

NOTES

1.) NUMBERS SHOWN IN PARENTHESIS INDICATE ASSUMED ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. (10.00) DENOTES ELEVATION IN FEET ABOVE SEA LEVEL.

2.) UNDERGROUND INSTALLATIONS OR IMPROVEMENTS INCLUDING BUILDING FOUNDATIONS HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN HEREON.

3.) THE PROPERTY SHOWN HEREON MY 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.

4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND OTHER MATTERS OF RECORD.

5.) PRIOR TO THE CONSTRUCTION AND/OR RELIANCE ON THE FLOOD ZONE NOTE, THE BUILDING DEPARTMENT SHOULD BE CONTACTED FOR VERIFICATION OF FLOOD ZONE.

6.) PROPOSED BUILDING DIMENSIONS NOT TO BE RELIED UPON FOR USE DURING CONSTRUCTION PHASES.

7.) ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND/OR UTILITIES UNLESS SHOWN OTHERWISE.

8.) ANGLES, BEARINGS, AND/OR DISTANCES DEPICTED HEREON ARE DESCRIBED AND MEASURED UNLESS SHOWN OTHERWISE.

9.) THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND CERTIFIES TO THE DATE OF FIELD WORK AND NOT THE SIGNATURE DATE.

10.) THIS SURVEY OR SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.

11.) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

12.) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.

13.) BEARING MERIDIAN ESTABLISHED FROM THE EASTERLY RIGHT OR WAY LINE OF STATION BOULEVARD IN REFERENCE TO DATA SHOWN IN DESCRIPTION AS NO012'39"E.

LEVELING NOTES

ELEVATIONS SHOWN ON THIS SURVEY ESTABLISHED FROM MULTIPLE
G.P.S. OBSERVATIONS USING THE FLORIDA PERMANENT REFERENCE
NETWORK, GEOID 18.

DESCRIPTION: TRACT 2 (PARENT TRACT)

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 41 OF GARDEN GROVE SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 36 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE INTERSECTION OF EVENING STAR AVENUE AND STATION BOULEVARD, (STATION BOULEVARD HAVING A 60 FOOT WIDE RIGHT-OF-WAY PER PARTIAL ROAD VACATION RECORDED IN OFFICIAL RECORDS BOOK 103, PAGE 78 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA), THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF STATION BOULEVARD RUN N00125'E, 176.56 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG THE EAST-OF-WEST LINE N00125'E, 176.56 FEET, THENCE S089'53"E, 26'8", 369.51 FEET, S001'16"E, 141.16 FEET TO THE NORTHWEST CORNER OF PARCEL 2, 0.25 ACRES, DESCRIBED IN OFFICIAL RECORDS BOOK 1467, PAGE 304 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID PARCEL 2, RUN S001'16"E, 84.95 FEET, THENCE S089'53"E, 395.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.5 ACRES MORE OR LESS.

ABBREVIATIONS

F=FIELD	STY.=STORY	PG.=PACE	POR.= PORTION
P=PLATED	FL.=FLOOR	P.B.=PLAT BOOK	P.C.=POINT OF CURVATURE
M=MEASURED	EL.=ELEVATION	APP.=APPROXIMATE	P.I.=POINT OF INTERSECTION
D=DESCRIBED	RES.=RESIDENCE	N/N=NO NUMBER	P.O.B.=POINT OF BEGINNING
C=CALCULATED	CAR.=CARAGE	W/C=WEST CORNER	P.R.M.=PERMANENT REFERENCE MONUMENT
Y=YEAR	BLDG.=BUILDING	C/L=CENTRAL LINE	P.T.=POINT OF TRANSITION
SEC.=SECTION	COL.=COLUMN	R/P.=REFERENCE POINT	F.F.E.=FINISHED FLOOR ELEVATION
TWP.=TOWNSHIP	CONC.=CONCRETE	R/W.=RIGHT-OF-WAY	O.R.B.=OFFICIAL RECORD BOOK
RNG.=RANGE	C.B.=CONCRETE BLOCK	M/S.=METAL SHED	L.S.=LAND SURVEYOR
COR.=CORNER	C.=CONCRETE	C/S.=CONCRETE SLAB	L.B.=LAND SURVEYOR BUSINESS
BNG.=BEARING	BLDG.=BUILDING	C/D.=CONCRETE DRIVE	L.B.U.=LAND SURVEYOR FOR BEARING MERIDIAN
DEP.=DEPOT	CT.=COURT	E.M.=EASTING	P.S.M.=PROFESSIONAL SURVEYOR
EXP.=EXPRESS	AVE.=AVENUE	B.M.=BENCHMARK	AND MAPPER
CT.= COURT	DR.=DRIVE	ENC.=ENCROACHMENT	L.H.S.M.=LOWEST HORIZONTAL
	BLVD.=BOULEVARD	BDRY.=BOUNDARY	STRUCTURE MEMBER
	BLD.=BUILDING	W/F.=WOOD FENCE	E.O.P.=END OF PILE
	CIR.=CIRCLE	S/P.=SCREEN PORCH	O.H.P.=OVER HEAD POWER LINE
LA.=LANE	T.O.S.=TOE OF SLOPE	A/C=AIR CONDITIONING	W.P.P.=WOOD POWER POLE
		C.=CENTERLINE	F/T.=FITCIR. TRANSFORMER
		G.W.=GUY WIRE	
		T.O.B.=TOP OF BANK	

1000 J. POLYMER SCIENCE: PART A

DJT LAND SURVEYING LLC (L.B.8340
PHONE (352) 942-7833 / EMAIL: DONT6505@GMAIL.COM
8017 FOLKSTONE STREET BROOKSVILLE FL 34613

SENT TO AND CERTIFIED FOR

DREAM CUSTOM HOMES

THE INFLUENCE OF CULTURE ON PARENTING

NOTES FILED: SUBFILE

THE EXISTING RESIDENCE AND/OR THE BUILDABLE LOT AREA APPEARS TO BE IN "X" FLOOD ZONE ON THE NATIONAL FLOOD MAP NO. 12053C0269 D COMMUNITY PANEL NO. HERNANDO CO. UNINC. 120110
DATED 02/02/12 THE BASE FLOOD ELEVATION IS SHOWN TO BE N/A FEET.

DRAWN BY: K.W.B.	CERTIFICATION NOT VALID AFTER 90 DAYS FROM DATE OF SURVEY OR UPDATE	
CHECKED BY: D.J.T.	DATE	UPDATES AND/OR REVISIONS
DATE: 10/31/23	01/30/25	ADD ELEVATIONS
ORDER NO. 23-173		
MAP NO. B-25318-2		

CERTIFICATIO

Digitally signed
by DONALD J
TRUCKENBROD
Date: 2025.02.11
10:35:10 -05'00'
TRUCKENBROD, R.S.M., NO. 6

DONALD J. TRUCKENBROD P.S.M. NO. 6505
NOT VALID WITHOUT DIGITAL SEAL