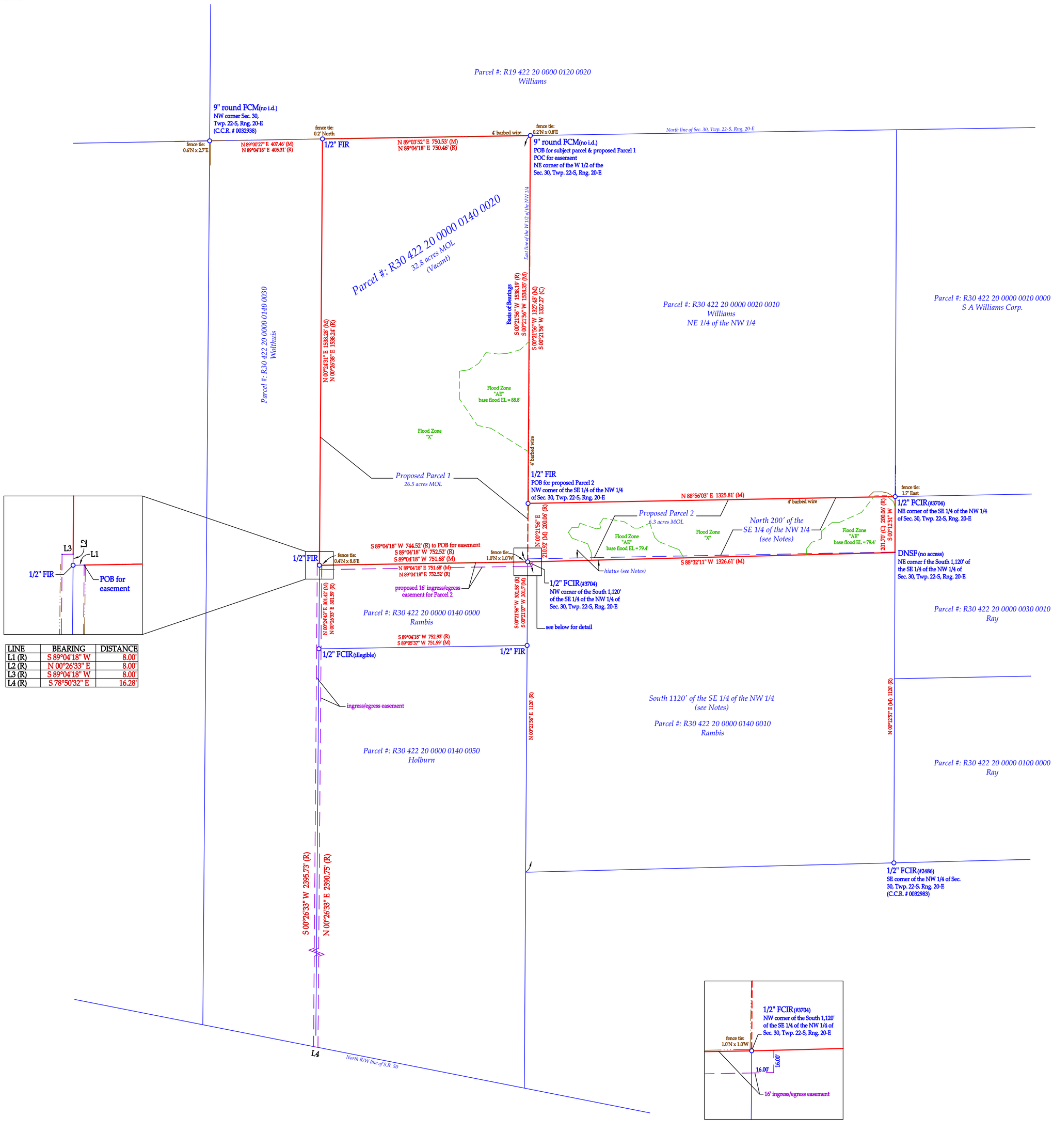
BOUNDARY SURVEY & SUBDIVISION
PARCEL #: R30 422 20 0000 0140 0020

Sec. 30, Twp. 22 SOUTH, Rng. 20 EAST

REVISED on 03/03/2026:
Added an ingress/egress easement
for "Proposed Parcel 2".



