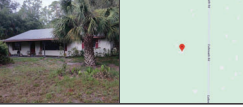


2505 8837-01  
BOUNDARY SURVEY  
HERNANDO COUNTY

**C Boyd Allen**  
Digitally signed by C Boyd Allen  
Date: 2025.09.30  
09:46:06 -04'00'



PROPERTY ADDRESS:  
5 CILBREATH ROAD, BROOKSVILLE, FLORIDA 34601  
SURVEY NUMBER: 2505 8837-01

CERTIFIED TO:  
JEB SHAFER

BUYER: JEB SHAFER

LENDER:

TITLE COMPANY:

COMMITMENT DATE: NOT REVIEWED CLIENT FILE NO:

LEGAL DESCRIPTION:  
SEE DRAWING

JOB SPECIFIC SURVEYOR NOTES  
THE BEARINGS ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (WEST ZONE) NORTH AMERICAN DATUM OF 1983, (2011 ADJUSTMENT).  
REV2 9/29/25 CLIENT COMMENTS FROM COUNTY

DATE SIGNED: 09/04/25 FIELD WORK DATE: 5/30/2025  
REVISION DATES:  
REV1 9/30/2025 REV11 4/4/2023

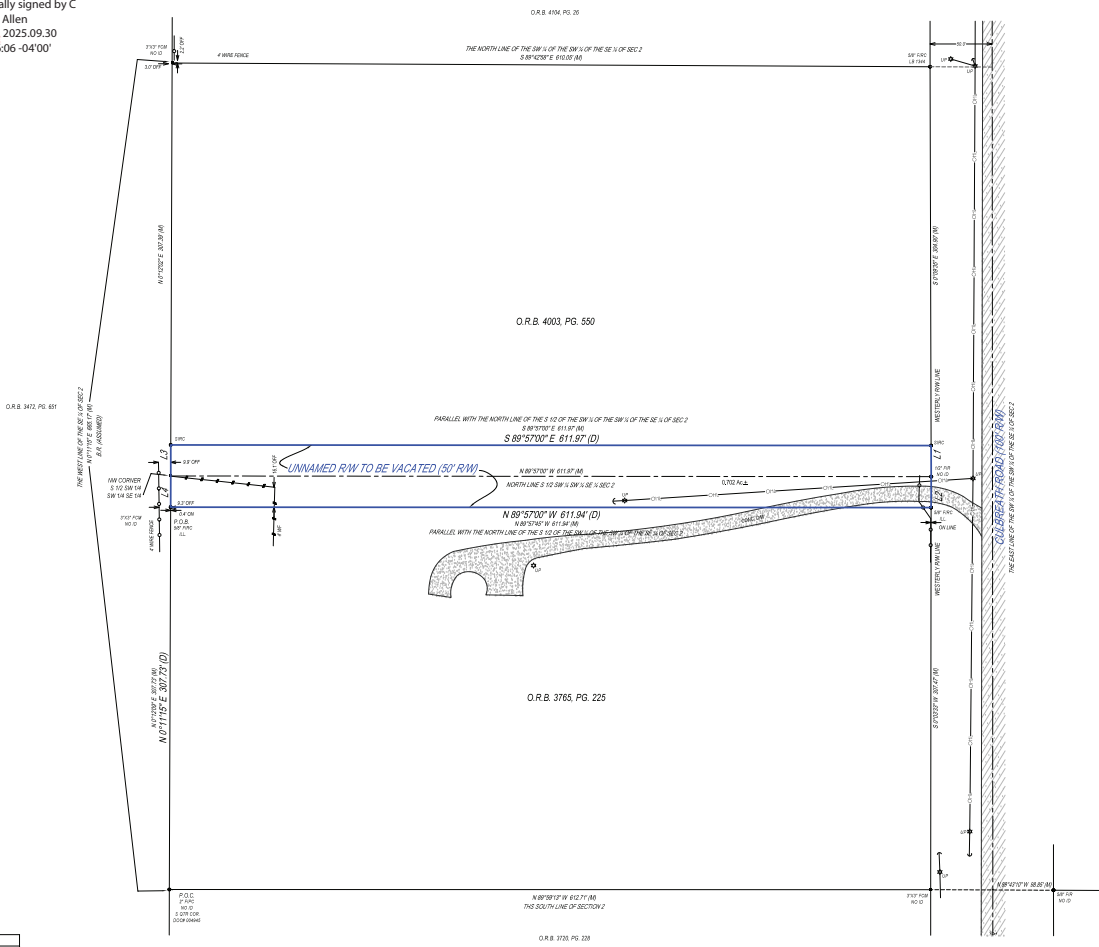
POINTS OF INTEREST  
**NONE VISIBLE**

**SURVEYORS CERTIFICATE**  
I hereby certify that the Survey of the lands described herein was made under my direct supervision, and to the best of my knowledge and belief to a true and accurate representation of said lands and meets the Standards of Practice set forth in Chapter 51-17.000 through 51-17.050, Florida Administrative Code, pursuant to section 472.007, Florida Statutes. This survey is to be valid without the signature and original raised seal of a Florida licensed surveyor and mapmaker, except when the electronic signature and seal of a Florida licensed surveyor and mapmaker is affixed thereto.



