

# BOUNDARY SURVEY

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



SCALE 1" = 50'

LEGEND	
PLS	Professional Land Surveyor
LB	Licensed Business
SCIR	Set Capped Iron Rod
FCIR	Found Capped Iron Rod
FCIP	Found Capped Iron Pipe
FIR	Found Iron Rod
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
POB	Point of Beginning
TBM	Temporary Benchmark
A/C	Air Conditioner
Comp.	Concrete
P/E	Pool Equipment
U/P	Utility Pole
F/H	Fire Hydrant
W/M	Water Meter
T/C	Telecommunications Box
G/A	Guy Anchor
E/U	Electric Utility Box
S	Street Sign
W/V	Water Valve
L/P	Light Pole

## ATLANTA AVENUE

50' RIGHT OF WAY (P) 20' ASPHALT PAVEMENT

## RICHMOND STREET

## CLEEVER STREET

(CLEVELAND STREET per plat)

LOT 1  
BLOCK A  
VACANT

LOT 2

LINE	BEARING	DISTANCE
L1	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. 12053C00158D, 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

<b>JEFF COPELAND SURVEYING, INC.</b>			
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JOB NO. 23-083-1			
Field Book No. 224	Page No. 29-31		
DATE	Party Chief	Drawn By	Checked By
2/15/23	JBC	JAC	PC

VACANT LOT @ & RICHMOND ST.