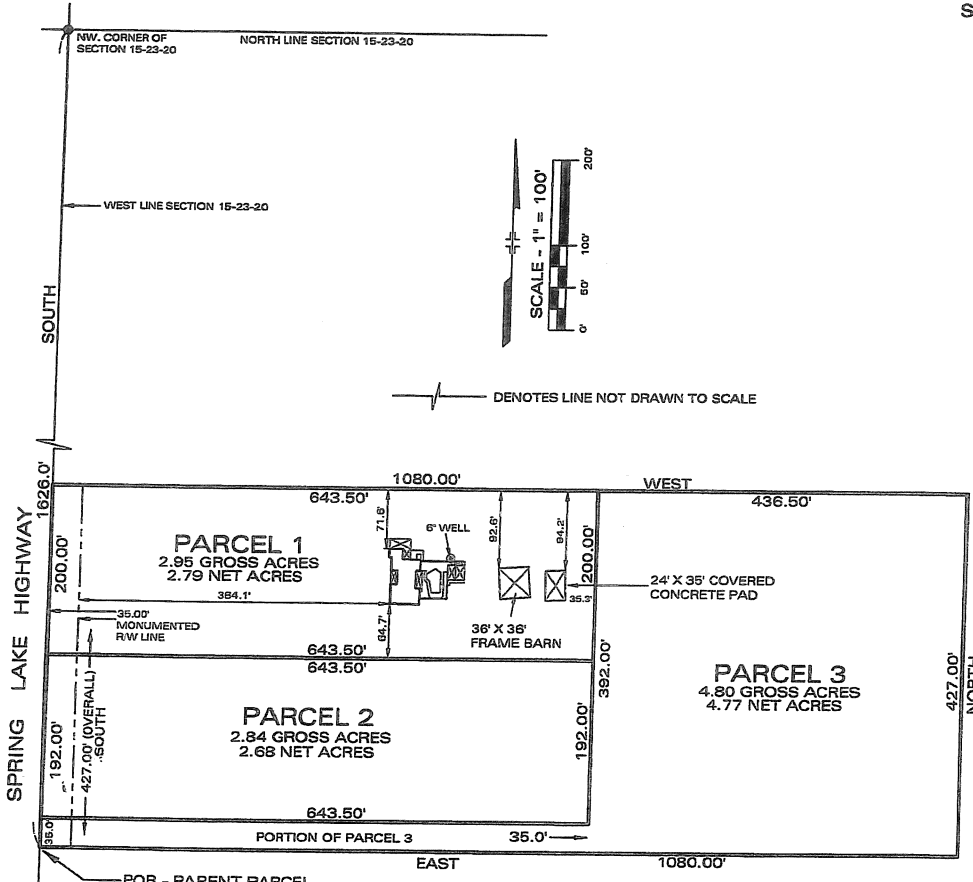


# 3-Way Parcel Split Survey

## SECTION 15, TOWNSHIP 23 SOUTH, RANGE 20 EAST HERNANDO COUNTY, FLORIDA



**10.59± ACRES GROSS (PARENT PARCEL)**  
**10.24± NET ACRES**

**DESCRIPTION - PARENT PARCEL**  
BEGINNING 1,626 FEET SOUTH FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 20 EAST, RUN THENCE EAST 1,080 FEET, THENCE NORTH 427 FEET, THENCE WEST 1,080 FEET, THENCE SOUTH 427 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN HERNANDO COUNTY, FLORIDA.

**DESCRIPTION - PARCEL 1**  
THE NORTH 200.00 FEET OF THE WEST 643.50 FEET OF THE FOLLOWING DESCRIBED PARCEL:  
BEGINNING 1,626 FEET SOUTH FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 20 EAST, RUN THENCE EAST 1,080 FEET, THENCE NORTH 427 FEET, THENCE WEST 1,080 FEET, THENCE SOUTH 427 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN HERNANDO COUNTY, FLORIDA.  
SUBJECT TO MAINTAINED RIGHT-OF-WAY FOR SPRING LAKE HIGHWAY.

**DESCRIPTION - PARCEL 2**  
THE SOUTH 192.00 FEET OF THE NORTH 392.00 FEET OF THE WEST 643.50 FEET OF THE FOLLOWING DESCRIBED PARCEL:  
BEGINNING 1,626 FEET SOUTH FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 20 EAST, RUN THENCE EAST 1,080 FEET, THENCE NORTH 427 FEET, THENCE WEST 1,080 FEET, THENCE SOUTH 427 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN HERNANDO COUNTY, FLORIDA.  
SUBJECT TO MAINTAINED RIGHT-OF-WAY FOR SPRING LAKE HIGHWAY.

