

MAP OF SURVEY

SECTION 28 & 29, TOWNSHIP 22 SOUTH, RANGE 19 EAST HERNANDO COUNTY, FLORIDA

LEGAL DESCRIPTION

PARCEL 1:

COMMENCE AT THE SW CORNER OF THE NW 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 39'56" WEST ALONG THE WEST LINE OF SAID NW 1/4, A DISTANCE OF 778.64 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 50; THENCE RUN SOUTH 72 DEGREES 45'49" EAST ALONG LAST SAID LINE A DISTANCE OF 440.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 72 DEGREES 45'49" EAST, A DISTANCE OF 279.50 FEET; THENCE RUN SOUTH 17 DEGREES 22'52" WEST, A DISTANCE OF 792.07 FEET; THENCE RUN NORTH 72 DEGREES 14'41" WEST, A DISTANCE OF 271.35 FEET; THENCE RUN NORTH 16 DEGREES 47'23" EAST, A DISTANCE OF 789.64 FEET TO THE POINT OF BEGINNING.

LESS RIGHT-OF-WAY FOR STATE ROAD 50 AS DESCRIBED IN INSTRUMENT RECORDED IN O.R. BOOK 1173, PAGES 1868-1877, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

PARCEL 2:

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 38'10" WEST ALONG THE EAST LINE OF SAID SE 1/4, A DISTANCE OF 387.98 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 73 DEGREES 03'06" WEST, A DISTANCE OF 493.50 FEET TO THE EASTERLY RIGHT-OF-WAY OF A 60 FOOT COUNTY ROAD KNOWN AS HORSE LAKE ROAD; THENCE RUN NORTH 11 DEGREES 53'58" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 542.93 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY OF SAID HORSE LAKE ROAD AND STATE ROAD 577 (STATE ROAD 50), SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE NE, HAVING A RADIUS OF 1969.86 FEET, A CENTRAL ANGLE OF 18 DEGREES 39'26", A TANGENT OF 323.59 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 63 DEGREES 42'23" EAST, 638.61 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE (ALSO BEING THE SOUTHERLY RIGHT-OF-WAY OF SAID STATE ROAD 577), A DISTANCE OF 641.44 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 73 DEGREES 03'06" EAST, A DISTANCE OF 5.00 FEET TO THE EAST LINE OF SECTION 29; THENCE RUN SOUTH 00 DEGREES 58'10" EAST, A DISTANCE OF 391.00 FEET TO THE POINT OF BEGINNING.

LESS RIGHT-OF-WAY FOR STATE ROAD 50 AS DESCRIBED IN INSTRUMENT RECORDED IN O.R. BOOK 1173, PAGES 1864-1867, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND ALSO LESS, RIGHT OF WAY FOR HORSE LAKE ROAD.

