

AMERICAN LAND TITLE ASSOCIATION COMMITMENT FOR TITLE INSURANCE  
 ISSUED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 ISSUING OFFICE FILE NUMBER: 6886-9  
 ORDER NUMBER: 748422  
 COMMITMENT DATE: 02/01/2019

PERMITTED EXCEPTIONS:

- EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION RECORDED, SEPTEMBER 11, 1974, IN OFFICIAL RECORD BOOK 346, PAGE 197, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.  
 THIS IS A BLANKET EASEMENT OVER THE ENTIRE SUBDIVISION ALLOWING FLORIDA POWER TO HAVE ACCESS TO ALL TRANSMISSION AND DISTRIBUTION OF ELECTRICITY WITHIN THIS BLANKET EASEMENT THERE IS A 5 FOOT EASEMENT ON EACH SIDE OF THE CENTERLINE OF POWER LINES THAT ARE PROVIDED. THIS CAN BE PLOTTED AND ONE EXAMPLE IS THE SOUTH WEST PROPERTY LINE ON EACH SIDE OF POWER LINE.
- UTILITY EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT CONTAINED WITHIN THAT CERTAIN ORDER OF TAKING RECORDED AUGUST 7, 2002, IN OFFICIAL RECORD BOOK 1558, PAGE 1229, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.  
 5' TEMPORARY EASEMENT AND 15' UTILITY EASEMENT ALONG THE EAST BOUNDARY LINE OF LOT A AND THE WESTERLY R/W LINE OF U.S. HIGHWAY No. 41.  
 THE EASEMENTS ARE PLOTTED ON THE SURVEY. (SEE NOTE "A")
- EASEMENT IN FAVOR OF THE CITY OF BROOKSVILLE, RECORDED JULY 11, 2002, IN OFFICIAL RECORD BOOK 1549, PAGE 1714, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.  
 THE O.R. BOOK CHANGES FROM 1558, PAGE 1229 AS DESCRIBED ABOVE IN NOTE 2, TO A POINT ALONG THE EAST BOUNDARY OF LOT "B" AND WESTERLY R/W LINE OF U.S. HIGHWAY No. 41 WERE THE O.R. BOOK CHANGES TO 1549, PAGE 1714 WHICH IS PLOTTED ON THE SURVEY. (SEE NOTE "A": ON SURVEY)

# MAP OF SURVEY - BOUNDARY SURVEY AND AS BUILT SURVEY

**COFFIN & McLEAN ASSOC., INC.**  
 Professional Land Surveying  
 3701 Commercial Way  
 P.O. Box 5145  
 Spring Hill, FL 34611-5145  
 (352) 683-5993 FAX (352) 683-9156

Party Chief: C. COFFIN W.O. 19-164  
 Drawn By: C. COFFIN DATE OF MAP: 03-25-19  
 Checked By: J. COFFIN F.B. 924 PG. 32-34

CERTIFIED TO THE FOLLOWING ONLY:  
 LOT A LOWE'S AT BROOKSVILLE, LLC  
 CENTERSTATE BANK, N.A.  
 SOUTH MILHAUSEN, PA.  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY

DESCRIPTION:  
 (SEE LEGAL DESCRIPTION BELOW)

