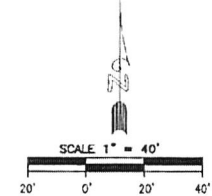


BOUNDARY SURVEY
MERIDIAN BASED ON THE NORTHERLY
HIGH OF WAY LINE OF SNOW GOOSE
AVENUE AS BEARING S76°30'15"E (P)



LINE	BEARING	DISTANCE
L1	N00°11'51"W	51.46'(P)
L1	N00°11'30"W	50.67'(F)
L2	N00°11'51"W	70.50'(P)
L2	N00°11'30"W	70.32'(F)

DESCRIPTION:
Lot 25, Block 434, Royal Highlands, Unit No. 7,
according to the plat thereof, recorded in Plat
Book 12, Page(s) 83, of the Public Records of
Hernando County, Florida.

Prepared for and Certified to:
Jakub Kusnierz

Property Address:
Snow Goose Avenue
Weeki Wachee, Florida 34614

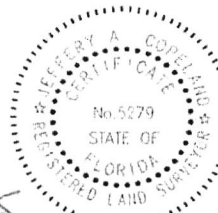
LEGEND

PLS	= Professional Land Surveyor
LB	= Licensed Business
SCIR	= Set Capped Iron Rod
FCIR	= Found Capped Iron Rod
FCIP	= Found Capped Iron Pipe
FIR	= Found Iron Rod
FIP	= Found Iron Pipe
FCM	= Found Concrete Monument
SN&D	= Set Nail and Disk
FN&D	= Found Nail and Disk
(P)	= Plat Dimension
(F)	= Field Measurement
(D)	= Deed Information
(R)	= Radial Line
POB	= Point of Beginning
TBM	= Temporary Benchmark
A/C	= Air Conditioner
Conc.	= Concrete
P/E	= Pool Equipment
U/P	= Utility Pole
F	= Fire Hydrant
W	= Water Meter
T	= Telecommunications Box
G	= Guy Anchor
E	= Electric Utility Box
S	= Street Sign
WV	= Water Valve
L	= Light Pole

NOTES:
1. Certifying Surveyor accepts no responsibility for right of way,
easement restrictions or other matters affecting title to land
surveyed other than those recited in the current deed and or
instruments of records furnished by the client and or their
agents.
2. Underground encroachments, if any, NOT located.
3. Unless it bears the original signature and seal of a Florida
licensed Surveyor and Mapper, this drawing, sketch, plat or map
is for informational purposes only and is not valid.
4. Occupation other than shown, not measured.

According to the National Flood Insurance Program Flood Insurance Rate
Map (FIRM), Community No. 120110, Panel No 12053C0044D, with an
effective date of 2/2/12, the subject property lies in Zone "X".

I hereby certify that this Survey of the property described
hereon, as surveyed and drawn under my supervision,
complies with the Standards of Practice as set forth by
the Florida Board of Professional Land Surveyors in
Chapter 51-17.050 through .053, Florida Administrative
Code, pursuant to 477.027, Florida Statutes.
JEFFERY A. COPELAND, PLS No.5279



Notes:
Site Plan Submitted By: _____
Plan Approved By: _____ Signature _____ Title _____
By: _____ Not Approved _____ Date 3/6/25
Department of Health in Hernando County
ALL CHANGES MUST BE APPROVED BY DEPT OF HEALTH

REVISIONS:
1. Added proposed residence 10/25/24.

