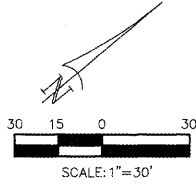


**LEGEND**

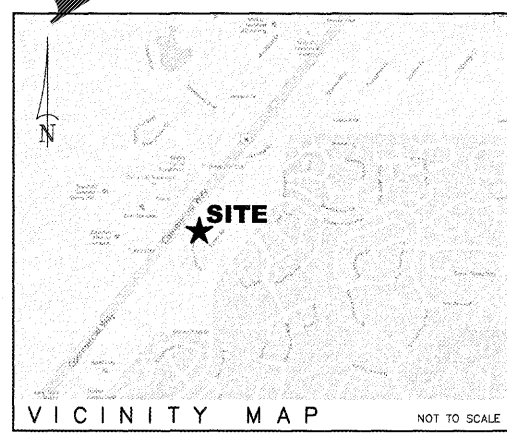
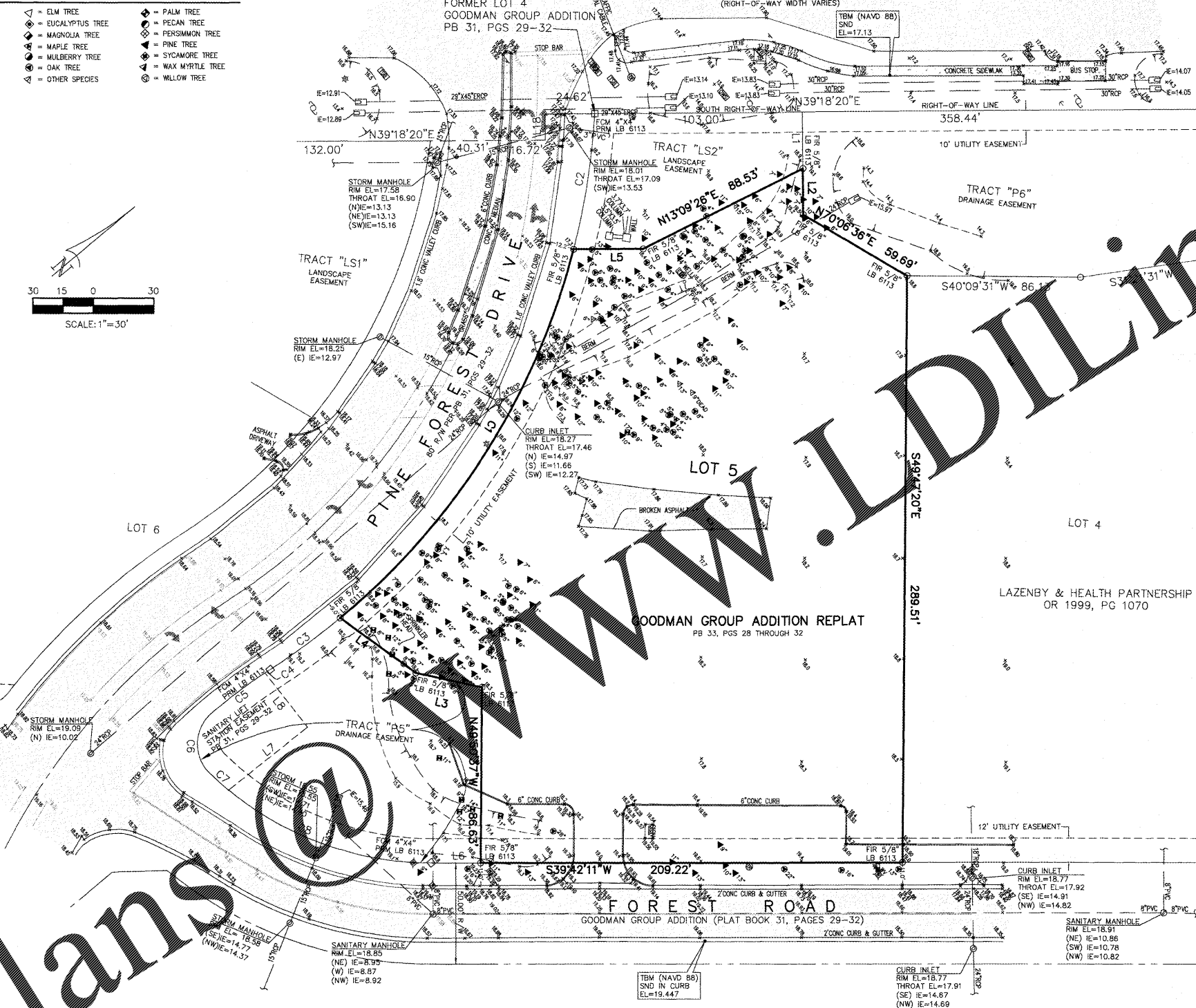
- A/C = AIR CONDITIONER UNIT
- BLDG = BUILDING
- (C) = CALCULATED DATA
- CCR = CERTIFIED CORNER RECORD
- CLF = CHAIN LINK FENCE
- CMF = CORRUGATED METAL PIPE
- CONC = CONCRETE
- COR = CORNER
- CPE = CONDOMINIUM PLAT BOOK
- C/T = CURB TIE
- (D) = DEED DATA
- DB = DEED BOOK
- DIP = DUCTILE IRON PIPE
- ECMP = ELLIPTICAL CORRUGATED METAL PIPE
- EL = ELEVATION
- EP = EDGE OF PAVEMENT
- ERCP = ELLIPTICAL REINFORCE CONCRETE PIPE
- (F) = FIELD DATA
- FCM = FOUND CONCRETE MONUMENT
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- FIR = FOUND IRON ROD
- FND = FOUND NAIL & DISC
- FOP = FOUND OPEN PIPE
- FPP = FOUND PINCHED PIPE
- FRR = FOUND RAILROAD SPIKE
- F/T = FENCE TIE
- FXC = FOUND X-CUT
- GE = GRATE ELEVATION
