

SITE PLAN PENDING APPROVAL
BY COUNTY BUILDING DEPT.

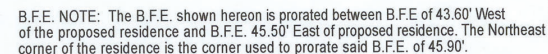
Professional Land Surveying
3701 Commercial Way
P.O. Box 5145
Spring Hill, FL 34611-5145
(352) 683-5993 FAX (352) 683-9156

EMMANUEL ORTIZ
LYDIA DIAZ

DESCRIPTION:
SEE DESCRIPTION BELOW:

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" East 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 line 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

[illegible]

SURVEYOR NOTES

1. Survey based on the description furnished by the client and without benefit of a title search.
2. Bearings shown are not warranted by the Surveyor and Mapper in accordance with the Record Plat of Deed and the plat of the field notes used for the BASIS FOR BEARINGS is depicted by "next to bearing plat".
3. Underground utilities and improvements not located or shown.
4. There are no visible encroachments unless shown hereon.
5. The ownership of fence lines shown hereon is not shown.
6. Distances shown are taken by the Surveyor and Mapper.
7. Distances shown near the plat of deed are correct. The distances shown as left to said fences are correct.
8. The distances shown hereon as ties to existing construction are not shown.
9. Gutters, overhangs, underground foundations and irrigation systems are not shown.
10. The property shown hereon may be subject to the Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies and/or the Rules, Regulations, Ordinances and/or the limits of said jurisdictions are not shown and are subject to change otherwise.
11. Prior to construction and/or reliance on Flood Zone Note, the County Building Department should be contacted for verification of Flood Zone.
12. All easements shown hereon are for drainage and/or utilities unless shown otherwise.
13. The property shown hereon is subject to Reservations, Restrictions, and Easements of Record and not of Record.
14. THE TIES TO PROPERTY LINES ARE CALCULATED FROM FIELD MEASUREMENT UNLESS OTHERWISE SHOWN AND ARE PERPENDICULAR TIES.

CONTROL & CORNER LEGEND

<input checked="" type="radio"/> Found	<input type="checkbox"/> FIR 1/2" LB5232	<input checked="" type="checkbox"/> Found	<input type="checkbox"/> Found
<input type="radio"/> Found		<input checked="" type="checkbox"/> Found	<input type="checkbox"/> Found
<input checked="" type="radio"/> Found		<input type="checkbox"/> Found	<input type="checkbox"/> Found
<input type="checkbox"/> Set 4" x 4" C.M. LB# 5232		<input checked="" type="checkbox"/> Set	
<input type="checkbox"/> Set 5/8" Iron Rod LB# 5232		<input type="checkbox"/> Set	

Elevations shown refer to: ☒ NGVD 1929 ☒ NAVD 1988 ☐ ASSUM

Flood Plans Certification:	REVISIONS	DATE
According to the F.I.R.M.	Boundary Survey	08-12-02
Map Community Panel	Add Contour Lines	08/19/21
102532-0157 Dated:	SITE PLAN	8/23/21
The above appears to be	MOVE HOUSE S. & E.	3/16/22
Flot/Zone 24.06' and		

File : 21 - 442.CR5

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
Professional Surveyor and Mapper
Florida Registration # 3882
Coffin & McLean Associates, Inc. LB #5232

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

FILE : C:\Drawing\2021\400\21-442\21-442SP.DWG Last Date

Last Date Plotted : 03-16-23