

**DENNIS V. MOYLAN, P.S.M.**  
**LAND SURVEYS**  
 5342 Birchwood Road  
 Spring Hill, FL 34608  
 (352) 684-5450 FAX (352) 684-9955

Party Chief: D. MOYLAN W.O. 24-128  
 Drawn By: dvm DATE: 07/23/2024  
 Checked By: D. MOYLAN F.B. 134 PG. 46

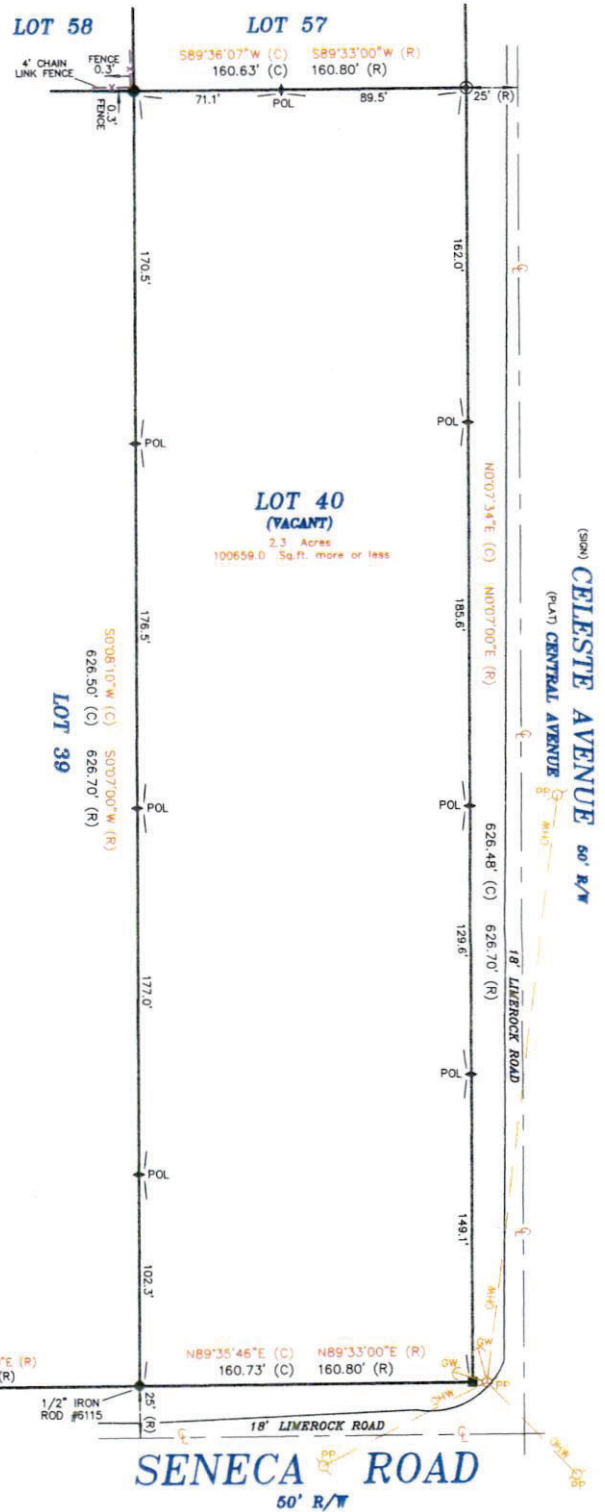
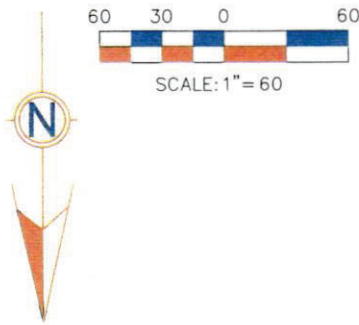
CERTIFIED TO THE FOLLOWING ONLY:  
 TERESA BALLARD

DESCRIPTION:  
 LOT 40, COUNTRY ESTATES, ACCORDING TO THE  
 PLAT THEREOF, AS RECORDED IN PLAT BOOK 5,  
 PAGE 83, INCLUSIVE OF THE PUBLIC RECORDS  
 OF HERNANDO COUNTY, FLORIDA.

