

Legal Description:

KEY 1776206 (parent parcel):

A parcel of land lying in the SW 1/4 of the SW 1/4 of Section 17, Township 23 South, Range 20 East, Hernando County, Florida being further described as follows: COMMENCE at the SW corner of the SW 1/4 of Section 17, Township 23 South, Range 20 East; thence N 00°00'01" W along the West line of the SW 1/4, 100.00 feet to the POINT OF BEGINNING; thence continue N 00°00'01" W along said line 562.30 feet; thence departing said West line, N 89°54'35" E, 1024.95 feet; thence S 00°00'01" E, 562.20 feet to a point that is 100.00 feet from, measured at a right angle to, the South line of said SW 1/4 of Section 17; thence S 89°54'15" W, parallel to the South line, 1024.95 feet to the POINT OF BEGINNING.

All being and lying in Hernando County, Florida. Subject to an easement for right-of-way purposes over the West 25 feet thereof.

PARCEL 1:

COMMENCE at the Southwest corner of the Southwest 1/4 of Section 17, Township 23 South Range 20 East, Hernando County, Florida; thence run N 00°00'01" W, along the West line of Said Southwest 1/4, 400 feet to the POINT OF BEGINNING; thence continue N 00°00'01" W, along said line, 262.30 feet; thence N 89°54'35" E, 1024.95 feet; thence S 00°00'01" E 262.20 feet; thence S 89°54'15" W, 1024.95 feet to the POINT OF BEGINNING. Subject to an easement for right-of-way purposes over the West 25 feet thereof.

PARCEL 2:

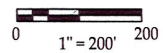
COMMENCE at the Southwest corner of the Southwest 1/4 of Section 17, Township 23 South Range 20 East, Hernando County, Florida; thence run N 00°00'01" W, along the West line of Said Southwest 1/4, 100 feet to the POINT OF BEGINNING; thence continue N 00°00'01" W along said line, 300 feet; thence N 89°54'15" E, 1024.95 feet; thence S 00°00'01" E, 300 feet; thence S 89°54'15" W, 1024.95 feet to the POINT OF BEGINNING. Subject to an easement for right-of-way purposes over the West 25 feet thereof.

Surveyor's Note:

Points located and set along East line of 25 foot right-of-way easement

Legal description for parent parcel obtained from deed recorded in OR Book 3776, Page 422, Public Records of Hernando County, Florida. Legal description for Parcels 1 & 2 created via this document.

This survey was prepared without the benefit of a title search and may be subject to easements, agreements and other matters of record not shown hereon. No information regarding such easements and agreements was supplied except as may be shown. The survey depicted here is not covered by professional liability insurance.



Legend	
⊕	Centerline
Cal.	Calculated
Conc.	Concrete
C.S.	Concrete Slab
DNSF	Did not set or find
El	Elevation
FF	Finished Floor
FCIR	Found capped iron rod
FCM	Found conc. monument
FIP	Found iron pipe
FIR	Found iron rod
N.D.	Nail & Disc
M	Measured
O/A	Overall
P	Platted
PP	Power Pole
R	Record
RES	Residence
SCIR	Set capped iron rod
	1/2" #8387

Order No. KEY1776206	Field Book 10, Page 59, Field Work Date: 06/13/2023	Drawn by: E.J.P. Checked by: _____
-------------------------	--	---------------------------------------

Certified to:

Roy M. Bates
Karen J. Bates

Flood Plane Certification according to the F.I.R.M. Map, Community Panel Number:

12053C0352D
Effective Date: 02/02/2012

Property appears to be in Flood Zone "X" Area of minimal hazard

I hereby certify that a survey of the property described hereon was made under my supervision and that the survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is a true and accurate representation to the best of my knowledge and belief.

SUNSHINE SURVEY, LLC
1056 OSOWAW BLVD
HERNANDO BEACH FL 34607-3730
LB # 8387
(863) 245-8442

PLAT OF SURVEY

Frank A. Julian, PSM # 5495
Date 06/20/23
Not Valid Unless Signed, Dated and Stamped With Embossed Seal.