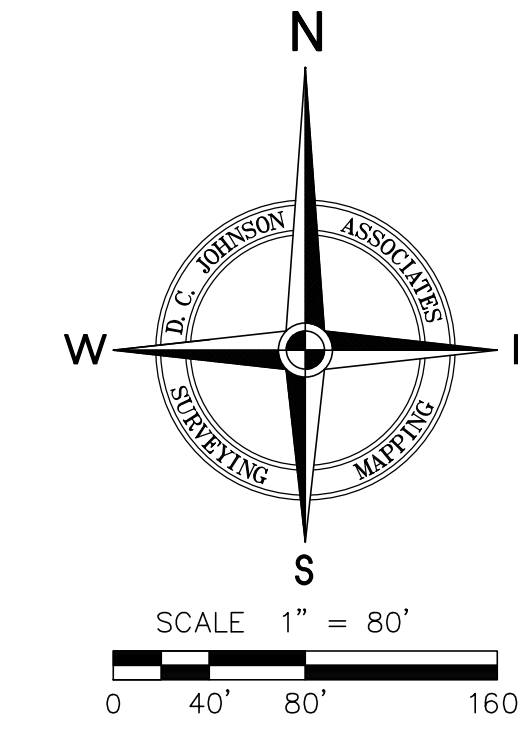


A PORTION OF  
SECTION 15, TOWNSHIP 23 SOUTH, RANGE 20 EAST  
HERNANDO COUNTY, FLORIDA



LEGEND

- IP, IR = IRON PIPE, IRON ROD
- EL = ELEVATION
- (D) = MEASUREMENT PER DESCRIPTION
- R/W = RIGHT-OF-WAY
- O.R. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- = FOUND IR (SIZE & REGISTRATION NUMBER AS NOTED)
- △ = SET NAIL & DISK "LB 4514"
- △ = FOUND NAIL & DISK (SIZE & REGISTRATION NUMBER AS NOTED)
- = TELEPHONE EQUIPMENT BOX
- = TELEPHONE PEDESTAL
- = POWER POLE/TELEPHONE POLE
- = GUY ANCHOR
- = MAILBOX
- = WOOD FENCE
- = OVERHEAD POWER LINE
- = MAGNOLIA TREE (SIZE AS NOTED)
- = OAK TREE (SIZE AS NOTED)
- = PINE TREE (SIZE AS NOTED)
- = SWEET GUM TREE (SIZE AS NOTED)
- = BAY TREE (SIZE AS NOTED)
- = WETLAND JURISDICTIONAL LINE FLAG
- = SPOT ELEVATION

DESCRIPTION: (Per Official Records Book 3072, Page 1357, of the Public Records of Hernando County, Florida)

TRACT 1

A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, 22 EAST, HERNANDO COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 51' 50" WEST, ALONG THE SOUTH LINE OF SAID SECTION, 619.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 51' 50" WEST, ALONG SAID SECTION LINE, 656.71 FEET; THENCE NORTH 00 DEGREES 36' 50" WEST, 1098.00 FEET; THENCE SOUTH 89 DEGREES 16' 15" EAST, 68.57 FEET; THENCE NORTH 89 DEGREES 58' 46" EAST, 555.25 FEET; THENCE SOUTH 02 DEGREES 09' 49" EAST, 550.69 FEET; THENCE SOUTH 00 DEGREES 24' 25" EAST, 545.17 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ROAD RIGHT-OF-WAY ALONG THE SOUTH BOUNDARY OF THE ABOVE DESCRIBED TRACT, ALSO THE NORTH 15.00 FEET OF THE NORTH 103.57 FEET, SUBJECT TO AN INGRESS AND EGRESS AND UTILITY EASEMENT.