PARCEL 3:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, SAID POINT BEING A MONUMENTED WITH A 4 INCH X 4 INCH CONCRETE MARKER WITH NAIL. GO THENCE ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 29, SOUTH 00 DEGREES 50 MINUTES 24 SECONDS EAST, A DISTANCE OF 43.42 FEET (FORMALLY SOUTH 00 DEGREES 58 MINUTES 10 SECONDS EAST AND 43.55 FEET) TO THE NORTHEAST CORNER OF THAT PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1197, PAGE 159, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID CORNER BEING MONUMENTED WITH A 3/8 INCH CAPPED IRON ROD (STAMPING ILLIGIBLE); THENCE RUN ALONG THE NORTHERLY LINE OF SAID PARCEL, NORTH 72 DEGREES 48 MINUTES 37 SECONDS WEST, A DISTANCE OF 113.18 FEET (FORMALLY NORTH 72 DEGREES 39 MINUTES 06 SECONDS WEST AND 113.24 FEET) TO THE NORTHWEST CORNER OF SAID PARCEL AND THE NORTHEAST CORNER OF THAT PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1031, PAGE 347, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID CORNER BEING MONUMENTED WITH A 3/8 INCH CAPPED IRON ROD STAMPED "RLS4055"; THENCE RUN ALONG THE NORTH LINE OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1031, PAGE 347, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, NORTH 72 DEGREES 38 MINUTES 53 SECONDS WEST, A DISTANCE OF 309.85 FEET (FORMALLY NORTH 72 DEGREES 39 MINUTES 06 SECONDS WEST AND 309.80 FEET), TO THE NORTHWEST CORNER OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 1031, PAGE 347, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND THE EASTERLY RIGHT-OF-WAY LINE OF, "HORSE LAKE ROAD" AS IT IS NOW ESTABLISHED, SAID CORNER BEING MONUMENTED WITH A 3/8 INCH CAPPED IRON ROD STAMPED "W.D. GREEN"; THENCE RUN ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: 1) NORTH 04 DEGREES 46 MINUTES 06 SECONDS WEST, A DISTANCE OF 149.03 FEET TO A POINT OF INTERSECTION, SAID POINT BEING MONUMENTED WITH A 3/8 INCH CAPPED IRON ROD STAMPED "LB2786", 2) NORTH 11 DEGREES 54 MINUTES 32 SECONDS WEST, A DISTANCE OF 307.66 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2771, PAGE 1676, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID CORNER BEING MONUMENTED WITH A 3/8 INCH CAPPED IRON ROD STAMPED "L53717"; THENCE LEAVING SAID RIGHT-OF-WAY LINE, RUN ALONG THE SOUTHERLY LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2771, PAGE 1676, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SOUTH 73 DEGREES 02 MINUTES 39 SECONDS EAST, A DISTANCE OF 494.02 FEET (FORMALLY SOUTH 73 DEGREES 03 MINUTES 06 SECONDS EAST AND 493.50 FEET) TO A POINT ON THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 29 AND THE NORTHEAST CORNER OF SAID PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2771, PAGE 1676, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE RUN ALONG THE EAST LINE, SOUTH 00 DEGREES 58 MINUTES 10 SECONDS EAST (BASIS OF BEARING FOR THIS DESCRIPTION) A DISTANCE OF 387.98 TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION THEREOF, IF ANY, LYING WITHIN THE RIGHT OF WAY FOR HORSE LAKE ROAD.

PARCEL 4 (PER FIDELITY NATIONAL TITLE INSURANCE COMPANY)

THAT PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, WHICH LIES WEST OF THE LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL BOOK 2649, PAGE 1788, NORTH OF LANDS DESCRIBED ON OFFICIAL RECORDS BOOK 2687, PAGE 1765, AND SOUTH OF THE RIGHT OF WAY OF STATE ROAD 50 (CORTEZ BOULEVARD).

