

SECTION 13 TOWNSHIP 22 S. RANGE 17 E. SCALE 1"=60'

N. 1/4 COR.  
SEC. 13-22S.-17E.  
7°52'N  
C.C.R.# 103299

NOTES

- NUMBERS SHOWN IN PARENTHESIS INDICATE ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. (10.00) DENOTES ELEVATION IN FEET ABOVE SEA LEVEL.
- UNDERGROUND INSTALLATIONS OR IMPROVEMENTS INCLUDING BUILDING FOUNDATIONS HAVE NOT BEEN LOCATED, EXCEPT AS 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.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND OTHER MATTERS OF RECORD.
- PRIOR TO THE CONSTRUCTION AND/OR RELIANCE ON THE FLOOD ZONE NOTE, THE BUILDING DEPARTMENT SHOULD BE CONTACTED FOR VERIFICATION OF FLOOD ZONE.
- PROPOSED BUILDING DIMENSIONS NOT TO BE RELIED UPON FOR USE DURING CONSTRUCTION PHASES.
- ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND/OR UTILITIES UNLESS SHOWN OTHERWISE.
- ANGLES, BEARINGS, AND/OR DISTANCES DEPICTED HEREON ARE DESCRIBED AND MEASURED UNLESS SHOWN OTHERWISE.
- THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND CERTIFIES TO THE DATE OF FIELD WORK AND NOT THE SIGNATURE DATE.
- THIS SURVEY OR SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON **LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.**
- THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- BEARING MERIDIAN ESTABLISHED FROM THE NORTH BOUNDARY LINE OF SEC. 13, TWP. 22 S., RANG. 17 E., WHICH HAS A GRID BEARING OF S89°42'10"E, THE GRID BEARINGS SHOWN HEREON REFER TO THE FLORIDA WEST ZONE OF THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011).

DESCRIPTION: PARENT PARCEL AS RECORDED IN O.R.BK. 1236, PG.1603

THE EAST 155 FEET OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA. LESS THE NORTH 50 FEET THEREOF;

AND  
THE NORTH 136 FEET OF THE EAST 155 FEET OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA.

CONTAINING: 5.01 AC. M.O.L.

DESCRIPTION: PARCEL 1

THE EAST 155 FEET OF THE NORTH 615.00 FEET OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA. LESS THE NORTH 50 FEET THEREOF FOR ROAD RIGHT OF WAY;

SUBJECT TO A 25.0 FOOT EGRESS AND UTILITY EASEMENT ALONG THE EAST BOUNDARY LINE OF THE EAST 155 FEET OF THE SOUTH 565.0 FEET OF THE NORTH 615.0 FEET OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA.

CONTAINING: 2.0 AC. M.O.L.

DESCRIPTION: PARCEL 2

THE SOUTH 283.0 FEET OF THE NORTH 898.0 FEET OF THE EAST 155 FEET OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA.

TOGETHER WITH A 25.0 FOOT EGRESS AND UTILITY EASEMENT ALONG THE EAST BOUNDARY LINE OF THE EAST 155 FEET OF THE SOUTH 565.0 FEET OF THE NORTH 615.0 FEET OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA.

CONTAINING: 1.0 ACRES M.O.L.

DESCRIPTION: PARCEL 3

THE EAST 155 FEET OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA. LESS THE NORTH 50 FEET THEREOF;

AND  
THE NORTH 136 FEET OF THE EAST 155 FEET OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA.

LESS THE NORTH 898.00 FEET THEREOF.

CONTAINING: 2.0 ACRES M.O.L.

ABBREVIATIONS

SEC. = SECTION  
TWP. = TOWNSHIP  
RNG. = RANGE  
C/O = CORNER  
(F) = FIELD  
(P) = PLATED  
(D) = DESCRIBED  
(M) = MEASURED  
(C) = CALCULATED  
EL. = ELEVATION  
NO. = NUMBER  
N/N = NO NUMBER  
ENC. = ENCROACHMENT  
ξ = CENTERLINE

