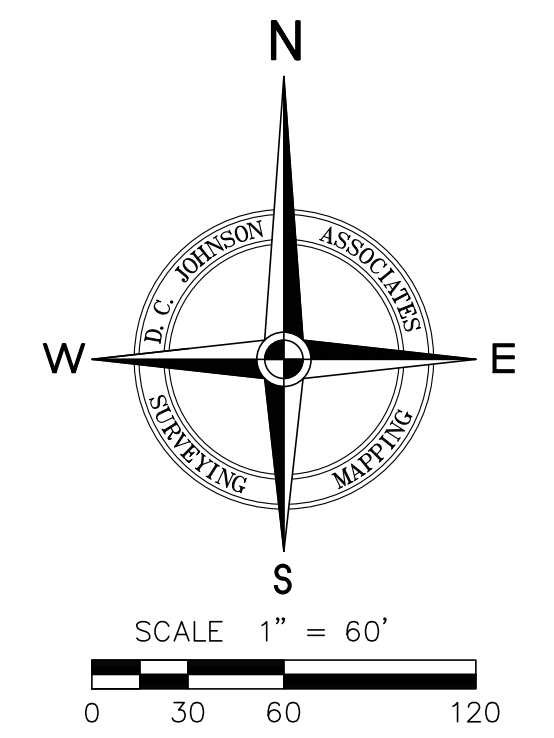
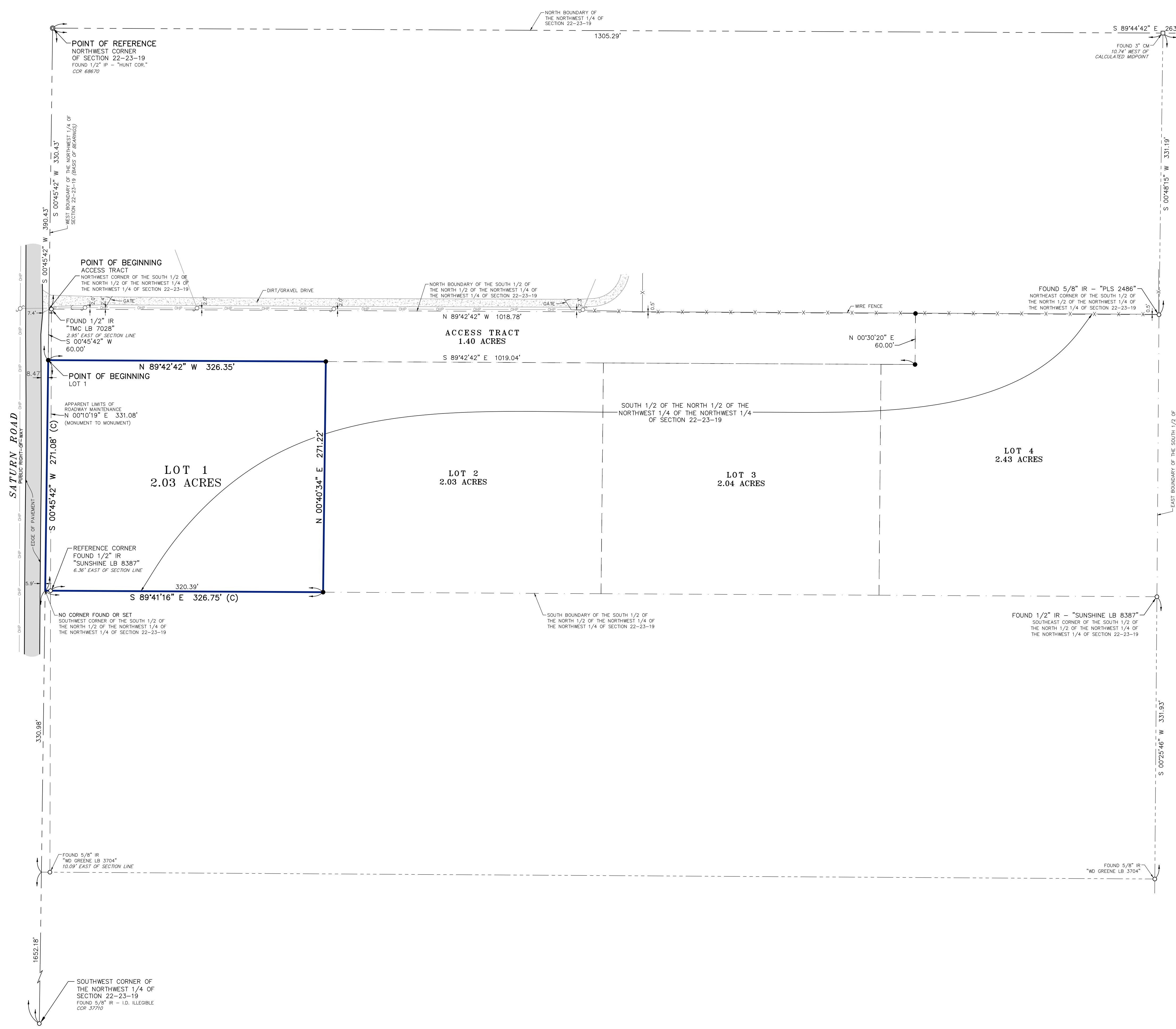


