

## Purpose of Survey: A Parcel Reconfiguration with Descriptions for Submittal

Professional Land Surveying &amp; Mapping

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

Phone: (352) 428-2351 Fax: (352) 556-3993 Email: [ILSG@tampabay.rr.com](mailto:ILSG@tampabay.rr.com)

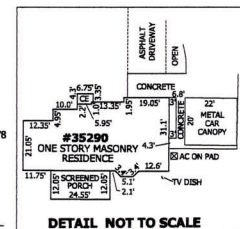
WORK ORDER : 25 -34	MAP DATE: 3/28/2025	SECTION: 13	TOWNSHIP: 23 S	RANGE: 21 E
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**CERTIFIED TO THE FOLLOWING ONLY:**

- JOE MCBEE

PARCEL KEY: 839258

Physical Address: 35290 TRAIN PASS



AC - Air Conditioner	LB - Land Surveyor Business	PP - Power Pole	TEL - Telephone
CE - Covered Entry	LS - Land Surveyor	R - Record Plat or Deed	<input type="radio"/> - Set Monument
F - Derived from Field Measurement	MF - Meter Feed	SCIR - Set Capped Iron Rod	<input type="radio"/> - Found Monument
FCIR - Found Capped Iron Rod	NE - Northeast	SE - Southeast	<input type="radio"/> - More or Less
GW - Guy Wire	NW - Northwest	TV - Television	
ID - Identification	OHW - Overhead Wire	SW - Southwest	
	O.R. - Official Records		

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 472.027, FLORIDA STATUTES, AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF. TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Chris T. Gordon

Digitally signed by  
Chris T. Gordon  
Date: 2025.03.28  
13:03:45 -04'00'

DATE OF LAST FIELD ACQUISITION:  
3/26/2025

CHRIS T. GORDON,  
Professional Surveyor & Mapper  
Florida Registration # 6191  
Integrity Land Solutions Group, Inc. LB #8065

SHEET 2 OF 2

1. Survey based on the description furnished by the Client and without benefit of a title search.
2. Survey is subject to notes, statements, and relations shown hereon.
3. Underground utilities and subsurface improvements not located unless otherwise shown hereon.
4. There are no visible encroachments unless otherwise shown hereon.
5. Ownership of fences located on or near property line(s) was not determined by this Surveyor.
6. The measured distance from existing improvements to designated features is shown, but not limited to, property lines and/or other lines, or other visible improvements, are

perpendicular unless otherwise shown hereon.

7. Gutters, overhangs, underground foundations and irrigation systems are not located unless otherwise shown hereon.

8. 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.

9. According to FEMA, FIRM map panel 12053C03410 dated February 22, 2012, subject property appears to be in the Flood Zone "X": "X" & "A" (FLOOD ZONE 1).

10. Flood zone information is taken from State and local government agency's website. The source and accuracy of the

data was not determined by this Surveyor, reliance on this flood zone information is at the sole risk of the user and it is certified that:

11. Bearings shown herein are based on the North line of Tract A, Section 13-23-21. Deed Bearing: N89°43'47" E assumed by this Surveyor designated herein by the graphical entry "BASIS" at aforementioned bearing. The North arrow is assumed per bearing.
12. 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.
13. Herein, the place is shown as set by previous surveys, unless otherwise shown herein.

14. 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 manner.

15. 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 expressed 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

17. This map of survey is solely for the benefit of those named in the certification box shown herein and is NOT TRANSFERABLE. Integrity Mapping and Solutions Group, Inc., assumes no responsibility for any and all damages caused as a result of using this map contrary to above stated.



# MAP OF SURVEY, COVER SHEET

Purpose of Survey: Parcel Reconfiguration With Descriptions For Submittal

## INTEGRITY LAND SOLUTIONS GROUP, INC.

Professional Land Surveying & Mapping

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Phone: (352) 428-2351 Fax: (352) 556-3993 Email: ILSG@tampabay.rr.com

WORK ORDER : 25-34 MAP DATE: 3/28/2025 SECTION: 13 TOWNSHIP: 23 S RANGE: 21 E

CERTIFIED TO THE FOLLOWING ONLY:

- JOE MCBEE

PARCEL KEY: 839258

Physical Address: 35290 TRAIN PASS

### PARENT TRACT DESCRIPTION

O.R. BOOK 3863 PAGE 1217

#### Exhibit A

Part of Tract 2, of Woodland Oaks Estates, unrecorded subdivision, lying in and being a part of the South 1/2 of Section 13, Township 23 South, Range 21 East, Hernando County, Florida, and being more particularly described as follows: Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of Section 13, thence S 89°44'29" W, along the South boundary of the said Southeast 1/4, 668.51 feet to the Southeast corner of the Southwest 1/4 of said Section 13; thence S 89°42'55" W, along the South boundary of the said Southwest 1/4, 18.94 feet to the Easterly right of way line of the CSX Railroad (formerly Seaboard Coast Line Railroad) thence N 07°36'55" E, along said right of way line 733.89 feet, thence S 80°07'56" E, 80.05 feet, thence N 07°38'55" E, 60.00 feet from and parallel with said right of way line, 826.91 feet to the Point of Beginning; thence continue N 07°36'55" E, 521.51 feet to a point lying 30.00 feet southerly of the North boundary of said Tract 2: thence

N 89°43'47" E, 30.00 feet from and parallel with said north boundary, 816.63 feet to the East boundary of said Tract 2: thence S 07°18'30" E, along said East boundary, 520.50 feet, thence S 89°43'47" W, 953.95 feet to the Point of Beginning.

Together with an undivided interest in the following described access tract: Part of Tract 1, 2 and Q of Woodland Oaks Estates, unrecorded subdivision, lying in and being a part of the South 1/2 of Section 13, Township 23 South, Range 21 East, Hernando County, Florida, and being more particularly described as follows: Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 13, thence S 89°44'29" W, along the South boundary of said Southeast 1/4, 668.51 feet to the Southeast corner of the Southwest 1/4 of said section 13, thence S 89°42'55" W, along the South boundary of said Southwest 1/4, 18.94 feet to the Easterly right of way line of the CSX Railroad (formerly Seaboard Coast Line Railroad), thence N 07°36'55" E, along said right of way line, 733.89 feet to the Point of Beginning, thence continue N 07°36'55" E, along said right of way line, 1388.04 feet to the Northwest corner of said Tract 2, same being the Southwest corner of said Tract 1: thence continue N 07°36'55" E, along the Westerly boundary of said Tract 1, 30.29 feet, thence N 89°43'47" E, 30.00 feet from and parallel with the South boundary of said Tract 1, 863.48 feet to a point on the Boundary of said Tract 1, thence S 07°18'30" E, along said boundary, 5.04 feet, thence N 89°43'47" E, along said boundary, 1055.71 feet to westerly right of way line of Burwell Road, thence S 07°18'30" E, along said right of way line 80.46 feet, thence S 89°43'47" W, 10.00 feet Southerly of and parallel with the North boundary of said Tract Q, 1088.71 feet to the East boundary of said Tract 2, thence N 07°18'30" W, along said East boundary, 5.04 feet, thence S 89°43'47" W, 30.00 feet from and parallel with the North boundary of said Tract 2, 618.63 feet to a point that lies 60.00 feet Easterly of said East right of way line of the CSX Railroad, thence S 07°38'55" W, 60.00 feet from and parallel with said right of way, 1348.42 feet, thence N 80°07'56" W, 60.05 to the Point of Beginning