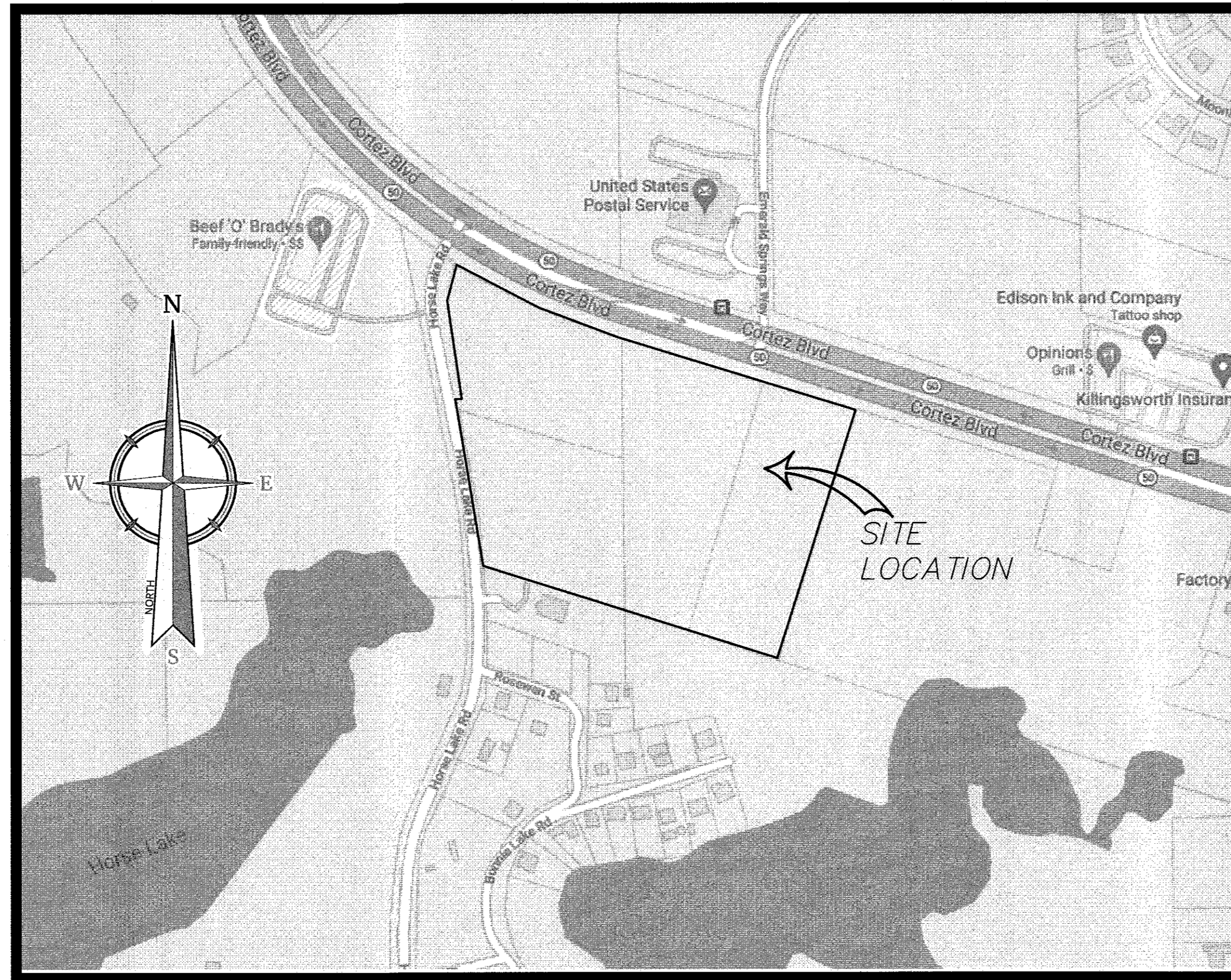
LESS RIGHT-OF-WAY FOR STATE ROAD 50, INCLUDING LANDS DEEDED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1170, PAGE 1225 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

PARCEL 4 (FIELD SURVEYED LEGAL DESCRIPTION)

BEING A PORTION OF LAND LYING IN A PORTION OF THE WEST HALF OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, WHICH LIES WEST OF THE LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL BOOK 2649, PAGE 1768 AND NORTH OF LANDS DESCRIBED ON OFFICIAL RECORDS BOOK 3669, PAGE 1992, AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 50 (CORTEZ BOULEVARD) AS DESCRIBED OFFICIAL RECORDS BOOK 1170, PAGE 1225 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER (BEING A 4" X 4" CONCRETE MONUMENT WITH NO IDENTIFICATION) OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, THENCE NORTH 00°25'18" WEST ALONG THE WESTERLY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 28, A DISTANCE OF 731.54 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 50 (CORTEZ BOULEVARD), THENCE SOUTH 72°29'15" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 426.23 FEET; THENCE SOUTH 17°02'27" WEST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 50 (CORTEZ BOULEVARD), A DISTANCE OF 744.54 FEET; THENCE NORTH 70°21'43" WEST, A DISTANCE OF 193.96 FEET TO A POINT LYING ALONG THE WESTERLY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 28, TOWNSHIP 22 SOUTH, RANGE 19 EAST; THENCE NORTH 00°17'34" WEST, ALONG THE WESTERLY LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 43.40 FEET TO THE POINT OF BEGINNING.