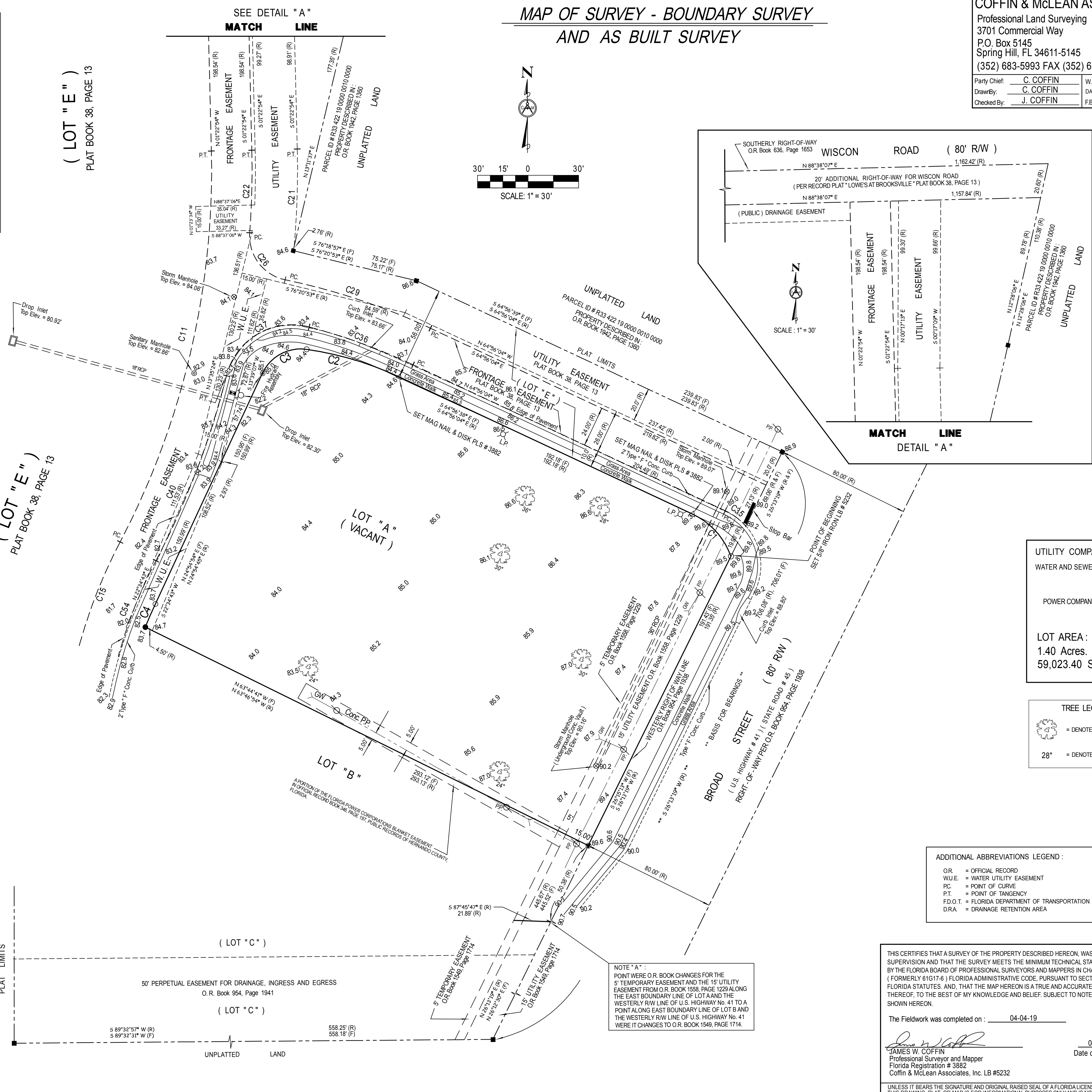
SECTION 33 TWP. 22 S. RANGE 19 E

LEGAL DESCRIPTION TAKEN FROM TITLE COMMITMENT ISSUED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 FILE ORDER NUMBER: 748422, DATED: 02/01/2019 (EXHIBIT "A")

DESCRIPTION:  
 LOT A OF LOWE'S AT BROOKSVILLE, according to the plat thereof recorded in Plat Book 38, Pages 11 through 16, Public Records of Hernando County, Florida.

GROUND ELEVATION NOTE:  
 GROUND ELEVATION SHOWN ONLY TO DEPICT THE GENERAL LAY OF THE LAND. ANY APPARENT DEPRESSIONS NOT SHOWN OR LOCATED.

BENCH MARK NOTE:  
 ELEVATIONS BASED ON NATIONAL GEODETIC SURVEY BENCH MARK WITH A DESIGNATION NAME OF "HERNFAIR" AND A PID # OF AE2705 AND A ELEVATION OF 76.35 FEET BASED ON NAVD 1988 DATUM



RECORD & FIELD MEASURED CURVES ALONG PROPERTY BOUNDARY

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	45°17'21"	34.78'	44.00'	S42°17'24"E	33.88' (R)
C2	45°17'11"	34.78'	44.00'	S42°17'23"E	33.88' (R)
C3	17°00'13"	57.57'	194.00'	N73°26'11"E	57.36' (F)
C4	17°00'11"	57.57'	194.00'	N73°26'12"W	57.36' (F)
C5	73°08'57"	31.92'	25.00'	N61°29'14"E	29.79' (F)
C6	73°08'18"	31.91'	25.00'	N61°29'08"E	29.79' (F)
C7	3°46'37"	15.03'	228.00'	S23°01'27"E	15.03' (R)
C8	3°44'54"	14.92'	228.00'	N23°21'32"E	14.91' (F)

