

BOUNDARY SURVEY

SEC 9, TWP 22 S, RNG 19 E.
HERNANDO COUNTY, FLORIDA

DESCRIPTION PER COMMITMENT NO. C-2847615

Commence at the SE corner of the NW 1/4 of the SE 1/4 of Section 9, Township 22 South, Range 19 East, Hernando County, Florida, thence run N 89°23'53" West along the South line of said NW 1/4 of the SE 1/4 a distance of 640.00 feet, thence run N 00°06'03" West a distance of 1337.98 feet to the North line of said NW 1/4 of the SE 1/4, thence run S 89°42'13" East a distance of 640.00 feet to the NE corner of said NW 1/4 of the SE 1/4, thence run S 00°06'03" East a distance of 1341.43 feet to the Point of Beginning.

The N 3/4 of the E 1/2 of the NE 1/4 of the SE 1/4 AND the E 1/2 of the S 1/2 of the S 1/2 of the NE 1/4 OF THE SE 1/4 AND THE E 1/2 of the N 1/2 of the N 1/2 OF THE SE 1/4 of the SE 1/4 AND the E 1/2 of the S 3/4 of the SE 1/4 of the SE 1/4, all in Section 9, Township 22 South, Range 19 East, Hernando County, Florida;
LESS THE Southerly 25 feet of the SE 1/4 of the SE 1/4 of the SE 1/4, Section 9, Township 22 South, Range 19 East, Hernando County, Florida AND LESS that portion in D.B. 114, Page 101, AND O.R. 111, Page 487, Public Records of Hernando County, Florida, for S.R. 485.

The S 3/4 of the E 1/2 of the NE 1/4 of Section 9, Township 22 South, Range 19 East, Hernando County, Florida;
LESS and EXCEPT; Commence at the NE corner of the NE 1/4 of Section 9, Township 22 South, Range 19 East, Hernando County, Florida; thence run S 00°47'03" West along the East boundary line of said NE 1/4 a distance of 666.65 feet; thence run N 88°53'00" West a distance of 68.00 feet to the Westerly right of way line of US 98, as it now exists, and the Point of Beginning; thence run S 00°47'03" West along the said Westerly right of way line a distance of 430.00 feet; thence leaving said Westerly right of way line, run N 88°53'00" West a distance of 709.13 feet; thence run N 00°47'03" East a distance of 430.00 feet; thence run S 88°53'00" East a distance of 709.13 feet to the Point of Beginning.

AND

The SW 1/4 of the NE 1/4 of Section 9, Township 22 South, Range 19 East, Hernando County, Florida.

SAID PROPERTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 19 EAST, HERNANDO COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 9, TOWNSHIP 22 SOUTH, RANGE 19 EAST; THENCE RUN N 89°27'19" W ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 68.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U S HIGHWAY 98; THENCE RUN S 00°14'51" W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1096.65 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE RUN N 89°23'26" W, A DISTANCE OF 708.83 FEET; THENCE RUN N 00°15'51" E, A DISTANCE OF 429.63 FEET; THENCE RUN N 89°23'12" W, A DISTANCE OF 531.75 FEET; THENCE RUN S 00°25'47" W, A DISTANCE OF 666.19 FEET; THENCE RUN N 89°20'08" W, A DISTANCE OF 1311.39 FEET; THENCE RUN S 00°40'45" W, A DISTANCE OF 1329.01 FEET; THENCE RUN S 89°16'50" E, A DISTANCE OF 675.91 FEET; THENCE RUN S 00°20'19" W, A DISTANCE OF 1338.14 FEET; THENCE RUN S 88°58'36" E, A DISTANCE OF 639.79 FEET; THENCE RUN N 00°20'55" E, A DISTANCE OF 1341.54 FEET; THENCE RUN S 89°15'42" E, A DISTANCE OF 675.54 FEET; THENCE RUN S 00°09'40" W, A DISTANCE OF 2650.14 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF YONITZ ROAD; THENCE RUN S 88°38'11" E ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 570.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF US HIGHWAY 98; THENCE RUN N 46°03'50" E, A DISTANCE OF 48.17 FEET; THENCE RUN N 00°12'23" E, A DISTANCE OF 1297.35 FEET; THENCE RUN S 89°59'58" W, A DISTANCE OF 17.32 FEET; THENCE RUN N 00°14'51" E, A DISTANCE OF 1325.33 FEET; THENCE RUN N 00°14'51" E, A DISTANCE OF 1569.64 FEET TO THE POINT OF BEGINNING.
CONTAINING 146.20 ACRES MORE OR LESS.