#### PARCEL " A "

COMMENCE AT THE SW CORNER OF "TRACT 2A" AS DESCRIBED IN O.R. BOOK 3863 PAGE 1217, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, BEING A PART OF TRACT 2, OF WOODLAND OAKS ESTATES, UNRECORDED SUBDIVISION, LYING IN AND BEING A PART OF THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY FLORIDA; SAID "TRACT 2A" BEING MORE PARTICULARLY SHOWN ON THE UNRECORDED SUBDIVISION SKETCH FOR DESCRIPTIONS PREPARED BY W.D. GREENE LAND SURVEYING FILED WITH THE COUNTY, FILE NUMBER 5-96-092, DATE 9/1996 FOR OTHERS. SW CORNER LYING IN A LARGE FENCE POST SUBTENDED BY 5' OFFSET CORNERS, CAPPED 5/8" IRON RODS STAMPED LB3704, ALONG THE WEST LINE AND SOUTH LINE, RESPECTIVELY. GO THENCE ALONG THE WEST LINE OF SAID "TRACT 2A" N07°36'37"E A DISTANCE OF 521.55 FEET (FORMERLY N07°36'55"E AND 521.51 FEET) TO THE NW CORNER OF SAID "TRACT 2A" AND A CAPPED 5/8" IRON ROD STAMPED LB3704; THENCE RUN ALONG THE NORTH LINE OF SAID "TRACT 2A" N89°43'47"E (BEARING BASIS FOR THIS DESCRIPTION) A DISTANCE OF 211.20 FEET TO THE POINT OF BEGINNING; CONTINUE THENCE ALONG THE SAID NORTH LINE, N89°43'47"E A DISTANCE OF 607.25 FEET TO THE NE CORNER OF SAID "TRACT 2A" AND A CAPPED 5/8" IRON ROD STAMPED LB 3704; THENCE RUN ALONG THE EAST LINE OF SAID "TRACT 2A" S07°18'53"E A DISTANCE OF 520.39 FEET (FORMERLY S07°18'30"E AND 520.50 FEET) TO THE SE CORNER OF SAID "TRACT 2A" AND A CAPPED 5/8" IRON ROD STAMPED LB 3704; THENCE RUN ALONG THE SOUTH LINE OF SAID "TRACT 2A" S89°43'11"W (FORMERLY S89°43'47"W) A DISTANCE OF 742.58 FEET TO A POINT THAT IS N89°43'11"E AND 211.20 FEET FROM THE SW CORNER OF SAID "TRACT 2A"; THENCE RUN N07°36'39"E A DISTANCE OF 521.51 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE 60 FOOT WIDE ACCESS TRACT AS DESCRIBED IN O.R. BOOK 3863 PAGE 1217 INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND AS SHOWN ON SAID UNRECORDED SUBDIVISION SKETCH FILED WITH THE COUNTY, FILE NUMBER 5-96-092, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Part of Tract 1, 2 and Q of Woodland Oaks Estates, unrecorded subdivision, lying in and being a part of the South 1/2 of Section 13, Township 23 South, Range 21 East, Hernando County, Florida, and being more particularly described as follows: Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 13, thence S 89°44'29" W, along the South boundary of said Southeast 1/4, 668.51 feet to the Southeast corner of the Southwest 1/4 of said section 13, thence S 89°42'55" W, along the South boundary of said Southwest 1/4, 18.94 feet to the Easterly right of way line of the CSX Railroad (formerly Seaboard Coast Line Railroad), thence N 07°36'55" E, along said right of way line, 733.89 feet to the Point of Beginning, thence continue N 07°36'55" E, along said right of way line, 1388.04 feet to the Northwest corner of said Tract 2, same being the Southwest corner of said Tract 1: thence continue N 07°36'55" E, along the Westerly boundary of said Tract 1, 30.29 feet, thence N 89°43'47" E, 30.00 feet from and parallel with the South boundary of said Tract 1, 863.48 feet to a point on the Boundary of said Tract 1, thence S 07°18'30" E, along said boundary, 5.04 feet, thence N 89°43'47" E, along said boundary, 1055.71 feet to westerly right of way line of Burwell Road, thence S 07°18'30" E, along said right of way line 80.46 feet, thence S 89°43'47" W, 10.00 feet Southerly of and parallel with the North boundary of said Tract Q, 1088.71 feet to the East boundary of said Tract 2, thence N 07°18'30" W, along said East boundary, 5.04 feet, thence S 89°43'47" W, 30.00 feet from and parallel with the North boundary of said Tract 2, 618.63 feet to a point that lies 60.00 feet Easterly of said East right of way line of the CSX Railroad, thence S 07°38'55" W, 60.00 feet from and parallel with said right of way, 1348.42 feet, thence N 80°07'56" W, 60.05 to the Point of Beginning