SECTION: 21 TOWNSHIP: 21 S, RANGE: 18 E

**MAP OF SURVEY - BOUNDARY SURVEY**

PROPERTY ADDRESS: **SENECA ROAD**



**SENECA ROAD**  
 50' R/W

**SENECA ROAD**  
 50' R/W

**\*\*S89°33'00"W\*\***  
**\*\*BASIS OF BEARINGS ALONG NORTH LINE SEC. 21-21-18\*\***  
**\*\*K.A. NORTH BOUNDARY OF PLAT\*\***

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**SURVEYOR NOTES**

- Survey based on the description furnished by the client and without benefit of a title search.
- The Bearings shown hereon are based on the State of Florida State Plane Coordinates, West Zone, North American 1983 Adjustment of 1980. The Bearings shown hereon are grid Bearings are denoted by **\*\* BASES FOR BEARINGS \*\***.
- Underground utilities and improvements not located or shown hereon.
- There are no visible encroachments unless shown hereon.
- The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.
- Fences located near the property line are not to scale. The distances shown as ties to said fences are correct.
- The distances shown hereon as ties to existing occupation are at right angles to subject property line.
- Outlets, overhangs, underground foundations and irrigation systems are not located unless shown hereon otherwise.
- The property shown hereon 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.
- All easements shown hereon are for drainage and/or utilities unless shown otherwise.
- The property shown hereon is subject to Reservations, Restrictions, and Easements of Record and not of Record.
- The Ties to Property Lines are Calculated from Field Measurement unless otherwise shown and are Perpendicular Ties.

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 24-17 (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.

Digitally signed by DENNIS V. MOYLAN  
 MOYLAN  
 Date: 2024.07.30 17:38:35 -0400

**6115** 07/23/2024  
 DATE OF LAST FIELD WORK

Professional Surveyor & Mapper  
 Florida Registration # 6115

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

**ABBREVIATIONS LEGEND**

AC	Air Conditioner	FCM	Found Concrete Monument	PPF	Pool Pump & Filter
ASNS	Aluminum Shed No Slab	FH	Fire Hydrant	P-W	Pavement
BM	Benchmark	ENC	Fence	R	Record Plat or Deed
BWF	Barbed Wire Fence	GP	Guy Pole	RCP	Reinforced Concrete Pipe
C	Calculated	GW	Guy Wire	RNG	Range
CI	Curve #1	INV	Invert	R/W	Right of Way
CATV	Cable Television Box	IP	Iron Pipe	SEC	Section
CB	Catch Basin	LB	Land Surveyor Business	SEC	Screened Covered Entry
CE	Covered Entry	LP	Light Pole	SEC	Section
CS	Concrete slab	LS	Land Surveyor	SEC	Screened Enclosed Slab
CM	Concrete Monument	MES	Mitered End Section	SER	Set Iron Rod
D	Dead	NAND	North American Vertical Datum	SP	Screen Patch
DI	Drop Inlet	NGVD	National Geodetic Vertical Datum	TBM	Temporary Bench Mark
DR	Drainage Retention Area	OE	Overhead Electric Wire	TRANS	Transformer
DRW	Drainage Right-of-way	O.R.	Official Record	TWP	Township
EB	Electric Box	PC	Point of Curvature	TYP	Typical
EL	Elevation	PC	Point of Commencement	W	Water
		PP	Power Pole	WV	Water Valve

**CONTROL & CORNER LEGEND**

COMMUNITY PANEL: 12053C00440	DATE: 2/2/2012	FLOOD ZONE: "X"	BASE FLOOD ELEVATION:
Elevations Shown Refer to: <input type="checkbox"/> NAVD 1988	<input type="checkbox"/> Assumed Datum		
● Found 1/2" Iron Rod	PLAIN	REVISIONS	DATE
○ Found 5/8" Iron Rod	PLAIN		
○ Set 1/2" Iron Rod # 6115			
● Found Iron Pipe			
■ Found 4"x4" C.M.	PLAIN		
▲ Found Nail			
▲ Set 4" x 4" C.M. # 6115			
△ Set Nail in Red			