A PORTION OF  
THE NORTHWEST 1/4 OF  
SECTION 22, TOWNSHIP 23 SOUTH, RANGE 19 EAST  
HERNANDO COUNTY, FLORIDA



- LEGEND**
- IP, IR = IRON PIPE, IRON ROD
  - CM = CONCRETE MONUMENT
  - = SET 5/8" IR "DC JOHNSON LB 4514"
  - = FOUND IR (SIZE & REGISTRATION NUMBER AS NOTED)
  - = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
  - ⊙ = FOUND IP (SIZE & REGISTRATION NUMBER AS NOTED)
  - △ = FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)
  - ⊕ = POWER POLE/TELEPHONE POLE
  - ⊙ = GUY ANCHOR
  - X— = WIRE FENCE
  - O— = OVERHEAD POWER LINE
  - ▭ = ASPHALT
  - ▨ = GRAVEL/DIRT ROAD

**DESCRIPTION:** (Derived from Official Records Book 1783, Page 1017 of the Public Records of Hernando County, Florida)

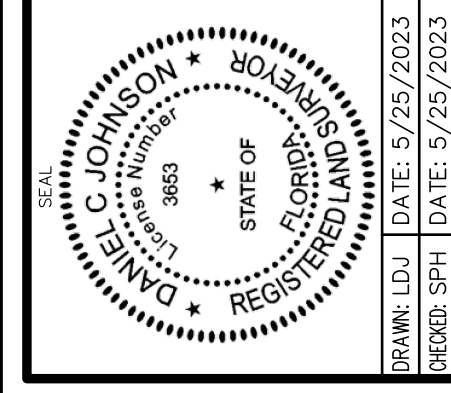
**LOT 1:**  
A parcel of land lying within Section 22, Township 23 South, Range 19 East, Hernando County, Florida, being more particularly described as follows:  
For a POINT OF REFERENCE commence at the Northwest corner of said Section 22; thence S.00°45'42"W. along the West boundary thereof, a distance of 390.43 feet to a POINT OF BEGINNING; thence continue S.00°45'42"W., a distance of 271.08 feet to the Southwest corner of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 22; thence S.89°41'16"E. along the South boundary thereof, a distance of 326.75 feet; thence N.00°40'34"E., a distance of 271.22 feet; thence N.89°42'42"W., a distance of 326.35 feet to the POINT OF BEGINNING.  
SUBJECT TO RIGHT-OF-WAY FOR SATURN ROAD  
Containing 2.03 acres, more or less.

Together with an undivided interest in the following described access tract:  
**ACCESS TRACT:**  
A parcel of land lying within Section 22, Township 23 South, Range 19 East, Hernando County, Florida, being more particularly described as follows:  
For a POINT OF REFERENCE commence at the Northwest corner of said Section 22; thence S.00°45'42"W. along the West boundary thereof, a distance of 330.43 feet to the Northwest corner of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 22 for a POINT OF BEGINNING; thence continue S.00°45'42"W., a distance of 60.00 feet; thence S.89°42'42"E., a distance of 1,019.04 feet; thence N.00°30'20"E., a distance of 60.00 feet to the North boundary of the aforementioned South 1/2 of the North 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 22; thence N.89°42'42"W., a distance of 1,018.78 feet to the POINT OF BEGINNING.  
SUBJECT TO RIGHT-OF-WAY FOR SATURN ROAD  
Containing 1.40 acres, more or less.

- SURVEYOR'S NOTES:**
- Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to. This survey meets the "Standards of Practice" set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.
  - This survey was prepared without an abstract of title; therefore the undersigned makes no guarantees or representations regarding information shown hereon pertaining to easements, rights-of-way, setback lines, agreements, reservations, or other similar matters.
  - No instruments of record reflecting easements, right-of-ways and/or ownership were furnished to the undersigned except as shown.
  - No underground installations, improvements or encroachments, have been located except those shown hereon.
  - Bearings shown hereon are based on the Florida State Plane Coordinate System, FL-West Projection, with the West boundary of Section 22, Township 23 South, Range 19 East, Hernando County, Florida having a grid bearing of S.00°45'42"W.
  - Bearings and distances shown hereon are field measured, unless otherwise indicated.
  - The text for ties to improvements indicates the direction they lie in relation to the boundary.
  - Subject property appears to lie in Flood Zone "X" according to FEMA Flood Insurance Rate Map Panel No. 12053C0332D, dated 2/2/2012.
  - Subject property may contain lands that are subject to jurisdiction or restriction by one or more of the following agencies: Army Corp. of Engineers, Southwest Florida Water Management District (S.W.F.W.M.D.) or Florida Department of Environmental Protection (F.D.E.P.).

BY	REVISION	DATE

*Daniel C. Johnson*  
Daniel C. Johnson  
P.L.S./P.S.M. License Number 3653  
This survey conforms to the Standards of Practice of the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.  
Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.



**DC JOHNSON ASSOCIATES**  
SURVEYING AND MAPPING  
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San Antonio, TX 78248  
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Email: daniel@dcjohnson.com  
www.dcjohnson.com

Boundary Survey  
Gary Schraut  
SATURN ROAD, LOT 1  
BROOKSVILLE, FLORIDA  
PROJECT NO. 2022-026A01EG00002  
SEC. 22 TWP. 23S RNG. 19E COUNTY: HERNANDO