

NE Corner SW 1/4  
Section 15-22-20  
SCR 1/2" LB.7851

FOR 5/8"  
LB.3104

North Line SW 1/4 Section 15-22-20

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

BOUNDARY SURVEY  
SHOWING BASED ON THE EASTLY RIGHT OF WAY  
LINE OF SPIRIT WOODS TRAIL AS  
JOB  
N001712"W (ASSAILED)

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°26'45"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 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 Southwest 1/4 of the Southwest 1/4 of said Section 15; thence S89°36'27"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 52,608 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 continue along said right of way line S00°17'12"E, 40.00 feet to the Point of Beginning; thence N89°26'45"E, 64.10 feet; thence S42°44'58"E, 228.54 feet; thence S35°27'44"E, 44.08 feet; thence S00°12'35"E, 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°36'27"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., ISAQA/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
LES	Licensed Business
SCR	Set Capped Iron Rod
FCR	Found Capped Iron Rod
FIR	Found Iron Rod
FIP	Found Iron Pipe
FCM	Found Concrete Monument
S&M	Set Nail and Disk
F&D	Found Nail and Disk
(P)	Plot Dimension
(F)	Field Measurement
(D)	Deed Information
(R)	Radial Line
(B)	Point of Beginning
TRM	Temporary Benchmark
A/C	Air Conditioner
CONC	Concrete
POOL	Pool Equipment
UT	Utility Pole
FM	Fire Hydrant
WM	Water Meter
TEL	Telecommunications Box
DAY	Day Anchor
EU	Electric Utility Box
ST	Street Sign
WV	Water Valve
LP	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/or instruments of records furnished by the client and/or 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.120532020B0, with an effective date of 2/2/12, the subject property lies in Zone "X".

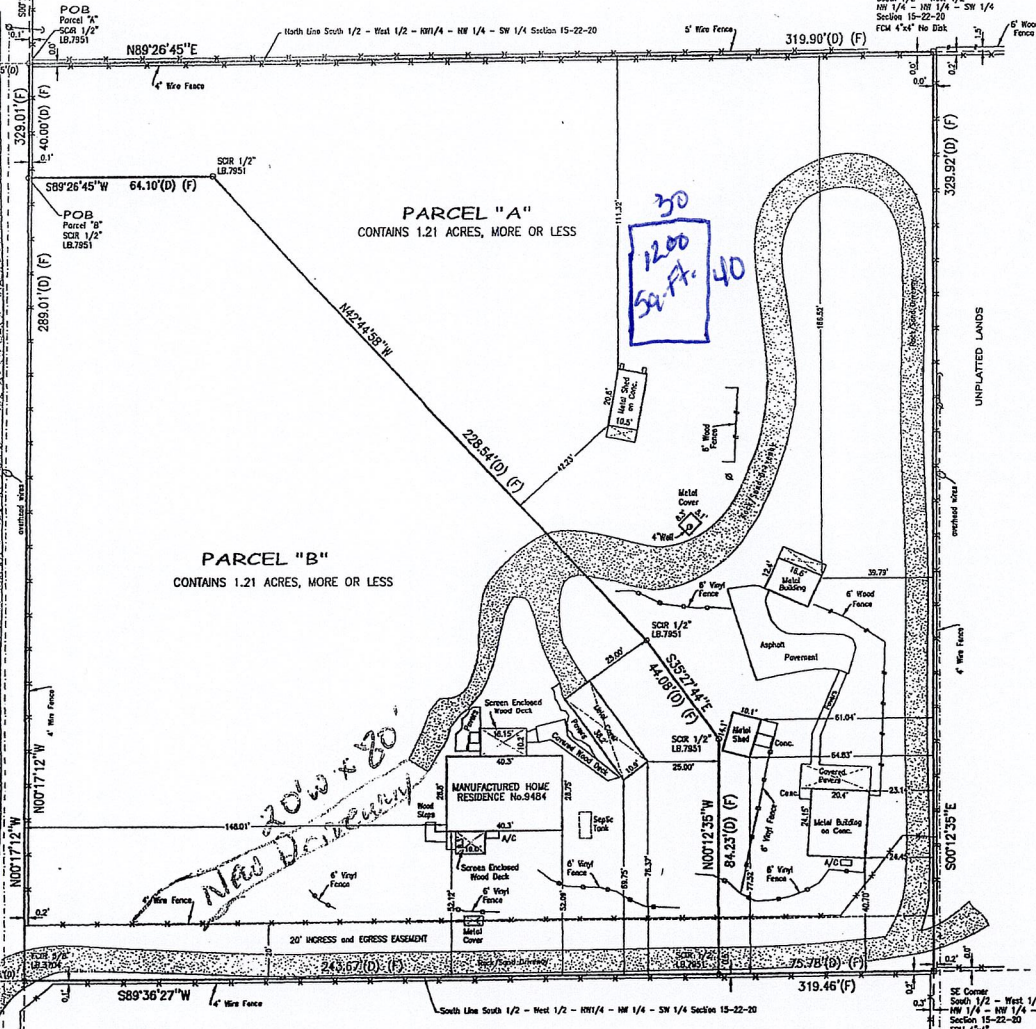
I hereby certify that this Survey of the property described herein, as surveyed and drawn under my supervision, complies with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 61-17.050, Inventory, 655, Florida Administrative Code, pursuant to 472.007, Florida Statutes.  
JEFFERY A. COPELAND, P.L.S. No. 5279  
Digitally signed by  
Jeffery A Copeland  
Date: 2026.01.15  
14:10:55 -05'00'



