

10.59± ACRES GROSS (PARENT PARCEL)
10.24± NET ACRES

PARCEL 1
2.95 GROSS ACRES
2.79 NET ACRES

PARCEL 2
2.95 GROSS ACRES
2.79 NET ACRES

PARCEL 3
4.69 GROSS ACRES
4.67 NET ACRES

6" WELL

36' X 36' FRAME BARN

24' X 35' COVERED CONCRETE PAD

35.00' MONUMENTED R/W LINE

27.0' X 60.0' SHARED DRIVEWAY

POB - PARENT PARCEL

SW. CORNER OF SECTION 15-23-20

NW. CORNER OF SECTION 15-23-20

NORTH LINE SECTION 15-23-20

WEST LINE SECTION 15-23-20

SCALE - 1" = 100'

1080.00'

427.00' (OVERALL) SOUTH

400.00'

200.00'

200.00'

60.0'

27.0'

27.0'

643.50'

643.50'

643.50'

643.50'

364.1'

71.6'

64.7'

92.6'

94.2'

35.3'

436.50'

1080.00'

427.00' NORTH

1626.0'

SPRING LAKE HIGHWAY

SOUTH

EAST

WEST

NOTES

- THIS MAP REPRESENTS A SKETCH ONLY - NOT A LEGAL SURVEY. BOUNDARY SHOWN HEREON TAKEN FROM PRIOR BOUNDARY SURVEY BY TREBOUR, LLC..
- NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS MAP WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTY OF THE PART IS VOID.
- ENCROACHMENTS (IF ANY) NOT SHOWN ON THIS MAP.
- PARENT PARCEL DESCRIPTION TAKEN FROM TITLE RECORDS.

BEGINNING 1,626 FEET SOUTH FROM THE NORTHWEST CORNER OF SECTION 15 TOWNSHIP 23 SOUTH, RANGE 20 EAST, RUN THENCE EAST 1,080 FEET, THENCE NORTH 427 FEET, THENCE WEST 1,080 FEET, THENCE SOUTH 427 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN HERNANDO COUNTY, FLORIDA.

BEGINNING 1,626 FEET SOUTH FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 20 EAST, RUN THENCE EAST 1,080 FEET, THENCE NORTH 427 FEET, THENCE WEST 1,080 FEET, THENCE SOUTH 427 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN HERNANDO COUNTY, FLORIDA.

BEGINNING 1,626 FEET SOUTH FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 20 EAST, RUN THENCE EAST 1,080 FEET, THENCE NORTH 427 FEET, THENCE WEST 1,080 FEET, THENCE SOUTH 427 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN HERNANDO COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS
THE SOUTH 27.00 FEET OF THE NORTH 1626.00 FEET OF THE WEST 60.00 FEET OF
THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 20 EAST,
HERNANDO COUNTY, FLORIDA.

BEGINNING 1,626 FEET SOUTH FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 20 EAST, RUN THENCE EAST 1,080 FEET, THENCE NORTH 427 FEET, THENCE WEST 1,080 FEET, THENCE SOUTH 427 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN HERNANDO COUNTY, FLORIDA. LESS AND EXCEPT THE NORTH 400.00 FEET OF THE WEST 643.50 FEET THEREOF.

SUBJECT TO MAINTAINED RIGHT-OF-WAY FOR SPRING LAKE HIGHWAY AND
SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE
WEST 60.00 FEET THEREOF.

10.59± ACRES GROSS (PARENT PARCEL)
10.24± NET ACRES

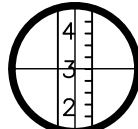
THE SEAL APPEARING ON THIS DOCUMENT WAS
AUTHORIZED BY MAURICE W. BEALL, RLS NO. 4281
ON 03-19-2024.

