

# MAP OF SURVEY, COVER SHEET

PURPOSE OF SURVEY: CLASS "D" SUBDIVISION SUBMITTAL

## INTEGRITY LAND SOLUTIONS GROUP, INC.

Professional Land Surveying & Mapping

12345 Centralia Rd./P.O. Box 6890 Spring Hill, FL 34611

Phone: (352) 428-2351

Email: ILSG@tampabay.rr.com

WORK ORDER : 26 - 12 | MAP DATE: 2/25/2026 | SECTION: 22 | TOWNSHIP: 23 S | RANGE: 20 E

CERTIFIED TO THE FOLLOWING ONLY:

- TRAVIS & MINDY GONDEK

PARCEL KEY: 1385352

PHYSICAL ADDRESS: 26390 SPIKE RD

### TRACT 9 - A

A parcel of land lying in and being situate of Section 22, Township 23 South, Range 20 East, Hernando County, Florida, being more particularly described as follows:

Begin at the SW corner of "Tract 9" thereof, as described in O.R. Book 4084 and page 713, inclusive of the Public Records of Hernando County, Florida, said SW corner being monumented with a capped 1/2" iron rod stamped LS 3717; thence run N00°04'34"E (*Basis of Bearings for this Description*) a distance of 640.66 feet to the NW corner of said "Tract 9", NW corner being monumented with a 5/8" iron rod unnumbered; thence run along the North line of said "Tract 9" S89°59'26"E a distance of 394.86 feet to the SE corner of Tract 5, a 60-foot wide access & utility tract as described in said O.R. Book 4084 and page 713, said SE corner being monumented with a 5/8" iron rod unnumbered; thence run S70°09'09"E a distance of 74.10 feet to a point; thence run S02°19'23"W a distance of 127.69 feet to a point; thence run parallel with the North line of said "Tract 9", S89°59'11"E a distance of 280.89 feet to a point; thence run parallel with the East line of said "Tract 9", S00°00'16"W a distance of 147.00 feet; thence run parallel with the North line of said "Tract 9", S89°59'11"E a distance of 167.80 feet to a point on the East line of said "Tract 9"; thence run along the said East line of "Tract 9", S00°00'16"W a distance of 340.76 feet to the SE corner of "Tract 9" and a 4" x 4" concrete marker with nail & disk; thence run along the South line of said "Tract 9", N89°59'55"W a distance of 908.88 feet to the Point of Beginning. Tract 9 - A containing 11.2 acres, more or less.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE ACCESS & UTILITY TRACT DESCRIBED IN O.R. BOOK 4084 PAGE 713, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tract 5: A portion of the SW 1/4 of Section 22, Township 23 South, Range 20 East, Hernando County, Florida, being further described as follows: Commence at the NW corner of the SW 1/4 of said Section 22, run thence along the North line of said SW 1/4, S89°56'58"E, 546.56 feet to a point on the Easterly right-of-way of State Road #41; thence along said right-of-way S22°55'53"E, 95.63 feet to a point of curvature; thence 559.43 feet along the arc of a curve concave to the Southwest, said curve having a Radius of 1936.83 feet, a Central Angle of 16°32'57", a Chord and Bearing of 557.48 feet, S14°40'05"E, to the POINT OF BEGINNING; thence leaving said right-of-way S89°57'26"E, 1406.40 feet; thence S00°04'34"W, 60.00 feet; thence N89°57'26"W, 1400.54 feet to said Easterly right-of-way; thence run along said right-of-way N04°40'12"W, 2.40 feet; thence run 57.88 feet along the arc of a curve concave to the Southwest, said curve having a Radius of 1936.83 feet, a Central Angle of 01°42'44", a Chord and Bearing of 57.88 feet, N05°32'14"W, to the Point of Beginning.

SUBJECT LAND IS CONTAINED WITHIN A SUBDIVISION WHICH HAS NOT BEEN FORMALLY PLATTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY AND SAID COUNTY HAS ABSOLUTELY NO AUTHORITY TO MAINTAIN EASEMENTS WITHIN THE SUBDIVISION.

### TRACT 9 - B

A parcel of land lying in and being situate of Section 22, Township 23 South, Range 20 East, Hernando County, Florida, being more particularly described as follows:

Commence at the SW corner of "Tract 9" thereof, as described in O.R. Book 4084 and page 713, inclusive of the Public Records of Hernando County, Florida, said SW corner being monumented with a capped 1/2" iron rod stamped LS 3717; thence run N00°04'34"E (*Basis of Bearings for this Description*) a distance of 640.66 feet to the NW corner of said "Tract 9", NW corner being monumented with a 5/8" iron rod unnumbered; thence run along the North line of said "Tract 9" S89°59'26"E a distance of 394.86 feet to the SE corner of Tract 5, a 60-foot wide access & utility tract as described in said O.R. Book 4084 and page 713, and the POINT OF BEGINNING, said point being monumented with a 5/8" iron rod unnumbered; thence run in a counter clockwise direction the following courses: S70°09'09"E a distance of 74.10 feet to a point; thence run S02°19'23"W a distance of 127.69 feet to a point; thence run parallel with the North line of said "Tract 9", S89°59'11"E a distance of 280.89 feet to a point; thence run parallel with the East line of said "Tract 9", S00°00'16"W a distance of 147.00 feet; thence run parallel with the North line of said "Tract 9", S89°59'11"E a distance of 167.80 feet to a point on the East line of said "Tract 9"; thence run along the said East line of "Tract 9", N00°00'16"E a distance of 330.00 feet to the NE corner of "Tract 9" and a capped 5/8" iron rod stamped LS 3717; thence run along the North line of said "Tract 9", N89°59'11"W a distance of 513.61 feet to a point on the East line of said "Tract 5", a 60-foot wide access & utility tract, and a capped 1/2" iron rod stamped LS 3717; thence run along the East line of said Tract 5, S00°43'43"E a distance of 30.27 feet to the Point of Beginning. Tract 9 - B containing 2.5 acres, more or less.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE ACCESS & UTILITY TRACT DESCRIBED IN O.R. BOOK 4084 PAGE 713, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Tract 5: A portion of the SW 1/4 of Section 22, Township 23 South, Range 20 East, Hernando County, Florida, being further described as follows: Commence at the NW corner of the SW 1/4 of said Section 22, run thence along the North line of said SW 1/4, S89°56'58"E, 546.56 feet to a point on the Easterly right-of-way of State Road #41; thence along said right-of-way S22°55'53"E, 95.63 feet to a point of curvature; thence 559.43 feet along the arc of a curve concave to the Southwest, said curve having a Radius of 1936.83 feet, a Central Angle of 16°32'57", a Chord and Bearing of 557.48 feet, S14°40'05"E, to the POINT OF BEGINNING; thence leaving said right-of-way S89°57'26"E, 1406.40 feet; thence S00°04'34"W, 60.00 feet; thence N89°57'26"W, 1400.54 feet to said Easterly right-of-way; thence run along the said right-of-way N04°40'12"W, 2.40 feet; thence run 57.88 feet along the arc of a curve concave to the Southwest, said curve having a Radius of 1936.83 feet, a Central Angle of 01°42'44", a Chord and Bearing of 57.88 feet, N05°32'14"W, to the Point of Beginning.

SUBJECT LAND IS CONTAINED WITHIN A SUBDIVISION WHICH HAS NOT BEEN FORMALLY PLATTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF HERNANDO COUNTY AND SAID COUNTY HAS ABSOLUTELY NO AUTHORITY TO MAINTAIN EASEMENTS WITHIN THE SUBDIVISION.

## Parent Tract

PARENT TRACT DESCRIPTION: O.R. BOOK 4084 PAGE 713

Land situated in the County of Hernando in the State of Florida.

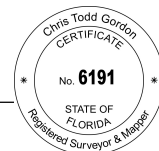
Tract 9: A portion of the SW 1/4 of Section 22, Township 23 South, Range 20 East, Hernando County, Florida, being further described as follows: Commence at the NW corner of the SW 1/4 of said Section 22, run thence along the North line of said SW 1/4, S89°56'58"E, 546.56 feet to the Easterly right-of-way of State Road #41; thence along said Easterly right-of-way S22°55'53"E, 95.63 feet to a point of curvature; thence 617.31 feet along the arc of a curve concave to the Southwest, said curve having a Radius of 1936.83 feet, a Central Angle of 18°15'41", a Chord and Bearing of 614.70 feet, S13°48'43"E; thence S04°40'12"E, 322.60 feet to a point of curvature; thence 209.49 feet along the arc of a curve concave to the Southwest, said curve having a Radius of 1958.68 feet, a Central Angle of 06°07'41", a Chord and Bearing of 209.39 feet, S01°36'05"E; thence S01°27'29"W, 111.98 feet; thence leaving said right-of-way S89°56'36"E, 560.52 feet; thence S89°56'30"E, 415.27 feet to the POINT OF BEGINNING; thence N00°04'34"E, 640.62 feet; thence S89°57'26"E, 394.83 feet; thence N00°04'34"E, 30.00 feet; thence S89°57'26"E, 513.77 feet; thence S00°04'34"W, 670.87 feet; thence N89°56'30"W, 908.60 feet to the Point of Beginning.

