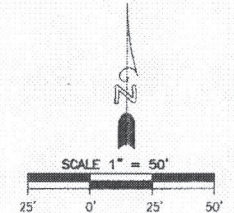


BOUNDARY SURVEY

MERIDIAN BASED ON THE SOUTHERLY
RIGHT OF WAY LINE OF ATLANTA
AVENUE AS BEARING EAST (P)



LEGEND

- PLS = Professional Land Surveyor
- LB = Licensed Business
- SCIR = Set Capped Iron Rod
- FCIR = Found Capped Iron Rod
- FIR = Found Capped Iron Pipe
- FIP = Found Iron Pipe
- FCM = Found Concrete Monument
- SN&D = Set Nail and Disk
- FN&D = Found Nail and Disk
- (P) = Plot Dimension
- (F) = Field Measurement
- (D) = Dead Information
- (R) = Radial Line
- PGB = Point of Beginning
- TBM = Temporary Benchmark
- A/C = Air Conditioner
- Comp = Concrete
- P/E = Pool Equipment
- U = Utility Pole
- FH = Fire Hydrant
- WM = Water Meter
- TCB = Telecommunications Box
- GA = Guy Anchor
- EUB = Electric Utility Box
- ⊙ = Street Sign
- ⊕ = Water Valve
- ⊛ = Light Pole

ATLANTA AVENUE

RICHMOND STREET

CLEEVER STREET

**LOT 1
BLOCK A
VACANT**

LOT 2

FCM 4"x4"
No Disk
NE Corner
Lot 1 Block B

FP 3/4"
No Cap
SW Corner
Lot 2 Block A

LINE	BEARING	DISTANCE
LT	N90°00'00"W	50.00'(P) (F)

DESCRIPTION:

Lot 1, Block A, U.S. 19 No. 11 Add'n,
according to the map or plat thereof as
recorded in Plat Book 5, Page 65, Public
Records of Hernando County, Florida.

Prepared for and Certified to:
Lyons Law Group, P.A.
Old Republic National Title Insurance Company
Allison D. Jones

Property Address:
Richmond Street
Weeki Wachee, Florida 34614

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 signature and original raised seal of a Florida Licensed Land 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. 12053C0158D, 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 5J-17.050 through .053, Florida Administrative Code, pursuant to 472.027, Florida Statutes.
JEFFERY A. COPELAND - PLS No. 5279

JEFF COPELAND SURVEYING, INC.
LB. 7961 email: jcsurveying.com
4300 LAKE IN THE WOODS DRIVE
SPRING HILL, FLORIDA 34807
PHONE: (352) 596-4111

JOB NO. 23-083-1

Field Book No. 224	Page No. 29-31		
DATE 2/15/23	Party Chief JBC	Drawn By JAC	Checked By PC

VACANT LOT @ RICHMOND ST.