

# CARDINAL SURVEYING SERVICES OF FLORIDA INC



GRAPHIC SCALE IN FEET

## MAP OF SURVEY

TYPE OF SURVEY: "BOUNDARY"

Section 20, Township 21 South, Range 18 East

Date of Survey (field measurements): 02/23/2024

NOTE: BASIS OF BEARINGS ESTABLISHED BETWEEN POINT  
"A" AND POINT "B". BEARING = S 76°30'15" E

**ABBREVIATIONS**  
A/C = AIR CONDITIONER PAD, C/S = CONC SLAB,  
(C) = CALCULATED, (D) = DESCRIPTION, PC = POINT OF CURVATURE  
CL = CENTERLINE, ELEV = ELEVATION, RES = RESIDENCE, STY = STORY  
CONC = CONCRETE, (F) = AS FIELD MEASURED, (R) = PER RECORD DEED  
COL = COLUMN, (P) = PER RECORD PLAT, POB = POINT OF BEGINNING  
COV = COVERED, FCM = FOUND CONC MONUMENT (# AS NOTED)  
FIR = FOUND IRON ROD (SIZE & # AS NOTED), # = NUMBER  
FOP = FOUND OPEN PIPE (SIZE & # AS NOTED),  
FND = FOUND NAIL & DISC (# AS NOTED), FN = FOUND NAIL  
SIR = SET 5/8" IRON ROD LB # 8400) SN&D = SET NAIL & DISC #8400

**SYMBOL LEGEND**  
● - INDICATES CORNER MONUMENT (TYPE, SIZE, NUMBER AS NOTED)  
▲ - INDICATES NAIL & DISC (NUMBER AS NOTED)  
■ - INDICATES CONC. MONUMENT (SIZE & NUMBER AS NOTED)  
--- INDICATES EASEMENT (USE AND SIZE AS NOTED)

### NOTES

- 1) THIS SURVEY IS NOT VALID UNLESS DISPLAYED AT THE NOTED SCALE.
- 2) THIS SURVEY ONLY VALID FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED.
- 3) DESCRIPTION IS PER CURRENT RECORD DEED UNLESS OTHERWISE NOTED AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
- 4) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AND OTHER MATTERS OF RECORD NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS. SURVEY WAS PREPARED ACCORDING TO DOCUMENTS PROVIDED BY CLIENT AND/OR SHOWN ON RECORD PLAT.
- 5) ENVIRONMENTAL, JURISDICTIONAL AREAS, MEAN HIGH WATER LINE AND/OR RIPARIAN RIGHTS NOT SHOWN UNLESS NOTED.
- 6) UNDERGROUND IMPROVEMENTS, IRRIGATION SYSTEMS NOT SHOWN.
- 7) ROOF OVERHANGS AND/OR EAVES NOT SHOWN UNLESS NOTED.
- 8) IF THIS SURVEY IS TO BE USED FOR NEW CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CLIENT TO FURNISH CORRECT DATA FOR PLACEMENT OF PROPOSED IMPROVEMENTS.
- 9) ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 10) FIELD MEASUREMENTS IN ACCORDANCE WITH THE U.S. STANDARD FEET.
- 11) THIS SURVEY IS VALID ONLY FOR NOTED EXPECTED USE OF SURVEY.
- 12) ROAD RIGHT-OF-WAYS SHOWN ON THIS SURVEY ARE PER PLAT RECORDED IN PLAT BOOK AND PAGE AS SHOWN IN DESCRIPTION UNLESS NOTED OTHERWISE.

FLOOD ZONE NOTE: THIS LOT APPEARS TO LIE WITHIN FLOOD ZONE X COMMUNITY PANEL #12053C0044D, EFFECTIVE DATE 02/02/2012, FLOOD ELEVATION = N/A FEET. FLOOD ZONE NOTE IS NOT TO BE RELIED ON FOR NEW CONSTRUCTION. CONTACT PROPER AGENCY FOR FINAL DETERMINATION.

