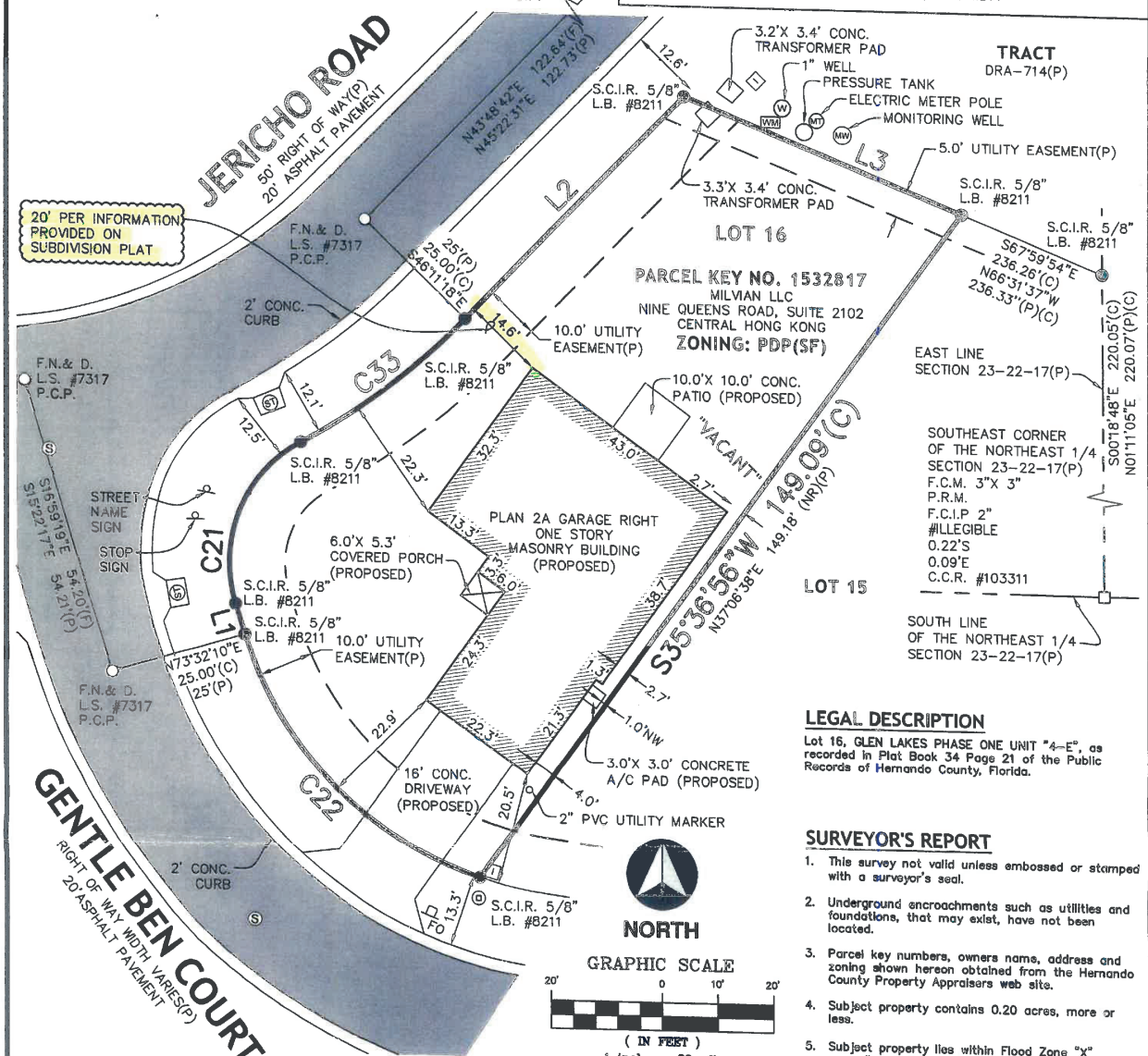


BOUNDARY SURVEY

SECTION 23, TOWNSHIP 22 SOUTH, RANGE 17 EAST
HERNANDO COUNTY, FLORIDA



20' PER INFORMATION PROVIDED ON SUBDIVISION PLAT

TRACT
DRA-714(P)

PARCEL KEY NO. 1532817
MILVIAN LLC
NINE QUEENS ROAD, SUITE 2102
CENTRAL HONG KONG
ZONING: PDP(SF)

LEGAL DESCRIPTION

Lot 16, GLEN LAKES PHASE ONE UNIT "4-E", as recorded in Plat Book 34 Page 21 of the Public Records of Hernando County, Florida.

