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:	J. PAYNTER
Drawn By:	D. WILLIAMS
Checked By:	J.COFFIN
W.O.	22-32SP
DATE:	1/18/22
F.B.	973 PG. 79 - 80

CERTIFIED TO THE FOLLOWING ONLY:
HERNANDO RESIDENTIAL INVESTMENTS, LLC.
PROBUILT U.S.

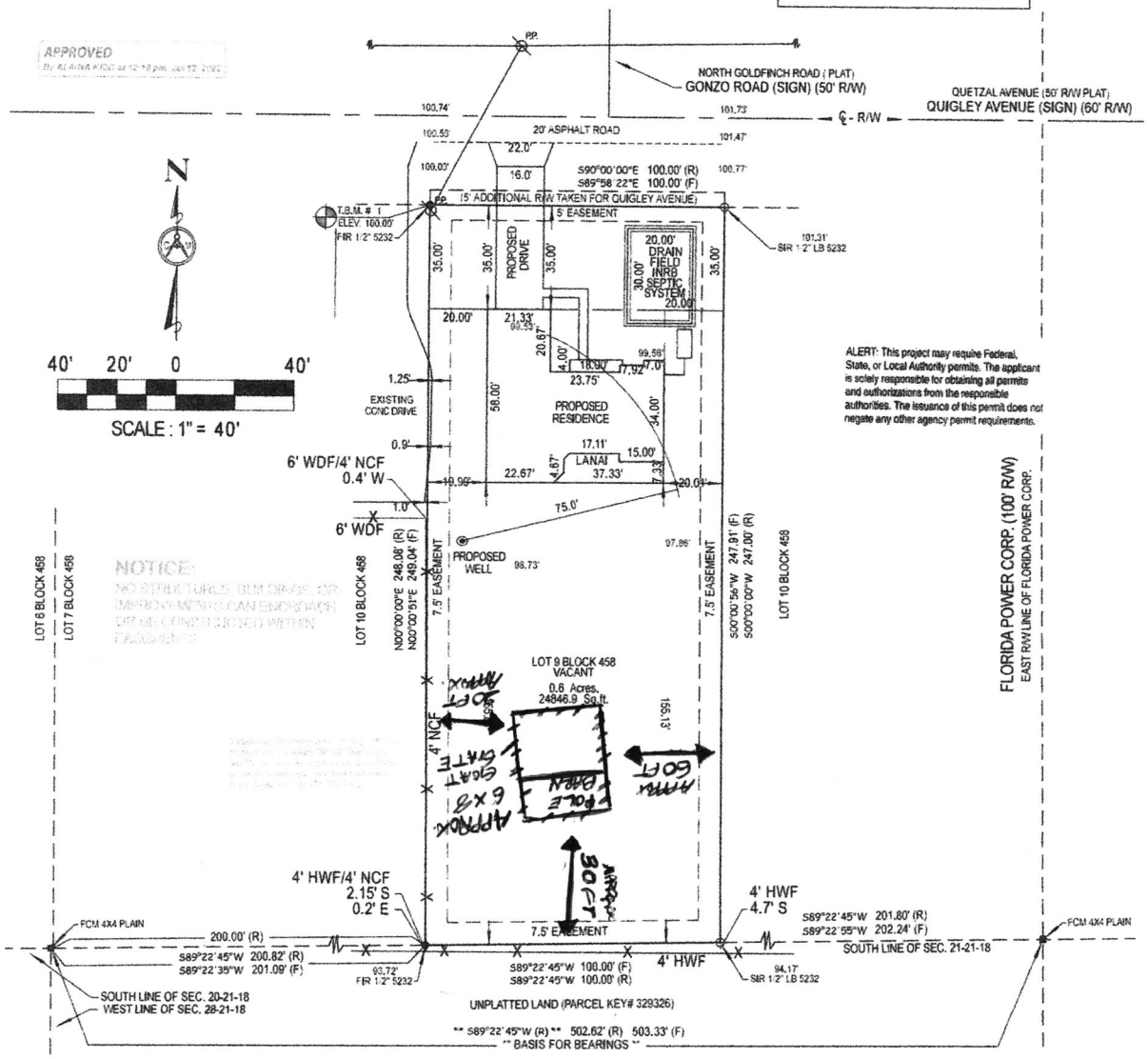
DESCRIPTION: LOT 9, LESS THE NORTH 5 FEET, BLOCK 458, UNIT 7, ROYAL HIGHLANDS, according to the Plat thereof as recorded in Plat Book 12, Pages 83 - 110, inclusive of the Public Records of Hernando County, Florida.