Received

AUG 12 2024

Planning Department  
 Hernando County, Florida

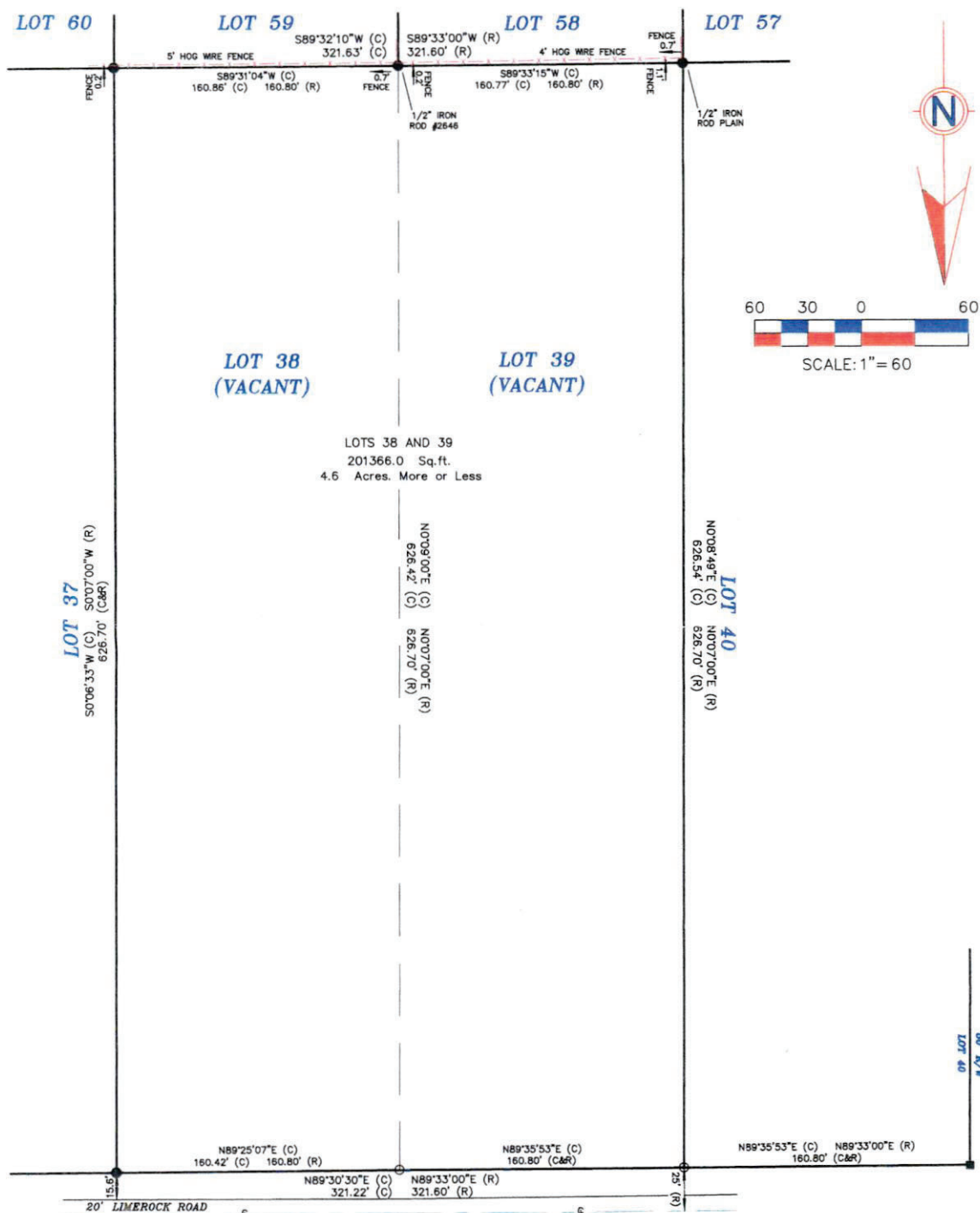
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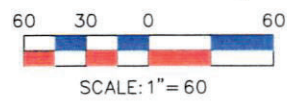
DESCRIPTION:  
 LOTS 38 AND 39, COUNTRY ESTATES, AS PER PLAT THEREOF,  
 RECORDED IN PLAT BOOK 5, PAGE 83, INCLUSIVE, OF THE PUBLIC  
 RECORDS OF HERNANDO COUNTY, FLORIDA.

Party Chief: S. OSBOURNE W.O. 18-045  
 Drawn By: J. CALLERI DATE: 02/26/18  
 Checked By: D. MOYLAN F.B. 103 PG. 35

SECTION: 21 TOWNSHIP: 21 S, RANGE: 18 E #



MAP OF SURVEY - BOUNDARY SURVEY



LOTS 38 AND 39  
 201366.0 Sq.ft.  
 4.6 Acres. More or Less

**SENECA ROAD**  
 50' R/W

(SHOW)  
 (PLAT) CELESTE AVENUE  
 60' R/W  
 LOT 40

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Community Panel: 12053C-0044D Dated: 02/02/12 Flood Zone: "X" Base Flood Elevation:

Elevations Show Refer to:  NAVD or  Assumed Datum.

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

LEGEND: A complete list of abbreviations used in this survey are shown on the back of this page.

- Found 1/2" Iron Rod #4686
- Found Iron Rod
- Set 1/2" Iron Rod # 6115
- Found Iron Pipe
- Found 4"x4" C.M. PLAIN
- ▲ Found Nail
- Set 4" x 4" C.M. # 6115
- △ Set Nail & Disk

REVISIONS	DATE

*Dennis V. Moylan*  
**DENNIS V. MOYLAN,**  
 Florida Registration # 6115  
 Professional Surveyor & Mapper

02/26/18  
 DATE OF  
 LAST FIELD WORK

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

Received  
 AUG 12 2024  
 Planning Department  
 Hernando County, Florida