**DESCRIPTION - PARCEL 3**  
BEGINNING 1,626 FEET SOUTH FROM THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 20 EAST, RUN THENCE EAST 1,080 FEET, THENCE NORTH 427 FEET, THENCE WEST 1,080 FEET, THENCE SOUTH 427 FEET TO THE POINT OF BEGINNING, LYING AND BEING IN HERNANDO COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 392.00 FEET OF THE WEST 643.50 FEET THEREOF.  
SUBJECT TO MAINTAINED RIGHT-OF-WAY FOR SPRING LAKE HIGHWAY.

- NOTES**
- THIS MAP REPRESENTS A SKETCH ONLY - NOT A BOUNDARY SURVEY. IMPROVEMENTS SHOWN HEREON TAKEN FROM PRIOR BOUNDARY SURVEY BY SIMMONS, BEALL & TREBOUR, LLC.
  - NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
  - ENCROACHMENTS (IF ANY) NOT SHOWN ON THIS SKETCH.
  - PARENT PARCEL DESCRIPTION TAKEN FROM TITLE COMMITMENT FURNISHED BY COMPASS LAND & TITLE, L.L.C. COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE - NUMBER: 9235877, ISSUED ON FEBRUARY 2, 2021 AT 11:00 PM. DESCRIPTIONS FOR PARCELS 1 THROUGH 3 CREATED PER THIS SKETCH.
  - THIS SKETCH PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT - SEE NOTE #4. THIS SURVEYOR NOT RESPONSIBLE FOR EASEMENTS, ADDITIONAL RIGHTS-OF-WAYS OR OTHER ENCUMBRANCES OF RECORD NOT FURNISHED TO THIS OFFICE.
  - ANY REPRODUCTION OR DISTRIBUTION OF THIS SKETCH, MAP OR REPORT WITHOUT THE EXPRESS WRITTEN CONSENT OF THE SIGNING SURVEYOR IS STRICTLY PROHIBITED. THIS SKETCH, MAP OR REPORT IS VALID ONLY TO THOSE INDIVIDUALS OR ENTITIES NAMED HEREON. THE SIGNING SURVEYOR ASSUMES NO RESPONSIBILITY TO ADDITIONAL PARTIES FOR ITS UNAUTHORIZED USE.
  - THE LAND SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12053C 0356D, DATED 02/02/2012.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MAURICE W. BEALL, RLS NO. 4281 ON 09-06-2023.



PREPARED BY: **Maurice W Beall**  
Professional Land Surveyor  
Florida Registration Number 4281  
NOT VALID UNLESS IMPRINTED WITH RAISED SEAL OR DIGITALLY SIGNED AND SEALED

Digitally signed by Maurice W Beall  
Date: 2023.09.06 14:48:50 -04'00'

GENERAL LEGEND		SIMMONS, BEALL AND TREBOUR, LLC	
PLS - Professional Land Surveyor		P.O. BOX 1297	
PEB - Point of Beginning		36739 S.R. 52	
(D) - Dead or Disposition		DADE CITY, FLORIDA 33526	
(C) - Computed Data		(352) 567 - 0048	
(P) - Plat	(R) - Radial	FAX (352) 567 - 0675	
(F) - Field Data (W) - Non Radial		MWB@STAMPABAY.RR.COM	
(I) - Iron Pipe	RRS - Railroad Right		
IR - Iron Rod	N&D - Nail and Disk		
CM - Concrete Monument	FD - Found		
S - Set			
PRM - Permanent Reference Monument			
PC - Permanent Control Point			
CP - Point of Curvature			
PT - Point of Tangency			
R/W - Right of Way			
OR - Official Record	Pg - page		
AC - Air Conditioner			
C - Center Line			
<b>REVISIONS</b>		Date of Survey: _____ Drawn by: <b>MWB</b>	
		Date of Plat: <b>09-05-2023</b> Checked by: <b>SDT</b>	
		Job Number: <b>2021-040-1</b> Sheet: <b>ONE OF ONE</b>	
		CERTIFIED TO: <b>CHRISTOPHER GROUDAS</b>	