Physical Address: 12412 QUIGLEY AVENUE

SECTION: 21 TOWNSHIP: 21 S. RANGE: 18 E. | Parcel KEY#: 754142

MAP OF SURVEY, BOUNDARY SURVEY AND SITE PLAN

SITE PLAN PENDING APPROVAL BY BY COUNTY BUILDING DEPARTMENT.



SURVEYOR NOTES:

1. Survey based on the description furnished by the client and without benefit of a title search.
2. Bearings shown hereon are assumed by this Surveyor and Mapper in accordance with the Record Plat or Deed and the location of the line used for the "BASIS FOR BEARINGS is depicted by ** next to the bearing.
3. Underground utilities and improvements not located or shown.
4. There are no visible encroachments unless shown hereon.
5. The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.
6. Fences located near the property line are not to scale. The distances shown as ties to said fences are correct.
7. The distances shown hereon as ties to existing occupation are at right angles to subject property line.
8. Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon.
9. The property shown heron 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 the limits of said Jurisdictions are not shown hereon, unless stated otherwise.
10. All easements shown hereon are for drainage and/or utilities unless shown otherwise.
11. The property shown heron is subject to Reservations, Restrictions, and Easements of Record and not of Record.
12. The Ties to Property Lines are Calculated from Field Measurement 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 STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-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.

JAMES W. COFFIN,
Professional Surveyor & Mapper
Florida Registration # 3882
Coffin & McLean Assoc., Inc. LB #5232

DATE OF LAST FIELD WORK

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

CONTROL & CORNER LEGEND

○ SIR: Set 1/2" Iron Rod LB# 5232 □ Set 4" x 4" C.M. LS# 3882 △ Set Mag Nail & Disk PLS# 3882
● Found Iron Rod ■ FCM: Found Concrete Monument ▲ Found Nail ⊕ Found Iron Pipe ⊠ Found X Cut

ABBREVIATIONS LEGEND

AC Air Conditioner
AGP Above Ground Pool
ASNS Aluminum Shed No Slab
BLDG Building
BWF Barbed Wire Fence
C Calculated from Record Information
C1 Curve #1
CB Catch Basin
CBS Concrete Block Structure
CE Covered Entry
CLF Chain Link Fence
CMP Corrugated Metal Pipe
CONC Concrete
CPP Concrete Powerpole
DI Drop Inlet
D.R.A. Drainage Reservation Area
D.R.O.W. Drainage Right-of-way
ELEV Elevation
EP Edge of pavement
F Depicted from Field Measurement
FB Field Book
FCMP Found Capped Iron Pipe
FCM Found Concrete Monument
FF Finished Floor
FH Fire Hydrant
FIP Found Iron Pipe
FIR Found Iron Rod
FMN&D Found Mag Nail & Disk
Fnc Fence
GW Guy Wire
HWF Hog Wire Fence
INRB In Ground Nitrogen Reducing Biofilter
INV Invert
LP Light Pole
MES Mitered End Section
MH Manhole
NAVD North American Vertical Datum
NCF No Climb Fence
O.R. Official Record
PP Power Pole
R Record as Plat or Deed
RCP Reinforced Concrete Pipe
R/W Right of Way
SEC Section
SPEP Screened Enclosed Concrete Pool
SIR Set Iron Rod
SP Screen Porch
TBM Temporary Bench Mark
TYP Typical
WF Wood Frame
WFSNS Wood Frame Shed No Slab
WFSOS Wood Frame Shed On Slab
WM Water Meter
WO Work order
WRF Wood Rail Fence
WV Water Valve

Elevations Shown Refer to: ☐ NGVD 1929 ☐ NAVD 1988 ☒ Assumed Datum.

OFFICE USE ONLY: C:\DRAWING\DWG\2022\22-00\22-32SP.DWG | LAST PLOTTED: 3/14/22

Flood Plane Certification:
According to the F.I.R.M. Map,
Community Panel: 12053C 0044 D
Dated: 02-02-12
This property appears to be in
Flood Zone "X" Base Flood Elevation : N/A
Datum: N/A

FILE :22-32.CR5

REVISIONS	DATE
BOUNDARY SURVEY AND PLAT	1/25/22
SITE PLAN	3/14/22