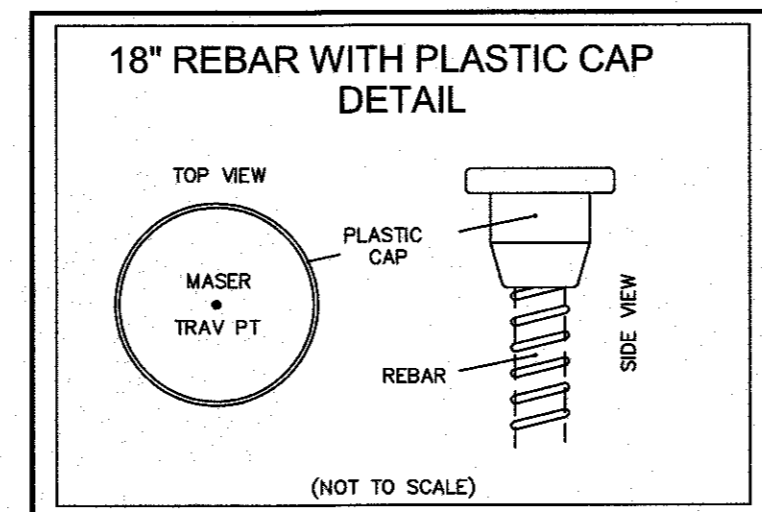
SAID PARCEL CONTAINS 229,230.193 SQUARE FEET OR 5.262 ACRES MORE OR LESS.



