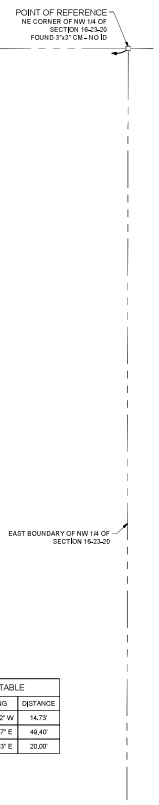
A PORTION OF

SECTION 16, TOWNSHIP 23 SOUTH, RANGE 20 EAST
HERNANDO COUNTY, FLORIDA



LEGEND

P, R	=	IRON PIPE, IRON ROD
CM	=	CONCRETE MONUMENT
(D)	=	MEASUREMENT PER DESCRIPTION
R/W	=	RIGHT-OF-WAY
O.R.	=	OFFICIAL RECORDS BOOK
PG.	=	PAGE
○	=	FOUND IR (SIZE & REGISTRATION NUMBER AS NOTED)
●	=	SET 5/8" IR "DC JOHNSON LB 4514"
□	=	FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
	=	POWER / TELEPHONE POLE
	=	MAILBOX
OHP	=	OVERHEAD POWER LINE
	=	GUY ANCHOR
	=	ELECTRIC METER
	=	AIR CONDITIONER
	=	CLEANOUT
	=	WELL
—X—	=	WIRE FENCE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°06'52" W	14.73'
L2	N 00°05'47" E	49.40'
L3	N 89°59'03" E	20.00'

DESCRIPTION: (prepared per this survey)

A parcel of land lying within Section 16, Township 23 South, Range 20 East, Hernando County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of the Northwest 1/4 of said Section 16; thence S.89°56'07"W., along the North line thereof, a distance of 671.34 feet; thence S.00°06'52"W., a distance of 14.73 feet to the apparent South maintained right-of-way line of Old Spring Lake Road; thence continue S.00°06'52"W., a distance of 419.98 feet for a POINT OF BEGINNING; thence N.89°56'47"E., a distance of 250.00 feet; thence S.00°05'47"W., a distance of 232.19 feet; thence S.89°56'13"W., a distance of 238.73 feet; thence N.00°05'47"E., a distance of 49.40 feet; thence S.89°56'20"W., a distance of 325.99 feet; thence N.00°00'12"W., a distance of 182.88 feet; thence N.89°56'47"E., a distance of 315.04 feet to the POINT OF BEGINNING.

Containing 2.64 acres, more or less.

TOGETHER WITH an easement for ingress/egress being further described as follows:

A parcel of land lying within Section 16, Township 23 South, Range 20 East, Hernando County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of the Northwest 1/4 of said Section 16; thence S.89°56'07"W., along the North line thereof, a distance of 671.34 feet; thence S.00°06'52"W., a distance of 14.73 feet to the apparent South maintained right-of-way of Old Spring Lake Road for a POINT OF BEGINNING; thence continue S.00°06'52"W., a distance of 419.98 feet; thence S.89°56'47"W., a distance of 20.00 feet; thence N.00°06'52"E., a distance of 419.99 feet to the aforementioned apparent South maintained right-of-way line of Old Spring Lake Road; thence N.89°59'03"E., along said South right-of-way line, a distance of 20.00 feet to the POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to. This survey meets the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.
2. This survey was prepared without an abstract of title, therefore the undersigned makes no guarantees or representations regarding information shown hereon pertaining to easements, rights-of-way, setback lines, agreements, reservations, or other similar matters.
3. No underground installations, improvements or encroachments, have been located except those shown hereon.
4. No instruments of record reflecting easements, right-of-ways and/or ownership were furnished to the undersigned except as shown.
5. Bearings shown hereon are based on on the Florida State Plane Coordinate System, FL-West Projection, with the North line of the Northwest 1/4 of Section 16, Township 23 South, Range 20 East, Hernando County, Florida, having a grid bearing of S.89°56'07"W.,
6. Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.) or Florida Department of Environmental Protection (F.D.E.P.).
7. The text for ties to improvements indicates the direction they lie in relation to the boundary.
8. Bearings and distances shown hereon are field measured, unless otherwise indicated.
9. The background aerial imagery is shown for informational purposes and was captured by D.C. Johnson & Associates on 12/17/2025.
10. Subject property appears to lie in Flood Zone "X" according to FEMA Flood Insurance Rate Map Panel No. 12053C0352D, dated 2/2/2012.
11. This survey has been prepared at the request of the client to depict two separate boundary surveys, effectively splitting the subject property. This survey does not constitute or imply approval by Hernando County or any other governing authority for subdivision of the property. Further review and approvals may be required by Hernando County or other agencies prior to issuance of building permits or other development authorizations. The surveyor makes no representation or warranty regarding such approvals.

BY	REVISION	DATE

Daniel Johnson Digitally signed by Daniel Johnson Date: 2026.01.27 16:38:31 -05'00'

Daniel C. Johnson
Professional Surveyor and Mapper
Florida License Number 4453

This survey conforms to the "Standards of Practice" set forth by the Florida Board of Land Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code.

Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

SEAL: DANIEL C. JOHNSON PROFESSIONAL SURVEYOR AND MAPPER 4453 STATE OF FLORIDA

FIRM LCB | DATE 10/22/2026
DCJA Doc. 004 | DATE 1/26/2026

DATE OF FIELD SURVEY: 1/5/2026

D.C. JOHNSON & ASSOCIATES
SURVEYING AND MAPPING
Licensed Business No. 4514
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San Antonio, FL 33576
(813) 973-1450 Fax: (813) 973-1539
Email: survey@dcjohnson.com
www.dcjohnson.com

Boundary Survey

Daphne Hernandez

25900 Old Spring Lake Road
South Parcel (Parcel 2)

PREPARED FOR:

PROJECT NO: 2018-0774DLB0000002
SEC: 16 | TWP: 23S | RNG: 20E | COUNTY: Hernando

SCALE: As Shown
SHEET NO: 1 of 1