

MAP OF SURVEY, BOUNDARY SURVEY

Purpose of Survey: a Boundary Survey for Parcel Reconfiguration Submittal

SHEET 1 OF 2 IS NOT VALID  
WITHOUT SHEET 2 OF 2.

INTEGRITY LAND SOLUTIONS GROUP, INC.

Professional Land Surveying & Mapping

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WORK ORDER : 21 - 93 MAP DATE: 9/1/2021 SECTION: 20 TOWNSHIP: 23 S RANGE: 19 E

CERTIFIED TO THE FOLLOWING ONLY:

- CHARLES & CHRISTINE DONLEY

Parcel ID: R17 423 19 7151 000 0160 (PARENT TRACT) Physical Address: @ SUCCESS RD.

PARENT TRACT: O.R. BOOK 3992 PAGE 1899

TRACT #16:  
A portion of Section 20, Township 23 South, Range 19 East, Hernando County, Florida further described as follows: Commence at the Northeast corner of said Section 20, go thence along the North line of said Section 20, North 89°50'12" West 1366.80 feet; thence South 52°10'41" West 1165.99 feet to the POINT OF BEGINNING; thence South 37°49'19" East 765.71 feet to the South line of the North 1/4 of said Section 20; thence along said South line North 89°45'02" West 356.32 feet; thence North 89°47'33" West 479.73 feet; thence North 89°47'48" West 503.96 feet to the Southerly right-of-way of Seaboard Coastline Railroad; thence along said right-of-way North 52°10'41" East 1015.37 feet; thence South 37°49'19" East 60.00 feet; thence North 52°10'41" East 40.00 feet to the Point of Beginning, TOGETHER WITH 1/7th interest in Tract #1.

TRACT #1: (60' Road R/W) O.R. BOOK 3992 PAGE 1899

A portion of Sections 17 and 20, Township 23 South, Range 19 East, Hernando County, Florida, further described as: Begin at the Southeast corner of Section 17; go thence North 89°50'12" West along the South line of said Section 17, 1366.80 feet; thence South 52°10'41" West, 1205.99 feet; thence North 37°49'19" West, 60.00 feet to the Southerly right-of-way of Seaboard Coastline Railroad; thence along said right-of-way, North 52°10'41" East, 1226.64 feet; thence South 89°50'12" East, 1387.46 feet; thence South 00°10'10" West 60.00 feet to the POINT OF BEGINNING. The East 25.00 feet subject to road right-of-way.

Parcel "A"

A portion of Section 20, Township 23 South, Range 19 East, Hernando County, Florida being more particularly described as follows: For a Point of Commencement, begin at the Northeasternmost corner of Tract 16, as described in O.R. Book 3992 Page 1899, Public Records of Hernando County, Florida, said corner being monumented with a capped 1/2" iron rod stamped LB 6515. Go thence S37°50'14"E a distance of 765.57 feet along the Easterly boundary line of Tract 16 to a point on the South line of the North 1/4 of said Section 20, said point being monumented with a capped 1/2" iron rod stamped LB 6515; continue thence along the said South line, N89°44'05"W a distance of 356.50 feet to a point, said point being monumented with a 1/2" iron rod unnumbered; thence continue along the said South line, N89°49'05"W a distance of 222.79 feet to a point monumented with a capped 1/2" iron rod stamped LS 6191; leaving said South line, go thence N03°05'34"W a distance of 570.13 feet to a point on the Southerly right-of-way line of Seaboard Coastline Railroad, said point being monumented with a capped 1/2" iron rod stamped LS 6191; thence run along the said Southerly right-of-way line, N52°10'26"E a distance of 91.11 feet to a point, said point being monumented with a capped 1/2" iron rod stamped LB 6515; leaving the said Southerly right-of-way line, go thence S37°50'22"E a distance of 60.09 feet to a point on the Southerly right-of-way line of Tract 1, a 60 foot wide road right-of-way as described in O.R. Book 3992 Page 1899 of the Public Records of Hernando County, Florida, said point being monumented with a capped 1/2" iron rod stamped LB 6515; continue thence along the Southerly right-of-way line of Tract 1, N52°09'47"E a distance of 40.02 feet to the Point of Beginning. Together with a 1/7th interest in Tract #1 (a 60-foot wide road right-of-way). SUBJECT TO a 30-foot wide ingress/egress easement, more particularly described as follows: For a Point of Commencement, begin at the Northeasternmost corner of Tract 16, as described in O.R. Book 3992 Page 1899, Public Records of Hernando County, Florida, said corner being monumented with a capped 1/2" iron rod stamped LB 6515, run thence along the Southerly boundary line of Tract #1 (a 60-foot wide road right-of-way), S52°09'47"W, a distance of 40.02 feet to the POINT OF BEGINNING; thence along an extended line of the said Southerly boundary, S52°09'47"W, a distance of 132.79 feet; thence run N03°05'34"W, a distance of 36.51 feet; thence run parallel with the said Southerly boundary, N52°09'47"E, a distance of 111.98 feet to a point on the Easterly line of Tract 16, as described in O.R. Book 3992 page 1899 of the Public Records of Hernando County, Florida; thence run along the said Easterly line, S37°50'22"E, a distance of 30.00 feet, to the Point of Beginning.

