

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 NICASIO JAY ROAD, same being the Southwest corner of a 50' DRAINAGE RIGHT-OF-WAY, both 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 N12°42'30"E, along the East Right-of-Way line of said NICASIO JAY ROAD, same being the West line of said 50' DRAINAGE RIGHT-OF-WAY, for 51.20 feet to the Northwest corner of said 50' DRAINAGE RIGHT-OF-WAY, same being the Southwest corner of LOT 17, BLOCK 343, according to said Plat of ROYAL HIGHLANDS UNIT NUMBER 6, same also being the POINT OF BEGINNING; thence leaving said East Right-of-Way line of NICASIO JAY ROAD, N89°42'09"W, for 51.20 feet to the point of intersection with the West Right-of-Way line of said NICASIO JAY ROAD, same being the East Right-of-Way line of STATE ROAD 55 (U.S. 19), according to the Florida Department of Transportation (FDOT) Right-of-Way Map Section 8020-XXXX; thence N12°42'30"E, along said West Right-of-Way line of NICASIO JAY ROAD, same being said East Right-of-Way line of STATE ROAD 55 (U.S. 19), for 284.15 feet; thence leaving said West Right-of-Way line of NICASIO JAY ROAD, same being said East Right-of-Way line of STATE ROAD 55 (U.S. 19), S77°19'53"E, for 50.00 feet to the point of intersection with said East Right-of-Way line of NICASIO JAY ROAD, same being the Northwest corner of LOT 19, BLOCK 343, according to said Plat of ROYAL HIGHLANDS UNIT NUMBER 6; thence S12°42'30"W, along said East Right-of-Way line of NICASIO JAY ROAD, same being the West line of said LOT 19, the West line of LOT 18, BLOCK 343, according to said Plat of ROYAL HIGHLANDS UNIT NUMBER 6, and the West line of said LOT 17, respectively, for 273.18 feet to the POINT OF BEGINNING.

Containing 13,933 square feet or 0.320 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
JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA
3-31-2025

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.

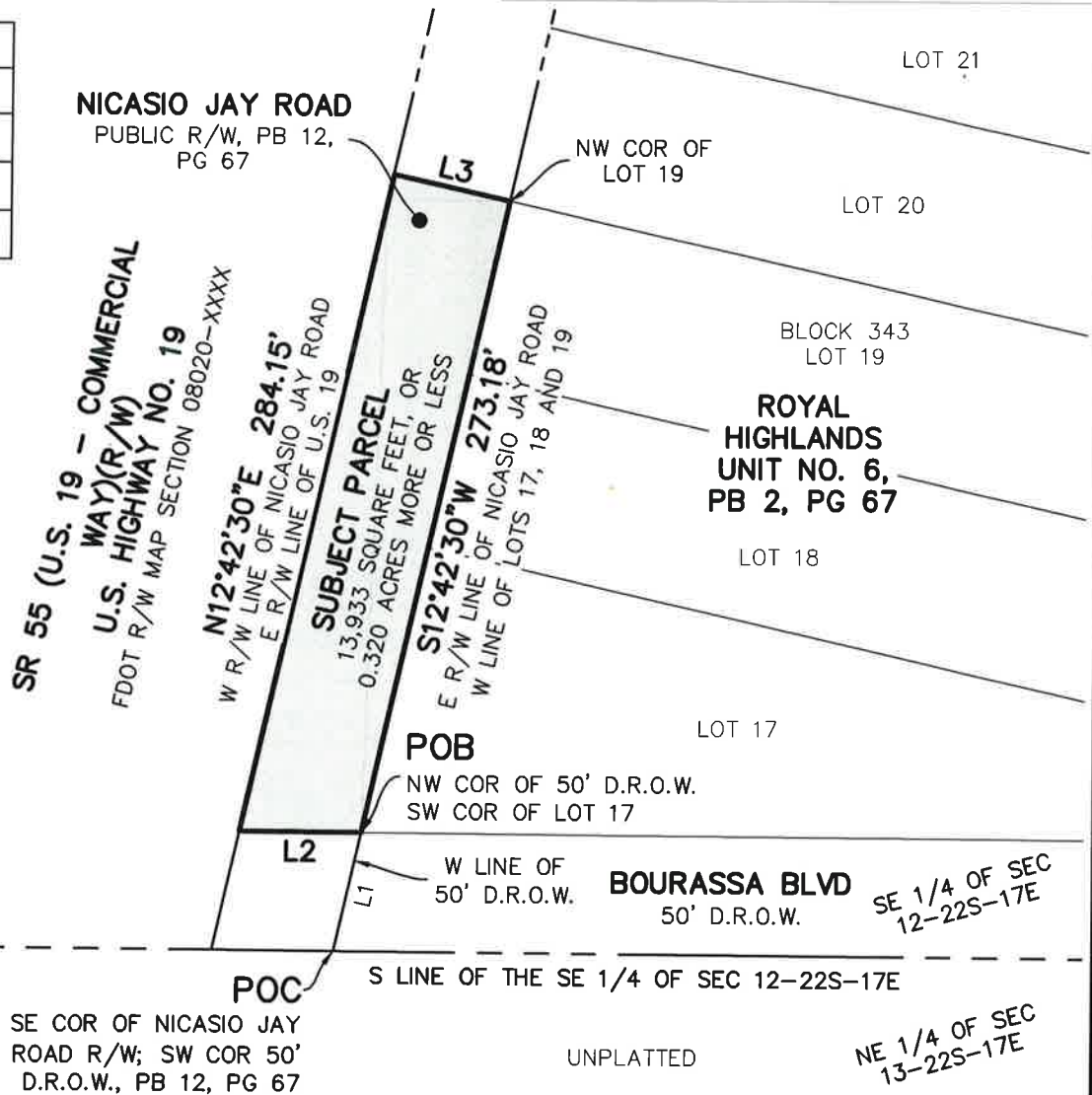
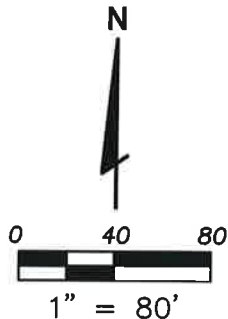
THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

LINE TABLE		
LINE	BEARING	LENGTH
L1	N12°42'30"E	51.20'
L2	N89°42'09"W	51.20'
L3	S77°19'53"E	50.00'

LEGEND:

BLVD = BOULEVARD
 COR = CORNER
 D.R.O.W. = DRAINAGE
 RIGHT-OF-WAY
 FDOT = FLORIDA DEPARTMENT OF
 TRANSPORTATION
 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
 SR = STATE ROAD
 U.S. = UNITED STATES



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: 1"=80'	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
 JARED T. PATENAUDE
 PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER LS 6971
 STATE OF FLORIDA