**LOCATION MAP
(NOT TO SCALE)**

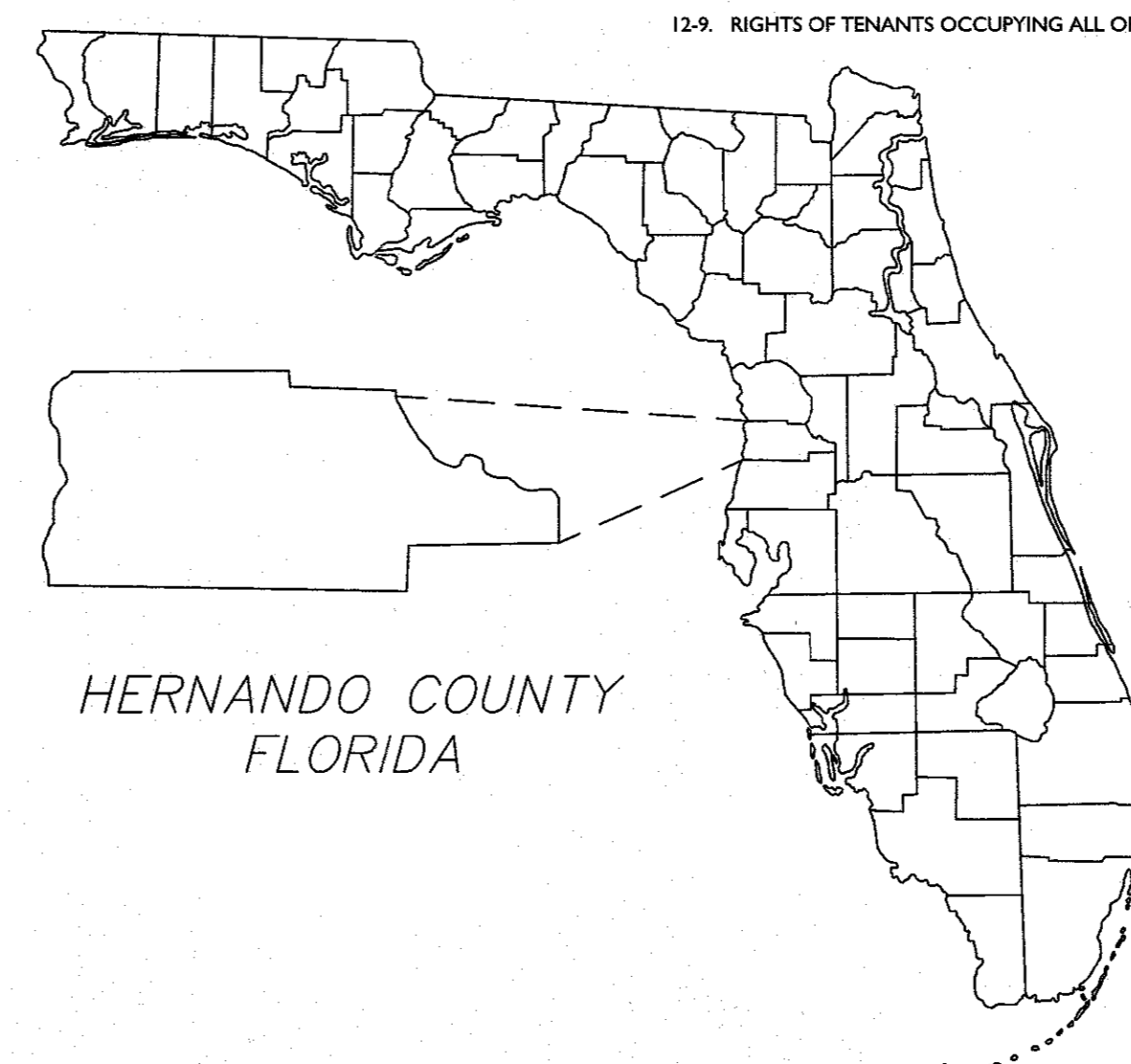
LEGEND

- ⊕ - INDICATES MAG NAIL & DISK FOUND, UNLESS OTHERWISE NOTED
- - INDICATES REBAR W/ CAP FOUND, UNLESS OTHERWISE NOTED
- - INDICATES CONCRETE MONUMENT FOUND
- △ - INDICATES REBAR W/ CAP OR MAG NAIL SET, UNLESS OTHERWISE NOTED



A/C	AIR CONDITIONING	(C&M)	CALCULATED AND MEASURED	FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	LP	LIGHT POLE
BFP	BACK FLOW PREVENTER	DWG.	DRAWING	FMON	FOUND CONCRETE MONUMENT	LB.	LIUCENCE BUSINESS
BP	BOTTOM OF WALL	D.E.	DRAINAGE EASEMENT	FF	FIRE DEPARTMENT CONNECTION	L	LEGAL
BOL	BOLLARDS	(D)	DEED	GR	GREASE TRAP	MAG&D	MAG NAIL & DISK
BOC	BACK OF CURB	EM	ELECTRIC METER	GM	GAS METER	MES	MITERED END SECTION
BLDG	BUILDING	EP	EDGE OF PAVEMENT	INVT	INVERT	MHD	MANHOLE DRAIN
CMP	CORRUGATED METAL PIPE	ELEC.	ELECTRIC	MB	MAILBOX	MON	MONUMENT
CONC.	CONCRETE	ELEV.	ELEVATION	GM	GAS METER	MIS	MANHOLE SANITARY
(C)	CALCULATED	ENC	ENCROACHING	ID	IDENTIFICATION	MW	MONITORING WELL
C.L.F.	CHAIN LINK FENCE	EBX	ELECTRICAL BOX	ICV	IRRIGATION CONTROL VALVE	MGT	MANHOLE GREASE TRAP

