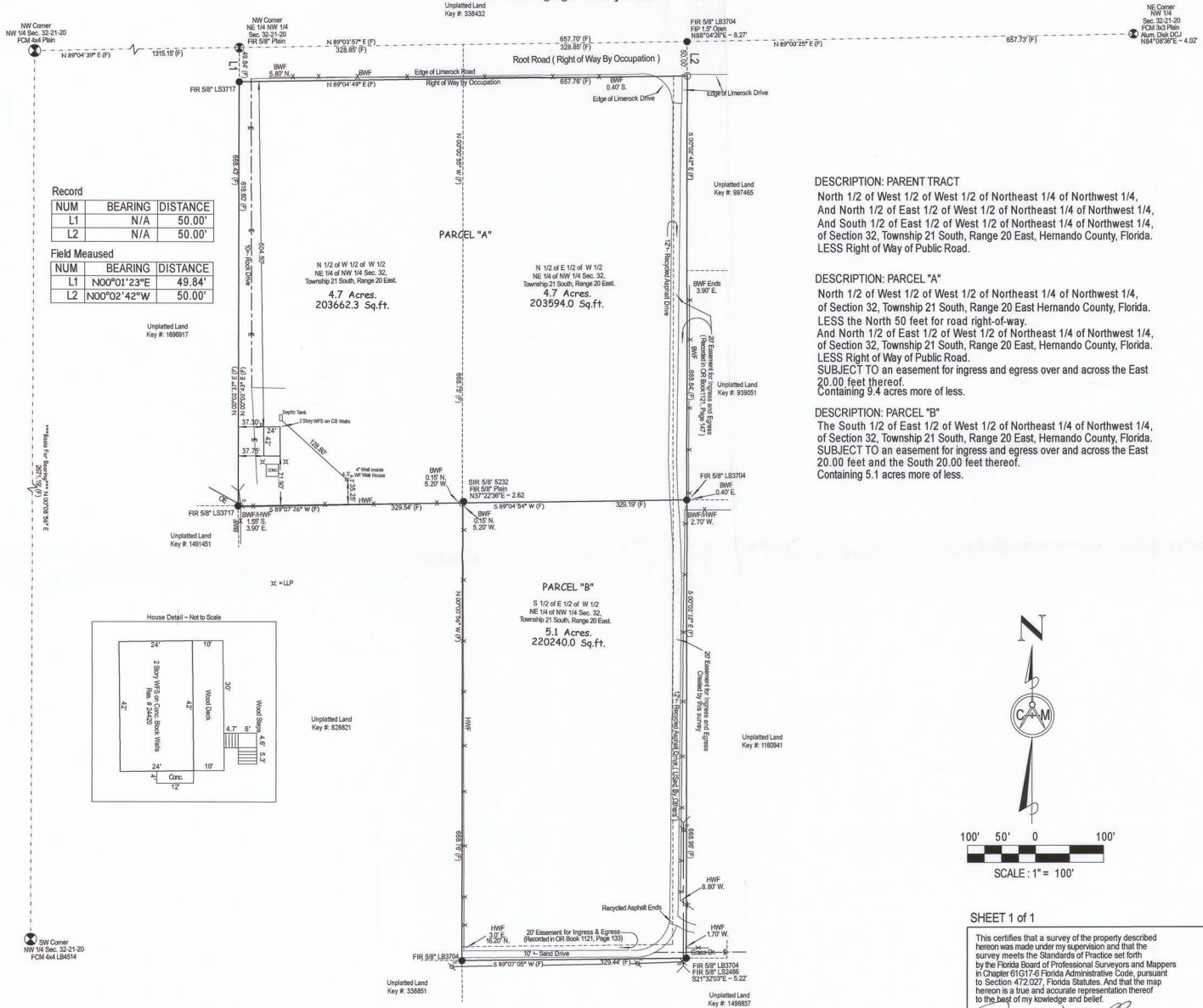
# MAP OF SURVEY – BOUNDARY SURVEY

## For Mortgage Purposes




DESCRIPTION: PARENT TRACT

North 1/2 of West 1/2 of West 1/2 of Northeast 1/4 of Northwest 1/4,
And North 1/2 of East 1/2 of West 1/2 of Northeast 1/4 of Northwest 1/4,
And South 1/2 of East 1/2 of West 1/2 of Northeast 1/4 of Northwest 1/4,
of Section 32, Township 21 South, Range 20 East, Hernando County, Florida.
LESS Right of Way of Public Road.

DESCRIPTION: PARCEL "A"

North 1/2 of West 1/2 of West 1/2 of Northeast 1/4 of Northwest 1/4,
of Section 32, Township 21 South, Range 20 East Hernando County, Florida.
LESS the North 50 feet for road right-of-way.
And North 1/2 of East 1/2 of West 1/2 of Northeast 1/4 of Northwest 1/4,
of Section 32, Township 21 South, Range 20 East, Hernando County, Florida.
LESS Right of Way of Public Road.
SUBJECT TO an easement for ingress and egress over and across the East 20.00 feet thereof.
Containing 9.4 acres more of less.

DESCRIPTION: PARCEL "B"

The South 1/2 of East 1/2 of West 1/2 of Northeast 1/4 of Northwest 1/4,
of Section 32, Township 21 South, Range 20 East, Hernando County, Florida.
SUBJECT TO an easement for ingress and egress over and across the East 20.00 feet and the South 20.00 feet thereof.
Containing 5.1 acres more of less.

SHEET 1 of 1

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 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 kowledge and belief.