#### PARCEL " B "

BEGIN AT THE SW CORNER OF "TRACT 2A" AS DESCRIBED IN O.R. BOOK 3863 PAGE 1217, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, BEING A PART OF TRACT 2, OF WOODLAND OAKS ESTATES, UNRECORDED SUBDIVISION, LYING IN AND BEING A PART OF THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 21 EAST, HERNANDO COUNTY FLORIDA; SAID "TRACT 2A" BEING MORE PARTICULARLY SHOWN ON THE UNRECORDED SUBDIVISION SKETCH FOR DESCRIPTIONS PREPARED BY W.D. GREENE LAND SURVEYING FILED WITH THE COUNTY, FILE NUMBER 5-96-092, DATE 9/1996 FOR OTHERS. SW CORNER LYING IN A LARGE FENCE POST SUBTENDED BY 5' OFFSET CORNERS, CAPPED 5/8" IRON RODS STAMPED LB3704, ALONG THE WEST LINE AND SOUTH LINE, RESPECTIVELY. GO THENCE ALONG THE WEST LINE OF SAID "TRACT 2A" N07°36'37"E A DISTANCE OF 521.55 FEET (FORMERLY N07°36'55"E AND 521.51 FEET) TO THE NW CORNER OF SAID "TRACT 2A" AND A CAPPED 5/8" IRON ROD STAMPED LB3704; THENCE RUN ALONG THE NORTH LINE OF SAID "TRACT 2A" N89°43'47"E (BEARING BASIS FOR THIS DESCRIPTION) A DISTANCE OF 211.20 FEET TO A POINT; THENCE RUN S07°36'39"W A DISTANCE OF 521.51 FEET TO A POINT ON THE SOUTH LINE OF SAID "TRACT 2A", SAID POINT BEING N89°43'11"E AND 211.20 FEET FROM THE SW CORNER OF SAID "TRACT 2A" AND THE POINT OF BEGINNING; THENCE RUN ALONG THE SAID SOUTH LINE S89°43'11"W (FORMERLY S89°43'47"W) A DISTANCE OF 211.20 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE 60 FOOT WIDE ACCESS TRACT AS DESCRIBED IN O.R. BOOK 3863 PAGE 1217 INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND AS SHOWN ON SAID UNRECORDED SUBDIVISION SKETCH FILED WITH THE COUNTY, FILE NUMBER 5-96-092, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Part of Tract 1, 2 and Q of Woodland Oaks Estates, unrecorded subdivision, lying in and being a part of the South 1/2 of Section 13, Township 23 South, Range 21 East, Hernando County, Florida, and being more particularly described as follows: Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4 of said Section 13, thence S 89°44'29" W, along the South boundary of said Southeast 1/4, 668.51 feet to the Southeast corner of the Southwest 1/4 of said section 13, thence S 89°42'55" W, along the South boundary of said Southwest 1/4, 18.94 feet to the Easterly right of way line of the CSX Railroad (formerly Seaboard Coast Line Railroad), thence N 07°36'55" E, along said right of way line, 733.89 feet to the Point of Beginning, thence continue N 07°36'55" E, along said right of way line, 1388.04 feet to the Northwest corner of said Tract 2, same being the Southwest corner of said Tract 1: thence continue N 07°36'55" E, along the Westerly boundary of said Tract 1, 30.29 feet, thence N 89°43'47" E, 30.00 feet from and parallel with the South boundary of said Tract 1, 863.48 feet to a point on the Boundary of said Tract 1, thence S 07°18'30" E, along said boundary, 5.04 feet, thence N 89°43'47" E, along said boundary, 1055.71 feet to westerly right of way line of Burwell Road, thence S 07°18'30" E, along said right of way line 80.46 feet, thence S 89°43'47" W, 10.00 feet Southerly of and parallel with the North boundary of said Tract Q, 1088.71 feet to the East boundary of said Tract 2, thence N 07°18'30" W, along said East boundary, 5.04 feet, thence S 89°43'47" W, 30.00 feet from and parallel with the North boundary of said Tract 2, 618.63 feet to a point that lies 60.00 feet Easterly of said East right of way line of the CSX Railroad, thence S 07°38'55" W, 60.00 feet from and parallel with said right of way, 1348.42 feet, thence N 80°07'56" W, 60.05 to the Point of Beginning

### 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 existing improvements, are

perpendicular unless otherwise shown hereon.  
5. Sources and means, underground boundaries and irrigation systems are not located unless otherwise shown hereon.  
6. 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.  
9. According to FEMA, FEMA map panel 1203C03810 dated February 02, 2011, indicated property appears to be within Flood Zone(s): "X" & "AC" ELEVATION 71.5'  
10. Flood zone information (Note #9) is taken from State and local governing agency's website portals. The source and accuracy of this information is not guaranteed by this Surveyor.

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.  
11. Bearings shown hereon are based on the North line of Tract 2A Section 13-23-21. Deed Bearing: N89°43'47"E is assumed by this Surveyor designated hereon by the graphical entry "N0000" at aforementioned bearing. The North arrow is assumed per bearing.  
12. Subject property may be subject to Reservations, Easements, and/or Encumbrances of Record and of Record that an accurate title search may disclose. Determination was not made by the Surveyor for the aforementioned and shall not be held liable in any way for damages caused as a result.  
13. Held monuments found in place as set by previous surveyors, unless otherwise shown hereon.

14. 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 unperfected information only. In such cases, 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.  
15. 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 expressed 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.  
16. Certifying Surveyor accepts no responsibility for rights of way, easements, restrictions or other matters affecting title to land surveyed other than those reflected in the current deed and/or instruments of records furnished by the client and/or their agents.  
17. 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.

Chris T. Gordon  
Professional Surveyor & Mapper  
Florida Registration # 6191  
Integrity Land Solutions Group, Inc. LB #8065



DATE OF LAST FIELD ACQUISITION:  
3/26/2025

OFFICE USE ONLY: C:\SURVEYS\2025\0600-2525-3425-34-DWG LAST PLOTTED: 3/28/2025 Field Book: 51 Page(s): 3-4 Drawn By: CTG Checked By: CTG UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.