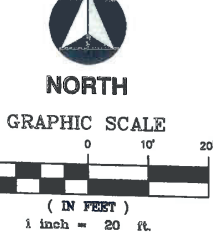
SURVEYOR'S REPORT

- This survey not valid unless embossed or stamped with a surveyor's seal.
- Underground encroachments such as utilities and foundations, that may exist, have not been located.
- Parcel key numbers, owners name, address and zoning shown hereon obtained from the Hernando County Property Appraisers web site.
- Subject property contains 0.20 acres, more or less.
- Subject property lies within Flood Zone "X" according to Flood Insurance Rate Map 12033C0162E, prepared by the Federal Emergency Management Agency, last revised January 15, 2021.
- Bearings shown hereon are relative to the Florida State Plane Coordinate System, West Zone, 1983-2011 adjustment, holding the North line of Lot 16 as being S. 67 degrees 59'54"E.
- Legal description shown hereon prepared by the undersigned surveyor.
- This survey was prepared without the benefit of a Title Commitment, Title Opinion or Ownership and Encumbrance Report. Therefore there may be easements, rights of way or other encumbrances that are not shown on this survey that may be found in the Public Records of Hernando County, Florida.

SURVEYOR'S CERTIFICATE

I, the undersigned Professional Surveyor and Mapper, hereby certify that this Boundary Survey was prepared under my direct supervision and belief is a true and accurate representation of the land shown and described, and that it meets the Standards of Practice for Land Surveying in the State of Florida Chapter 5J-17, Florida Administrative Code.

07/31/2023
Dennis J. Benham
Professional Surveyor and Mapper No. 4697
State of Florida



CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C21(C)	25.00'	77°59'28"	31.46'	N22°00'25"E	34.03'
C21(P)	25.00'	77°55'24"	31.44'	S23°35'27"W	34.00'
C33(C)	125.00'	17°11'27"	37.36'	N52°24'25"E	37.50'
C33(P)	125.00'	17°10'47"	37.34'	N53°57'51"E	37.48'
C22(C)	65.00'	55°07'53"	60.16'	N44°33'15"W	62.54'
C22(P)	65.00'	55°06'36"	60.14'	S43°08'40"E	62.52'

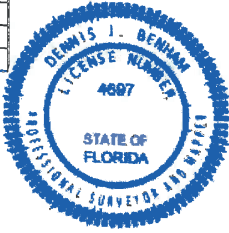
LINE TABLE		
LINE	BEARING	DISTANCE
L1(C)	N16°59'19"W	5.77'
L1(P)	S15°22'17"E	5.99'
L2(C)	N43°48'42"E	56.86'
L2(P)	N45°22'31"E	56.90'
L3(C)	S67°59'54"E	53.87'
L3(P)	N66°31'37"W	53.88'

BUILDING SETBACKS

FRONT = 20'
SIDE = 7.5'/0'
REAR = 15'

BUILDING PLAN

BUILDING PLAN 2 ELEV A GARAGE RIGHT



- LEGEND**
- FCM = FOUND CONCRETE MONUMENT
 - FN&D = FOUND NAIL AND DISK
 - SCIR = SET CAPPED IRON ROD
 - PCP = PERMANENT CONTROL POINT
 - PRM = PERMANENT REFERENCE MONUMENT
 - CCR = CERTIFIED CORNER RECORD
 - LB = LICENSED BUSINESS
 - LS = LICENSED SURVEYOR
 - PB = PLAT BOOK
 - PG = PAGE
 - (P) = PLAT
 - (F) = FIELD MEASUREMENT
 - (C) = CALCULATED
 - (D) = NOT RADIAL
 - A/C = AIR CONDITIONER
 - CONC = CONCRETE
 - ⊙ = SANITARY SEWER CLEAN-OUT
 - ⊙ = SANITARY SEWER MANHOLE
 - WM = WATER METER
 - ⊙ = STORM DRAINAGE MANHOLE
 - = IRRIGATION BOX
 - FO = FIBER OPTIC CABLE MARKER

PREPARED BY
ACCURATE SURVEY OF FLORIDA, INC.
4206 NATIONAL GUARD DRIVE
PLANT CITY, FLORIDA 33563
TEL: (813) 645-2300
LICENSE BUSINESS NO. 8211

PREPARED FOR
MILVIAN LLC, ARC FLORIDA HOMES
10485 GLEN LAKES BOULEVARD
WEEKI WACHEE, FLORIDA 34613-4299

SHEET NAME
LOT 16, GENTLE BEN COURT
GLEN LAKES PHASE ONE UNIT "4-E"
HERNANDO COUNTY, FLORIDA

CREW CHIEF: N/A	PROJECT # GLEN LAKES
DRAWN BY: T.L.H.	DATE: 07/31/2023
CHECKED BY: D.J.B.	SHEET 1 OF 1
REVISION DATE:	