RUN S04°41'07"W, 147.82 FEET TO THE SOUTH BOUNDARY LINE OF SAID PARCEL 66.0; THENCE ALONG SAID SOUTH BOUNDARY LINE, RUN N87°29'57"E, 145.14 FEET TO THE EAST BOUNDARY LINE OF SAID PARCEL 98.0, SAID LINE ALSO BEING THE WEST BOUNDARY LINE OF PARCEL 70.0 AS RECORDED IN OFFICIAL RECORDS BOOK 1037, PAGE 1736 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY LINE, RUN S00°34'14"E, 146.42 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FORT DADE AVENUE; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, RUN S89°29'21"W, 380.43 FEET TO THE SOUTHEAST CORNER OF PARCEL 98.1 AS RECORDED IN OFFICIAL RECORDS BOOK 2791, PAGE 1034 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF SAID PARCEL 98.1, RUN N01°22'13"W, 72.76 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 98.1; THENCE ALONG THE NORTH LINE OF SAID PARCEL 98.1, RUN S89°29'55"W, 86.32 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 98.1; THENCE ALONG THE WEST LINE OF SAID PARCEL 98.1, RUN S01°20'27"E, 72.70 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 98.1, AND THE NORTH RIGHT-OF-WAY LINE OF FORT DADE AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE, RUN S89°29'21"W, 181.20 FEET TO THE POINT OF BEGINNING.
 CONTAINING 3.26 ACRES MORE OR LESS.

LEGAL FOR PARCEL 98.2 (LIBRARY TRACT)

BEGINNING AT THE NORTH RIGHT-OF-WAY LINE OF FORT DADE AVENUE AND THE EAST RIGHT-OF-WAY LINE OF HOWELL AVENUE, ALSO BEING THE SOUTHWEST CORNER OF PARCEL 98.0, THENCE ALONG THE EAST-RIGHT-OF-WAY LINE OF HOWELL AVENUE, RUN N201°3'48"E, 293.55 FEET TO THE NORTH BOUNDARY LINE OF PARCEL 98.0, THENCE LEAVING SAID RIGHT-OF-WAY, RUN ALONG SAID NORTH BOUNDARY LINE N87°34'13"E, 81.60 FEET; THENCE S00°47'48"W, 123.07 FEET; THENCE S89°47'46"E, 82.53 FEET; THENCE S01°22'13"E, 80.44 FEET TO THE NORTHEAST CORNER OF PARCEL 98.1 AS RECORDED IN OFFICIAL RECORD BOOK 2791, PAGE 1034 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID PARCEL 98.1, RUN S89°29'55"W, 86.32 FEET TO THE NORTHWEST CORNER; THENCE S01°20'27"E, 72.70 FEET TO THE NORTH RIGHT-OF-WAY LINE OF FORT DADE AVENUE; THENCE ALONG SAID RIGHT-OF-WAY LINE, RUN S89°29'21"W, 181.20 FEET TO THE POINT OF BEGINNING.
 CONTAINING 0.98 ACRES MORE OR LESS.

LEGAL FOR PARCEL 98.3 (PARK TRACT)

COMMENCING AT THE NORTH RIGHT-OF-WAY LINE OF FORT DADE AVENUE AND THE EAST RIGHT-OF-WAY LINE OF HOWELL AVENUE, ALSO BEING THE SOUTHWEST CORNER OF PARCEL 98.0, THENCE ALONG SAID NORTH RIGHT-OF-WAY, RUN N89°29'21"E, 181.20 FEET TO THE SOUTHWEST CORNER OF PARCEL 98.1; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE N89°32'04"E, 86.36 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 98.1 AND THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY, RUN ALONG THE EAST LINE OF SAID PARCEL 98.1 N01°22'13"W, 153.20 FEET; THENCE N89°47'46"W, 82.53 FEET; THENCE N00°47'48"E, 123.07 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF PARCEL 98.0; THENCE ALONG SAID NORTH BOUNDARY LINE, RUN N87°34'13"E, 255.63 FEET; THENCE N87°22'06"E, 75.18 FEET TO THE EAST BOUNDARY LINE OF SAID PARCEL 98.0; THENCE S04°41'07"W, 147.82 FEET; THENCE N87°29'57"E, 145.14 FEET; THENCE S00°34'14"E, 146.42 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FORT DADE AVENUE; THENCE ALONG SAID RIGHT-OF-WAY, RUN S89°29'21"W, 380.43 FEET TO THE POINT OF BEGINNING.
 CONTAINING 2.28 ACRES MORE OR LESS.



