

THIS IS NOT A FIELD SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land being a portion of Section 12, Township 22 South, Range 17 East, Hernando County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of LOT 17, BLOCK 343, according to the Plat of ROYAL HIGHLANDS UNIT NUMBER 6, as recorded in Plat Book 12, Page 67 of the Public Records of Hernando County, Florida; thence N00°34'50"W, along the East line of said LOT 17, for 38.09 feet to the point of intersection with the South Right-of-Way line of NICASIO JAY COURT, according to said Plat of ROYAL HIGHLANDS UNIT NUMBER 6, same being the POINT OF BEGINNING; thence the following three (3) courses along said East line of LOT 17, the East line of LOT 18, and the South line of LOT 19, both according to said Plat of ROYAL HIGHLANDS UNIT NUMBER 6, respectively, same being said South Right-of-Way line and the West Right-of-Way line of said NICASIO JAY COURT, respectively; (1) thence S89°58'08"W, for 49.95 feet; (2) thence N00°02'18"W, for 99.29 feet; (3) thence N89°57'42"E, for 49.99 feet to the Southeast corner of said LOT 19; thence leaving said West Right-of-Way line of NICASIO JAY COURT, S00°00'52"E, for 99.30 feet to the POINT OF BEGINNING.

Containing 4,962 square feet or 0.114 acres, more or less.

NOTE, THE GEOMETRY PERTAINING TO THE PARCEL OF LAND DESCRIBED HEREIN IS BASED UPON THAT CERTAIN ALTA/BOUNDARY SURVEY TITLED "NEEDHAM COURT" PREPARED BY FLORIDA DESIGN CONSULTANTS, INC. AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

BLACKFIN PARTNERS

SHEET DESCRIPTION:

LEGAL DESCRIPTION AND SKETCH

SCALE: NONE	DATE: 03-26-2025	DRAWN: JLA	CALCED: BGD	CHECKED: BGD	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH, TABLES & LEGEND
JOB No.: 2024-0053	EPN: 1326	SECTION: 12	TOWNSHIP: 22S	RANGE: 17E	



**FLORIDA DESIGN
CONSULTANTS, INC.**
— THINK IT. ACHIEVE IT. —

17907 APRILE DRIVE, SUITE 150, LAND O' LAKES, FLORIDA 34638
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM L.B. NO.6707

NOT VALID WITHOUT ORIGINAL
SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH
3-31-2025
STATE OF FLORIDA
CLARET PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°34'50"W	38.09'
L2	S89°58'08"W	49.95'
L3	N89°57'42"E	49.99'

ROYAL
HIGHLANDS
UNIT NO. 6,
PB 12, PG 67

BLOCK 343

LOT
18

LOT
19

LOT
15

BLOCK 343

LOT
16

LOT
17

SUBJECT PARCEL

4,962 SQUARE FEET, OR
0.114 ACRES MORE OR LESS

E LINE OF LOT 17

E LINE OF LOT 18; W R/W
LINE OF NICASIO JAY COURT

S LINE
OF LOT 19

SE COR OF
LOT 19

NICASIO JAY COURT
50' PUBLIC R/W,
PB 12, PG 67

POB

POC

SE COR OF LOT 17

BOURASSA BLVD

50' D.R.O.W.

S LINE OF THE SE 1/4 OF SEC 12-22S-17E

SE 1/4 OF SEC
12-22S-17E

NE 1/4 OF SEC
13-22S-17E

LEGEND:

BLVD = BOULEVARD
COR = CORNER
D.R.O.W. = DRAINAGE RIGHT-OF-WAY
NO. = NUMBER
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY
SEC = SECTION

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PREPARED FOR:

BLACKFIN PARTNERS

SHEET DESCRIPTION:

LEGAL DESCRIPTION AND SKETCH

SCALE: 1"=50'	DATE: 03-26-2025	DRAWN: JLA	CALCED: BGD	CHECKED: BGD	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH, TABLES & LEGEND
JOB No.: 2024-0053	EPN: 1326	SECTION: 12	TOWNSHIP: 22S	RANGE: 17E	



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