- IE = INVERT ELEVATION
- (L) = LEGAL DESCRIPTION DATA
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- MAS = MASONRY
- MHW = MEAN HIGH WATER
- NP = NORMAL POOL
- O/A = OVERALL
- OR = OFFICIAL RECORDS BOOK
- (P) = PLAT DATA
- PLB = PLAT BOOK
- PG = PAGE
- PLS = PROFESSIONAL LAND SURVEYOR
- PBE = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PRM = PERMANENT REFERENCE MONUMENT
- PRM = PROFESSIONAL SURVEYOR & MAPPER
- P/T = PAVEMENT TIE
- PVC = POLY VINYL CHLORIDE
- RCP = REINFORCE CONCRETE PIPE
- RLS = REGISTERED LAND SURVEYOR
- R/W = RIGHT-OF-WAY
- SEC = SECTION
- SHW = SEASONAL HIGH WATER
- SIR = SET IRON ROD 1/2" LB 6113
- SNO = SET NAIL & DISC LB 6113
- SR = STATE ROAD
- S/T = SIDEWALK TIE
- STY = STORY
- SW = SIDEWALK
- TBM = TEMPORARY BENCH MARK
- (TYP) = TYPICAL
- VCP = VITRIFIED CLAY PIPE
- W/ = WITH
- WF = WOOD FENCE
- W/T = WALL TIE