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| C1 = SEE CURVE TABLE L1 = SEE LINE TABLE (C) = CALCULATED (P) = PLAT OR MAP (M) = FIELD MEASURED (S) = RECORD OF DEEDS FIP = FOUND IRON PIN AND CAP FNC = FOUND NAIL AND DISK FCM = FOUND CONCRETE MONUMENT SPC = SET IRON PIN AND CAP SCM = SET CONCRETE MONUMENT CONC = CONCRETE RES = RESIDENCE | CBS = CONCRETE BLOCK STRUCTURE CL.F. = CHAIN LINK FENCE B.W.F. = BARBED WIRE FENCE H.W.F. = HOOD WIRE FIELD FENCE SW = SIDEWALK OHP = OVERHEAD POWER ELEC = ELECTRIC EP = EDGE OF PAVEMENT O.R. = OFFICIAL RECORD P.B. = PLAT BOOK PC = PAGE P.C. = POINT OF CURVATURE PT = POINT OF TANGENT R/W = RIGHT-OF-WAY | AC = AIR CONDITIONER PAD CS = CONCRETE SLAB COV = COVERED ENTRY SEC = SECTION MES = MITERED END SECTION RCP = REINFORCED CONCRETE PIPE TOB = TOP OF BANK TOE = TOE OF SLOPE POB = POINT OF BEGINNING POC = POINT OF COMMENCEMENT PRC = POINT OF REVERSE CURVE PCD = POINT OF COMING CURVE +100.0' = EXISTING ELEVATION | □ = SIGN ○ = FIRE HYDRANT ○ = UTILITY POLE ○ = LIGHT POLE ○ = UTILITY GATE VALVE ○ = TELEPHONE SERVICE RISER ○ = ELECTRIC TRANSFORMER ○ = FIBER OPTIC BOX ○ = WATER METER ○ = SANITARY MANHOLE ○ = DESCRIPTIVE POINT | □ = UTILITY SPUR BOX ○ = CATV MARKER ○ = FOUND IRON PIN & CAP (AS SHOWN) ○ = SET IRON PIN AND CAP (5/8" IR #7200) ○ = FOUND NAIL AND DISK (AS SHOWN) ○ = SET NAIL AND DISK (LB #7200) ○ = FOUND CONCRETE MONUMENT (AS SHOWN) ○ = SET CONCRETE MONUMENT (4"x4" LB #7200) |
|--|--|--|--|--|

- BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), 2011 ADJUSTMENT ESTABLISHING A BEARING OF S89°05'17"W ALONG THE SOUTH LINE OF PARCEL 98.1 (PARK TRACT). BEARINGS SHOWN HEREON ARE GROUND BEARINGS. DESCRIPTION AS SHOWN HEREON WAS PROVIDED.
- BASED ON SURVEY'S DESCRIPTION, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
- NO UNDERGROUND OR IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DISKS TO CORNER SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
- THIS SURVEY IS OF VISIBLE FEATURES ONLY. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
- THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
- ADDITIONS, DELETIONS REPRODUCTION OF SURVEY DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
- THIS SURVEY MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SURVEY MAP.
- ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
- THIS SURVEY WERE ALL APPLICABLE REPRODUCTION OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN THE FLORIDA ADMINISTRATIVE CODE.
- THIS SURVEY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
- THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5-17 OF THE FLORIDA ADMINISTRATIVE CODE), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET, THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 0.2% CHANCE ANNUAL FLOODING AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120116, MAP NUMBER 12053C, PANEL NUMBER 0192-0, EFFECTIVE DATE 02/02/2012).

SHEET
1
 OF 10 SHEETS
 23045-BNDY

| DATE | SURVEYOR | REV. BY | FIELD BOOK/PAGE | FIELD DATE | SURVEY CREW |
|----------|----------|---------|-----------------|------------|-------------|
| 08/29/23 | SMO | END | 41/31-38 | 08/29/23 | AP/ALM |
| REVISION | | | | | |
| DATE | SURVEYOR | REV. BY | COMMENTS | | |

REUSE OF DOCUMENT
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 EB-000142

3703 East Forest Drive
 Inverness, FL 34453
 352-344-2016

FLORIDA CERTIFICATE OF AUTHORIZATION NO. 7200

BOUNDARY SURVEY AND CLASS-D SUBDIVISION OF PARCEL 98.0 SECTION 22, TOWNSHIP 22 SOUTH, RANGE 19 EAST HERNANDO COUNTY, FLORIDA

PREPARED FOR AND CERTIFIED TO:
HERNANDO COUNTY PROPERTY MANAGEMENT DEPT.

THIS SURVEY WERE ALL APPLICABLE REPRODUCTIONS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN THE FLORIDA ADMINISTRATIVE CODE.
 Digitally signed by Scott M Osborne
 Date: 2024.02.16 15:12:22 -05'00'

SCOTT M. OSBORNE, PSM DATE SIGNED
 PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. LS 4008
 SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER WHO HAS HIS OR HER NAME AND NUMBER OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES.