

SCHEDULE "A"**SKETCH OF DESCRIPTION****PARCEL:****ESTATE: PERMANENT****PURPOSE: UTILITY EASEMENT****LEGAL DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF PARCEL R10 223 17 1424 0CB0 0000 IDENTIFIED AS "SEWAGE TREATMENT PLANT" ON THE PLAT OF BERKELEY MANOR PHASE I, RECORDED IN PLAT BOOK 17, PAGE 74 OF THE PUBLIC RECORDS OF HERNANDO COUNTY LAYING IN THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 23 SOUTH, RANGE 17 EAST, AND A PORTION OF PARCELS PARCEL R15 223 17 1774 0000 0040 AND PARCEL R15 423 17 0000 0050 0050 LAYING IN THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA; THENCE RUN S 89°34'19" E ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15, FOR A DISTANCE OF 160.99 FEET TO THE EAST RIGHT OF WAY LINE OF WASHINGTON AVENUE, A 60.00 FOOT WIDE RIGHT OF WAY, AS SHOWN ON THE PLAT OF BERKELEY MANOR PHASE I, RECORDED IN PLAT BOOK 17, PAGE 74 OF THE PUBLIC RECORDS OF HERNANDO COUNTY; THENCE CONTINUE S 89°34'19" E, FOR A DISTANCE OF 30.13 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN N 45°00'00" E, FOR A DISTANCE OF 4.21 FEET; THENCE RUN N 90°00'00" E, FOR A DISTANCE OF 210.74 FEET; THENCE RUN N 00°00'00" E, FOR A DISTANCE OF 22.00 FEET; THENCE RUN N 90°00'00" E, FOR A DISTANCE OF 24.00 FEET; THENCE RUN S 00°00'00" E, FOR A DISTANCE OF 22.00 FEET; THENCE RUN N 90°00'00" E, FOR A DISTANCE OF 270.69 FEET; THENCE RUN N 00°00'00" E, FOR A DISTANCE OF 79.00 FEET; THENCE RUN N 90°00'00" W, FOR A DISTANCE OF 330.00 FEET; THENCE RUN N 00°00'00" E, FOR A DISTANCE OF 20.00 FEET; THENCE RUN N 90°00'00" E, FOR A DISTANCE OF 350.00 FEET; THENCE RUN S 00°00'00" E, FOR A DISTANCE OF 119.00 FEET; THENCE RUN N 90°00'00" W, FOR A DISTANCE OF 3.00 FEET; THENCE RUN S 00°00'00" E, FOR A DISTANCE OF 372.75 FEET TO THE NORTH RIGHT OF WAY LINE OF FOREST OAKS BOULEVARD, A 100.00 FOOT RIGHT OF WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 560, PAGES 631 TO 632 OF THE PUBLIC RECORDS OF HERNANDO COUNTY; THENCE ALONG SAID RIGHT OF WAY LINE RUN N 89°42'54" W, FOR A DISTANCE OF 26.79 FEET; THENCE RUN N 00°18'38" E, FOR A DISTANCE OF 10.01 FEET; THENCE RUN N 89°41'22" W, FOR A DISTANCE OF 254.78 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN N 00°00'00" E, FOR A DISTANCE OF 19.86 FEET; THENCE RUN N 88°42'03" E, FOR A DISTANCE OF 256.58 FEET; THENCE RUN N 00°00'00" E, FOR A DISTANCE OF 335.55 FEET; THENCE RUN N 90°00'00" W, FOR A DISTANCE OF 489.14 FEET; THENCE RUN S 45°00'00" W, FOR A DISTANCE OF 18.52 FEET; THENCE RUN S 00°00'00" E, FOR A DISTANCE OF 21.76 FEET; THENCE RUN N 90°00'00" W, FOR A DISTANCE OF 51.75 FEET; THENCE RUN N 00°00'00" E, FOR A DISTANCE OF 20.00 FEET; THENCE RUN N 90°00'00" E, FOR A DISTANCE OF 21.70 FEET; THENCE RUN N 45°00'00" E, FOR A DISTANCE OF 45.08 FEET; TO THE POINT OF BEGINNING.

CONTAINING 36,627. SQUARE FEET OR 0.84 ACRES, MORE OR LESS.

THIS IS NOT A SURVEY

HERNANDO COUNTY WEST TAX COLLECTOR BUILDING
SECTIONS 10 AND 15, TOWNSHIP 23 SOUTH, RANGE 17 EAST
HERNANDO COUNTY, FLORIDA

WSP USA GEOMATICS INC.

550 Northlake Boulevard, Suite 1000
Altamonte Springs, FL 32701 USA
Phone: (407) 522-7570
www.wsp.com

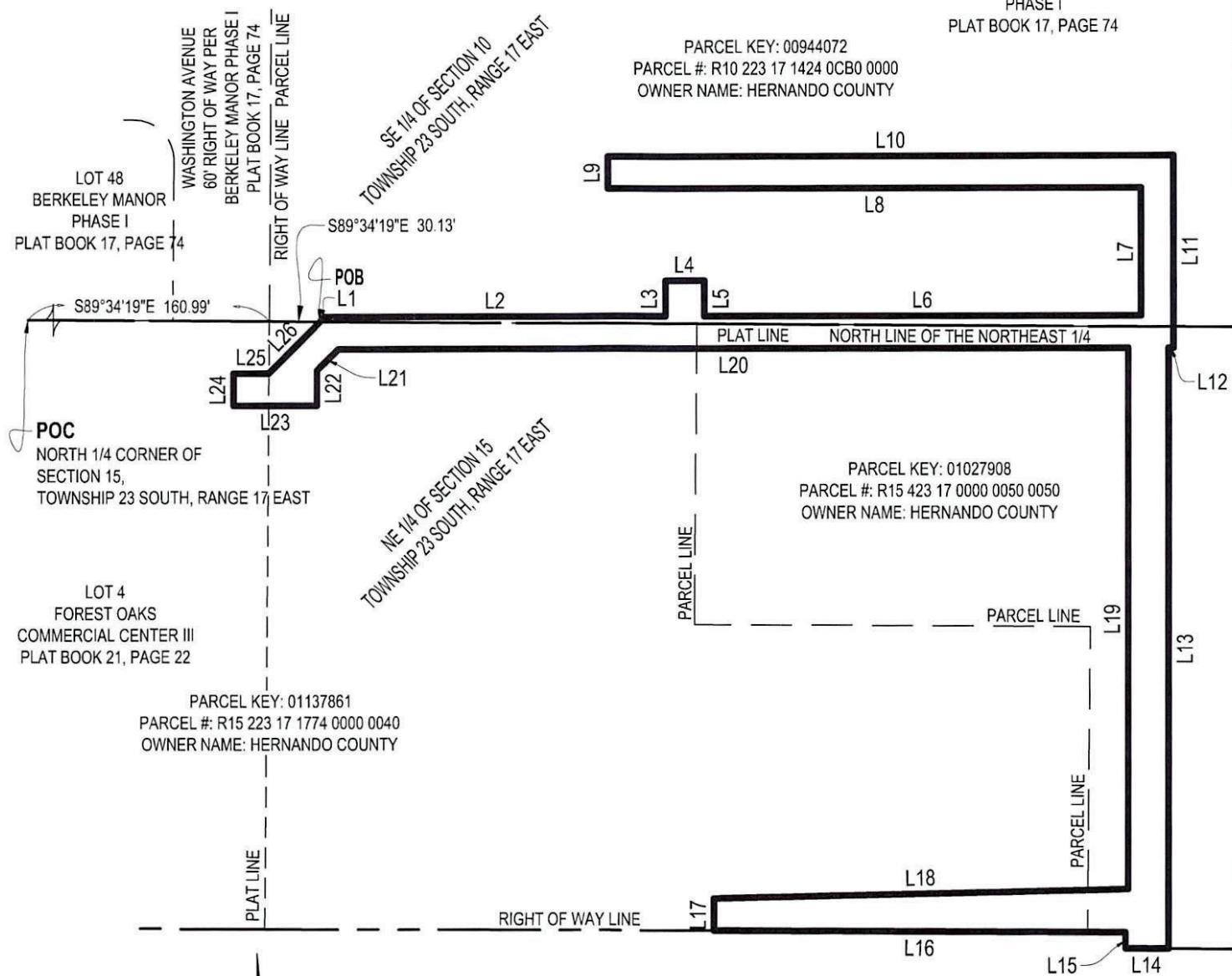
Certificate of Authorization Number LB-0008652