Said Parcel "A" containing 4.97 acres.

Parcel "B"

A portion of Section 20, Township 23 South, Range 19 East, Hernando County, Florida more particularly described as follows: Commence at the Northeasternmost corner of Tract 16, as described in O.R. Book 3992 Page 1899 of the Public Records of Hernando County, Florida, said corner being monumented with a capped 1/2" iron rod stamped LB 6515. Go thence S37°50'14"E a distance of 765.57 feet along the Easterly boundary line of Tract 16 to a point on the South line of the North 1/4 of said Section 20, said point being monumented with a capped 1/2" iron rod stamped LB 6515; go thence along the said South line, N89°44'05"W a distance of 356.50 feet to a point monumented with a 1/2" iron rod unnumbered; thence continue along the said South line, N89°49'05"W a distance of 222.79 feet to the POINT OF BEGINNING, said point being monumented with a capped 1/2" iron rod stamped LS 6191. Continue thence along the said South line, N89°49'05"W a distance of 256.72 feet to the NW corner of the SW 1/4 of the NE 1/4 of Section 20 and a capped 1/2" iron rod stamped LB 5232; continue thence along the said South line, N89°48'35"W a distance of 504.08 feet to a point on the Southerly right-of-way line of Seaboard Coastline Railroad, said point being monumented with a capped 1/2" iron rod stamped LB 5232; go thence along the Southerly right-of-way line of Seaboard Coastline Railroad, N52°10'26"E a distance of 924.23 feet to a point, said point being monumented with a capped 1/2" iron rod stamped LS 6191; leaving said Southerly right-of-way line, go thence S03°05'34"E a distance of 570.13 feet to the Point of Beginning.

TOGETHER WITH a 30-foot wide ingress/egress easement, more particularly described as follows: For a Point of Commencement, begin at the Northeasternmost corner of Tract 16, as described in O.R. Book 3992 Page 1899, Public Records of Hernando County, Florida, said corner being monumented with a capped 1/2" iron rod stamped LB 6515, run thence along the Southerly boundary line of Tract #1 (a 60-foot wide road right-of-way), S52°09'47"W, a distance of 40.02 feet to the POINT OF BEGINNING; thence along an extended line of the said Southerly boundary, S52°09'47"W, a distance of 132.79 feet; thence run N03°05'34"W, a distance of 36.51 feet; thence run parallel with the said Southerly boundary, N52°09'47"E, a distance of 111.98 feet to a point on the Easterly line of Tract 16, as described in O.R. Book 3992 page 1899 of the Public Records of Hernando County, Florida; thence run along the said Easterly line, S37°50'22"E, a distance of 30.00 feet, to the Point of Beginning.

Said Parcel "B" containing 4.97 acres.

Surveyor Notes

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 notations 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, such as, but not limited to, property lines and/or other lines, or other existing 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 12053C0331D dated February 02, 2012, subject property appears to line within Flood Zone(s): "X". Property may lie within an administrative flood zone area. Contact County for more information.
10. 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.
11. Bearings shown hereon are based on the Southerly R/W of Tract 1. Deed Bearing: S52°10'41"W is assumed and designated designated hereon by the graphical entry "BASIS" at aforesaid 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. 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 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.
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. 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.

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 5J-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.

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

DATE OF LAST FIELD ACQUISITION:

8/31/2021

SHEET 1 OF 2

