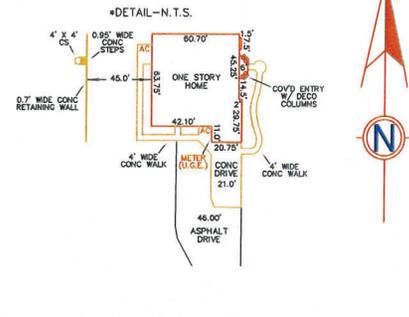
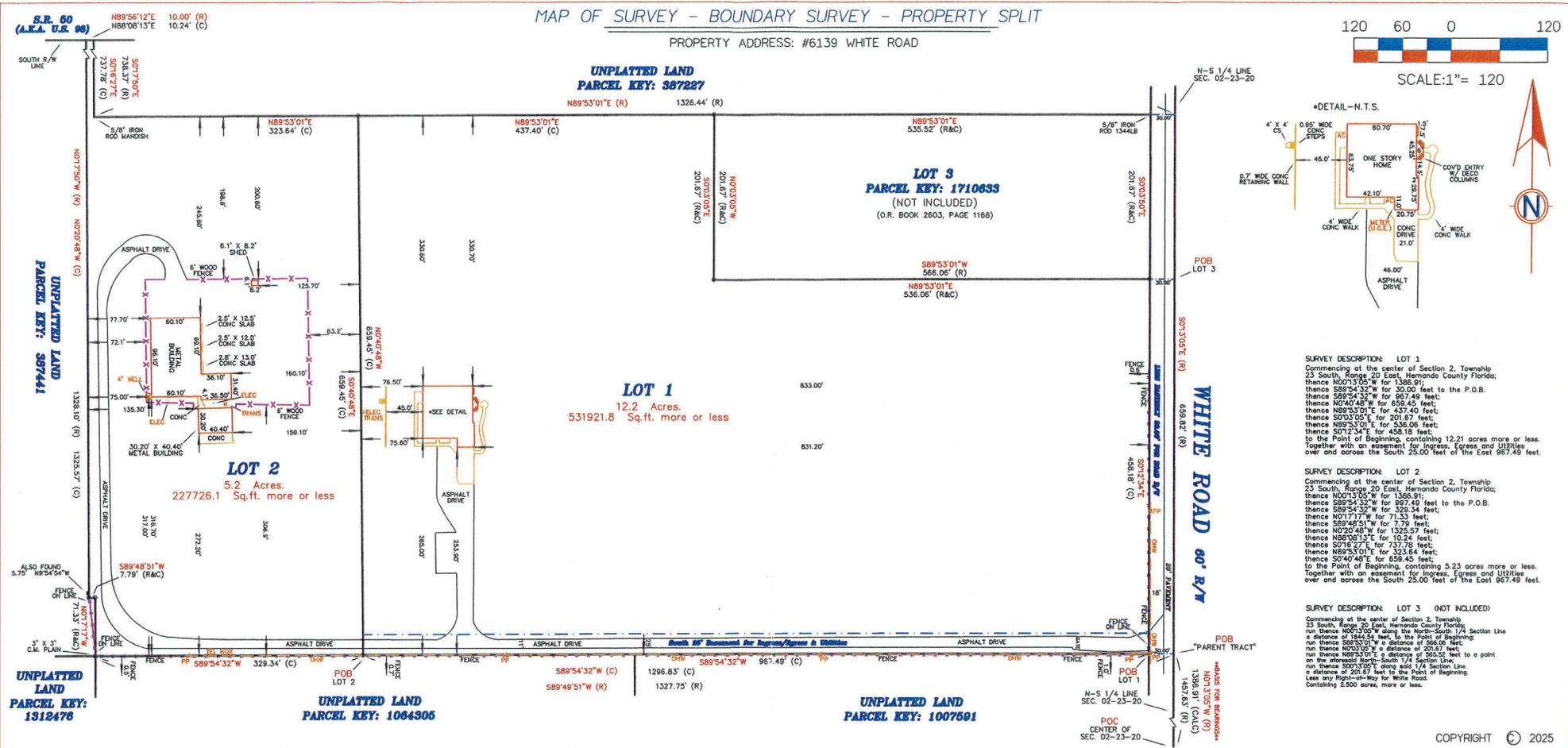
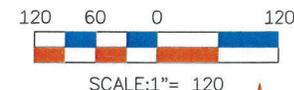