0 1" = 200' 200

LEGEND

℄	CENTERLINE
C	CALCULATED
C.C.R.	CERTIFIED CORNER RECORD
Conc.	CONCRETE
Cov.	COVERED
C.S.	CONCRETE SLAB
DNSF	DID NOT SET OR FIND
EL	ELEVATION
FCIR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
GA	GUY ANCHOR
HYD	HYDRANT
M	MEASURED
M.E.S.	MITERED END SECTION
MOL	MORE OR LESS
N&D	NAIL & DISC
O/A	OVERALL
P	PLATTED
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POWER POLE
R	RECORD
RES	RESIDENCE
R/W	RIGHT-OF-WAY
SCIR	SET CAPPED IRON ROD #8387
TBM	TEMPORARY BENCHMARK
T.O.B.	TOP OF BANK
WM	WATER METER

Legal Description:

PROPOSED PARCEL 1:

COMMENCE at the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, for and as the POINT OF BEGINNING; thence run along the East line of said West 1/2 of the Northwest 1/4, S 00 degrees, 21 minutes, 56 seconds West, 1,538.19 feet; thence run S 89 degrees, 04 minutes, 18 seconds West, 752.52 feet; thence run N 00 degrees, 26 minutes, 38 seconds East, 1,538.24 feet; thence run N 89 degrees, 04 minutes, 18 seconds East, 750.46 feet to the point of beginning. Containing 26.5 acres more or less.

TOGETHER WITH an ingress-egress easement more particularly described as follows:
COMMENCE at the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, Hernando County, Florida, for a point of reference; Thence run along the East line of said West 1/2 of the Northwest 1/4, S 00 degrees, 21 minutes, 56 seconds West, 1,538.19 feet; thence run S 89 degrees, 04 minutes, 18 seconds West, 744.52 feet to the POINT OF BEGINNING; thence continue S 89 degrees, 04 minutes, 18 seconds West, 8.00 feet; thence run N 00 degrees, 26 minutes, 33 seconds East, 8.00 feet; thence run S 89 degrees, 04 minutes, 18 seconds W, 8.00 feet; thence run S 00 degrees, 26 minutes, 33 seconds W, 2,395.73 feet to the Northerly right-of-way line of State Road No. 50; thence run along said right-of-way line S 78 degrees, 50 minutes, 32 seconds E, 16.28 feet; thence run N 00 degrees, 26 minutes, 33 seconds East, 2,390.75 feet to the POINT OF BEGINNING.

PROPOSED PARCEL 2:

COMMENCE at the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, Hernando County, Florida, for a point of reference; Thence run along the East line of said West 1/2 of the Northwest 1/4, S 00 degrees, 21 minutes, 56 seconds West, 1,327.27 feet to the Northwest corner of the Southeast 1/4 of the Northwest 1/4, also being the POINT OF BEGINNING; thence run N 88 degrees, 56 minutes, 03 seconds E, 1,325.81 feet to the Northeast corner of the Southeast 1/4 of the Northwest 1/4; thence run S 00 degrees, 12 minutes, 51 seconds W, 201.70 feet to the Northeast corner of the South 1,120 feet of the Southeast 1/4 of the Northeast 1/4; thence run, S 88 degrees, 32 minutes, 11 seconds W, 1,326.61 feet to the Northwest corner of said South 1,120 feet of the Southeast 1/4 of the Northwest 1/4; thence run N 00 degrees, 21 minutes, 56 seconds E, 210.92 feet to the POINT OF BEGINNING. Containing 6.3 acres more or less.

TOGETHER WITH an easement for ingress and egress over and across the Northerly 16 feet of the Westerly 16 feet of the South 1,120 feet of the SE 1/4 of the NW 1/4 of Section 30, Township 22 South, Range 20 East, Hernando County, Florida.

AND

TOGETHER WITH an easement for ingress and egress over and across the Northerly 16.00 feet of the parcel more particularly described as follows: COMMENCE at the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, Hernando County, Florida, for a Point of Reference; thence run on the East line of said West 1/2 of the Northwest 1/4 South 00 degrees 21 minutes 56 seconds West 1538.19 feet to the POINT OF BEGINNING; thence continue South 00 degrees 21 minutes 56 seconds West 301.58 feet; thence run South 89 degrees 04 minutes 18 seconds West 752.93 feet; thence run North 00 degrees 26 minutes 33 seconds East 301.59 feet; thence run North 89 degrees 04 minutes 18 seconds East 752.52 feet to the POINT OF BEGINNING.

