BOUNDARY SURVEY

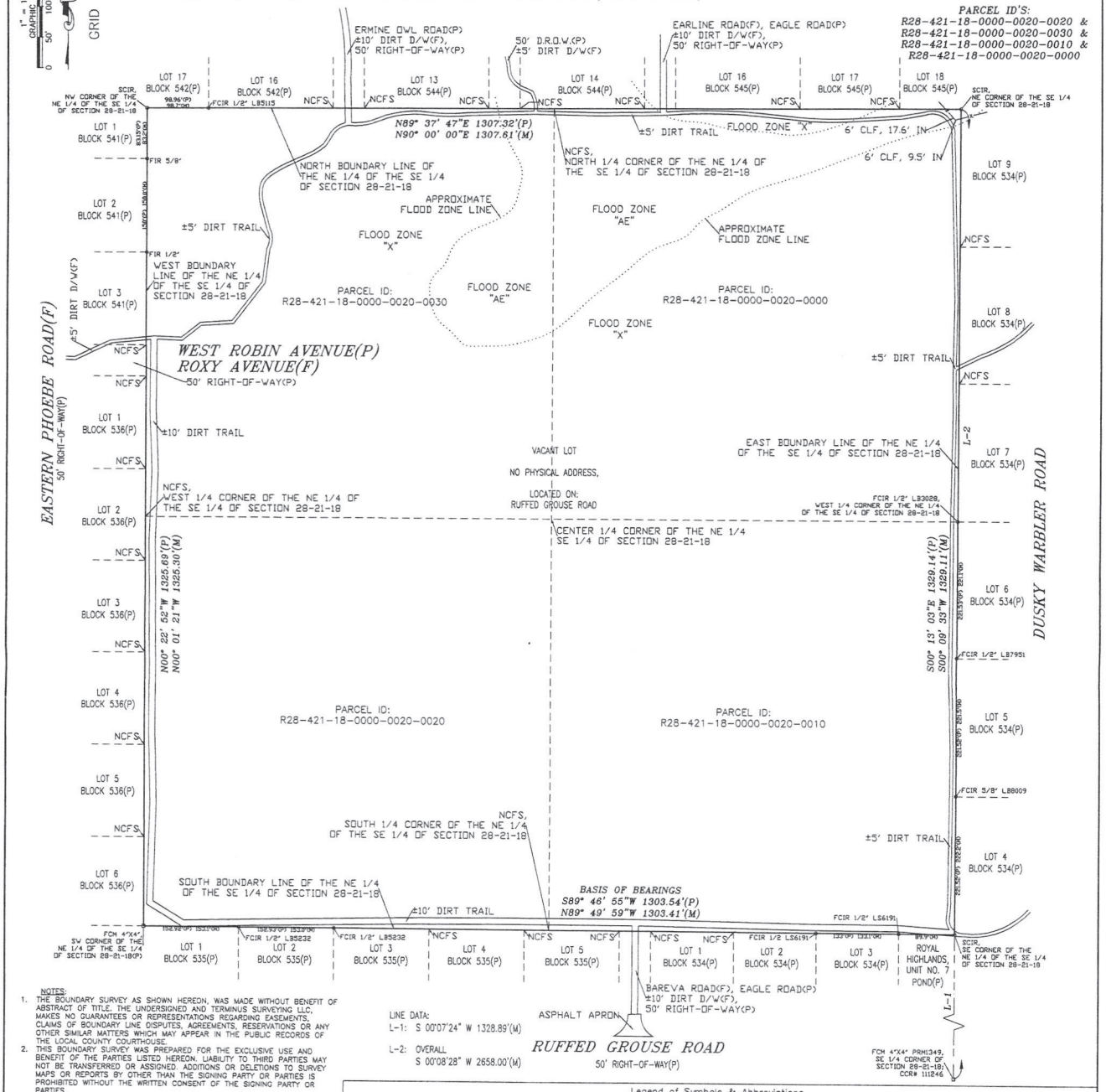
NO PHYSICAL ADDRESS,
LOCATED ON:

RUFFED GROUSE ROAD
BROOKSVILLE, FLORIDA 34601

PARCEL ID'S:
R28-421-18-0000-0020-0020 &
R28-421-18-0000-0020-0030 &
R28-421-18-0000-0020-0010 &
R28-421-18-0000-0020-0000

SECTION 28 – TOWNSHIP 21 SOUTH – RANGE 18 EAST
HERNANDO COUNTY – FLORIDA

BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE SOUTH BOUNDARY LINE OF THE SUBJECT PROPERTY, HAVING A GRID BEARING OF N89° 49' 59"W THE GRID BEARINGS AS SHOWN HEREON REFER TO THE STATE OF FLORIDA PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM, 1983 ADJUSTED 2013 (FLORIDA WEST ZONE)



NOTES:

1. THE BOUNDARY SURVEY AS SHOWN HEREON, WAS MADE WITHOUT BENEFIT OF ABSTRACT OF TITLE. THE UNDERSIGNED AND TERMINUS SURVEYING LLC, MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING EASEMENTS, CLAIMS OF BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR ANY OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE PUBLIC RECORDS OF THE LOCAL COUNTY COURTHOUSE.
2. THIS BOUNDARY SURVEY WAS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
4. THIS BOUNDARY SURVEY DOES NOT DEPICT OWNERSHIP. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO ESTABLISH THE PERIMETER BOUNDARY LINES OF THE LAND OR LANDS DESCRIBED IN THE LEGAL DESCRIPTION AS SHOWN ON THIS BOUNDARY SURVEY AND IS NOT TO ESTABLISH OWNERSHIP.
5. BOUNDARY SURVEYS BY NO MEANS REPRESENT A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. THE LAND WITHIN THE BOUNDARIES OF THIS BOUNDARY MAY OR MAY NOT BE SUBJECT TO FLOODING. THE LOCAL COUNTY/CITY BUILDING DEPARTMENT HAS INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.
6. NO UNDERGROUND FOUNDATIONS, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN.
7. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN SHOWN.
8. OWNERSHIP OF FENCES WERE NOT VERIFIED AT TIME OF SURVEY.
9. ALL MEASUREMENTS ARE IN FEET AND TENTHS, UNLESS OTHERWISE NOTED.
10. MEAN HIGH WATER LINE WAS NOT DETERMINED AT TIME OF SURVEY. (ONLY APPLICABLE WHEN ABUTTING BODIES OF WATER)
11. FLOOD ZONE INFORMATION: SUBJECT PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE(S) "X" & "AE" (EL=70.3'), ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP, HERNANDO COUNTY UNINCORPORATED AREAS COMMUNITY 120110 PANEL NUMBER 12053C0044D, EFFECTIVE 02/02/2012.

Legend of Symbols & Abbreviations

GENERAL:
(C) CALCULATED
(F) FIELD
(P) PLAT DESCRIPTION
(M) MEASURED
ROYAL HIGHLANDS, UNIT NO. 7 (PB 9, PG 82)
A/C BUILDING CORNER
BWF BARBED-WIRE FENCE
CMP CAMPHOR
CHD CHORD BEARING
COR CERTIFIED CORNER RECORD
CONC CONCRETE
CLF CHAIN LINK FENCE
COV COVERED
D/W DRIVEWAY
D.R.O.W. NOT DEFINED ON PLAT
EOP EDGE OF PAVEMENT
EOW EDGE OF WATER
EL ELEVATION
EM ELECTRIC METER
FCS F-TYPE CURB & GUTTER
FCIR FOUND CAPPED IRON PIPE
FCM FOUND CONCRETE MONUMENT
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
FFE FINISHED FLOOR ELEVATION
FIP FOUND IRON PIPE
FIR FOUND IRON ROD
FND FOUND NAIL & DISC
FDNS FOUND RAILROAD SPIKE
FTC FOUND TACK IN CONCRETE
GFFE DAMAGE FINISHED FLOOR ELEVATION
LL FLEXIBLE
LB LICENSED BUSINESS
MES MITERED END SECTION
NCFS NO CORNER FOUND OR SET
O/A OVERALL
OHL OVERHEAD UTILITY LINE
ORB OFFICIAL RECORDS BOOK
WC WITNESS CORNER
PA PROPERTY APPRAISER
PB PLAT BOOK
PC POINT OF CURVATURE
PCP PERMANENT CONTROL POINT
PG PAGE
PLS PROFESSIONAL LAND SURVEYOR
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
PRM PERMANENT REFERENCE MONUMENT
PSM PROFESSIONAL SURVEYOR AND MAPPER
PVCF VINYL FENCE
RLS REGISTERED LAND SURVEYOR
R/W RIGHT-OF-WAY
SCIR SET CAPPED IRON ROD (1/2" LB 8207
S.F. SQUARE FEET
SMD SET MAG & DISK (LB 8207)
S/W SIDEWALK
TBM TEMPORARY BENCHMARK
TOB TOP OF BANK
TYP TYPICAL
UNK UNKNOWN
AIR CONDITIONER
BACKFLOW PREVENTER
BENCHMARK
BOLLARD
CENTER LINE
CLEANOUT
COVERED AREA
DRAINAGE MANHOLE
ELECTRIC BOX
FDC FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS PUMP
GAS VALVE
GUY ANCHOR
GRATE INLET
HANDICAP PARKING
LID (METAL)
LIGHT POLE
MITERED END SECTION
MONITORING WELL
PAINT MARK
RECLAIMED WATER METER
RECLAIMED WATER VALVE
SEWER VALVE
SANITARY MANHOLE
SIGN
SPOT ELEVATION
STREET LIGHT BOX
TELEPHONE BOX
TRAFFIC SIGNAL BOX
TRANSFORMER
UTILITY POLE
UTILITY RISER
VERIZON BOX
WATER METER
WATER VALVE
WELL
YARD DRAIN
YARD LIGHT
NOT TO SCALE

THIS SURVEY WAS MADE UNDER MY DIRECT SUPERVISION AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

1/5/2023
MICHAEL P. MOONEY DATE
PROFESSIONAL SURVEYOR & MAPPER #3930
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR & MAPPER.

MICHAEL P. MOONEY CERTIFICATE No. 3930 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

CERTIFIED TO:
- GARY ELLEBRACHT

LEGAL DESCRIPTION:
(ORB 1973, PG 359)

NE 1/4 OF SE 1/4 SECTION 28, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.

TERMINUS SURVEYING LLC.
2752 JASON STREET
TAMPA, FLORIDA 33619
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www.TerminusSurveying.com
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JOB INFORMATION:
CREW CHIEF: JD
FIELD DATE:12/20/2022
FIELD BOOK: WS PAGE: WS
DRAFTER: RCC
DRAWING DATE:1/3/2023
CHECKED BY: CB/JSM

JOB# 221306

REVISIONS
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TERMINUS SURVEYING