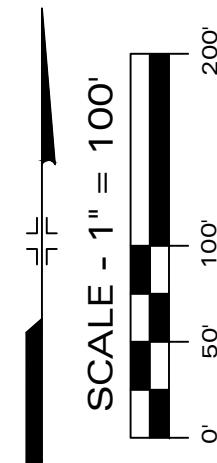


SECTION 15, TOWNSHIP 23 SOUTH, RANGE 20 EAST
HERNANDO COUNTY, FLORIDA

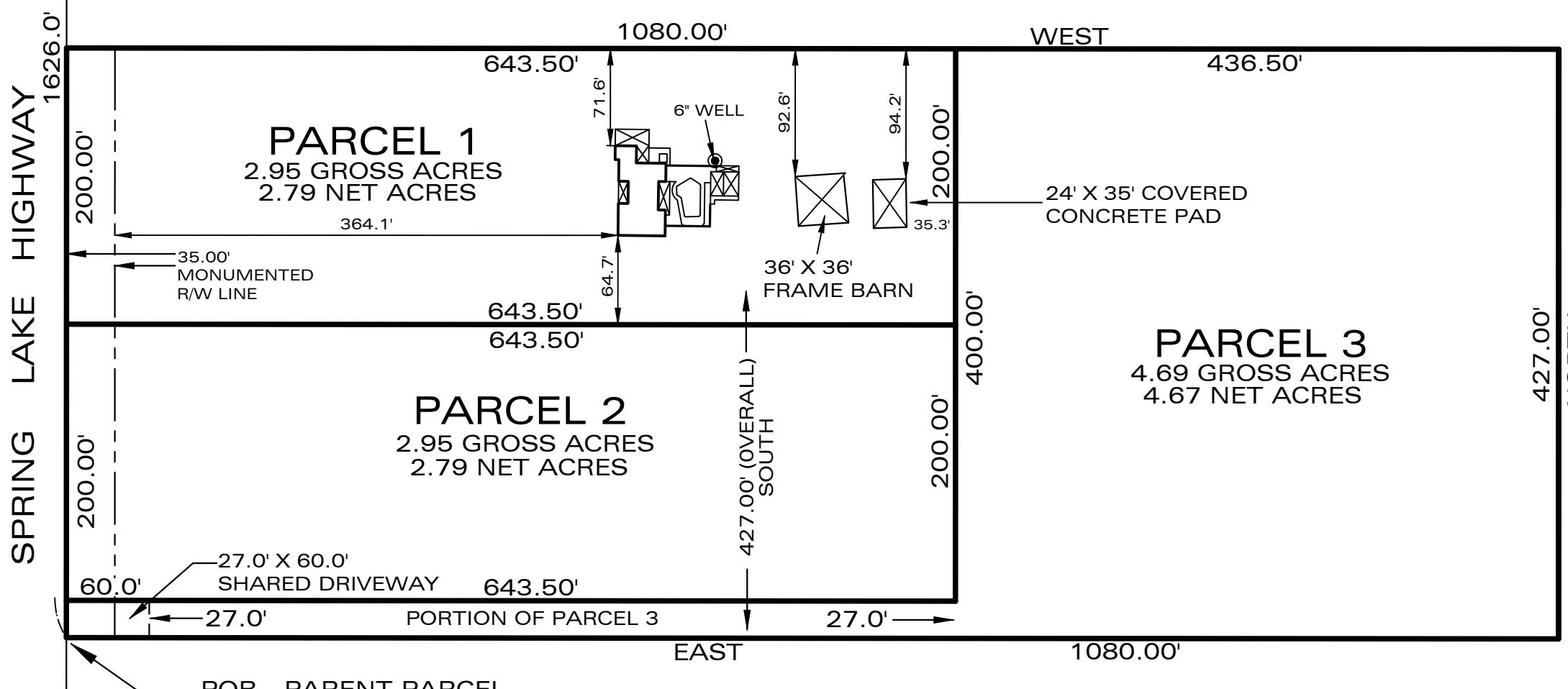
NW. CORNER OF SECTION 15-23-20
NORTH LINE SECTION 15-23-20



SOUTH

WEST LINE SECTION 15-23-20

DENOTES LINE NOT DRAWN TO SCALE



DESCRIPTION - PARENT PARCEL
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.

DESCRIPTION - PARCEL 1
THE NORTH 200.00 FEET OF THE WEST 643.50 FEET OF THE FOLLOWING DESCRIBED PARCEL:
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.

SUBJECT TO MAINTAINED RIGHT-OF-WAY FOR SPRING LAKE HIGHWAY.

DESCRIPTION - PARCEL 2
THE SOUTH 200.00 FEET OF THE NORTH 400.00 FEET OF THE WEST 643.50 FEET OF THE FOLLOWING DESCRIBED PARCEL:
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.

SUBJECT TO MAINTAINED RIGHT-OF-WAY FOR SPRING LAKE HIGHWAY.

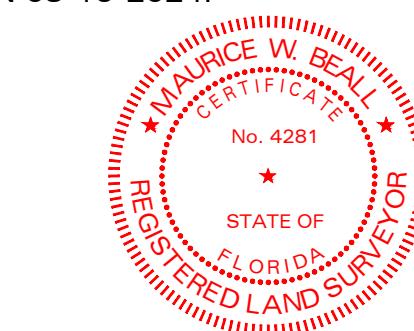
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 27.00 FEET OF THE NORTH 1626.00 FEET OF THE WEST 60.00 FEET OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA.

DESCRIPTION - PARCEL 3
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.



PREPARED BY:

MAURICE W. BEALL
Professional Land Surveyor
Florida Registration Number 4281

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

NOTES

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.

GENERAL LEGEND	
PLS	Professional Land Surveyor
POB	Point of Beginning
(D)	Deed or Description
(C)	Computed Data
(P)	Plat (R) - Radial
(F)	Field Data (NR) - Non Radial
IP	Iron Pipe RRS - Railroad Spike
IR	Iron Rod N&D - Nail and Disk
CM	Concrete Monument
S	Set FD - Found
PRM	Permanent Reference Monument
PCP	Permanent Control Point
PC	Point of Curvature
PT	Point of Tangency
R/W	Right of Way
OR	Official Records Pg - page
AC	Air Conditioner
C	Center Line
REVISIONS	
CERTIFIED TO: CHRISTOPHER GROUDAS	

SIMMONS, BEALL AND TREBOUR, LLC
PROFESSIONAL LAND SURVEYORS & MAPPERS
LB# 8382

P.O. BOX 1297
DADE CITY, FLORIDA 33526
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MWBEALL@TAMPABAY.RR.COM

Date of Survey : Drawn by : MWB
Date of Plat : 03-19-2024 Checked by : SDT
Job Number : 2021-040-2 Sheet : ONE OF ONE