**TREE LEGEND**

- ◆ = BAY TREE
- ◆ = BOTTLLE BRUSH TREE
- ◆ = CAMPHOR TREE
- ◆ = CEDAR
- ◆ = CHINABERRY TREE
- ◆ = CITRUS TREE
- ◆ = CYPRESS TREE
- ◆ = ELM TREE
- ◆ = EUCALYPTUS TREE
- ◆ = MAGNOLIA TREE
- ◆ = MAPLE TREE
- ◆ = MULBERRY TREE
- ◆ = OAK TREE
- ◆ = OTHER SPECIES
- ◆ = PALM TREE
- ◆ = PECAN TREE
- ◆ = PERSIMMON TREE
- ◆ = PINE TREE
- ◆ = SYCAMORE TREE
- ◆ = WAX MYRTLE TREE
- ◆ = WILLOW TREE



**U. S. HIGHWAY 19**



**TITLE COMMITMENT NOTES**

- DESCRIPTIONS AND EASEMENTS SHOWN HEREON WERE TAKEN FROM A FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE, ORDER NO.: 6391282, CUSTOMER REFERENCE: 50694-TIMBER PINES, EFFECTIVE DATE: MAY 11, 2017 AT 8:00 AM, ISSUED BY BROAD AND CASSEL, LLP, 215 S. MONROE STREET, SUITE 400, TALLAHASSEE, FL 32301.
- THE FOLLOWING ARE SCHEDULE B SECTION II EXCEPTIONS:
- ITEMS 1 THROUGH 5) ARE NOT MATTERS OF SURVEY.
  - ITEM 6) RESTRICTIONS, COVENANTS, CONDITIONS AND OTHER MATTERS AS CONTAINED ON THE PLAT OF GOODMAN GROUP ADDITION REPLAT, RECORDED IN PLAT BOOK 33, PAGE(S) 28 THROUGH 32, INCLUSIVE. (AFFECTS PROPERTY, PLATTED EASEMENTS SHOWN HEREON)
  - ITEM 7) RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH INCLUDE PROVISIONS FOR A AN EASEMENT ON THE LAND; B. A LIEN FOR LIQUIDATED DAMAGES AND C. A PRIVATE CHARGE OR ASSESSMENTS, AS CONTAINED IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1682, PAGE 359, TOGETHER WITH FIRST ADDENDUM RECORDED IN OFFICIAL RECORDS BOOK 1685, PAGE 742 AND SECOND ADDENDUM RECORDED IN OFFICIAL RECORDS BOOK 1689, PAGE 1849, AS MAY BE SUBSEQUENTLY AMENDED. (AFFECTS PROPERTY, NO PLOTTABLE EASEMENTS)
  - ITEMS 8 THROUGH 13) ARE NOT MATTERS OF SURVEY.
  - ITEM 14) EASEMENT IN FAVOR OF CENTEL CABLE TELEVISION COMPANY OF FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 516, PAGE 615. (DOES NOT AFFECT PROPERTY)
  - ITEM 15 THROUGH 18) ARE NOT MATTERS OF SURVEY.
  - ITEM 19) TERMS, CONDITIONS, AND PROVISIONS SET FORTH IN THE INGRESS AND EGRESS EASEMENT AGREEMENT BY AND BETWEEN TIMBER PINES COMMUNITY ASSOCIATION, INC. AND THE JOHN B. GOODMAN LIMITED PARTNERSHIP, RECORDED IN OFFICIAL RECORDS BOOK 1136, PAGE 1530, TOGETHER WITH ACKNOWLEDGEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1233, PAGE 542. (DOES NOT AFFECT PROPERTY)
  - ITEM 20) NOT A MATTER OF SURVEY.
  - ITEM 21) UTILITY EASEMENT AGREEMENT BY AND BETWEEN TIMBER PINES CENTRE LIMITED PARTNERSHIP AND WITH LACOCOCHEE RIVER ELECTRIC COOPERATIVE, INC., RECORDED IN OFFICIAL RECORDS BOOK 1185, PAGE 1736. (DOES NOT AFFECT PROPERTY)
  - ITEM 22) TERMS, CONDITIONS, AND PROVISIONS AS SET FORTH IN THAT CERTAIN CORRECTIVE DRAINAGE AND RETENTION EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1187, PAGE 1865. (DOES NOT AFFECT PROPERTY)
  - ITEM 23) DECLARATION FOR DRIVEWAY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1187, PAGE 1888. (DOES NOT AFFECT PROPERTY)
  - ITEM 24) TIMBER PINES CENTRE WATER AND SEWER SERVICE AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 1224, PAGE 1819. (DOES NOT AFFECT PROPERTY)
  - ITEM 25) UTILITY EASEMENT AGREEMENT IN FAVOR OF WITHLACOCOCHEE RIVER ELECTRIC COOPERATIVE, INC., RECORDED IN OFFICIAL RECORDS BOOK 1287, PAGE 1992. (DOES NOT AFFECT PROPERTY)
  - ITEM 26) VARIANCE AUTHORIZATION RECORDED IN OFFICIAL RECORDS BOOK 1423, PAGE 1598. (AFFECTS PROPERTY, VARIANCE REDUCES THE SIDE SETBACKS FROM 20 FEET TO 7.5 FEET)
  - ITEMS 27 THROUGH 28) ARE NOT MATTERS OF SURVEY.