NAVJ	NORTH AMERICAN VERTICAL DATUM	P.B.	PLAT BOOK	SQ.FT.	SQUARE FEET	○	OAK TREE
NO.	NUMBER	P.O.C.	POINT OF COMMENCEMENT	SV	SEWER VALVE	○	PALM TREE
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS	P.O.B.	POINT OF BEGINNING	TEPED	TELEPHONE PEDESTAL	○	MAGNOLIA TREE
NGS	NATIONAL GEODETIC SURVEY	(P)	PLAT DIMENSION	T.T.P.	TYPICAL TRANSFORMER	○	UNKNOWN TREE
N.C.F.S.	NORTH CORNER FOUND OR SET	PSM	PROFESSIONAL SURVEY MAPPERS	T.B.M.	TEMPORARY BENCHMARK	○	PINE TREE
O.R.B.	OFFICIAL RECORDS BOOK	PVC	POLYVINYL CONDUIT	U.E.	UTILITY EASEMENT	○	CLEANOUTS
OHW	OVERHEAD WIRE	PRM	PERMANENT REFERENCE MONUMENT	UNK.	UNKNOWN	○	STORM MANHOLE
PG.	PAGE	PK&D	PARKER-KALON NAIL AND DISC	UP	UTILITY POLE	○	GRATE INLET
		REG.	REGISTER	UV	UTILITY VALVE	○	WATER VALVE
		RCP	REINFORCED CONCRETE PIPE	WB	WIRE PULL BOX	○	SIGN
						○	MANHOLE ELECTRIC
						○	PEDESTRIAN SIGNAL
						○	FIRE HYDRANT
						○	FUEL MANHOLE
						○	TRAFFIC LIGHT
						○	LIGHT POLE
						○	FIBER OPTIC MARKER
						○	CABLE BOX
						○	PARKING STALL



