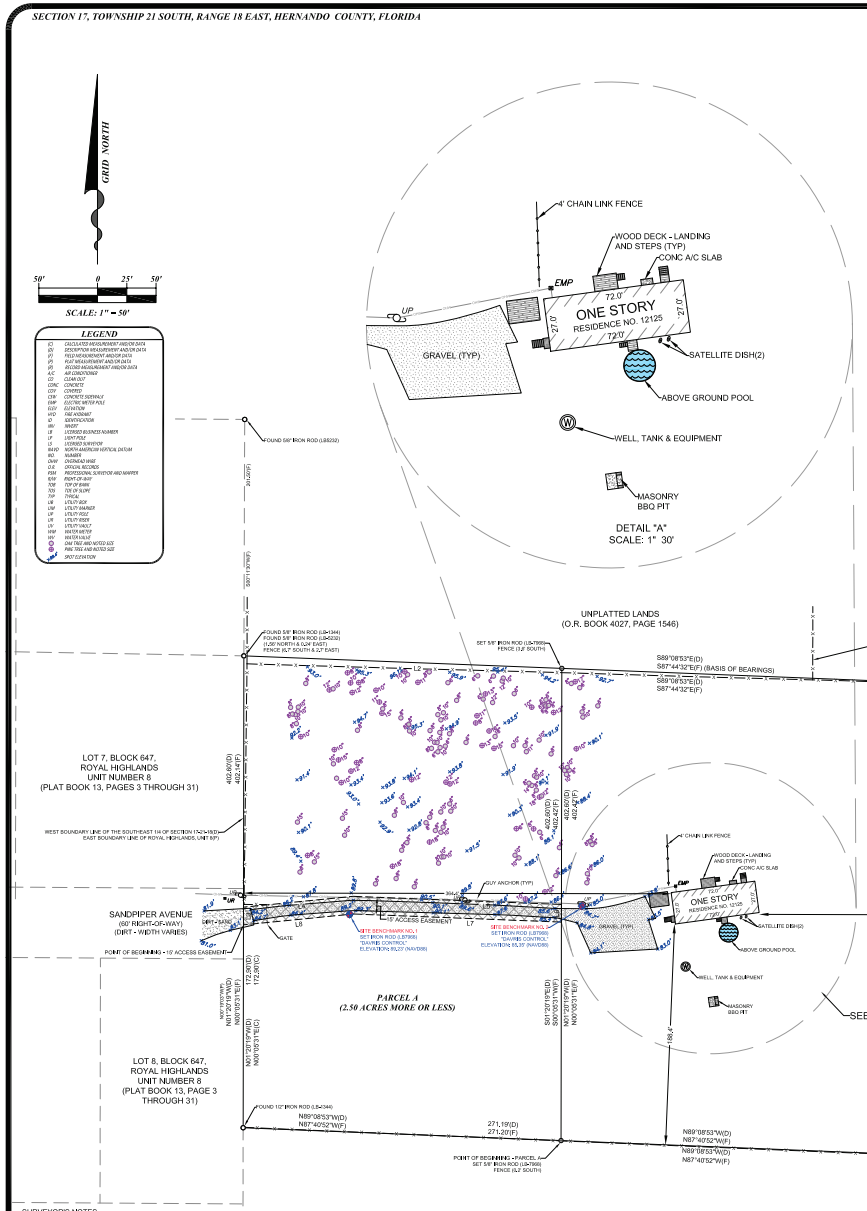
SECTION 17, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA

MAP OF SURVEY



LEGAL DESCRIPTION

PARENT PARCEL

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17, AND RUN THENCE S01°31'04"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THRASHER AVENUE: THENCE RUN S89°59'41"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1553.35 FEET: THENCE RUN S01°20'19"E, A DISTANCE OF 1258.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S01°20'19"E, A DISTANCE OF 402.60 FEET: THENCE RUN N89°08'53"W, A DISTANCE OF 1082.00 FEET TO A POINT ON THE WEST BOUNDARY OF THE SAID SOUTHEAST 1/4, THENCE RUN N01°20'19"W, ALONG THE SAID WEST BOUNDARY, A DISTANCE OF 402.60 FEET: THENCE RUN S89°08'53"E, A DISTANCE OF 1082.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 435,539 SQUARE FEET - 10.00 ACRES MORE OR LESS.