**SECTION 21, TOWNSHIP 23 S, RANGE 17 E**

**HERNANDO COUNTY, FLORIDA**

**DESCRIPTION**

LOT 5, GOODMAN GROUP ADDITION REPLAT, ACCORDING TO THE MAP PLAT THE AS RECORDED IN PLAT BOOK 33, PAGE(S) 28 THROUGH 32, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, CONTAINING 1.527 ACRES, MORE OR LESS.

**NOTES**

1. BEARINGS ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF U.S. HIGHWAY 19, BEING N39°18'20"E.
2. SURVEY MAP AND REPORT OF THE COPIES THEREOF ARE 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 SURVEYING PARTY OR PARTIES IS PROHIBITED.
3. NO CLAIM WAS PERFORMED AS TO THE LOCATION OR EXISTENCE OF ANY UNDERGROUND UTILITIES, EGRESSWAYS, IMPROVEMENTS, STRUCTURES OR FOUNDATIONS. UNDERGROUND UTILITY LINE LOCATIONS (IF KNOWN HEREON) ARE BASED UPON UTILITY PROVIDER ATLAS AND VISIBLE SURFACE EVIDENCE.
4. PURPOSE OF THIS SURVEY FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREIN SHALL BE CONSTRUED TO WAIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE TO WHOM CERTIFIED.
5. FOUND POINTS ARE UNMARKED UNLESS OTHERWISE NOTED. ALL PERIMETER BEARINGS AND DISTANCES ARE FIELD MEASURED UNLESS NOTED.
6. THIS SURVEY IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY JURISDICTIONAL, HAZARDOUS OR ENVIRONMENTALLY SENSITIVE AREAS.
7. THE SITE APPEARS TO BE IN FLOOD ZONE X, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 12010 (301) D, MAP NUMBER 1205303010, EFFECTIVE DATE FEBRUARY 2, 2012 (MAP INDEX NUMBER 1205302010, EFFECTIVE DATE FEBRUARY 2, 2012). POLARIS ASSOCIATES, INC. AND THE SIGNING SURVEYOR HEREOF ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS DETERMINATION. THE AUTHOR OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS SHOULD BE CONTACTED PRIOR TO ANY JUDGMENTS BEING MADE FROM THIS INFORMATION. THE ABOVE REFERENCED MAP STATES IN THE NOTES TO THE USER THAT "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM".
8. ANY ZONING INFORMATION SHOWN OR NOTED HEREON IS BASED ON INFORMATION AVAILABLE DURING THE PREPARATION OF THE SURVEY. THIS INFORMATION SHOULD BE VERIFIED WITH THE GOVERNING AUTHORITY PRIOR TO ANY DETERMINATIONS OR DESIGN.
9. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THIS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
10. UNLESS OTHERWISE INDICATED, THE PROPERTY DESCRIPTION AND EASEMENTS SHOWN WERE FURNISHED TO POLARIS ASSOCIATES, INC. AND ARE PRESUMED TO BE CORRECT. NO SEARCH OF ANY PUBLIC RECORDS FOR EASEMENTS, DEEDS, ETC., WAS PERFORMED BY THIS FIRM FOR THE COMPLETION OF THIS SURVEY AND THERE MAY BE ADDITIONAL RESTRICTIONS THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
11. ELEVATIONS ARE BASED ON A NATIONAL GEODETIC SURVEY BENCHMARK, Q 622, HAVING AN ELEVATION OF 14.68, NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 88). (CONVERSION FROM NAVD 1988 TO NAVD 1929, +0.84)
12. TREES 4" IN DIAMETER AND LARGER HAVE BEEN LOCATED WITH COMMON NAME AND APPROXIMATE DIAMETER. BREAST HIGH, SMALLER TREES, NON-PROTECTED SPECIES (INCLUDING ORNAMENTALS) AND TREES WITH JURISDICTIONAL AREAS (IF ANY) HAVE NOT BEEN LOCATED. TREES BY NATURE ARE IRREGULAR IN SIZE AND SHAPE. EVERY EFFORT IS MADE TO ACCURATELY LOCATE TREES. THE TREE LOCATION IS THE CENTER OF THE TREE. THIS LOCATION MAY BE DIFFERENT IF LOCATED FROM A DIFFERENT DIRECTION. ALL TREE LOCATIONS SHOULD BE FIELD CHECKED IF CRITICAL TO DESIGN.
13. THIS SURVEY IS BASED ON U.S. FEET.
14. ALL UTILITY EASEMENTS SHOWN HEREON SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