12-26-19
Date of last Field Work

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 sketch, plat or map is for informational purposes only and is not valid.


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


| | | | |
|---|---|---|---|
| Party Chief: | C. Coffin | W.O. | 19-649 |
| DrawrBy: | C. Coffin | DATE OF MAP: | 12-12-19 |
| Checked By: | J. Coffin | F.B. 937 PG. | 11 - 13 |

CERTIFIED TO THE FOLLOWING ONLY:

James W. & Derba L. Beadling
Caliber Home Loans, Inc. ISAOA-ATIMA
Gulf Coast Title Co., Inc.
Stewart Title Guaranty Company

SECTION: 32 TWP. 21 RANGE: 20

ABBREVIATIONS LEGEND

AC Air Conditioner
ASP Above Ground Pool
ALUM Aluminum
ASWS Aluminum Shed No Slab
ASOS Aluminum Shed on Slab
BM Benchmark
C Calculated from field measurements
C1 Curve #1
CALC Calculated
Cb Catch Basin
CBS Concrete Block Structure
CC Concrete Curb
CDS Cul-De-Sac
CE Covered Entry
CH Chord Bearing & Distance
CLF Chain Link Fence
CM Concrete Monument
CMP Corrugated Metal Pipe
CONC Concrete
CP Carport
CPRD Concrete Pool & Deck
CR County Road
CS Concrete Slab
CW Concrete Walk
D Delta or Central Angle
DL Decorative Ledge
DOT Department of Transportation
DRA Drainage Retention Area
DROW Drainage Right-of-wey
EL Elevation
EP Edge of pavement
DWL Decorative Wall
FB Field Book
FCM Found Concrete Monument
FF Finished Floor
FH Fire Hydrant
FIR Found Iron Rod
FM Field Measurement
FPRD Fiberglass Pool & Deck
FR Florida Room
GP Gay Pole
GW Guy Wire
HWF Hog Wire Fence
IGV Irrigation Valve box
L-1 Line #1
LB Land Surveyor Business
LP Light Pole
LLP Lamp Post
LS Land Surveyor
MES Mitered End Section
MH Manhole
MOL More or Less
MP Meter Pole
MSL Mean Sea Level
N&D Nail & Disk
NGVD National Geodetic Vertical Datum
NTS Not to Scale
OE Overhead Electric Wire
OR Official Record
OTW Overhead Telephone Wire
OTV Overhead Television Wire
PB Plat Book
PC Point of Curvature
PCC Point of Compound Curve
PCP Permanent Control Point
PE Plat Error
PI Point of Intersection
PK Parker Kalon Nail
PL Property Line
PLTR Planter
POB Point of Beginning
POC Point of Commencement
POL Point on Line
PP Power Pole
PPF Pool Pump & Filter
PRC Point of Reverse Curve
PRM Permanent Reference Monument
PS Power Stub
PT Point of Tangency
PWR Power
R Record Plat or Deed
RAD Radius
RCP Reinforced Concrete Pipe
RES Residence
ROS Roof over Slab
ROW Roof over Wingwall
RNS Roof No Slab
RW Right of Way
RNG Range
SCE Screened Covered Entry
SEC Section
SECP Screened Enclosed Concrete Pool
SEFP Screened Enclosed Fiberglass Pool
SES Screened Enclosed Slab
SEVP Screened Enclosed Vinyl Pool
SEW Sewer
SFR Stucco Over Frame Residence
SIR Set Iron Rod
SIS Sewer in Street
SP Screen Porch
SR State Road
SROS Suspended Roof Over Slab
STA Station
STY Story
SUB Subdivision
SVE Screen & Vinyl Enclosure
T Telephone Box
TAN Tangent
TBM Temporary Bench Mark
TOB Top of Bank
TR Tract
TRANS Transformer
TV Television
TWP Township
UGPS Underground Power Service
UP Underground Power
VPRD Vinyl Pool & Deck
WC Witness Corner
WD Wood Fence
WF Wire Fence
WFSNO Wood Frame Shed No Slab
WM Water Meter
WMK Water Mark
WO Work order
WPWF Wood Post Wire Fence
WRF Wood Rail Fence
WV Water Valve
(X) Existing Elevation
[X.X] Proposed Elevation
Proposed Surface Flow
Centerline
0° = Degrees
00' = Minutes
00" = Seconds
** ** = Basis of Bearings

SURVEYORS 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. Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon.
9. The property shown heron 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. Prior to construction and/or reliance on Flood Zone Note, the County Building Department should be contacted for verification of Flood Zone.
11. All easements shown hereon are for drainage and/or utilities unless shown otherwise.
12. The property shown heron is subject to Reservations, Restrictions, and Easements of Record and not of Record.

CONTROL & CORNER LEGEND

● Found ____ ■ Found ____
⊙ Found ____ ▲ Found ____
○ Set 1/2" Iron Rod LB# 5232 □ Set 4"X4" CM LB# 5232
● Found ____ △ Found ____

Elevations shown refer to: ☐ NGVD 1929 ☐ NAVD 1988 ☐ ASSUMED

Flood Plane Certification:
According to the F.I.R.M.
Map Community Panel
12053C - 0202 D Dated: 02-02-12
The property appears to be
Flood Zone(s) "X" and
the Base Flood Elevation is
N/A DATUM.

| REVISIONS | DATE |
|---|---|
| BOUNDARY SURVEY | 12/26/19 |
| REVISE LEGALS | 11/20/23 |

DISK : 19-649.CR5

FILE : C:\DRAWING\2019\19-649\19-649.DWG Date Plotted : 11-20-23