PARCEL A

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17, AND RUN THENCE S01°31'04"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THRASHER AVENUE: THENCE RUN S89°59'41"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1553.35 FEET: THENCE RUN S01°20'19"E, A DISTANCE OF 1258.95 FEET: THENCE CONTINUE S01°20'19"E, A DISTANCE OF 402.60 FEET: THENCE RUN N89°08'53"W, A DISTANCE OF 810.81 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE N89°08'53"W, A DISTANCE OF 271.19 FEET TO THE WEST BOUNDARY OF THE SAID SOUTHEAST 1/4: THENCE RUN N01°20'19"W ALONG SAID WEST BOUNDARY, A DISTANCE OF 402.60 FEET: THENCE LEAVING SAID WEST BOUNDARY LINE, S89°08'53"E, A DISTANCE OF 271.19 FEET: THENCE S01°20'19"E, A DISTANCE OF 402.60 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 109,016 SQUARE FEET - 2.50 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO:

15 FOOT ACCESS EASEMENT

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17, AND RUN THENCE S01°31'04"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THRASHER AVENUE: THENCE RUN S89°59'41"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1553.35 FEET: THENCE RUN S01°20'19"E, A DISTANCE OF 1258.95 FEET: THENCE CONTINUE S01°20'19"E, A DISTANCE OF 402.60 FEET: THENCE RUN N89°08'53"W, A DISTANCE OF 1082.00 FEET TO A POINT ON THE WEST BOUNDARY OF THE SAID SOUTHEAST 1/4, THENCE RUN N01°20'19"W, ALONG THE SAID WEST BOUNDARY, A DISTANCE OF 172.00 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE N89°08'53"W, ALONG THE SAID WEST BOUNDARY, A DISTANCE OF 15.08 FEET: THENCE LEAVING SAID WEST BOUNDARY, N82°50'16"E, A DISTANCE OF 93.78 FEET: THENCE S89°11'46"E, A DISTANCE OF 177.81 FEET: THENCE S01°20'19"E, A DISTANCE OF 15.01 FEET: THENCE N89°11'46"W, A DISTANCE OF 177.34 FEET: THENCE S82°55'16"W, A DISTANCE OF 94.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 4,074 SQUARE FEET - 0.09 ACRES MORE OR LESS.

PARCEL B

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17, AND RUN THENCE S01°31'04"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THRASHER AVENUE: THENCE RUN S89°59'41"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1553.35 FEET: THENCE RUN S01°20'19"E, A DISTANCE OF 1258.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S01°20'19"E, A DISTANCE OF 402.60 FEET: THENCE RUN N89°08'53"W, A DISTANCE OF 810.81 FEET: THENCE RUN N01°20'19"W, A DISTANCE OF 402.60 FEET: THENCE RUN S89°08'53"E, A DISTANCE OF 810.81 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 326,521 SQUARE FEET - 7.50 ACRES MORE OR LESS.

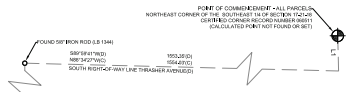
TOGETHER WITH:

15 FOOT ACCESS EASEMENT

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17, AND RUN THENCE S01°31'04"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THRASHER AVENUE: THENCE RUN S89°59'41"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1553.35 FEET: THENCE RUN S01°20'19"E, A DISTANCE OF 1258.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S01°20'19"E, A DISTANCE OF 402.60 FEET: THENCE RUN N89°08'53"W, A DISTANCE OF 1082.00 FEET TO A POINT ON THE WEST BOUNDARY OF THE SAID SOUTHEAST 1/4, THENCE RUN N01°20'19"W, ALONG THE SAID WEST BOUNDARY, A DISTANCE OF 172.00 FEET TO THE POINT OF BEGINNING: THENCE CONTINUE N01°20'19"W, ALONG THE SAID WEST BOUNDARY, A DISTANCE OF 15.08 FEET: THENCE LEAVING SAID WEST BOUNDARY, N82°50'16"E, A DISTANCE OF 93.78 FEET: THENCE S89°11'46"E, A DISTANCE OF 177.81 FEET: THENCE S01°20'19"E, A DISTANCE OF 15.01 FEET: THENCE N89°11'46"W, A DISTANCE OF 177.34 FEET: THENCE S82°55'16"W, A DISTANCE OF 94.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 4,074 SQUARE FEET - 0.09 ACRES MORE OR LESS.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1(D&C)	30.00'	S01°31'04"E
L2(D)	271.19'	S89°08'53"E
L2(F)	271.19'	S87°44'32"E
L3(D)	15.08	N01°20'19"W
L3(C)	15.08	N00°05'31"E
L4(D)	93.78	N82°55'16"E
L4(C)	93.78	N84°21'05"E
L5(D)	177.81	S89°11'46"E
L5(C)	177.81	S87°45'57"E
L6(D)	15.01	S01°20'19"E
L6(C)	15.01	S00°05'31"W
L7(D)	177.34	N89°11'46"W
L7(C)	177.34	N87°45'57"W
L8(D)	94.25	S82°55'16"W
L8(C)	94.25	S84°21'05"W

SURVEYOR'S NOTES:

1. THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2. BASIS OF BEARINGS AND BEARING OF S87°44'32"E, ALONG THE NORTH BOUNDARY LINE OF THE SUBJECT PARCEL, AS SHOWN HEREON.
3. THIS OFFICE HAS NOT ABSTRACTED THIS FOR ANY RECORDED CLAIMS OF TITLE EASEMENTS OR RESTRICTIONS, THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS IS NOT CERTIFIED HEREON.
4. NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.
5. UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS WERE LOCATED.
6. ELEVATIONS WERE ESTABLISHED AT THE PROJECT THROUGH REDUNDANT GPS (GLOBAL POSITIONING SYSTEM) SURVEY SESSIONS AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM (NAVD).
THE FOLLOWING VERTICAL STATION WAS RECOVERED AND UTILIZED FOR THIS SURVEY:
A) CONTROL BENCHMARK DESIGNATION: "20120 A", ELEVATION: 102ft (NAVD88).
7. DAVRIS, INC., ACCEPTS NO RESPONSIBILITY FOR THE IDENTIFICATION OF THE TREE SPECIES SHOWN HEREON. EVERY EFFORT HAS BEEN MADE TO PROPERLY IDENTIFY THE TREES SHOWN HEREON, HOWEVER TREE IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF A PROFESSIONAL LAND SURVEYOR. THE TREE TYPES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD ONLY BE USED AFTER CONFIRMATION BY A CERTIFIED ARBORIST OR OTHER SUCH PROFESSIONAL.
8. THIS SURVEY IS NON-TRANSFERABLE.

TYPE OF SURVEY: BOUNDARY & PARTIAL TOPOGRAPHIC
DATE OF SURVEY: SEPTEMBER 18, 2025

CERTIFIED TO: RICHARD DEROXTRO AND DEBRA S. DEROXTRO

THIS MAP OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE FOLLOWING:

THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17 ADMINISTRATIVE CODE).

OR

AN ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17 ADMINISTRATIVE CODE).

THE MAP OF SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITY ON ENTITIES NAMED HEREON. NO CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

David York
Digitally signed by David York
Date: 2025.10.29 09:34:02 -04'00'

October 29, 2025
Date of Signature

DAVRIS, INC.
CERTIFICATE OF AUTHORIZATION #7868
New Port Richey, FL 34653
Phone: (727) 849-7569
Website: www.davris.com
Email: jb@davris.com

BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY

12125 SANDPIPER AVENUE
WEEKI WACHEE, FLORIDA

REVISIONS	DATE
FIELD WORK	9/18/25
COUNTY COMMENTS	10/29/25

PROJECT NUMBER: 24054
FILE: 24054.dwg
CHECKED BY: TW
SHEET NO. 1 OF 1