## INTEGRITY LAND SOLUTIONS GROUP, INC. MAP OF SURVEY, BOUNDARY SURVEY Professional Land Surveying & Mapping Purpose of Survey: a Boundary Survey & Location of Fixed Improvements Only 12345 Centralia Rd./ P.O. Box 6890 Spring Hill, FL 34611 Phone: (352) 428-2351 Email: ILSG@tampabay.rr.com WORK ORDER: 23 - 64 MAP DATE: 11/18/2022 SECTION: 18 TOWNSHIP: 21 S RANGE: 19 E CERTIFIED TO THE FOLLOWING ONLY: - DILLING INVESTMENTS, LLC Parcel ID: R18 421 19 0000 0170 0000 Physical Address: 15738 Ponce De Leon Blvd Description DESCRIPTION: O.R. BOOK 7 PAGE 22 Begin at the Southwest comer of Section 18, Township 21 South, Range 19 East, (2" Iron Pipe Inscribed) Thence run N88°22'E on line dividing Sections 18 and 19 a distance of 1389.87 feet to West one sixteenth corner, (80D spike in road) thence continue on stated line a distance of 239.97 feet to the intersection of same with right of way boundary of Florida 700 and Point of Beginning, thence continue on Section line a distance of 159.17 feet for Southeast corner of tract being described, thence N0°29'W a distance of 278.27 feet for Northeast corner, thence S88°22'W a distance of 385.58 feet to intersection of the East right of way boundary of Florida 491 and Northwest corner, thence S0°29'E on right of way boundary of stated road, the same being 50 feet from and parallel to centerline of said road, a distance of 100 feet to the intersection of right of way boundaries of State Roads 700 and 491, thence S52°58'E on the Northern right of way boundary of State Road 700 the same being 132 feet from and parallel to the centerline of said road, a distance of 285,36 feet to Point of Beginning, A Tract of 2 acres located in the Southwest corner of SE 1/4 of SW 1/4, Section 18, Township 21 South, Range 19 East, Hernando County, Florida. O.R. Book 480 Page 878 Surveyor's Note: In O.R. Book 7, page 22, the earliest deed found by this Surveyor, F 385,58' (R) 385,73' (F) description unlike subsequent deeds. Stated deed calls out BASIS" S88°22'00"W (D) (F) inscribed 2" pipe for SW corner of Section 18; also found the same in this survey. This point, according to deed, is 1389.87 feet West of the West 1/16 corner, a.k.a. the SW corner of the SE 1/4 of RECORD LINE DETAIL the SW 1/4. The measured fractional breakdown is 1368.51' on NUM BEARING DISTANCE this survey, this is 21,36' West of deed call, 80D nail called out in L1 \$00°29'00"E 100.00' stated deed for 1/16th corner was not found. From stated 1/16th corner, deed distance calls out 239.97' to the R/W line of State METAL BLDG ON SLAB FIELD MEASURE LINE DETAIL Road 700 and the Point of Beginning. Field measure distance is NUM BEARING DISTANCE 257.17' to this beginning point. The sum of 1389.87' & 239.97' distance calls in stated deed fits the monument found S52°58'13"E, 4.57', within 0.60' but is 3'± South of Section line. L1 \$00°25'53"E 99,78' Stated monument fits an alignment using two additional monuments found going East, one of these being 3.13' South of SE corner of subject parcel, the next 3.21' South and 0.25' West of the SE corner of the SW 1/4 of the SE 1/4 of the SW 1/4. It is in Subject Parcel 1.99 Acres. my opinion that these monuments were set by the surveyor who created the deed thought was the Section line. As a result, the distances for the South, Southwestern, and East parcel lines are The sum of the first three distances called out in stated deed fit the East line of subject parcel within $0.5'\pm$ for distance. Two Story Block Therefore, it appears that the East line of parcel, shown hereon. was the intention for the East limit of parcel by deed. Stated deed calls out 100.00 feet for the distance on the East R/W line of CR 491 (West line of subject parcel) from the N corner of subject parcel to the point of intersection of SR 700 with CR 491, set by this Surveyor using monumentation found in place on the maintained R/W of SR 700. Therefore, it appears that the monument found for the NW corner of parcel was the intended North limit by this call out. The bearing, S88°22'W, for the North line of subject parcel is correct on stated deed. All subsequent deeds found, were incorrect. Monumentation along North line of parcel also fits the fencing in place at the time of this survey. It is my opinion a corrective deed should be created to correct ——X— 159,17' (R) N88°22'00"E (D) N88°15'12"E (F) 2 TYDISH 162.90' (F) South line, SW 1/4 SEC 18 - 21 - 19 North line, NW 1/4 SEC 19 - 21 - 19 "SE CORNER" O.R. Book 7 page 22 PCIR 5/8" NO ID Point of Point of Commencing SURVEY LINE OF CR 491 (CITRUS WAY) AS SHOWN ON SURVEY FURNISHED TO THIS SURVEYOR FROM FDOT, DATED 4-26-2018 FOR SEC. 18 - 21 - 19 ' FCIP 2" ' 13/18/24/19" UNPLATTED Additional Survevor's Notes: "(Control Survey) " - Refers to that FDOT R/W Control Survey prepared by AIM Engineering Last Dated: 08-14-2003. (R/W) " - Refers to that FDOT R/W Map Section No. 0808-101 Road No. 485 last revised on 07-14-1950, Held monuments found in place as set by previous surveyor unless otherwise shown hereon. BOUNDARY SURVEY BASED ON PREVIOUS SURVEY DONE BY THIS SURVEYOR ON **Abbreviations & Symbol Legend Surveyor Notes** considered not valid