

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

CERTIFIED TO THE FOLLOWING ONLY:

Hartland Homes Inc.
Donald & Teresa Krell

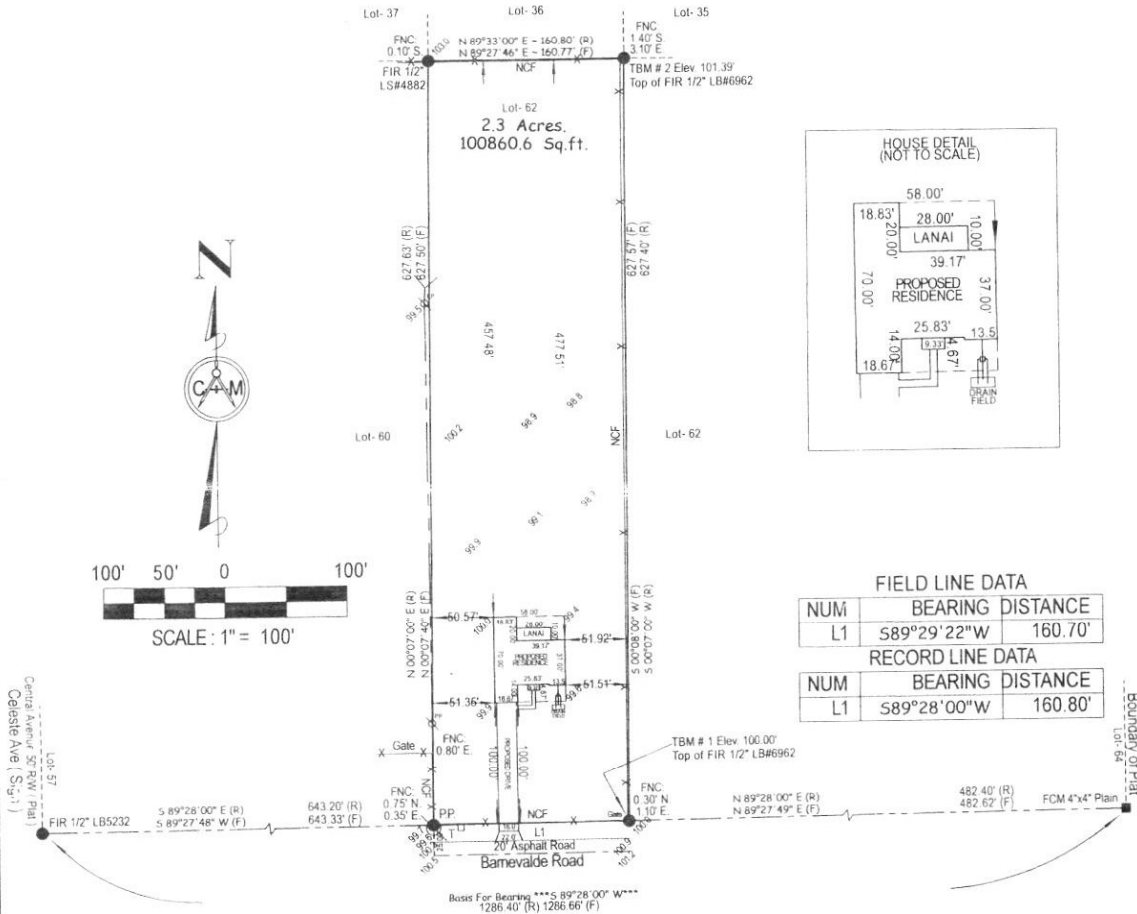
DESCRIPTION: LOT 61, Country Estates, according to the Plat thereof as recorded in Plat Book 5, Pages 83, inclusive of the Public Records of Hernando County, Florida.

Party Chief: J. Paynter
Drawn By: C. Coffin
Checked By: J. Coffin
W.O. 23-385SP
DATE 10-25-23
FB 999 PG. 42-43

Physical Address: Barnevalde Road
SECTION 21 TOWNSHIP 21 S. RANGE 18 E. Parcel KEY#: 00073903

MAP OF SURVEY, BOUNDARY SURVEY AND SITE PLAN

SITE PLAN PENDING APPROVAL FROM
COUNTY BUILDING DEPARTMENT



SURVEYOR NOTES:

- Survey based on the description furnished by the client and without benefit of a title search.
- 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 "x" next to the bearing.
- Underground utilities and improvements not located or shown.
- 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.
- Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon.
- 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 5J-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.

James W. Coffin
JAMES W. COFFIN,
Professional Surveyor & Mapper
Florida Registration # 3882
Coffin & McLean Assoc., Inc. LB #5232

10-30-23
DATE OF
LAST FIELD WORK

CONTROL & CORNER LEGEND

○ SIR, Set 1/2" Iron Rod LB# 5232 □ Set 4" x 4" C.M. LS# 3882 △ Set Mag Nail & Disk PL# 3882
● FIR 5/8" Plain ■ FCM 4"x4" Plain ▲ Found Nail & Disk Plain ⊕ Found Iron Pipe ⊗ Found X Cut

ABBREVIATIONS LEGEND

AC Air Conditioner
AGS Aluminum Sided No Slat
ALN Aluminum Slat
BWM Barbed Wire Fence
C Corner
C1 Corner 1
C2 Corner 2
C3 Corner 3
C4 Corner 4
C5 Corner 5
C6 Corner 6
C7 Corner 7
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