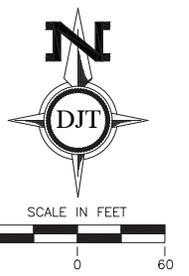
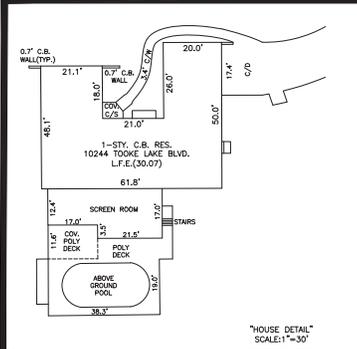
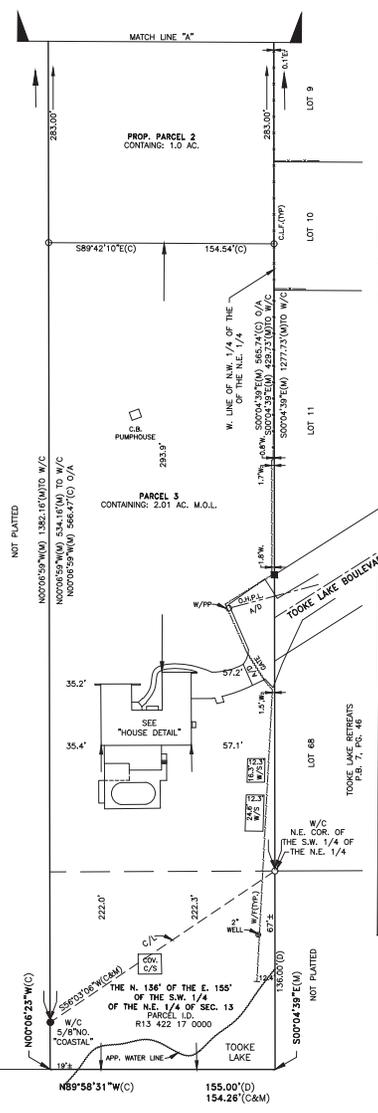
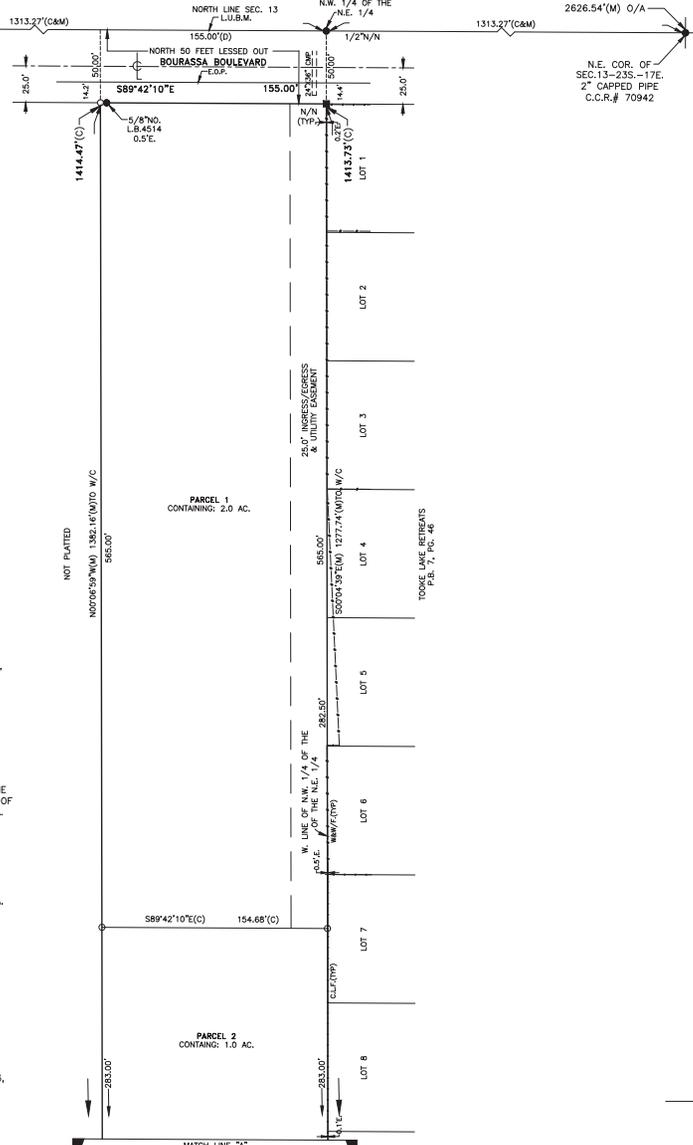
ST. = STREET  
DR. = DRIVE  
RD. = ROAD  
LA. = LANE  
CIR. = CIRCLE  
BLVD. = BOULEVARD  
AVE. = AVENUE  
RES. = RESIDENCE  
COV. = COVERED  
GAR. = GARAGE  
BLDG. = BUILDING  
TYP. = TYPICAL