INFORMATION OF FACT

1. THIS SURVEY AND PLAN IS BASED UPON THE FOLLOWING DATA AND/OR EXCEPTIONS:	YES	NO	ITEM
A.) OWNER	X		SHEFFIELD CHARLES, ROSSI ROSA MERLE SMITH & ROSSI RANDALL P
B.) DEED OF RECORD	X		O.R.B. 2649, PG. 1768, O.R.B. 654, PG. 779 & O.R.B. 2771, PG. 1676
C.) FIELD SURVEY	X		FIELD LOCATED ON 03/07/2022
D.) PLAT		X	
E.) TITLE REPORT	X		FIDELITY NATIONAL TITLE INSURANCE COMPANY ORDER NO. FFP2A1-14804
F.) OTHER (SEE REFERENCES)		X	

- CERTIFIED TO:**
CHARLES SHEFFIELD & RANDALL P. ROSSI, AS CO-TRUSTEES OF THE ROSSI LAND TRUST II, AS TO PARCEL 1.
CHARLES SHEFFIELD & RANDALL P. ROSSI AS CO-TRUSTEES OF AN UNRECORDED TRUST AGREEMENT, KNOWN AS ROSSI LAND TRUST, AS TO PARCEL 2.
ROSA MERLE SMITH ROSSI & RANDALL P. ROSSI, AS TO PARCELS 3 & 4.
- AREAS:
SUBJECT PROPERTY = 804,984.35 SQ. FT. ± OR 18.48 ACRES.
 - THIS IS TO CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS MAP OR PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED ON 03/07/2022, BY ME OR UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE RULES AND REGULATIONS PROMULGATED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS. THE INFORMATION DEPICTED HEREON, CORRECTLY REPRESENTS THE CONDITIONS FOUND AT, AND AS OF THE DATE OF THE FIELD SURVEY, EXCEPT SUCH IMPROVEMENTS OR EASEMENTS, IF ANY, BELOW THE SURFACE AND NOT VISIBLE ACCORDINGLY THE UNDERSIGNED PROFESSIONAL IS NOT RESPONSIBLE FOR THE PRESENCE OF UNDERGROUND UTILITIES OR STRUCTURES, IF SAME ARE NOT VISIBLE OR OTHERWISE DISCLOSED BY ANY AFOREMENTIONED DATA LISTED ABOVE.
 - THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 13, 14, 18 & 19 OF TABLE THEREOF, THE FIELDWORK WAS COMPLETED ON 03/07/2022.
 - THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE UNDERSIGNED PROFESSIONAL'S KNOWLEDGE, INFORMATION, AND BELIEF, AND IN ACCORDANCE WITH THE COMMONLY ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED.
 - THE LOCATION OF ALL UNDERGROUND UTILITIES AS SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. THE CONTRACTOR SHALL HAVE ALL UNDERGROUND UTILITIES FIELD VERIFIED BY THE PROPER UTILITY COMPANIES BEFORE ANY CONSTRUCTION BEGINS.
 - THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OR NONEXISTENCE OF WETLANDS AND/OR TOXIC WASTES. THEREFORE IT SHOULD NOT BE ASSUMED OR CONSTRUED THAT ANY STATEMENT IS BEING MADE BY THE FACT THAT NO EVIDENCE OF WETLANDS OR TOXIC WASTES IS PORTRAYED HEREON. IT IS IN THE BEST INTEREST OF THE CLIENT TO PURSUE THESE MATTERS AS SEPARATE CONCERNS APART FROM THIS SURVEY.
 - THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM A TITLE REPORT LISTED IN NOTE 1E ABOVE.
 - THE PARCEL SHOWN HEREON LIES IN FLOOD ZONE "X" & "A" PER THE FLOOD DATA MAP FOR CITY OF BROOKSVILLE, NUMBER 120333 AND INCORPORATED AREAS MAP NUMBER 1205301910, WITH A MAP EFFECTIVE DATE OF FEBRUARY 2, 2012 AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).
 - THIS PLAN IS MADE FOR AND CERTIFIED TO THE PARTIES NAMED HEREON FOR THE PURPOSE(S) STATED. NO OTHER PURPOSE IS INTENDED NOR IMPLIED. THE UNDERSIGNED PROFESSIONAL IS NEITHER RESPONSIBLE NOR LIABLE FOR THE USE OF THIS PLAN BEYOND ITS INTENDED PURPOSE.
 - BASIS OF BEARING: THE WESTERLY LINE OF PARCEL 4, ALSO BEING THE WESTERLY LINE OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HAVING A BEARING OF NORTH 00°25'18" WEST (GPS).
 - THIS SURVEY WAS PREPARED WITH THE BENEFIT OF FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NUMBER: FFP2A1-14804 WITH A COMMITMENT DATE OF NOVEMBER 7, 2021 AT 8:00 A.M. THE BELOW REFERENCED ITEMS ARE NUMBERED AS THEY APPEAR IN SCHEDULE B SECTION II OF THE TITLE BINDER AS FOLLOWS:
SCHEDULE B-4 EXCEPTIONS:
12-4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LANDS. (NOTED ONLY)
12-5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE IN INSURED LAND. (NOTED ONLY)
12-6. ORDINANCE NO. 436 INTEGRATING TERRITORY INTO THE CITY OF BROOKSVILLE, FLORIDA RECORDED MARCH 28, 1999, IN OFFICIAL RECORDS BOOK 685, PAGE 1236 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 686, PAGE 1487, AS TO PARCELS 1-4. (DOES AFFECT, NOTED ONLY)
12-7. ORDINANCE NO. 93-27 CREATING THE CENTRAL HERNANDO COUNTY FIRE PROTECTION DISTRICT RECORDED JANUARY 14, 1994, IN OFFICIAL RECORDS BOOK 949, PAGE 1454, AS TO PARCELS 1-4. (NOTED ONLY)
12-8. CITY OF BROOKSVILLE VARIANCE AUTHORIZATION RECORDED MAY 20, 2009, IN OFFICIAL RECORDS BOOK 2654, PAGE 989, AS TO PARCEL 2. (NOTED ONLY)
12-9. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOTED ONLY)

ALTA/NSPS LAND TITLE BOUNDARY SURVEY
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SURVEYOR'S CERTIFICATE

THIS CERTIFIES THAT THE SURVEY REPRESENTED HEREON WAS PERFORMED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE SKETCH HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

DATE OF FIELD SURVEY: 03/07/2022

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FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER: LS4768
COLLIERS ENGINEERING & DESIGN, INC.
F.L. License #: LB7388

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

FOR
HORSE LAKE ROAD, LLC

SECTION 28 & 29,
TOWNSHIP 22 SOUTH,
RANGE 19 EAST

HERNANDO COUNTY
FLORIDA

Colliers
Engineering & Design

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5471 West Waters Avenue,
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Phone: 813.207.1061
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTANTS

SCALE:	DATE:	DRAWN BY:	CHECKED BY:
1"=50'	03/25/22	JY	CDF
PROJECT NUMBER:	DRAWING NAME:		
21007199A	V-SURVY		

SHEET TITLE:
BOUNDARY AND TOPOGRAPHIC SURVEY

SHEET NUMBER:
01 of 02

