

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:
Rohit Hemchan

DESCRIPTION: LOT 13, BLOCK 62, UNIT 1-B, Royal Highlands, according to the Plat thereof as recorded in Plat Book 11, Pages 82 - 91, inclusive of the Public Records of Hernando County, Florida. LESS THE WEST 46.0 FEET FOR ADDITIONAL RIGHT-OF-WAY.

Party Chief: C. COFFIN W.O. 23-329SP
Drawn By: C. COFFIN DATE: 9-06-23
Checked By: J. COFFIN F.B. 974 PG. 60-61

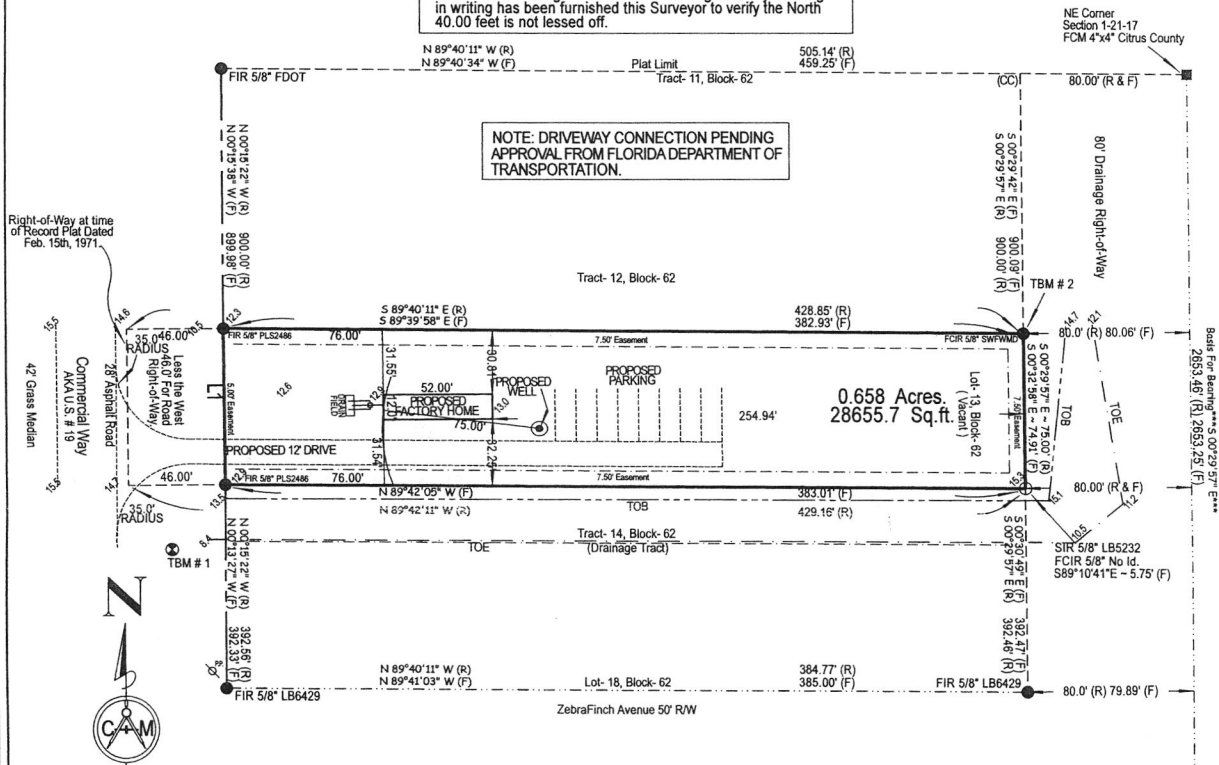
Physical Address: Commercial Way Parcel ID#: R01 221 17 3290 0062 0130
SECTION: 1 TOWNSHIP: 21 S. RANGE: 17 E. Parcel KEY#: 633470

**MAP OF SURVEY, BOUNDARY SURVEY
AND SITE PLAN**

SITE PLAN PENDING APPROVAL FROM
COUNTY BUILDING DEPARTMENT

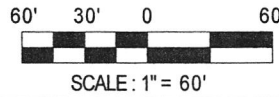
The Deed recorded on 9/19/2023 (O.R. Book 4344, Page 839 lesses off the North 40.00 feet for road right-of-way way. The client checked with Hernando County, and they told him the North 40 feet was no longer lessed off for road right-of-way. Nothing in writing has been furnished this Surveyor to verify the North 40.00 feet is not lessed off.