BRNG. = BEARING  
POR. = PORTION  
W.D.F.M. = WOOD FRAME  
M/S = METAL SHED  
P/S = PLASTIC SHED  
W/F = WOOD FENCE  
P/P = PAVEMENT PORCH  
C/C = CONCRETE CURB  
C/S = CONCRETE SLAB  
CONC. = CONCRETE  
C/D = CONCRETE DRIVE  
C.T.V. = CABLE T.V. RISER

CHD. = CHORD  
DIA. = DIAMETER  
COL. = COLUMN  
STY. = STORY  
FL. = FLOOR  
E.L. = ELEVATION  
P.G. = PAGE  
B.D.R.Y. = BOUNDARY  
COR. = CORNER  
E.O.P. = EDGE OF PAVEMENT  
B.M. = BENCHMARK  
APP. = APPROXIMATE  
P.R. = PHONE RISER

B/P = BRICK PAVERS  
R/W = RIGHT-OF-WAY  
W/C = WITNESS CORNER  
R/P = REFERENCE POINT  
P.C. = POINT OF CURVATURE  
P.I. = POINT OF INTERSECTION  
P.O.B. = POINT OF BEGINNING  
C.I.F. = CHAIN LINK FENCE  
C/L = CLOSURE LINE  
A/C = AIR CONDITIONING  
E.O.P. = EDGE OF PAVEMENT  
C.B. = CONCRETE BLOCK  
T.O.B. = TOP OF BANK  
S.W.F.M.D. = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

W.C.A.S.L. = WETLAND CONSERVATION AREA SETBACK LINE  
O.R. BK. = OFFICIAL RECORD BOOK  
L.F.E. = LOWEST FLOOR ELEVATION  
P.C.P. = PERMANENT CONTROL POINT  
P.C.C. = POINT OF COMPOUND CURVATURE  
P.R.C. = POINT OF REVERSE CURVATURE  
P.R.M. = PERMANENT REFERENCE MONUMENT  
L.U.B.M. = LINE USED FOR BEARING MERIDIAN  
L.S. = LAND SURVEYOR  
L.B. = LICENSED BUSINESS  
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER  
L.H.S.M. = LOWEST HORIZONTAL STRUCTURAL MEMBER  
O.H.P.L. = OVERHEAD POWER LINE  
C.O.E. = CORP OF ENGINEERS  
S.W.F.M.D. = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT



LEGEND

- SET 1/2" IRON ROD (NO. LB. 8340)
- ⊗ SET DISK (1-1/4" NO. LB. 8340 UNLESS OTHERWISE NOTED)
- ⊙ FOUND IRON ROD (SIZE AND NO. AS NOTED)
- ⊕ FOUND IRON PIPE (SIZE AND NO. AS NOTED)
- ⊖ FOUND NAIL AND DISK (SIZE AND NO. AS NOTED)
- FOUND CONC. MONUMENT (4"x4" UNLESS OTHERWISE NOTED)
- ⊗ FOUND NAIL
- ⊕ FOUND "X" CUT
- ⊖ SET WOODEN HUB
- ⊗ NOT TO SCALE
- WOOD POWER POLE

THE EXISTING RESIDENCE AND/OR THE LOT AREA APPEARS TO BE IN "X", "AE" & "A" FLOOD ZONE ON THE NATIONAL FLOOD MAP NO. 12053C0158 D COMMUNITY PANEL NO. HERNANDO CO. UNINC. 120110 DATED 02/02/12 THE BASE FLOOD ELEVATION IS SHOWN TO BE 20.4, 20.7, 22.4 FEET.

DJT LAND SURVEYING LLC (L.B. 8340)  
PHONE: (352) 942-7833 / EMAIL: DONT6505@GMAIL.COM  
8017 FOLKSTONE ST., BROOKSVILLE, FL. 34613

SENT TO AND CERTIFIED FOR:  
ALFRED P. MARTUCCI & SHARON K. MARTUCCI

DRAWN BY: K.W.B.  
CHECKED BY: D.J.T.  
DATE: 01/03/23

CERTIFICATION NOT VALID AFTER 90 DAYS FROM DATE OF SURVEY OR UPDATE

DATE	REVISIONS
06/19/25	REVISED LOT LINES & LEGALS

ORDER NO. 23-101  
MAP NO. C-2375

CERTIFICATION  
Digitally signed by DONALD J TRUCKENBROD  
Date: 2025.06.19 11:04:37 -0400'  
DONALD J. TRUCKENBROD P.S.M. NO. 6505  
NOT VALID WITHOUT DIGITAL SEAL.

CREW CHIEF: D.J.T. NOTES FILED: SUB FILE