JEFF COPELAND SURVEYING, INC.  
17216 LAKE LINDSEY ROAD  
BROOKSVILLE, FLORIDA 34601  
PHONE: (352) 508-4111

JOB NO. 22-473	Field Book No. 220	Page No. 20-22
DATE 1/14/26	Party Chief JBC	Drawn By GENE
	Checked By JBC	PC

SPIRIT WOODS TRAIL



Handwritten note: 30 1200 Sq. Ft. 40

Handwritten note: 20w x 80 New Boundary

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

BOUNDARY SURVEY

MERIDIAN BASED ON THE EASTERLY RIGHT OF WAY  
LINE OF SPIRIT WOODS TRAIL AS BEARING  
N00°17'12"W (ASSUMED)

Point of Commencement  
NW Corner SW 1/4  
Section 15-22-20  
SCIR 1/2" LB.7951

FOIR 5/8"  
LB.3704 North Line SW 1/4 Section 15-22-20

328.01'(D) (F)  
Easterly Right of Way Line

POB  
Parcel "A"  
SCIR 1/2"  
LB.7951

North Line South 1/2 - West 1/2 - NW1/4  
NW 1/4 - SW 1/4 Section 15-22-20

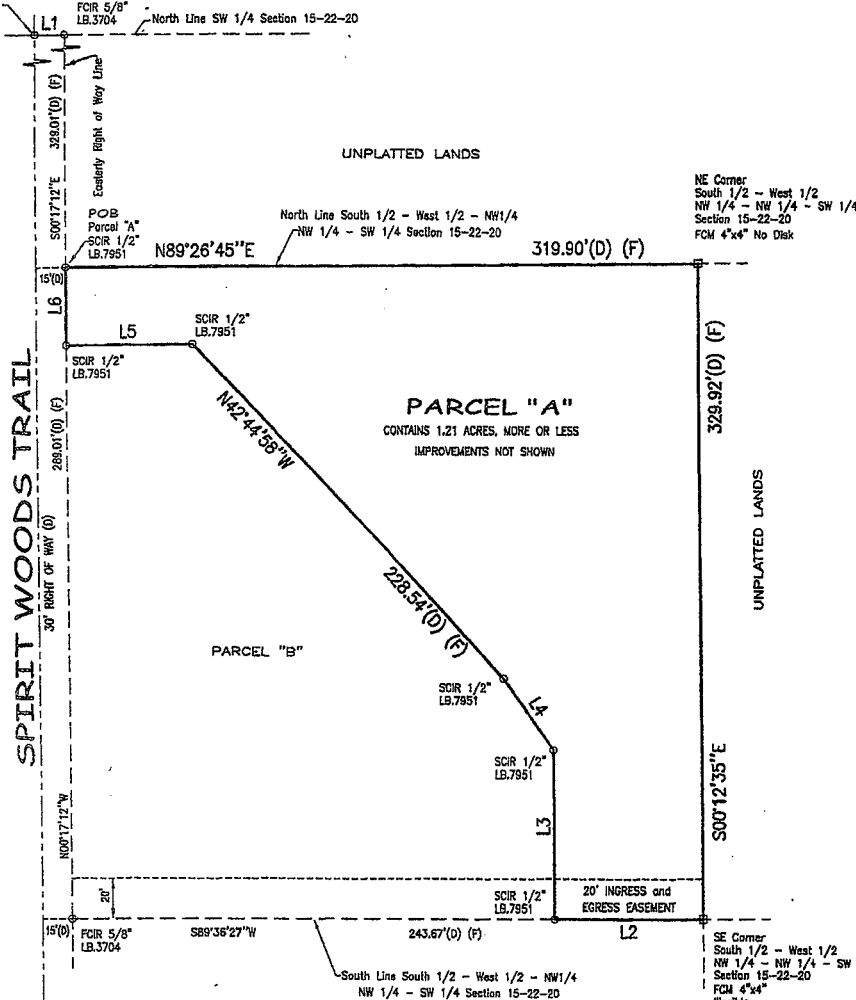
NE Corner  
South 1/2 - West 1/2  
NW 1/4 - NW 1/4 - SW 1/4  
Section 15-22-20  
FCM 4"x4" No Disk