MAP OF SURVEY - BOUNDARY SURVEY - PROPERTY SPLIT

PROPERTY ADDRESS: #6139 WHITE ROAD



SURVEY DESCRIPTION: LOT 1
 Commencing at the center of Section 2, Township 23 South, Range 20 East, Hernando County Florida; thence N00'13'05"W for 1326.44 feet to the P.O.B. thence S89'54'32"W for 967.49 feet to the P.O.B. thence S89'54'32"W for 329.54 feet to the P.O.B. thence N01'17'17"W for 71.33 feet to the P.O.B. thence S89'48'51"W for 1326.57 feet to the P.O.B. thence N01'17'17"W for 1326.57 feet to the P.O.B. thence S89'48'51"W for 10.24 feet to the P.O.B. thence S01'18'27"E for 737.78 feet to the P.O.B. thence N89'53'01"E for 1326.44 feet to the Point of Beginning, containing 5.23 acres more or less. Together with an easement for ingress, egress and utilities over and across the South 25.00 feet of the East 967.49 feet.

SURVEY DESCRIPTION: LOT 2
 Commencing at the center of Section 2, Township 23 South, Range 20 East, Hernando County Florida; thence N00'13'05"W for 1326.44 feet to the P.O.B. thence S89'54'32"W for 967.49 feet to the P.O.B. thence S89'54'32"W for 329.54 feet to the P.O.B. thence N01'17'17"W for 71.33 feet to the P.O.B. thence S89'48'51"W for 1326.57 feet to the P.O.B. thence N01'17'17"W for 1326.57 feet to the P.O.B. thence S89'48'51"W for 10.24 feet to the P.O.B. thence S01'18'27"E for 737.78 feet to the P.O.B. thence N89'53'01"E for 1326.44 feet to the Point of Beginning, containing 5.23 acres more or less. Together with an easement for ingress, egress and utilities over and across the South 25.00 feet of the East 967.49 feet.

SURVEY DESCRIPTION: LOT 3 (NOT INCLUDED)
 Commencing at the center of Section 2, Township 23 South, Range 20 East, Hernando County Florida; thence N00'13'05"W along the North-South 1/4 Section Line a distance of 1326.44 feet to the Point of Beginning; thence S89'54'32"W a distance of 967.49 feet to the P.O.B. thence S89'54'32"W a distance of 329.54 feet to the P.O.B. thence N01'17'17"W a distance of 71.33 feet to the P.O.B. thence S89'53'01"E a distance of 535.52 feet to a point on the foreclosed North-South 1/4 Section Line; thence S00'13'05"E along said 1/4 Section Line a distance of 201.67 feet to the Point of Beginning. Less any Right-of-Way for White Road. Containing 2.500 acres, more or less.

ABBREVIATIONS LEGEND

AC Air Conditioner	EB Electric Box	PC Point of Curvature
ASMS Aluminum Shed No Slab	EL Elevation	POC Point of Commencement
BN Benchmark	FC Found Concrete Monument	PP Power Pole
BNF Barbed Wire Fence	FM Fire Hydrant	PPF Post, Pump & Filter
C Calculated	FR Fence	PW Pavement
C1 Curve #1	GR Guy Wire	RPT Raftered Concrete Pipe
CATV Cable Television Box	GW Guy Wire	RNG Range
CB Catch Basin	HW Hand Well	R/W Right of Way
CE Covered Entry	IBW Iron Bolt	SEE Surveyed Enclosed Entry
CS Concrete Slab	LB Land Surveyor Business	SEC Section
CP Concrete Monument	LP Light Pole	SECP Surveyed Enclosed Concrete Post
D Dead	LS Land Surveyor	SES Surveyed Enclosed Slab
DM Drop Man	LES Mixed End Section	SRI Set Iron Rod
DRA Drainage Retention Area	NAVD North American Vertical Datum	SP Screen Patch