TRACT 2

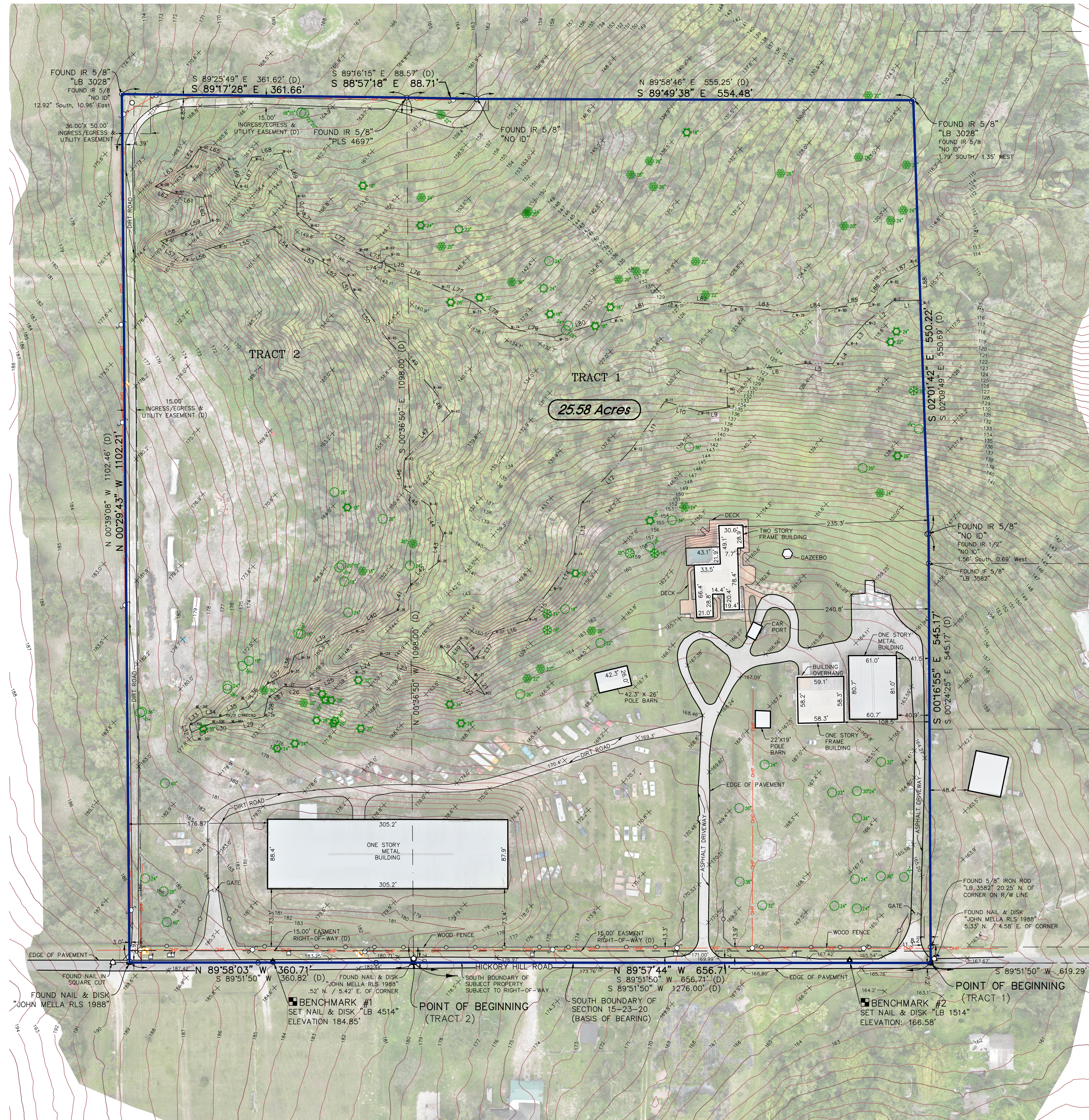
A TRACT OF LAND LOCATED IN A PORTION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 23 SOUTH, 20 EAST, HERNANDO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 15, TOWNSHIP 23 SOUTH, 20 EAST, HERNANDO COUNTY, FLORIDA; THENCE SOUTH 89 DEGREES 51' 50" WEST ALONG THE SOUTH LINE OF SAID SECTION, 1276.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 51' 50" WEST, ALONG SAID SECTION LINE, 360.82 FEET; THENCE NORTH 00 DEGREES 39' 08" 1102.46 FEET; THENCE SOUTH 89 DEGREES 25' 49" EAST, 361.62 FEET; THENCE SOUTH 00 DEGREES 36' 50" EAST, 1098.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ROAD RIGHT-OF-WAY ALONG THE SOUTH BOUNDARY OF THE ABOVE TRACT, ALSO THE NORTH 15.00 FEET AND THE WEST 15.00 FEET SUBJECT TO INGRESS AND EGRESS AND UTILITY EASEMENT ALONG WITH THE WEST 36.00 FEET OF THE NORTH 50.00 FEET SUBJECT TO INGRESS AND EGRESS AND UTILITY EASEMENT.

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 herein 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 and coordinates shown hereon are based on the NAD83 / Florida State Plane Coordinate System, FL-West Projection, of the South Boundary of Section 15, Township 23 South, Range 20 East, having a grid bearing of S 89°51'50" W. Elevations shown hereon are based upon North American Vertical Datum of 1988 (NAVD88), S.W.F.W.M.D. benchmark "STA0175", located in Hernando County, published elevation = 190.669' (NAVD88).
- 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. 12053C0356D, 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.).
- The background aerial imagery is shown for informational purposes, and was captured by D.C. Johnson & Associates on 09/08/2025.
- The survey map and report (if applicable) or the copies thereof are not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper (if hard copy), or the Adobe PDF containing the electronic signature has not been validated to be the original signed and sealed version (if an electronic file). If an electronic file, printed copies of the survey map are considered to be a valid signed and sealed copy.
- Wetlands lines were delineated by Creative Environmental Services, On 09/04/2024
- North right-of-way line of Hickory Hill Road is not defined or apparent. It is recommended that Hernando County provide information on possible right-of-way by maintenance.