1. THIS MAP REPRESENTS A SKETCH ONLY - NOT A BOUNDARY SURVEY. IMPROVEMENTS SHOWN HEREON TAKEN FROM PRIOR BOUNDARY SURVEY BY SIMMONS, BEALL & TREBOUR, LLC..
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. ENCROACHMENTS (IF ANY) NOT SHOWN ON THIS SKETCH.
4. PARENT PARCEL DESCRIPTION TAKEN FROM TITLE COMMITMENT FURNISHED BY COMPASS LAND & TITLE, LLC. COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE - NUMBER: 9235877, ISSUED ON FEBRUARY 2, 2021 AT 11:00 PM. DESCRIPTIONS FOR PARCELS 1 THROUGH 3 CREATED PER THIS SKETCH.
5. THIS SKETCH PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT - SEE NOTE #4. THIS SURVEYOR NOT RESPONSIBLE FOR EASEMENTS, ADDITIONAL RIGHTS-OF-WAYS OR OTHER ENCUMBRANCES OF RECORD NOT FURNISHED TO THIS OFFICE.
6. ANY REPRODUCTION OR DISTRIBUTION OF THIS SKETCH, MAP OR REPORT WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR IS STRICTLY PROHIBITED. THIS SKETCH, MAP OR REPORT IS VALID ONLY TO THOSE INDIVIDUALS OR ENTITIES NAMED HEREON. THE SIGNING SURVEYOR ASSUMES NO RESPONSIBILITY TO ADDITIONAL PARTIES FOR ITS UNAUTHORIZED USE.
7. THE LAND SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12053C 0356D, DATED 02/02/2012.

The seal is circular with a double-lined border. The outer ring contains the text "MAURICE W. BEALL" at the top and "REGISTERED LAND SURVEYOR" at the bottom, separated by two stars. The inner circle contains the word "CERTIFICATE" at the top, "No. 4281" in the center, a single star below the number, and "STATE OF FLORIDA" at the bottom.

PREPARED BY: _____
 MAURICE W. BEALL
 Professional Land Surveyor
 Florida Registration Number 4281

NOT VALID UNLESS IMPRINTED WITH RAISED SEAL
 OR DIGITALLY SIGNED AND SEALED

<p>GENERAL LEGEND</p> <p>PLS – Professional Land Surveyor POB – Point of Beginning (D) – Deed or Description (C) – Computed Data () – Plat (F) – Field Data IP – Iron Pipe IR – Iron Rod CM – Concrete Monument S – Set PRW – Permanent Reference Monument PCP – Permanent Control Point PC – Point of Curvature PT – Point of Tangency R/W – Right of Way OR – Official Records AC – Air Conditioner ☒ – Center Line</p> <p style="text-align: center; font-weight: bold; font-size: 1.2em;">REVISIONS</p>	<div style="text-align: center;"> <p>SIMMONS, BEALL AND TREBOUR, LLC</p> <p>PROFESSIONAL LAND SURVEYORS & MAPPERS LB# 8382</p> </div> <div style="display: flex; justify-content: space-between; align-items: center; margin-top: 20px;"> <div style="text-align: center;"> <p style="font-size: 3em; font-weight: bold; letter-spacing: 0.5em;">S B T</p> </div> <div style="text-align: center;"> <p>P.O. BOX 1297 36739 S.R. 52 DADE CITY, FLORIDA 33526 (352) 567 – 0048 FAX (352) 567 – 0675 MWBEALL@TAMPABAY.RR.COM</p> </div> <div style="text-align: center;">  </div> </div> <div style="margin-top: 20px;"> <p>Date of Survey : _____ Drawn by : <u>MWB</u></p> <p>Date of Plat : <u>03-19-2024</u> Checked by : <u>SDT</u></p> <p>Job Number : <u>2021-040-2</u> Sheet : <u>ONE OF ONE</u></p> <p style="text-align: center; font-weight: bold; font-size: 1.1em;">CERTIFIED TO: CHRISTOPHER GROUDAS</p> </div>
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