SURVEY NOTES:

- This survey was based upon a previous survey by Osborne Surveying performed in 2000 and existing Monumentation/occupation, NO TITLE REPORT WAS PROVIDED FOR THIS SURVEY. There may be additional takings, vacations, deeds, easements, and/or restrictions affecting subject property in the Public Records of Hernando County.
- Underground utilities and improvements were not located as part of this survey are not shown hereon. Subject property may contain additional public and/or private underground utilities not readily identifiable by visible above-ground appurtenances.
- Per the Federal Insurance Administration Flood Insurance Rate Maps, Community No. 120110, Panel No. 0175 B, effective date April 17, 1984 subject property appears to be in Zone C.
- This survey drawing was prepared for the exclusive use of the party or parties CERTIFIED TO below for the express purpose stated hereon and/or contained in the contract between Foresight Surveyors, Inc. and the client for this project. Copying, distributing, and/or using this drawing, in whole or in part for any purpose other than originally intended without written consent from Foresight Surveyors, Inc. is strictly prohibited, and renders the surveyors certification, signature, and seal NULL AND VOID. Any questions concerning the content or purpose of this drawing should be directed to Foresight Surveyors, Inc.
- Bearings shown hereon are based on the North section line of Section 9, Township 22 South, Range 19 East, Said bearing being S 89°27'19"E.

This survey is not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.

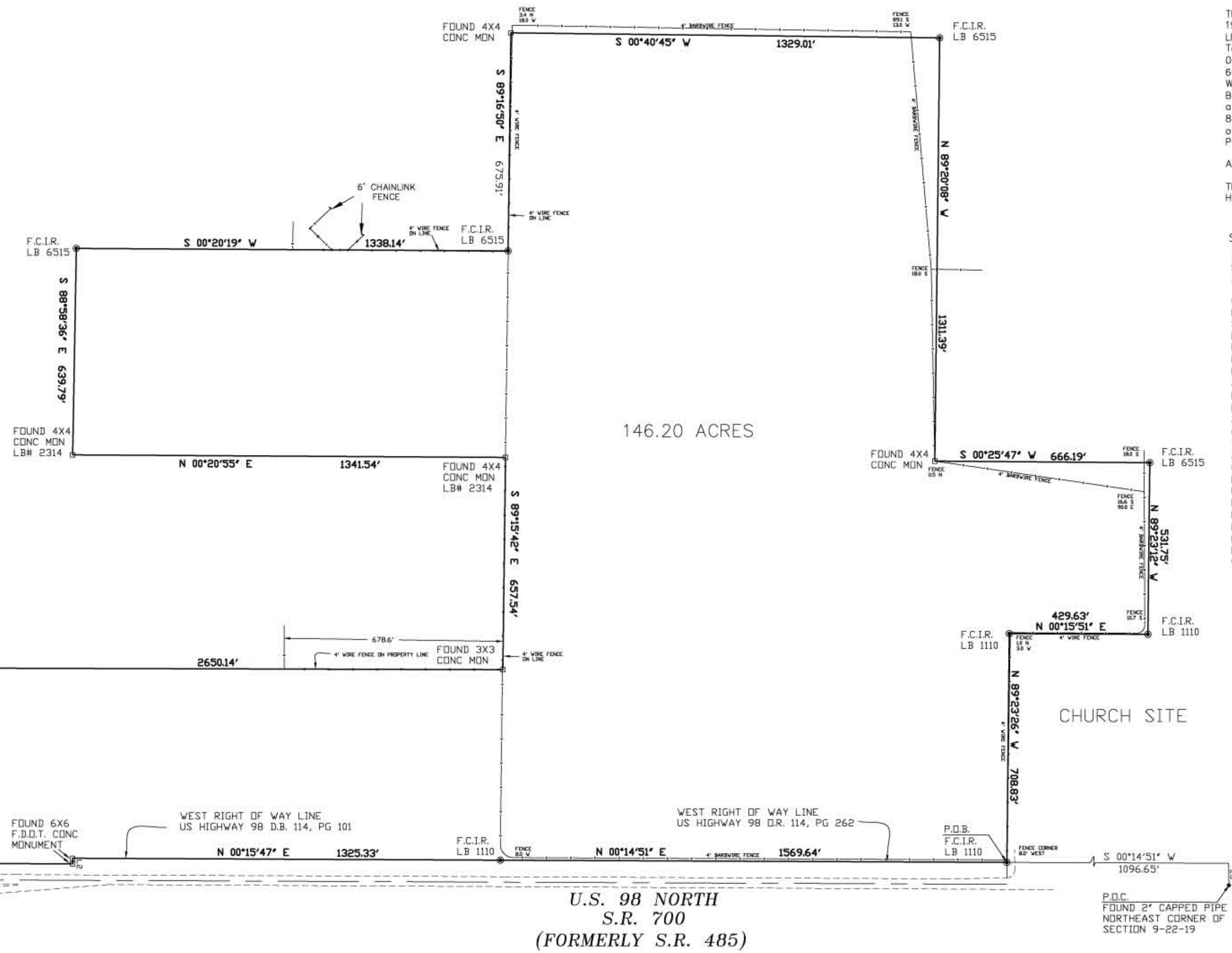
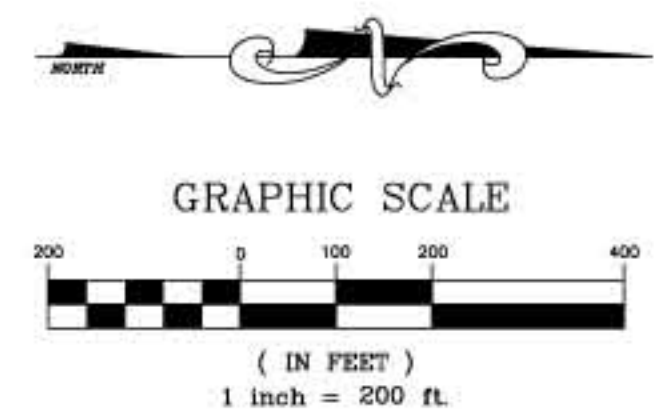