DATE	BY	DESCRIPTION	
		REVISION	
DRAWN BY:	MP	CHKD BY:	MR
DATE:	10/21/2025	DATE:	10/21/2025
JOB No.	600867.101	SCALE:	1 OF 3
DRAWING NAME: 600867.101-SOD.dwg			

**SCHEDULE "A"
SKETCH OF DESCRIPTION
PARCEL:
ESTATE: PERMANENT
PURPOSE: UTILITY EASEMENT**

"SEWAGE TREATMENT PLANT"
BERKELEY MANOR
PHASE I
PLAT BOOK 17, PAGE 74

PARCEL KEY: 00944072
PARCEL #: R10 223 17 1424 0CB0 0000
OWNER NAME: HERNANDO COUNTY



FOREST OAKS BOULEVARD
100' RIGHT OF WAY PER OFFICIAL RECORDS BOOK 560, PAGES 631-632

GRAPHIC SCALE

NORTH

LEGEND
— = BREAK LINE (NOT TO SCALE)
L# = LINE NUMBER (SEE LINE TABLE)
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT

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SECTIONS 10 AND 15, TOWNSHIP 23 SOUTH, RANGE 17 EAST
HERNANDO COUNTY, FLORIDA

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R E V I S I O N			
DRAWN BY:	MP	CHKD. BY:	MR
DATE:	10/21/2025	DATE:	10/21/2025
JOB No. <u>600867.101</u>		SCALE: 1 inch = 100 feet	SHT. <u>2</u> OF <u>3</u>
DRAWING NAME: 600867.101-SOD.dwg			

WSP USA GEOMATICS INC.
550 Northlake Boulevard, Suite 1000
Altamonte Springs, FL 32701 USA
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The WSP logo consists of the letters 'WSP' in a bold, red, sans-serif font, with a vertical red bar extending downwards from the letter 'P'.

**SCHEDULE "A"
SKETCH OF DESCRIPTION
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Line Table		
Line #	Direction	Length
L1	N 45°00'00" E	4.21'
L2	N 90°00'00" E	210.74'
L3	N 00°00'00" E	22.00'
L4	N 90°00'00" E	24.00'
L5	S 00°00'00" E	22.00'
L6	N 90°00'00" E	270.69'
L7	N 00°00'00" E	79.00'
L8	N 90°00'00" W	330.00'
L9	N 00°00'00" E	20.00'
L10	N 90°00'00" E	350.00'
L11	S 00°00'00" E	119.00'
L12	N 90°00'00" W	3.00'
L13	S 00°00'00" E	372.75'
L14	N 89°42'54" W	26.79'
L15	N 00°18'38" E	10.01'
L16	N 89°41'22" W	254.78'
L17	N 00°00'00" E	19.86'
L18	N 88°42'03" E	256.58'
L19	N 00°00'00" E	335.55'
L20	N 90°00'00" W	489.14'

Line Table		
Line #	Direction	Length
L21	S 45°00'00" W	18.52'
L22	S 00°00'00" E	21.76'
L23	N 90°00'00" W	51.75'
L24	N 00°00'00" E	20.00'
L25	N 90°00'00" E	21.70'
L26	N 45°00'00" E	45.08'

SURVEYOR'S NOTES

1. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY OR OTHER TITLE MATTERS BY THIS FIRM. ANY RELATED INFORMATION SHOWN HEREON WAS ACQUIRED FROM THE HERNANDO COUNTY PROPERTY APPRAISER WEBSITE.
3. BEARINGS AND DISTANCES SHOWN HEREON ARE EXPRESSED IN US SURVEY FEET AND ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, AS BEING S 89°34'19" E.

FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS 6458

11/11/2025

THIS IS NOT A SURVEY

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SECTIONS 10 AND 15, TOWNSHIP 23 SOUTH, RANGE 17 EAST
HERNANDO COUNTY, FLORIDA

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JOB No. <u>600867.101</u>		SCALE: <u>N/A</u>	SHT. OF <u>3</u> <u>3</u>
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