SCALE 1" = 60'  
30' 0' 30' 60'

LEGEND

- PLS = Professional Land Surveyor
- LB = Licensed Business
- SCIR = Set Capped Iron Rod
- FCIR = Found Capped Iron Rod
- FCIP = Found Capped Iron Pipe
- FIR = Found Iron Rod
- FIP = Found Iron Pipe
- FCM = Found Concrete Monument
- SN&D = Set Nail and Disk
- FN&D = Found Nail and Disk
- (P) = Plat Dimension
- (F) = Field Measurement
- (D) = Deed Information
- (R) = Redial Line
- PDB = Point of Beginning
- TBM = Temporary Benchmark
- A/C = Air Conditioner
- Conc. = Concrete
- P/E = Pool Equipment
- U = Utility Pole
- F = Fire Hydrant
- W = Water Meter
- T = Telecommunications Box
- E = Electric Utility Box
- G = Guy Anchor
- S = Street Sign
- W = Water Valve
- L = Light Pole

SPIRIT WOODS TRAIL  
30' RIGHT OF WAY (D)



DESCRIPTION:

**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°26'45"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°36'27"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 52,806 Square Feet, (1.21 Acres), more or less.

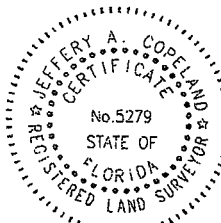
LINE	BEARING	DISTANCE
L1	N89°34'22"E	15.00'(D) (F)
L2	S89°36'27"W	75.78'(D) (F)
L3	N00°12'35"W	84.23'(D) (F)
L4	N35°27'44"W	44.08'(D) (F)
L5	S89°26'45"W	64.10'(D) (F)
L6	N00°17'12"W	40.00'(D) (F)

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 or instruments of records furnished by the client and or 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, plat 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.12053C02080, with an effective date of 2/2/12, the subject property lies in Zone "X".

Prepared for and Certified to:  
Kenneth Wicker

Property Address:  
9484 Spirit Woods Trail  
Brooksville, Florida 34601



I hereby certify that this Survey of the property described herein, as surveyed and drawn under my supervision, complies with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.050 through .053, Florida Administrative Code, pursuant to 472.027, Florida Statutes.  
JEFFERY A. COPELAND, PLS No.5279  
Jeffery A Copeland

**JEFF COPELAND SURVEYING, INC.**  
LB.7951 email: jeff@jesurveying.com  
17216 LAKE LINDSEY ROAD  
BROOKSVILLE, FLORIDA 34601  
PHONE: (352) 598-4111

JOB NO. 22-473-A

Field Book No. 175 Page No. 20-22  
4-8

DATE 1/14/26 Party Chief JBC Drawn By JAC Checked By JBC

Digitally signed by Jeffery A Copeland  
Date: 2026.01.15 14:08:11 -0500

1,200 Sq. ft.

3 bedroom

2 Bath

Proposed Home

1200 Sq. Ft.

