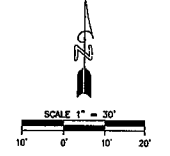


SECTION 15, TOWNSHIP 22 SOUTH RANGE 20
HERNANDO COUNTY, FLORIDA

BOUNDARY SURVEY

MEASUREMENT BASED ON THE EASTLY RIGHT OF WAY
LINE OF SPIRIT WOODS TRAIL AS BEARING
N07°12'21" (E) (S) (M)

LINE	BEARING	DISTANCE
L1	N89°34'22"E	15.00'(D) (F)



DESCRIPTION:

PARENT PARCEL

The South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 22 South, Range 20 East, Hernando County, Florida, less the West 15 feet for road right of way, Subject to a 20 foot wide ingress and egress easement across the South 20 feet thereof.

PARCEL "A"

A portion of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 22 South, Range 20 East, Hernando County, Florida, described as follows:
Commence at the Northwest corner of the Southwest 1/4 of said Section 15; thence N89°34'22"E, along the North line thereof a distance of 15 feet to the Easterly right of way line of Spirit Woods Trail; thence S00°17'12"E, along said right of way, 329.01 feet to a point on the North line of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 15 and the Point of Beginning; thence N89°28'45"E, 319.90 feet to the Northeast corner of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 15; thence S00°12'35"E, 329.92 feet to the Southeast corner of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 15; thence S89°38'27"W, along the South line thereof, 75.78 feet; thence N00°12'35"W, 84.23 feet; thence N35°27'44"W, 44.08 feet; thence N42°44'58"W, 228.54 feet; thence S89°26'45"W, 64.10 feet to the Easterly right of way line of Spirit Woods Trail; thence N00°17'12"W, along said right of way line, 40.00 feet to the Point of Beginning.
Subject to a 20 foot wide ingress and egress easement across the South 20 feet thereof. Contains 52,606 Square Feet, (1.21 Acres), more or less.

PARCEL "B"

A portion of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 22 South, Range 20 East, Hernando County, Florida, described as follows:
Commence at the Northwest corner of the Southwest 1/4 of said Section 15; thence N89°34'22"E, along the North line thereof a distance of 15 feet to the Easterly right of way line of Spirit Woods Trail; thence S00°17'12"E, along said right of way, 329.01 feet to a point on the North line of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 15; thence N89°28'45"E, 319.90 feet to the Northeast corner of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 15; thence S00°12'35"E, 329.92 feet to the Southeast corner of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 15; thence S89°38'27"W, along the South line thereof, 75.78 feet; thence N00°12'35"W, 84.23 feet to a point on the South line of the South 1/2 of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southwest 1/4 of said Section 15; thence S89°38'27"W, along said South boundary, 243.67 feet to a point on the Easterly right of way line of Spirit Woods Trail; thence N00°17'12"W, along said right of way line, 289.01 feet to the Point of Beginning.
Subject to a 20 foot wide ingress and egress easement across the South 20 feet thereof. Contains 52,715 Square Feet, (1.210 Acres), more or less.

Prepared for and Certified to:
Landmark Mortgage & Associates, Inc., ISAOA/ATMA
Kenneth Wicker
Precision Title of the Suncoast, Inc.
Old Republic National Title Insurance Company

Property Address:
9484 Spirit Woods Trail
Brooksville, Florida 34601

LEGEND

PLS	Professional Land Surveyor
LS	Licensed Surveyor
SCR	Sat Capped Iron Rod
FCR	Found Capped Iron Rod
FCIP	Found Capped Iron Pipe
FR	Found Iron Rod
FIP	Found Iron Pipe
FCM	Found Concrete Monument
SN&D	Sat. Nail and Disk
PM&D	Found Nail and Disk
(P)	Plus Dimension
(M)	Field Measurement
(D)	Dead Information
(O)	Road Line
(B)	Point of Beginning
TRM	Temporary Benchmark
A/C	Air Conditioner
C	Concrete
CP	Cast Pipe
U	Utility Pole
F	Fire Hydrant
M	Water Meter
T	Telecommunications Box
Q	Old Ache
E	Electric Utility Box
S	Street Sign
W	Water Valve
L	Light Pole

NOTES:

1. Certifying Surveyor accepts no responsibility for right of way, easement restrictions or other matters affecting title to land surveyed other than those recited in the current deed and instruments of record furnished by the client and their agents.
2. Underground encroachments, if any, NOT located.
3. Unless it bears the original signature and seal of a Florida Licensed Surveyor and Mapper, this drawing, sketch, plot or map is for informational purposes only and is not valid.
4. Occupation other than shown, not measured.

According to the National Flood Insurance Program Flood Insurance Rate Map (FIRM), Community No. 120110, Panel No. 1285302080, with an effective date of 2/2/12, the subject property lies in Zone "X".

I hereby certify that this Survey of the property described herein, as surveyed and shown under my supervision, complies with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 65-17-050 through 65-17-053, Florida Administrative Code, pursuant to 472.023, Florida Statutes.

Jeffery A. Copeland, P.L.S. No. 5279
Jeffery A. Copeland
Copeland



JEFF COPELAND SURVEYING, INC. L.S. 7951 email: jhc@jeffcopeland.com 17218 LAKE LINSEY ROAD BROOKSVILLE, FLORIDA 34601 PHONE: (352) 588-4111	
JOB NO. 22-473	Page No. 20-22
Field Book No. 22	DATE: 1/14/26
Party Chief: JBC	Drawn By: GENE
Checked By: PC	

SPIRIT WOODS TRAIL

