

DESCRIPTION:

(Per D.C. Johnson Class D Subdivision re-configuration)

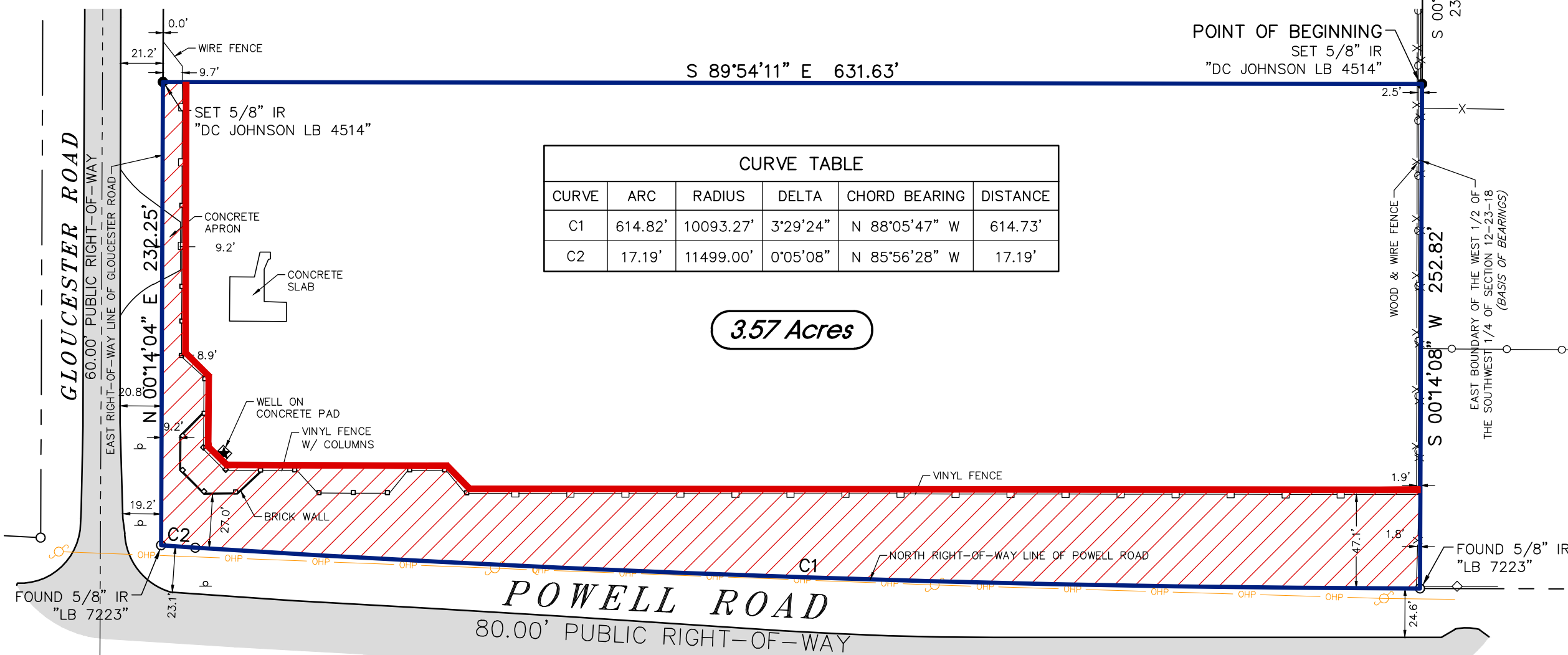
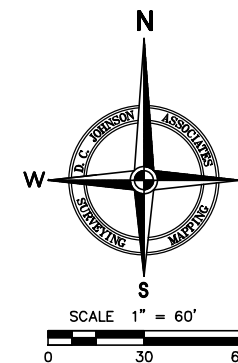
A parcel of land lying within the Southwest 1/4 of Section 12, Township 23 South, Range 18 East, Hernando County, Florida, being more particularly described as follows:

For a POINT OF REFERENCE commence at the Northeast corner of the West 1/2 of the Southwest 1/4 of said Section 12; thence S.00°14'08"W. along the East boundary thereof, a distance of 2,352.30 feet for a POINT OF BEGINNING; thence continue S.00°14'08"W., a distance of 252.82 feet to the North right-of-way line of Powell Road and a non-tangent point of curvature; thence along said North right-of-way line the following two (2) courses: (1) Westerly 614.82 feet along said North right-of-way line and the arc of a curve to the right, said curve having a radius of 10,093.27 feet, a central angle of 03°29'24", and a chord bearing and distance of N.88°05'47"W., 614.73 feet to a point of reverse curvature; (2) Westerly 17.19 feet along the arc of a curve to the left, said curve having a radius of 11,499.00 feet, a central angle of 00°05'08", and a chord bearing and distance of N.85°56'28"W., 17.19 feet to the East right-of-way line of Gloucester Road; thence N.00°14'04"E. along said East right-of-way line, a distance of 232.25 feet; thence S.89°54'11"E., a distance of 631.63 feet to the POINT OF BEGINNING.

Containing 3.57 acres, more or less.

LEGEND

- IP, IR = IRON PIPE, IRON ROD
- CM = CONCRETE MONUMENT
- R/W = RIGHT-OF-WAY
- = FOUND IR (SIZE & REGISTRATION NUMBER AS NOTED)
- = SET 5/8" IR "DC JOHNSON LB 4514"
- = FOUND CM (SIZE & REGISTRATION NUMBER AS NOTED)
- ★ = WELL
- ⊠ = ROADSIGN
- = VINYL FENCE
- X— = WIRE FENCE
- = WOOD FENCE
- = ASPHALT



CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	DISTANCE
C1	614.82'	10093.27'	3°29'24"	N 88°05'47" W	614.73'
C2	17.19'	11499.00'	0°05'08"	N 85°56'28" W	17.19'

3.57 Acres

POINT OF REFERENCE
 FOUND 5/8" IR - "LB 5232"
 NORTHEAST CORNER OF THE WEST 1/2
 OF THE SOUTHWEST 1/4 OF SECTION 12

POINT OF BEGINNING
 SET 5/8" IR
 "DC JOHNSON LB 4514"

D.C. JOHNSON ASSOCIATES
SURVEYING AND MAPPING
 Florida Licensed Business No. LB 4514
 11911 S. Curley St.
 San Antonio, Florida 33576
 Ph: (352) 588-2768 Fx: (352) 588-2713
 survey@dcjohnson.com

This survey conforms to the "Standards of Practice" as set forth by the Florida Board of Land Surveyors in Chapter 5J-17 Florida Administrative Code.

For D.C. Johnson & Associates, Inc.
 Andrew R. Getz PLS/PSM License No. 7043
 Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.

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 was prepared without an abstract of title; therefore the undersigned makes no guarantees or representations regarding information shown hereon 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 shown hereon are based on the Florida State Plane Coordinate System, FL-West Projection, with the East boundary of the West 1/2 of the Southwest 1/4 of Section 12, Township 23 South, Range 18 East, Hernando County, Florida having a grid bearing of S.00°14'08"W.

Subject property appears to lie in Flood Zone "X" according to F.I.R.M. Community Panel 12053C0327D, dated 2/2/2012.

DS

DATE	REVISION	BY

DATE OF FIELD WORK: 3/30/2021

BOUNDARY SURVEY

PREPARED FOR
Josh Whitney

OAKWOOD ACRES EAST SOUTH OUTPARCEL

JOB NO. 2020-090A01.BG00002.OUTPARCEL

SEC: 12 TWP: 23S RNG: 18E

DRWN: LDJ DATE: 3/31/21 CHKD: ARG DATE: 3/31/21