TOGETHER WITH AN UNDIVIDED INTEREST IN THE ACCESS & UTILITY TRACT DESCRIBED AS FOLLOWS:

Tract 5: A portion of the SW 1/4 of Section 22, Township 23 South, Range 20 East, Hernando County, Florida, being further described as follows: Commence at the NW corner of the SW 1/4 of said Section 22, run thence along the North line of said SW 1/4, S89°56'58"E, 546.56 feet to a point on the Easterly right-of-way of State Road #41; thence along said right-of-way S22°55'53"E, 95.63 feet to a point of curvature; thence 559.43 feet along the arc of a curve concave to the Southwest, said curve having a Radius of 1936.83 feet, a Central Angle of 16°32'57", a Chord and Bearing of 557.48 feet, S14°40'05"E, to the POINT OF BEGINNING; thence leaving said right-of-way S89°57'26"E, 1406.40 feet; thence S00°04'34"W, 60.00 feet; thence N89°57'26"W, 1400.54 feet to said Easterly right-of-way; thence run along the said right-of-way N04°40'12"W, 2.40 feet; thence 57.88 feet along the arc of a curve concave to the Southwest, said curve having a Radius of 1936.83 feet, a Central Angle of 01°42'44", a Chord and Bearing of 57.88 feet, N05°32'14"W, to the Point of Beginning.

## Certification

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.



DATE OF LAST FIELD ACQUISITION:  
2/24/2026

CHRIS T. GORDON,  
Professional Surveyor & Mapper  
Florida Registration # 6191  
Integrity Land Solutions Group, Inc. LB #8065

SHEET 1 OF 2

## Surveyor Notes

- Survey based on the description furnished by the Client and without benefit of a title search.
- Survey is subject to notes, statements, and notations shown hereon.
- Underground utilities and subsurface improvements not located unless otherwise shown hereon.
- There are no visible encroachments unless otherwise shown hereon.
- Ownership of fences located on or near property line(s) was not determined by this Surveyor.
- The measured distance from existing improvements to designated features, such as, but not limited to, property lines and/or other lines, or other existing improvements, are perpendicular unless otherwise shown hereon.
- Gutters, overhangs, underground foundations and irrigation systems are not located unless otherwise shown hereon.
- The property shown hereon may be subject to Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. Requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions were not determined by this Surveyor, unless otherwise shown hereon.
- According to FEMA, FIRM map panel 12053C0356D & 12053C0358D, dated February 02, 2012, subject property appears to lie within Flood Zone(s): " X "
- Flood zone information (Note #9) is taken from State and local governing agency's website portals. The source and accuracy of this data was not determined by this Surveyor. reliance on this flood zone information is at the sole risk of those to whom it is certified.
- Bearings shown hereon are based on the West line, Tract 9 referenced hereon. Deed Bearing: N00°34'04"E is assumed by this Surveyor, designated hereon by the graphical entry "BASIS" at aforementioned bearing. North arrow is assumed per stated deed bearing.
- Subject property may be subject to Reservations, Restrictions, and/or Easements of Record and not of Record that an accurate title search may disclose. Determination was not made by this Surveyor for the aforementioned and shall not be held liable in any way for damages caused as a result.
- Held monuments found in place as set by previous surveyors, unless otherwise shown hereon.
- Any reproduction or photocopy of this map of survey, partially or in its entirety, is prohibited without the written consent and permission of Integrity Land Solutions Group, Inc., and in such cases shall be

considered not valid and of uncertified information only. In such case, reliance upon information is at the sole risk of user and Integrity Land Solutions Group, Inc., and/or its affiliates, will not be held liable in any way.

15. This map shall not be used for any other purposes than what it was created for and shall be considered in such case, general information only and not valid. This map of survey is not to be used for design and/or construction purposes without the expressed permission of Integrity Land Solutions Group, Inc., which reserves the right to deny any additional use of this map other than the purpose for which it was created. THIS IS NOT A SITE PLAN.

16. 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/or instruments of records furnished by the client and/or their agents.

17. This map of survey is solely for the benefit of those named in the certification box shown hereon and is NOT TRANSFERABLE. Integrity Land Solutions Group, Inc., assumes no responsibility for any and all damages caused as a result of using this map contrary to above stated.

## Abbreviations & Symbol Legend

AC - Air Conditioner  
BGL - Below Ground Level  
D - Deeds  
F - Derived from Field Measurement  
FCIR - Found Capped Iron Rod  
FCM - Found Concrete Monument  
FIR - Found Iron Rod  
GW - Guy Wire  
ID - Identification  
LB - Land Surveyor Business  
LS - Land Surveyor  
NE - Northeast  
NW - Northwest  
OHW - Overhead Wire  
O.R. - Official Records

PP - Power Pole  
PVC - Poly-Vinyl Chloride Pipe  
R - Record Plat or Deed  
R/W - Right-of-Way  
SCIR - Set Capped Iron Rod  
SE - Southeast  
SEC - Section  
SW - Southwest

- - Set Monument
- - Found Monument
- - Found Monument
- ± - More or Less