

MAP OF SURVEY - BOUNDARY SURVEY

AND SITE PLAN

SITE PLAN PENDING APPROVAL BY COUNTY BUILDING DEPT.

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

CERTIFIED TO THE FOLLOWING ONLY:
EMMANUEL ORTIZ
LYDIA DIAZ

DESCRIPTION:
SEE DESCRIPTION BELOW:

Party Chief: C. Coffin W.O. 21-442SP
Drawn By: J. Coffin DATE OF MAP: 07-28-21
Checked By: J. Coffin F.B. 967 PG. 24-25

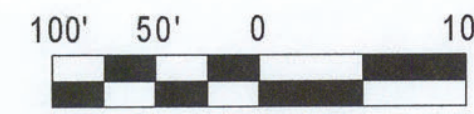
SECTION: 33 TWP. 21 S RANGE: 18 E

PROPERTY ID, KEY # 1245520
PHYSICAL ADDRESS 12600 CENTRALIA ROAD

SURVEY DESCRIPTION: LOT 1, A portion of the West 1/2 of the Southwest 1/4 of Section 33, Township 21 South, Range 18 East, Hernando County, Florida, being more particularly described as follows: Commence at the Southwest corner of said Section 33, thence North 00°15'49" West along the West boundary of said Southwest 1/4, a distance of 2360.85 feet to the POINT OF BEGINNING, thence continue North 00°15'49" West, a distance of 400.43 feet to a point on the South Right-of-Way of Centralia Road; thence along said South Right-of-Way line South 89°13'53" East, a distance of 162.62 feet; thence North 00°46'07" East, a distance of 10.00 feet; thence South 89°13'53" East, a distance of 916.98 feet; thence leaving said Right-of-Way line South 00°17'03" East, a distance of 150.00 feet; thence South 89°13'53" East, a distance of 205.00 feet; thence South 00°17'03" East, a distance of 243.20 feet; thence North 90°00'00" West, a distance of 1284.72 feet to the POINT OF BEGINNING. Containing 11.1 acres more or less.

B.F.E. NOTE: The B.F.E. shown hereon is prorated between B.F.E. of 43.60' West of the proposed residence and B.F.E. 45.50' East of proposed residence. The Northeast corner of the residence is the corner used to prorate said B.F.E. of 45.90'.

KEY # 329996
UNPLATTED LAND



SCALE: 1" = 100'

ABBREVIATIONS LEGEND

AC Air Conditioner	FCM Found Concrete Monument	PPF Pool Pump & Filter
AGL Above Ground Level	FE Fence End	PRC Point of Reverse Curve
AGP Above Ground Pole	FF Finished Floor	PRM Permanent Reference Monument
ALUM Aluminum	FIH Fire Hydrant	PSB Painted "STOP" Bar
ASNS Aluminum Shed No Slab	FIP Found Iron Pipe	PT Point of Tangency
ASOS Aluminum Shed on Slab	FIR Found Iron Rod	PUNT Parapet
BLDG Building	FL Fence Line	R Record Plat or Deed
BM Benchmark	FRMND Found Mag Nail & Disk	RC Reinforced Concrete Pipe
BWF Barbed Wire Fence	FRND Found FRND Nail & Disk	RNG Range
C Calculated from Record Information	FR Florida Room	RNS Roof No Slab
C1 Curve #1	GP Guy Pole	RND Roof over Slab
CATV Cable Television Box	GW Guy Wire	ROW Roof over Wingwall
CB Catch Basin	HCS Handicap Parking Sign	RPC Retained Pressure Zone
CBS Concrete Block Structure	HWF Hog Wire Fence	R/W Right of Way
CC Concrete Curb	IGV Irrigation Valve Box	SCF Screened Covered Entry
CE Covered Entry	INV Invert	SEF Screened Enclosed Concrete Pool
CLF Chain Link Fence	L-L Line #1	SEFP Screened Enclosed Fiberglass Pool
CLP Concrete Light Pole	LS Land Surveyor Business	SESP Screened Enclosed Slab
CM Concrete Monument	LP Light Pole	SFP Shallow Over Frame Residence
CMP Computed Metal Pipe	LS Land Surveyor	SIR2 Set 5/8" Iron Rod LB#5232
CONC Concrete	MES Mitered End Section	SS Sewer in Street
CP Carport	MH Manhole	SP Screen Porch
CPP Concrete Powerpole	MOL More or Less	SR Side Road
CP&D Concrete Pool & Deck	MP Meter Pole	STF Suspended Roof Over Slab
CR County Road	NTS Not to Scale	STA Station
CW Concrete Walk	NAV North American Vertical Datum	STV Story
D DED	NCI No Climate Fence	SUB Subdivision
DCJ D.C. Johnson & Assoc.	NGVD National Geodetic Vertical Datum	SVE Screen & Vinyl Enclosure
DI Drop Inlet	OR Overhead Electric Wire	T&V Temporary Bench Mark
DL Decorative Ledge	OTW Overhead Telephone Wire	T&B Temporary Bench
DRA Drainage Retention Area	OTV Overhead Telephone Wire	T&S Top of Slope
DROW Drainage Right-of-Way	P6 Plat Book	TRANS Transformer
DW Decorative Window	P7 Plat Error	TWP Township
DWL Decorative Wall	P8 Point of Curvature	TYPS Typical
EB Electric Box	P9 Permanent Control Point	UGPS Underground Power Service
EL Elevation	PI Point of Intersection	VF Vinyl Fence
ELR Edge of Limerock Road	PL Plaster	WDF Wood Fence
EBR Edge of Pavement	POB Point of Beginning	WFNS Wood Frame Shed No Slab
F Field Book	PP Power Pole	WFS Wood Frame Shed on Slab
FC Fence Corner		WV Water Valve
FIP Found Capped Iron Pipe		YL Yard Lamp
FCIR Found Capped Iron Rod		

SURVEYOR NOTES

- Survey based on the description furnished by the client and without benefit of a title search.
- 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 "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 this Surveyor and Mapper.
- Fences located near the property line are not to scale. The distances shown as ties to said fences are correct.
- The distances shown hereon as ties 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 the limits of said 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 utilities unless shown otherwise.
- The property shown hereon is subject to Reservations, Restrictions, and Easements of Record and not of Record.
- 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
JAMES W. COFFIN
Professional Surveyor and Mapper
Florida Registration # 3882
Coffin & McLean Associates, Inc. LB #5232

8-19-21
Date of Last Field Work

CONTROL & CORNER LEGEND

● Found FIR 1/2" LB5232	■ Found
○ Found	▲ Found
⊗ Found	△ Found
⊙ Set 4" x 4" C.M. LB# 5232	⊠ Found
○ Set 5/8" Iron Rod LB# 5232	⊡ Set

REVISIONS

REVISIONS	DATE
Boundary Survey	08-17-21
Added Contour Lines	8/19/21
SITE PLAN	8/23/21
MOVE HOUSE S. & E.	3/16/23

File : 21 - 442.CR5