and of uncertified information only. In such case, THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE . Survey based on the description furnished by the Client and 9. According to FEMA, FIRM map panel 12053C0064D, dated AC - Air Conditioner AGL - Above ground level. ROS - Roof over Slab RS - Right-of Way Survey R/W - Right-of-way HWF - Hog Wire Fence ID - Identification vithout benefit of a title search. February 02, 2012 subject property appears to lie within Flood UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF Solutions Group, Inc., and/or its affiliates, will not be held liable in ASNS - Aluminum Shed No Slab L# - Line Detail Number 2. Survey is subject to notes, statements, and notations shown Zone(s): " X ". PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND BGL - Below Ground Level LB - Land Surveyor Business SCIR - Set Capped Iron Rod 15. This map shall not be used for any other purposes than what it was 10. Flood zone information (Note #9) is taken from State and 3. Underground utilities and subsurface improvements not located created for and shall be considered in such case, general information only and not valid. This map of survey is not to be used for design and/or LP - Light Pole local governing agency's website portals. The source and accuracy MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION C - Calculated from field meaunless otherwise shown hereon. of this data was not determined by this Surveyor, Reliance on this flood zone information is at the sole risk of those to whom it is LS - Land Surveyor SEC - Section CALC - Calculated Result from Record Info NE - Northeast construction purposes without the expressed permission of Integrity Land Solutions Group, Inc., which reserves the right to deny any additional use of this map other than the purpose for which it was created. THIS IS NOT SND - Set Nail & Disk 4. There are no visible encroachments unless otherwise shown 472.027, FLORIDA STATUTES, AND THAT THE MAP HEREON IS A TRUE AND ACCURATE CCR - Certified Corner Report NW - Northwest MW - Monitor Well SP - Screened Porch CI - Curb Inlet CLF - Chain Link Fence REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF. SRD - State Road Department 5. Ownership of fences located on or near property line(s) was 11. Bearings shown hereon are based on monumented North line of Subject Parcel. Deed Bearing: \$ 88°22'00" W designated hereon by the graphical entry " BASIS " at aforestated bearing. North NTS - Not to Scale STA - Station not determined by this Surveyor. 16. 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 or instruments of records furnished by the client CONC - Concrete CR - County Road DI - Drop Inlet OHW - Overhead Wire(s) O.R. - Official Records SW - Southwest 6. The measured distance from existing improvements to OTV - Overhead Television Wire TWP - Township designated features, such as, but not limited to, property lines nown hereon is assumed per stated bearing. 12. Subject property may be subject to Reservations, Restrictions, EP - Edge of Pavement and/or other lines, or other existing improvements, are perpendicular unless otherwise shown hereon. and/or their agents. WH - Water Heate PCP - Permanent Control Point 17. This map of survey is solely for the benefit of those named in the certification box shown hereon and is NOT TRANSFERABLE. Integrity Land Solutions Group, Inc., assumes no responsibility for any and all damages caused as a result of using this map contrary to above stated. and/or Easements of Record and not of Record that an accurate title F - Derived from Field Measuremen WV - Water Valve PI - Point of Intersection DATE OF LAST FIELD ACQUISITION: search may disclose. Determination was not made by this Surveyor FCIP - Found Capped Iron Pipe ± - More or Less 7. Gutters, overhangs, underground foundations and irrigation PP - Powerpole R - Record Plat or Deed FCM - Found Concrete Monument FDOT - Florida Department of for the aforementioned and shall not be held liable in any way for vstems are not located unless otherwise shown hereon. No. 6191 CHRIS T. GORDON, damages caused as a result. 8. The property shown hereon may be subject to Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, 8/7/2023 - Set Monument Transportation, FIP - Found Iron Surveyor's Pipe 13, Held monuments found in place set by previous surveyors, Professional Surveyor & Mapper - Found Monument and/or Federal Agencies. Requirements of said Rules, Regulations, unless otherwise shown hereon. Florida Registration # 6191 14. Any reproduction or photocopy of this map of survey, partially or in its entirety, is prohibited without the written consent and permission - Found Monument Integrity Land Solutions Group, Inc. LB #8065 Ordinances and/or the limits of said Jurisdictions were not SHEET 1 OF 1 ± - More or Less determined by this Surveyor, unless otherwise shown hereon. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. OFFICE USE ONLY: C;SURVEYS;2023DWG;00-23;23-64;23-64,DWG LAST PLOTTED: 8/8/2023 Field Book: 6 & 45 Page(s): 38 - 42 & 25 Drawn By: CTG Checked By: CTG of Integrity Land Solutions Group, Inc., and in such cases shall be