RECORD MEASURED CURVES ALONG FRONTAGE EASEMENT

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C11	28°58'46"	240.76'	476.00'	N13°08'29"E	238.20'
C15	19°05'34"	103.97'	312.00'	S18°03'05"W	103.49'
C21	06°16'43"	57.75'	527.00'	N01°49'28"E	57.72'
C22	05°37'17"	49.06'	500.00'	N01°25'45"E	49.04'
C25	82°29'33"	38.12'	25.50'	S36°58'23"E	34.92'
C29	13°15'05"	91.12'	394.00'	N71°33'36"W	90.92'
C35	23°53'38"	15.22'	36.50'	N52°59'15"W	15.11'
C36	10°10'59"	65.76'	370.00'	N70°01'34"W	65.67'
C37	90°46'42"	63.38'	40.00'	S59°29'35"W	56.95'
C40	13°29'38"	117.76'	500.00'	N20°51'03"E	117.49'
C54	12°10'13"	61.17'	288.00'	S21°30'46"W	61.06'

CURVE NUMBERS COINCIDED WITH THE CURVE NUMBERS ON THE RECORD PLAT OF LOWE'S AT BROOKSVILLE, RECORDED IN PLAT BOOK 38, PAGES 11 THROUGH 16, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. (FOR FRONTAGE EASEMENT ONLY)

ADDITIONAL ABBREVIATIONS LEGEND:

OR = OFFICIAL RECORD  
 WUE = WATER UTILITY EASEMENT  
 PC = POINT OF CURVE  
 P.T. = POINT OF TANGENCY  
 F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION  
 D.R.A. = DRAINAGE RETENTION AREA

**SURVEYOR NOTES**

- Survey based on the description furnished by the client and without benefit of a title search.
- Bearings shown hereon are assumed by the Surveyor and Mapper in accordance with the Record Plat as Deed and the location of the line used for the "BASIS FOR BEARINGS" is depicted by "x" next to the bearing.
- Underground utilities and improvements not located or shown.
- There are no visible encroachments unless shown hereon.
- The ownership of fences, if any, which exist on or near property lines is not known by the Surveyor and Mapper.
- Fences located near the property line are not to scale. The distances shown are as to said fences are correct.
- The distances shown hereon as to existing occupation are at right angles to subject property line.
- Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon.
- The property shown hereon may be subject to the Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. The requirements of said Rules, Regulations, Ordinances and/or Jurisdictions are not shown hereon unless stated otherwise.
- Prior to construction and/or reliance on Flood Zone Note, the County Building Department should be contacted for verification of Flood Zone.
- All easements shown hereon are for drainage and/or utility unless shown otherwise.
- The property shown hereon is subject to Reservations, Restrictions, and Easements of Record and of Record.
- The Ties to Property Lines are Calculated from Field Measurements unless otherwise shown and are perpendicular ties.

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ - 17, (FORMERLY 61G17-6) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND, THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

The Fieldwork was completed on: 04-04-19

James W. Coffin  
 Professional Surveyor and Mapper  
 Florida Registration # 3882  
 Coffin & McLean Associates, Inc. LB #5232

Date of Map or Plat: 04-11-19

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

FILE: C:\DRAWING\DWG\2019\19-164\19-164-AS-BUILT-4-12-19.DWG Last Date Plotted: 04-12-19

**CONTROL & CORNER LEGEND**

Found FCIR 5/8" LB 3903  
 Found FIP 3/4" Open  
 Found FIRD 1/2" LB5776  
 Set 4" x 4" C.M. LBN 5232  
 Set 1/2" Iron Rod LBN 5232

Found FCM 4x4 LB148 PRM  
 Found FCM 4x4 LB148 PRM  
 Set 4" x 4" C.M. LBN 5232  
 Set Mag Nail & Disk PLS # 3882

Elevations shown refer to:  
 NGVD 1929  
 NAVD 1988  
 ASSUMED

REVISIONS

NO.	DATE	DESCRIPTION
1	04-11-19	BOUNDARY SURVEY

File: 19-164.CRS