

# BOUNDARY SURVEY

## DESCRIPTION:

**PARCEL A,** BEGINNING AT THE SW CORNER OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, THENCE GO NORTH ALONG THE WEST BOUNDARY OF SAID SECTION 31, A DISTANCE OF 1835.00 FEET TO ITS INTERSECTION WITH SOUTHERLY RIGHT OF WAY OF STATE ROAD #50, THENCE GO NORTH 60 DEG 59' 17" EAST ALONG SAID SOUTHERLY RIGHT OF WAY OF STATE ROAD #50, A DISTANCE OF 648.50 FEET TO THE P.C. OF A CURVE HAVING A CENTRAL ANGLE OF 01 DEG 19' 08", A TANGENT OF 140.27 FEET, A CHORD BEARING AND DISTANCE OF NORTH 61 DEG 38' 51" EAST AND 280.53 FEET TO A POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF STATE ROAD #50 AND THE WEST BOUNDARY OF THE WITHLACOOCHEE RIVER ELECTRIC COMPANY, INC., SUBSTATION SITE, THENCE GO SOUTH 08 DEG 30' 22" EAST ALONG THE WEST BOUNDARY OF SAID SUBSTATION A DISTANCE OF 591.32 FEET TO THE SW CORNER OF SUBSTATION, THENCE GO SOUTH 88 DEG 02' 29" EAST ALONG THE SOUTH BOUNDARY OF SUBSTATION A DISTANCE OF 247.94 FEET TO A POINT, SAID POINT LYING 100 FEET WEST AS MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF FLORIDA POWER TRANSMISSION LINE, THENCE GO SOUTH 12 DEG 29' 28" WEST (PARALLEL TO AND 100 FEET FROM THE CENTER LINE OF FLORIDA POWER TRANSMISSION LINE) A DISTANCE OF 1738.72 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 31, THENCE GO NORTH 89 DEG 23' 55" WEST ALONG THE SOUTH LINE OF SAID SECTION 31 A DISTANCE OF 773.23 FEET TO THE POINT OF BEGINNING.

AND

**PARCEL B,** A PORTION OF LAND, BEING PART OF THE PARCEL DESCRIBED IN O.R. BOOK 418, PAGES 1077-1080 AS RECORDED IN THE RECORDS OF HERNANDO COUNTY, FLORIDA, SAID PARCEL BEING IN THE SW 1/4 OF SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SW CORNER OF SAID SECTION 31, THENCE N 0 DEG 20' 35" W ALONG THE WEST LINE OF THE SW 1/4 OF SAID SECTION 31, SAID WEST LINE BEING ALSO THE EAST LINE OF SPRING HILL UNIT 22, AS RECORDED IN THE RECORDS OF HERNANDO COUNTY, IN PLAT BOOK 10, PAGES 31-43, A DISTANCE OF 1374.33 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 0 DEG 20' 35" W A DISTANCE OF 457.65 FEET TO THE NE CORNER OF SAID SPRING HILL UNIT 22, SAID CORNER BEING A POINT OF THE SOUTHERLY RIGHT OF WAY OF STATE HIGHWAY #50, THENCE N 60 DEG 35' 20" E ALONG THE SAID SOUTHERLY RIGHT OF WAY A DISTANCE OF 651.52 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE TO THE SOUTHEAST, THENCE ALONG THE ARC OF A CURVE 280.65 FEET, SAID CURVE HAVING THE FOLLOWING ELEMENTS, DELTA 1 DEG 19' 10", RADIUS 12186.91 FEET, CHORD BEARING N 61 DEG 14' 55" E AND CHORD DISTANCE OF 280.64 FEET, THE NW CORNER OF THE WITHLACOOCHEE RIVER ELECTRIC COMPANY, INC., SUBSTATION SITE, THENCE S 8 DEG 46' 22" E ALONG THE WEST BOUNDARY OF SAID SUBSTATION A DISTANCE OF 423.98 FEET, THENCE S 60 DEG 35' 20" W A DISTANCE OF 1005.06 FEET TO THE POINT OF BEGINNING, CONTAINING 8.89 ACRES MORE OR LESS, BEARINGS BASED ON N 0 DEG 20' 35" W ALONG THE WEST LINE OF THE SW 1/4 OF SAID SECTION 31, TOWNSHIP 22 SOUTH, RANGE 18 EAST, AS PER SPRING HILL UNIT 22 AS RECORDED IN THE RECORDS OF HERNANDO COUNTY, IN PLAT BOOK 10, PAGES 31-43.