AND

TOGETHER WITH an ingress-egress easement more particularly described as follows: COMMENCE at the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, Hernando County, Florida, for a point of reference; Thence run along the East line of said West 1/2 of the Northwest 1/4, S 00 degrees, 21 minutes, 56 seconds West, 1,538.19 feet; thence run S 89 degrees, 04 minutes, 18 seconds West, 744.52 feet to the POINT OF BEGINNING; thence continue S 89 degrees, 04 minutes, 18 seconds West, 8.00 feet; thence run N 00 degrees, 26 minutes, 33 seconds East, 8.00 feet; thence run S 89 degrees, 04 minutes, 18 seconds W, 8.00 feet; thence run S 00 degrees, 26 minutes, 33 seconds W, 2,395.73 feet to the Northerly right-of-way line of State Road No. 50; thence run along said right-of-way line S 78 degrees, 50 minutes, 32 seconds E, 16.28 feet; thence run N 00 degrees, 26 minutes, 33 seconds East, 2,390.75 feet to the POINT OF BEGINNING.

Legal description created via this document

SURVEYOR'S NOTES:

A portion of the Subject Parcel (# R30 422 20 0000 0120 0020) being described as: the North 200 feet of the SE 1/4 of the NW 1/4, and parcel # R30 422 20 0000 0140 0010 being described as: the South 1,120 feet of the SE 1/4 of the NW 1/4, assumes the SE 1/4 of the NW 1/4 is precisely 1,320 feet North to South. However, it is not, thus creating a hiatus between the parcels measuring approximately 8,293.76 ft².
The purpose of this survey is to create a subdivision separating the aforementioned North 200 feet of the SE 1/4 of the NW 1/4 from Parcel # R30 422 20 0000 0120 0020. The separate parcel will then be combined with Parcel # R30 422 20 0000 0140 0010 to create a contiguous tract, eliminating any hiatus. To facilitate this end I have created a new legal description of said North 200 feet of the SE 1/4 of the NW 1/4 based on found monumentation, record dimensions of adjoining lots, and observed lines of occupation.

Legal Description:

The North 200 feet of the Southeast 1/4 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, Hernando County, Florida.

AND

COMMENCE at the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, for and as the POINT OF BEGINNING; thence run along the East line of said West 1/2 of the Northwest 1/4, S 00 degrees, 21 minutes, 56 seconds West, 1,538.19 feet; thence run S 89 degrees, 04 minutes, 18 seconds West, 752.52 feet; thence run N 00 degrees, 26 minutes, 38 seconds East, 1,538.24 feet; thence run N 89 degrees, 04 minutes, 18 seconds East, 750.46 feet to the point of beginning.

TOGETHER WITH an ingress-egress easement more particularly described as follows:
COMMENCE at the Northeast corner of the West 1/2 of the Northwest 1/4 of Section 30, Township 22 South, Range 20 East, Hernando County, Florida, for a point of reference; Thence run along the East line of said West 1/2 of the Northwest 1/4, S 00 degrees, 21 minutes, 56 seconds West, 1,538.19 feet; thence run S 89 degrees, 04 minutes, 18 seconds West, 744.52 feet to the POINT OF BEGINNING; thence continue S 89 degrees, 04 minutes, 18 seconds West, 8.00 feet; thence run N 00 degrees, 26 minutes, 33 seconds East, 8.00 feet; thence run S 89 degrees, 04 minutes, 18 seconds W, 8.00 feet; thence run S 00 degrees, 26 minutes, 33 seconds W, 2,395.73 feet to the Northerly right-of-way line of State Road No. 50; thence run along said right-of-way line S 78 degrees, 50 minutes, 32 seconds E, 16.28 feet; thence run N 00 degrees, 26 minutes, 33 seconds East, 2,390.75 feet to the POINT OF BEGINNING.

Legal description obtained from deed recorded in OR Book 2724, Page 1169, Public Records of Hernando County, Florida.

Certified to:

JEFF RAMBIS

Order No.

KEY1245655

Field Book 17, Page 10,
Field Work Date: 01/31/2026

Flood Plane Certification according to the F.I.R.M. Map, Community Panel Number:

12053C0211D
12053C0212D

Effective Date: 02/02/2012

Property appears to be in Flood Zones "X" & "AE"

This survey was prepared without the benefit of a title search and may be subject to easements, agreements and other matters of record not shown hereon. No information regarding such easements and agreements was supplied except as may be shown. The survey depicted here is not covered by professional liability insurance.

I hereby certify that a survey of the property described hereon was made under my supervision and that the survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is a true and accurate representation to the best of my knowledge and belief.

Frank Julian
Digitally signed by Frank Julian
Date: 2026.03.04 19:11:18 -05'00'

Frank A. Julian, PSM # 5495
Not Valid Unless Signed, Dated and Stamped With Embossed Seal or Electronic Signature.

Drawn by: E.J.P.
Checked by: _____

PLAT OF SURVEY

SUNSHINE SURVEY, LLC
1056 OSOWAW BLVD.
HERNANDO BEACH, FL. 34607-3730
LB # 8387
(863) 245-8442