SURVEYOR NOTES

- Survey based on the description furnished by the client and without benefit of a title search.
- The bearings shown herein are based on the State of Florida State Plane Coordinate, NAD 83, North American 1983 Adjustment of 1980. The bearings shown herein are grid bearings as depicted by an SACS FOR 804940.
- Underground utilities and improvements not located or shown.
- There are no visible encroachments unless shown herein.
- The ownership of parcels, if any, which exist on or near property shown is not shown by the Surveyor and Mapper.
- Fences located near the property line are not to locate. The distance shown on this is not to be relied upon.
- The distance shown herein on this is not to be relied upon.
- Use of right corner to adjust property line.
- Utilities, easements, underground foundations and irrigation systems are not located unless shown herein.
- The property shown herein may be subject to the Rules, Regulations, Ordinances and/or Jurisdiction of Local, State, and/or Federal Agencies. The requirements of said Rules, Regulations, Ordinances and/or Jurisdiction of said Agencies are not shown herein, unless stated.
- All easements shown herein are for drainage and/or utility purposes unless otherwise stated.
- The property shown herein is subject to Resurveys, Restrictions, and Encumbrances as Recorded and not of Record.
- This is a Property Line as Calculated from Field Measurements unless otherwise shown and any

SURVEY DESCRIPTION: "PARENT TRACT"

COMMENCING AT THE CENTER OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA; GO THENCE N00'13'05"W ALONG THE NORTH-SOUTH 1/4 SECTION LINE A DISTANCE OF 1457.63 FEET (PREVIOUS DEED), 1386.54 FEET (MEASURED), TO THE POINT OF BEGINNING; GO THENCE S89'48'51"W A DISTANCE OF 1327.75 FEET; THENCE N01'17'17"W A DISTANCE OF 71.33 FEET; THENCE S89'48'51"W A DISTANCE OF 7.79 FEET; THENCE N00'17'50"W A DISTANCE OF 1328.10 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 50 (ALSO KNOWN AS U.S. HIGHWAY NO. 98, A 200 FOOT RIGHT-OF-WAY AS IT EXISTS IN 1984); THENCE N89'55'12"E ALONG SAID RIGHT-OF-WAY A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE GO S00'17'50"E A DISTANCE OF 738.37 FEET; THENCE N89'53'01"E A DISTANCE OF 1326.44 FEET TO A POINT ON THE FORESAID NORTH-SOUTH 1/4 SECTION LINE; THENCE S00'13'05"E ALONG SAID 1/4 SECTION LINE A DISTANCE OF 659.82 FEET TO THE POINT OF BEGINNING. LESS THE EASTLY 30.00 FEET THEREOF FOR RIGHT-OF-WAY FOR WHITE ROAD.

SECTION: 02 TOWNSHIP: 23 S, RANGE: 20 E

DENNIS V. MOYLAN
 Date: 2025.11.14
 6115 10/26/2025
 Professional Surveyor & Mapper
 Florida Registration # 6115

DATE OF LAST FIELD WORK: 05/20/25-05/20/25

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RED INK SEAL OF A LICENSED SURVEYOR AND MAPPER IN THE STATE OF FLORIDA, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

CERTIFIED TO THE FOLLOWING ONLY:
 CHARLES IVORY

DENNIS V. MOYLAN, P.S.M.
 (352) 684-5450

REVISIONS	DATE	Party Chief:
ADDED LOT 2 IMPROVEMENTS	10/28/2025	D. MOYLAN

Drawn by:	dvm
Checked By:	D. MOYLAN
W.O.:	FINAL 25-029(1)
DATE:	08/08/2025
F.B.:	136 Pg. 12-15

LAND SURVEYS
 5342 Birchwood Road
 Spring Hill, FL 34608