

# BOUNDARY SURVEY

## DESCRIPTION:

VACATING THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE NORTHERLY LINE OF

**PARCEL 1**  
**LOT 18,**  
**CORTEZ CROSSING PHASE 2**  
 ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 1125, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND

VACATING THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE NORTHERLY LINE AND THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SOUTHERLY LINE OF

**PARCEL 2**  
**LOT 19,**  
**CORTEZ CROSSING PHASE 2**  
 ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 1125, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

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**PARCEL 3**  
**LOT 20,**  
**CORTEZ CROSSING PHASE 2**  
 ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 1125, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

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**PARCEL 4**  
**LOT 21,**  
**CORTEZ CROSSING PHASE 2**  
 ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 1125, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

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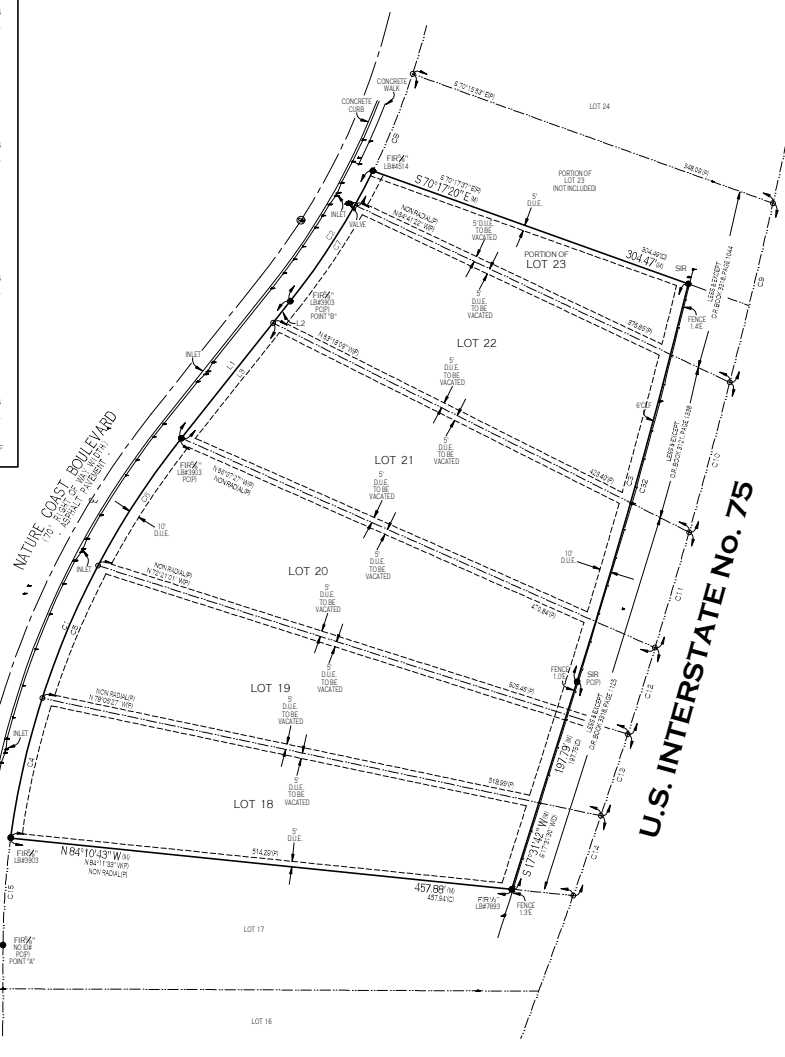
**PARCEL 5**  
**LOT 22,**  
**CORTEZ CROSSING PHASE 2**  
 ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3321, PAGE 1538, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND

VACATING THE PLATTED 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG THE SOUTHERLY LINE OF

**PARCEL 6**  
**LOT 23,**  
**CORTEZ CROSSING PHASE 2**  
 ACCORDING TO THE PLAT OR MAP THERE OF AS RECORDED IN PLAT BOOK 37, PAGES 56 & 57, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING PORTION CONVEYED OUT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3318, PAGE 1044 AND LESS AND EXCEPT THAT PORTION DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 3520, PAGE 1699, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

- SURVEYOR'S NOTES:**
- NO UNDERPINNING FOUNDATIONS, STRUCTURES, INSTALLATIONS, OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED UNLESS OTHERWISE SHOWN HEREON.
  - THIS SURVEY IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
  - SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
  - BEARINGS SHOWN HEREON ARE ASSUMED.
  - THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
  - PURPOSE OF SURVEY: PURCHASE, SALE, MORTGAGE.



**LINE DATA**

LINE	BEARING	LENGTH
L18	N84°10'43" W	457.88
L19	N84°10'43" W	457.88
L20	N84°10'43" W	457.88
L21	N84°10'43" W	457.88
L22	N84°10'43" W	457.88
L23	N84°10'43" W	457.88

**CURVE DATA**

LINE	ARC LENGTH	CHORD	CHORD BEARING	CHORD LENGTH
L18	457.88	457.88	S70°17'20"E	457.88
L19	457.88	457.88	S70°17'20"E	457.88
L20	457.88	457.88	S70°17'20"E	457.88
L21	457.88	457.88	S70°17'20"E	457.88
L22	457.88	457.88	S70°17'20"E	457.88
L23	457.88	457.88	S70°17'20"E	457.88



**APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL No. 12053C023BD EFFECTIVE DATE: 02/02 /2012**

**TLS SURVEYORS AND MAPPERS, INC.**  
 LB#8009  
 PSM629@GMAIL.COM  
 13167 SPRING HILL DRIVE  
 SPRING HILL, FL 34609 (852)-277-6550

**Eric S Smith**  
 DATE: 11.19.25  
 PSM No. 6929 LB#8009

**DATE OF SURVEY:** 11.19.25  
**BEARING BETWEEN POINTS A & B:** BEING N 24°03'02" E  
**SCALE:** 1"=80'  
**FILE:** NATURE L18-23  
**S-T-R:** 06-23S-21E

**LEGEND:** ○ = SANITARY MANHOLE, ◊ = DESCRIPTIVE POINT, R = RECORD DATA  
 (C) = CALCULATED DATA, (D) = DEED DATA, (M) = MEASURED DATA, (P) = PLAT DATA, (E) = CENTERLINE, A/C = AIR CONDITIONER, C/L = CURB LINE, F/P = FOUNDATION POINT, F/C = FENCE CORNER, \*C/C = FOUND CROSS SCRIBE, F/P = FOUND IRON ROD, F/M = FOUND MONUMENT, F/DISK = FOUND DISK, L/E = LOWEST FLOOR ELEVATION, O.R. = OFFICIAL RECORD BOOK, P.B. = PLAT BOOK, P.C.M. = PERMANENT CORNER MONUMENT, P.M. = PERMANENT MONUMENT, R/W = RIGHT OF WAY, S/R = SET 5/8" IRON ROD & CAP LB#8009, S/N/D = SET NAIL & DISK, (B) = BUILDING TIE, W/F = WOOD FENCE, D.U.E. = DRAINAGE/UTILITY EASEMENT, P = POWERPOLE, V/F = VINYL FENCE, F/E = FENCE END, LB# = LICENSED BUSINESS