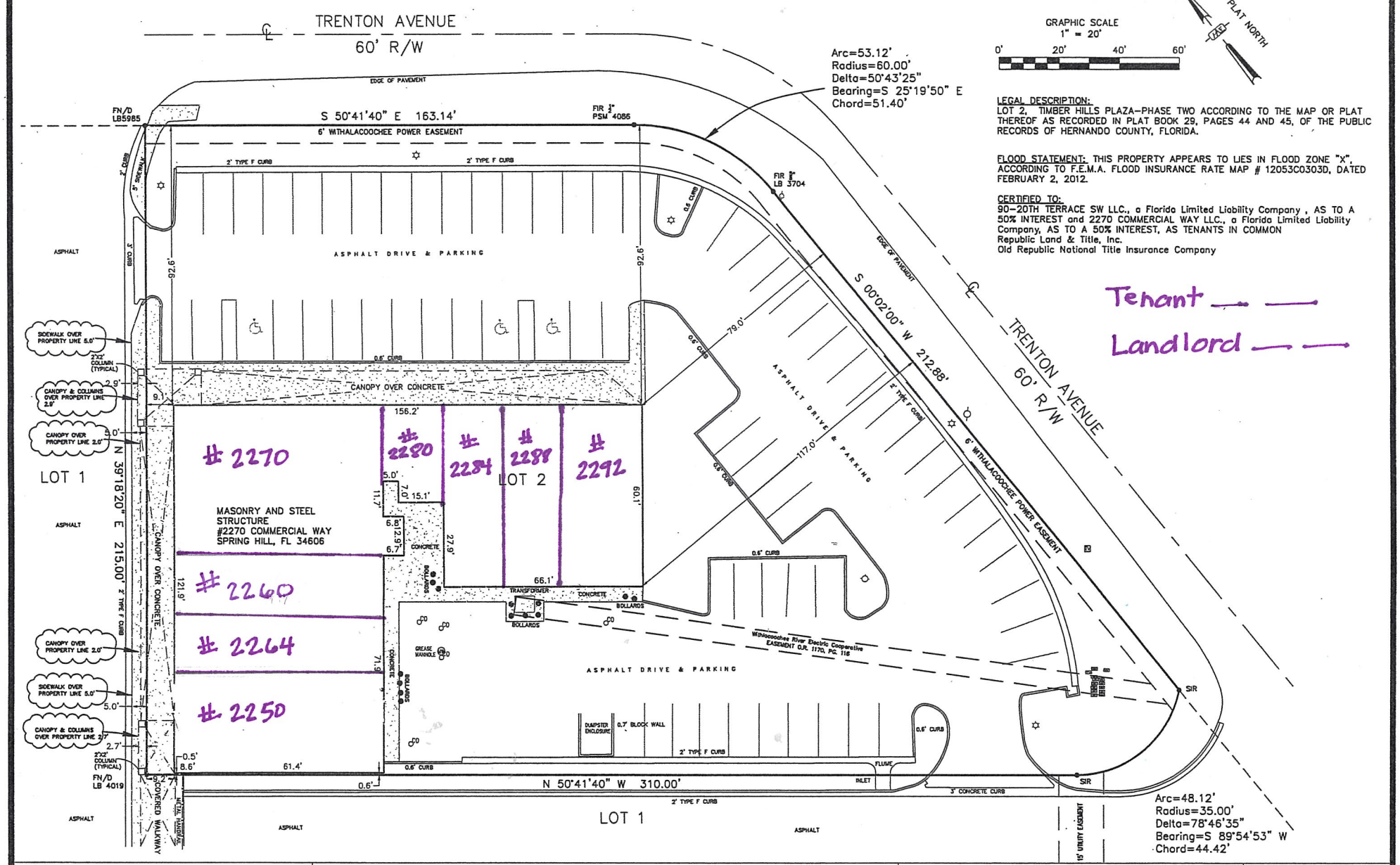
SECTION 20, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA



LEGAL DESCRIPTION:
LOT 2, TIMBER HILLS PLAZA-PHASE TWO ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGES 44 AND 45, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

FLOOD STATEMENT: THIS PROPERTY APPEARS TO LIES IN FLOOD ZONE "X", ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP # 12053C0303D, DATED FEBRUARY 2, 2012.