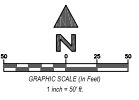
LINE	BEARING	DISTANCE
L1	S 89°50'20" W	25.00 (0.00)
L2	S 0°12'22" W	25.00 (0.00)
	S 87°12'27" W	25.00 (0.00)
L3	N 0°11'51" E	25.00 (0.00)
	N 0°59'39" W	25.00 (0.00)
L4	N 0°11'51" E	25.00 (0.00)
	N 0°11'47" E	25.00 (0.00)

SURVEYOR NOTES  
NOTE: FENCES EAST, OWNERSHIP NOT DETERMINED



A 50 FOOT RIGHT OF WAY, WITH 25 FEET ON EACH SIDE OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, THENCE NORTH 11°15'14\"/>



**GENERAL SURVEYOR NOTES:**

- The Legal Description used to perform this survey was supplied by other. This survey does not determine nor imply ownership of the lands or any fixtures shown hereon. Unless the Tract Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SIRSI" indicates a Set Iron Rebar with a Cap stamped LB8295, a minimum half inch in diameter and eighteen inches long.
- If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 517.002 (3) of the Florida Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is permanently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signatures files are kept in the office of the performing surveyor.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveys, LLC. ADDITIONAL LOGS or references to third party firms are for informational purposes only.
- Pursuant to F.S. 568.02(5), an individual employee or agent may not be held individually liable for negligence.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

**SURVEYORS LEGEND:**

LINE TYPES	ABBREVIATIONS	MB - Map Book
Boundary Line	IC - Calculated	ME - Maintenance Easement
Center Line	ICD - Chisel	MES - Mixed End Section
Chain Link or Wire Fence	IF - Field	MF - Metal Fence
Easement	IM - Measured	MHW - Mean High Water Line
Edge of Water	IR - Record	NR - Non-Radial
Overhead Lines	IS - Survey	NTS - Not to Scale
Structure	AC - Air Conditioning	NADW - North American Vertical Datum 1988
Survey Tie Line	AE - Access Easement	NADVD - National Geodetic Vertical Datum 1929
Vinyl Fence	AM - Anchor Easement	OG - On Ground
Wall or Party Wall	ASL - Accessory Setback Line	OR - Official Records Book
Wood Fence	BW - BayBox Window	ORV - Official Record Volume
	BC - Back Corner	OS - On Wall
	BLG - Building	OS - Offset
	BLK - Block	OSP - Outside Subject Property
	BR - Bearing Reference	OSL - On Subject Property
	BR - Building Reference Line	OSL - Overhead Utility Lines
	BSMT - Basement	OSWL - Ordinary High Water Line
	C - Curve	OH - On Subject Property
	CL - Center Line	PVE - Pool Equipment
	CIP - Covered Porch	PF - Flat Book
	CS - Concrete Slab	PC - Point of Curvature
	CATV - Cable TV Fiber	PCC - Point of Compound Curvature
	CB - Concrete Block	PCP - Permanent Control Point
	CH - Chisel Bearing	PI - Point of Intersection
	CHIM - Chimney	PLS - Professional Land Surveyor
	CLF - Chain Link Fence	PL - Planter
	CM - Canal Maintenance Easement	POB - Point of Beginning
	CO - Clean Out	POC - Point of Commencement
	CONC - Concrete	PRC - Point of Reverse Curvature
	CONC - Corner	PRM - Permanent Reference Monument
	CSW - Concrete Sidewalk	PSM - Professional Surveyor & Mapper
	CUE - Control Utility Easement	PT - Point of Tangency
	CVG - Concrete Valley Gutter	PUE - Public Utility Easement
	DW - Driveway	R - Radial or Radial
	DE - Drainage Easement	R/W - Right of Way
	DF - Drain Field	RES - Residential
	DM - Drilled Hole	ROE - Range
	DNE - Drainage & Utility Easement	ROE - Road Overhang Easement
	ELEV - Elevation	RP - Radial Point
	EM - Electric Meter	RSW - Sidewalk
	ENC - Enclosure	SRL - Sublock Line
	ENT - Entrance	SSL - Survey Chain Line
	ESP - Edge of Pavement	SCR - Screen
	ESOW - Edge of Water	SEC - Section
	ESMT - Easement	SEP - Septic Tank
	EUB - Electric Utility Box	SEW - Sewer
	FDM - Found DHI Hole	SIRC - Set Iron Rod & Cap
	FCM - Found Concrete Monument	SMWE - Storm Water Management Easement
	GF - Gravel	SMD - Set Nail and Disc
	FR - Found Iron Pipe	SQFT - Square Feet
	FR - Found Iron Rod & Cap	STL - Survey Tie Line
	FR - Found Iron Rod & Cap	STY - Stuary
	FR - Found Nail	SV - Sewer Valve
	FR - Found Nail & Disc	SWR - Sewer Easement
	FRBP - Found Ball Road Spike	TAM - Temporary Benchmark
	GM - Gas Meter	TEL - Telephone Facilities
	GM - Gas Meter	TOB - Technological Utility Easement
	ID - Identification	TWP - Township
	IEE - Irrigation Easement	TR - Transformer
	IS - Shingle	TYP - Typical
	INST - Instrument	UE - Utility Easement
	INT - Intersection	UG - Underground
	IRRE - Irrigation Easement	UP - Utility Pole
	L - Length	UR - Utility Rebar
	LAE - Limited Access Easement	VF - Vinyl Fence
	LBR - License No. (Business)	WC - Wetness Corner
	LE - Limited Buffer Easement	WF - Water Filter
	LE - Landscaped Easement	WF - Wood Fence
	LME - Lake/Landscape Maintenance Easement	WM - Water Meter/Valve Box
	LSF - License No. (Surveyor)	WW - Water Valve

**FLOOD ZONE INFORMATION:**  
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN FLOOD ZONE UNINCORPORATED AREAS, COMMUNITY NUMBER 12010, PANEL NUMBER 0746 DATED 2022.