FOR THE BENEFIT OF:

MARK D. GIBBONS  
JANE L. GALUCCI

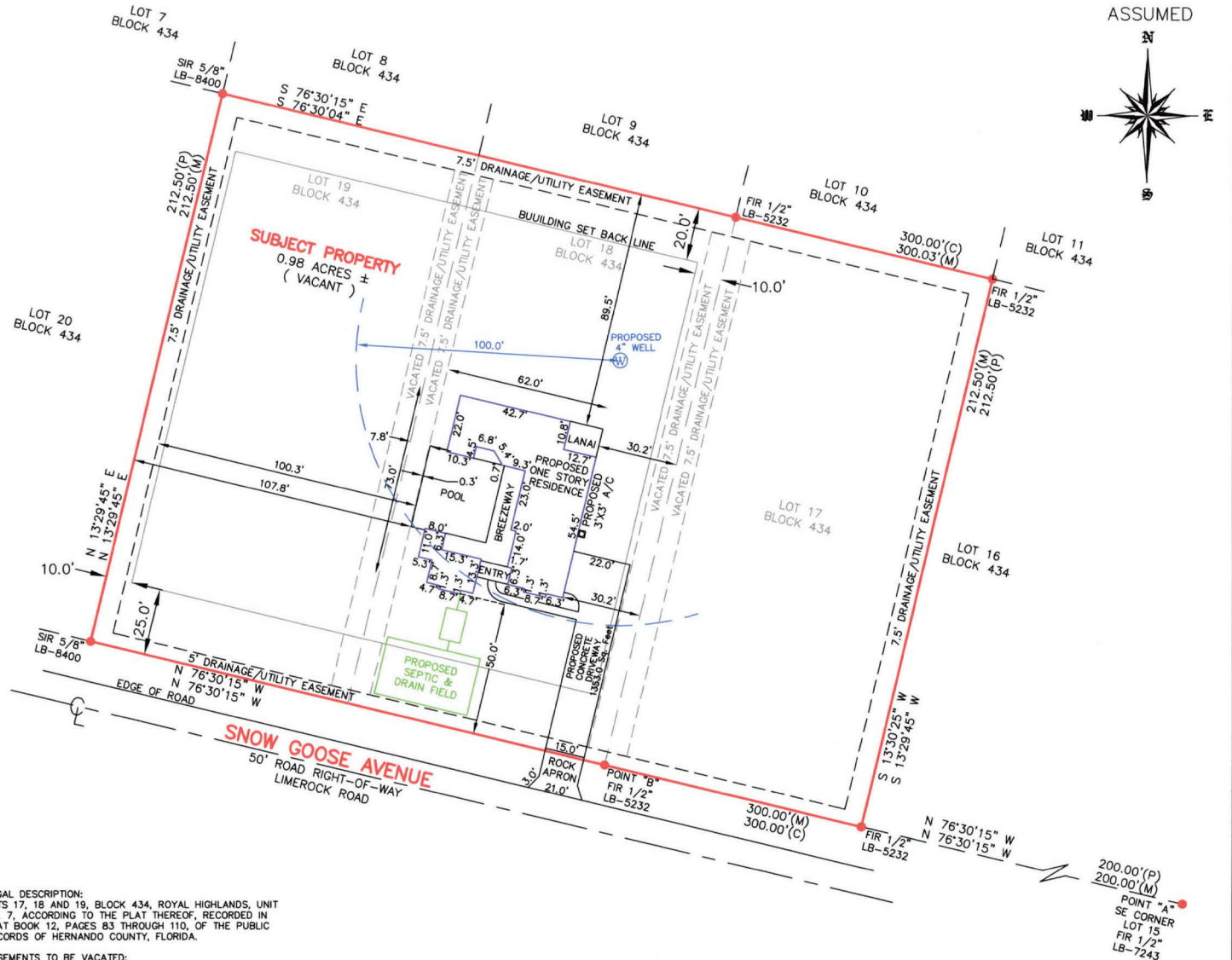
DAVID T. YORK, FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NUMBER 5675.  
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER.  
2401 GRAND BOULEVARD, HOLIDAY, FLORIDA 34690  
PHONE # (727) 859-9313, (813) 993-9850

WORK ORDER NUMBER: 24127

LEGAL DESCRIPTION:  
LOTS 17, 18 AND 19, BLOCK 434, ROYAL HIGHLANDS, UNIT NO. 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 83 THROUGH 110, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

EASEMENTS TO BE VACATED:

THE EAST 7.5 FEET OF LOTS 19 & 18, AND THE WEST 7.5 FEET OF LOTS 18 AND 17, BLOCK 434, ROYAL HIGHLANDS, UNIT NO. 7, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGES 83 THROUGH 110, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.



SURVEY REVISION: ADDED LOT 17 - 09/27/2024  
SURVEY REVISION: ADDED DIMENSIONS - 08/09/2024  
SURVEY REVISION: REVISED HOUSE LOCATION - 06/27/2024