LINE	BEARING	DISTANCE
L1	S 89°25'48" W	34.26'
L2	S 51°56'43" W	44.01'
L3	S 42°56'04" W	35.22'
L4	S 34°02'29" W	32.51'
L5	S 89°54'51" W	36.77'
L6	S 84°02'47" W	73.81'
L7	S 79°25'19" W	24.43'
L8	S 00°16'58" E	43.76'
L9	S 82°24'00" W	35.06'
L10	N 74°22'33" W	46.21'
L11	S 35°03'24" W	73.39'
L12	S 42°38'57" W	94.31'
L13	S 08°10'13" W	66.64'
L14	S 35°22'05" W	51.38'
L15	S 36°44'27" W	49.61'
L16	S 70°37'27" W	45.27'
L17	S 34°25'25" W	42.20'
L18	N 38°56'35" W	31.62'
L19	S 42°18'30" W	23.31'
L20	S 46°01'21" E	49.85'
L21	S 35°22'10" E	21.89'
L22	N 61°57'28" W	41.24'
L23	N 72°29'43" W	102.39'
L24	S 69°38'08" W	42.23'
L25	S 64°09'00" W	60.37'
L26	N 87°08'15" W	27.52'
L27	S 53°59'15" W	25.02'
L28	S 11°33'34" W	24.33'
L29	S 79°28'28" W	42.70'
L30	S 89°31'10" W	24.52'
L31	S 65°37'24" W	28.31'
L32	N 16°28'11" W	9.23'
L33	N 59°02'09" E	20.72'
L34	S 89°30'08" E	19.22'
L35	N 71°09'03" E	40.34'
L36	N 38°39'16" E	36.53'
L37	N 62°53'50" E	31.88'
L38	N 18°24'16" E	23.18'
L39	N 65°58'59" E	78.11'
L40	N 67°10'00" E	62.85'
L41	N 27°23'46" E	36.66'
L42	N 50°15'17" E	45.87'
L43	N 11°42'45" E	36.36'
L44	N 26°11'39" W	41.11'
L45	N 55°35'59" W	39.10'

LINE	BEARING	DISTANCE
L46	N 01°33'40" E	35.46'
L47	N 44°26'05" E	84.09'
L48	N 36°56'04" W	37.95'
L49	N 42°21'55" W	85.19'
L50	N 35°48'51" W	75.39'
L51	N 21°32'41" W	19.89'
L52	N 58°25'59" W	37.41'
L53	N 63°27'33" W	29.48'
L54	N 51°37'48" W	45.43'
L55	S 72°47'41" W	79.38'
L56	S 71°18'11" W	37.91'
L57	N 57°03'14" W	36.93'
L58	N 70°24'07" E	30.59'
L59	N 67°58'54" W	37.69'
L60	N 17°21'22" W	32.35'
L61	N 82°05'41" W	26.32'
L62	N 70°23'48" W	26.65'
L63	N 56°36'51" W	48.87'
L64	N 36°00'54" E	25.73'
L65	S 67°34'02" E	38.64'
L66	S 18°03'09" E	36.23'
L67	N 27°36'54" E	43.48'
L68	N 81°56'31" E	38.99'
L69	S 17°54'17" E	59.50'
L70	S 00°25'53" E	22.32'
L71	S 47°47'22" E	22.75'
L72	S 61°31'33" E	79.34'
L73	S 68°25'56" E	71.68'
L74	N 49°07'16" E	5.06'
L75	S 21°01'11" E	6.28'
L76	S 67°28'47" E	76.06'
L77	S 67°24'03" E	41.38'
L78	S 54°46'21" E	61.02'
L79	S 78°53'31" E	56.18'
L80	N 72°31'44" E	74.52'
L81	N 73°50'00" E	81.39'
L82	S 86°11'40" E	76.86'
L83	S 83°48'38" E	80.05'
L84	N 80°46'34" E	54.55'
L85	N 38°38'29" E	36.65'
L86	N 63°16'16" E	43.73'
L87	S 02°01'42" E	45.73'

POINT OF COMMENCEMENT THE SOUTHEAST CORNER OF SECTION 15-23-20 (CCR: 0049604)

AREA TABLE:  
TOTAL WETLAND AREA: 3.62 ACRES  
TOTAL UPLAND AREA: 21.96 ACRES

BY: \_\_\_\_\_

REVISION: \_\_\_\_\_

DATE: \_\_\_\_\_

DATE OF FIELD SURVEY: 10/1/2025

Andrew R. Getz  
Andrew R. Getz License 7043  
This survey conforms to the Standards of Practice of the Florida Board of Land Surveyors and Mappers in Chapter 5J-17 Florida Administrative Code.  
Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.

STATE OF FLORIDA  
Professional Surveyor

DATE: 10/13/2025  
DRAWN: NBM  
CHECKED: ARG

BOUNDARY & TOPOGRAPHIC SURVEY  
Creative Environmental Solutions, Inc.  
27225 HICKORY HILL ROAD  
PROJECT NO: 2025-183A01BG0001  
SEC: 15 TWP: 23 S RNG: 20 E COUNTY: HERNANDO

SCALE: As Shown  
SHEET NO: 1 of 1