773 PROVIDENCE BOULEVARD
BROOKSVILLE, FLORIDA 34601
PH. (352) 797-6306 FAX (352) 797-6308

FILE: BNDY	CERTIFIED AS TO SURVEY	SCALE: 1"=200'
DRAWN: JAS		FIELD DATE: 09/16/05
CHECKED: JAS		PROJECT #
JOHN A. SNEAD, P.S.M. Fla. Surveyors Reg'n No. 5070		24733

LEGEND

	PINE TREE
	OAK TREE
	UTILITY POLE
	GUY WIRE
	CENTERLINE
	CABLE TELEVISION BOX
	WATER METER
	FIRE HYDRANT
	TELEPHONE BOX
	EDGE OF PAVEMENT
	OVERHEAD LINE
	FOUND
	CAPPED IRON ROD
	FOUND IRON ROD
	FOUND PK NAIL AND DISK
	TEMPORARY BENCHMARK
	FIELD
	PLAT
	SECTION
	TOWNSHIP
	RANGE
	RIGHT OF WAY
	POINT OF COMMENCEMENT
	POINT OF BEGINNING
	FOUND CONCRETE MONUMENT
	EXISTING ELEVATION
	PROPOSED ELEVATION
	PROPOSED FINISHED FLOOR ELEVATION
	SET CAPPED 1/2" IRON ROD LB 5776
	FOUND CAPPED IRON ROD



YONTZ ROAD
(FORMERLY S-485-B)

U.S. 98 NORTH
S.R. 700
(FORMERLY S.R. 485)

SURVEYORS NOTES ON EASEMENTS:

- FRANCHISE EASEMENT AGREEMENT RECORDED IN O.R. BOOK 394, PAGE 915 DOES NOT AFFECT SUBJECT PROPERTY. LEGAL DESCRIPTION PLACES IT IN THE SOUTHWEST PORTION OF SECTION 9. THE SUBJECT PROPERTY IS LOCATED IN THE EASTERN PORTION OF SECTION 9. THE DOCUMENT REFERS TO AN AGREEMENT BETWEEN CHAN SPRINGSTEAD AND WILACOOCHEE RIVER ELECTRIC COOPERATIVE, INC. FOR EASEMENTS IN A MARTIN ACRES SUBDIVISION WHICH TO THE BEST OF MY KNOWLEDGE DOES NOT EXIST AND WAS NEVER RECORDED IN THE PUBLIC RECORDS.

LINE	LENGTH	BEARING
L1	48.17	N46°03'50"E
L2	17.32	S89°59'58"W
L3	68.00	S89°27'19"W

BOUNDARY SURVEY
CERTIFIED TO:
BROOKSVILLE PROPERTIES, LLC
NATIONAL CITY BANK
ATTORNEY TITLE INSURANCE FUND
GARLIC STETLER & PEEPLES LLP
ROCK SPRINGS, LLC