LINE BEARING	LENGTH
L1 N.50°41'40"W	28.00'
L2 N.50°41'40"W	22.84'
L3 S.51°54'02"W	33.51'
L4 S.32°22'33"W	46.09'
L5 N.39°18'20"E	34.55'
L6 N.38°42'12"E	24.63'
L7 S.01°18'02"W	50.01'
L8 N.88°41'58"W	34.00'

CURVE	ARC	RADIUS	DELTA	CHORD BEARING & LENGTH
C1	219.48'	350.00'	35°55'47"	N.17°49'36"W, 215.90'
C2	68.02'	350.00'	11°08'07"	S.41°21'33"E, 67.91'
C3	43.07'	350.00'	7°03'03"	S.03°39'50"W, 43.04'
C4	13.37'	270.00'	3°05'22"	S.05°22'02"W, 13.33'
C5	32.99'	270.00'	7°00'04"	S.03°02'41"W, 32.97'
C6	33.42'	20.00'	85°53'09"	N.48°23'55"W, 29.70'
C7	12.55'	158.00'	4°33'00"	S.81°23'00"W, 12.64'
C8	108.66'	158.00'	136°24'19"	N.59°24'21"E, 106.54'

DATE	NUMBER	REVISIONS	BY
10/27/17	1	ADDITIONAL TOPO	JT

**CERTIFICATION**

CERTIFIED TO: PALMETTO SPRINGHILL-FOREST RD, LLC, CAPITAL GROUP.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND DOES NOT INCLUDE ITEMS OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON SEPTEMBER 29, 2017.

*Dan Ruzzuto*  
DAN H. RUZZUTO  
PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER LS 5227  
STATE OF FLORIDA

PROJECT: **DOLLAR GENERAL - PINE FOREST DRIVE, HERNANDO COUNTY, FL**

TYPE OF SURVEY: **ALTA/NSPS LAND TITLE SURVEY BOUNDARY AND TOPOGRAPHIC SURVEY**

PREPARED FOR: **PALMETTO CAPITAL GROUP**

**POLARIS ASSOCIATES INC.**

PROFESSIONAL SURVEYING LB 6113  
2165 SUNNYDALE BOULEVARD, SUITE D  
CLEARWATER, FLORIDA 33765  
(727) 461-6113

DATE OF SURVEY: SEPTEMBER 29, 2017

CHECKED BY:	SCALE:	DRAWN BY:	JOB NO.:	DRAWING PATH:	SHEET
DHR	1"=30'	JT	2381-04	H:\N\2381 NAV\88\DWG\2381R1.DWG	1 OF 1