CERTIFIED TO:
90-20TH TERRACE SW LLC., a Florida Limited Liability Company , AS TO A 50% INTEREST and 2270 COMMERCIAL WAY LLC., a Florida Limited Liability Company, AS TO A 50% INTEREST, AS TENANTS IN COMMON
Republic Land & Title, Inc.
Old Republic National Title Insurance Company

LEGEND

P.O.C. = Point of Commencement
P.O.B. = Point of Beginning
PRM = Permanent Reference Monument
(M) = Data per Description
(M) = Measured Data
(F) = Field Data
PG.(s) = Page (s)
O.R. = Official Record Book
P.B. = Plat Book
R/W = Right-of-way
F/I = Found Tie
FIR = Found Iron Rod
FCP = Found Iron Pin (No Cap)
FN/D = Found Nail & Disc
FCM = Found Concrete Monument (see number)
S.I.R. = Set Iron & Cap 1/2" L.S. #4626
LB = Corporate Certificate Number
P.L.S. = Professional Land Surveyor
C/S = Concrete
C = Concrete
PP = Wood Power Pole
BFP = Backflow Preventer

-E- = Overhead Wires
= Power Pole
(S) = Sanitary Manhole
(T) = Telephone
T = Traffic Box
(W) = Water Valve
V = Verizon Box
= Light Pole
= Guy Wire
(G) = Gas Valve
= Power Pole
BFP = Backflow Preventer
= Fire Hydrant
(D) = Drainage Manhole
WM = Water Meter
CO = Cleanout

SURVEYOR NOTES:
SURVEY WAS PREPARED WITH REFERENCE FOR OLD REPUBLIUC NATIONAL TITLE INSURANCE COMPANY FILE NO. 20-0036 OR, DATED 1-7-2020. BASIS OF BEARINGS ARE PLAT AND REFERENCED TO THE SOUTHERLY RIGHT OF WAY OF TRENTON AVENUE, BEARING S 50°41'40" E. NO UNDERGROUND LOCATED UNLESS SHOWN HEREON.

EXCEPTIONS:
8. Water and Sewer Agreement recorded in Official Records Book 558, Page 1457, and Assignment recorded in Official Records Book 587, Page 1287, Public Records of Hernando County, Florida. AFFECTS NOT A SURVEY MATTER
9. Variance Authorization recorded in Official Records Book 530, Page 1084, Public Records of Hernando County, Florida. REDUCTION IN SETBACKS TO 35 FEET ON TIMBER HILL DRIVE AND FORREST DRIVE.
10. Variance Authorization recorded in Official Records Book 798, Page 337, Public Records of Hernando County, Florida.
11. Deed Restriction recorded in Official Records Book 844, Page 264, and re-recorded in Official Records Book 988, Page 182, Public Records of Hernando County, Florida. REDUCE SETBACK ON US HIGHWAY NO. 19 TO 75 FEET.
12. Timber Hills Plaza Reciprocal Easement and Operation Agreement recorded in Official Records Book 1040, Page 1441, together with Official Records Book 1040, Page 1457, Official Records Book 1044, Page 1378, and Official Records Book 1084, Page 1528, Public Records of Hernando County, Florida. AFFECTS AS TO INGRESS, DRAINAGE, SIGNAGE AND UTILITIES.
13. Easement to Withlacoochee River Electric Cooperative recorded January 21, 1998, in Official Records Book 1170, Page 116, Public Records of Hernando County, Florida.
14. All meters shown on plat of TIMBER HILLS PLAZA - PHASE TWO, as recorded in Plat Book 29, Page 44, Public Records of Hernando County, Florida. AS SHOWN
15. Easement to Withlacoochee River Electric Cooperative along the Northwesterly and Easterly side of property for utility purposes (6.00 feet). AS SHOWN
16. Disclaimer recorded in Official Records Book 518, Page 1886, Public Records of Hernando County, Florida. DISCLAIMS ANY OWNERSHIP OF TIMBER HILLS PLAZA - PHASE TWO.

GUY D. HALE CERTIFICATE No. 4626 STATE OF FLORIDA PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY

PREPARED FOR: 90-20TH TERRACE SW LLC., a Florida Limited Liability Company , AS TO A 50% INTEREST and 2270 COMMERCIAL WAY LLC., a Florida Limited Liability Company, AS TO A 50% INTEREST, AS TENANTS IN COMMON

SURVEYOR'S CERTIFICATE

CERTIFIED AS A BOUNDARY SURVEY UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER. THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Guy D. Hale

Digitally signed by Guy D. Hale
Date: 2020.02.19 13:37:09 -05'00'

GUY D. HALE, PLS No.4626 JOB NUMBER 2020030 DATE 1-30-2020

GUY HALE, LAND SURVEYING
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