NOTE: DRIVEWAY CONNECTION PENDING
APPROVAL FROM FLORIDA DEPARTMENT OF
TRANSPORTATION.



FIELD LINE DATA		
NUM	BEARING	DISTANCE
L1	N00°29'07"W	75.14'

RECORD LINE DATA		
NUM	BEARING	DISTANCE
L1	N00°15'22"W	75.00'



Elevation Note:
Elevation based on NGS Bench Mark CR 41, with a PID #AL7312 and a Elevation of 13.17' NAVD 1988 Datum.
TBM # 1 Brass Disk in Concrete Head Wall Stamped CR 41 with Elev. 13.17'
TBM # 2 FCIR 5/8" SWFWMD with Elev. 15.60'

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. Sitters, overhangs, underground foundations and irrigation systems are not located unless shown hereon.
9. 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.
10. All easements shown hereon are for drainage and/or utilities unless shown otherwise.
11. The property shown hereon 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
DATE OF LAST FIELD WORK: 09/23/2023
JAMES W. COFFIN,
Professional Surveyor & Mapper
Florida Registration # 3882
Coffin & McLean Assoc., Inc. LB #5232

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 | DI: Dragg Inlet | ENC: Fence | RCP: Reinforced Concrete Pipe |
| AGP: Above Ground Pool | DRA: Drainage Retention Area | GVW: Guy Wire | ROW: Right of Way |
| ASIS: Aluminum Sheet No Slab | DRO: Drainage Right-of-way | HWF: Hot Water Fence | SEC: Section |
| BLDG: Building | EL: Elevation | INB: In Ground Nitrogen | SECC: Screened Enclosed Concrete Pool |
| BWF: Barbed Wire Fence | EOP: Edge of pavement | REB: Reducing Boiler | SIF: Set Iron Rod |
| CA: Calculated from Record Information | EP: Easement | SP: Sprinkler | SIP: Sprinkler |
| CF: Corner Flag | FF: Flag from Field Measurement | INV: Invert | SPM: Surveying Bench Mark |
| CS: Catch Basin | FP: Found Capped Iron Pipe | IP: Iron Pipe | TWP: Township |
| CS: Cast Iron Back Structure | FR: Found Capped Iron Rod | MEC: Mitered End Section | W: Wood Frame Shed No Slab |
| CE: Covered Entry | FCM: Found Concrete Monument | MF: Manhole | WFS: Wood Frame Shed On Slab |
| CC: Cast Concrete | FF: Finished Floor | NAVD: North American Vertical Datum | WFS: Wood Frame Shed On Slab |
| CL: Chain Link Fence | FI: Fire Hydrant | NCP: No Chain Fence | WJ: Work Jersey |
| CM: Concrete | FP: Found Pipe | OR: Official Record | WJ: Wood Rail Fence |
| CMC: Concrete | FR: Found Iron Rod | OP: Official Record | WJ: Water Valve |
| CMC: Concrete | FR: Found Iron Rod | OP: Official Record | WJ: Water Valve |
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Elevations Shown Refer to: NGVD 1929 NAVD 1988 Assumed Datum.
OFFICE USE ONLY: C:\DRAWING\2023\23-300\23-329SP.DWG LAST PLOTTED: 12/02/2024
Flood Zone Certification: REVISIONS DATE
According to the F.I.R.M. Map, Community Panel: 126532_0033 E. DATE: 09/23/2023
Dated: 01-15-21. This property appears to be in: BOUNDARY SURVEY AND PLAT
Flood Zone: "X" X SITE PLAN 12/02/2024
Base Flood Elevation: N/A Datum: NAVD 1988
FILE: 23-329.CR5

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