SECTION 13 TOWNSHIP 22 S. RANGE 17 E. SCALE 1"=60'

NOTES

1.) NUMBERS SHOWN IN PARENTHESIS INDICATE 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 NORTH BOUNDARY LINE OF SEC. 13, TWP. 22 S., RNG. 17 E., WHICH HAS A GRID BEARING OF S89°42'10"E. THE GRID BEARINGS SHOWN HEREON REFER TO THE FLORIDA WEST ZONE OF THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011).

DESCRIPTION: PARENT PARCEL AS RECORDED IN O.R.BK. 1236, PG.1603

THE EAST 155 FEET OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA LESS THE NORTH 50 FEET THEREOF.

AND

THE NORTH 136 FEET OF THE EAST 155 FEET OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA.

CONTAINING: 5.01 AC. M.O.L.

DESCRIPTION: PARCEL 1

THE EAST 155 FEET OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA LESS THE SOUTH 282.50 FEET OF THE NORTH 897.50 FEET AND ALSO LESS THE NORTH 50 FEET THEREOF;

AND

THE NORTH 136 FEET OF THE EAST 155 FEET OF THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA.

SUBJECT TO A 25.0 FOOT INGRESS EGRESS AND UTILITY EASEMENT ALONG THE EAST BOUNDARY LINE OF THE EAST 155 FEET OF THE SOUTH 565.0 FEET OF THE NORTH 615.0 FEET OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA.

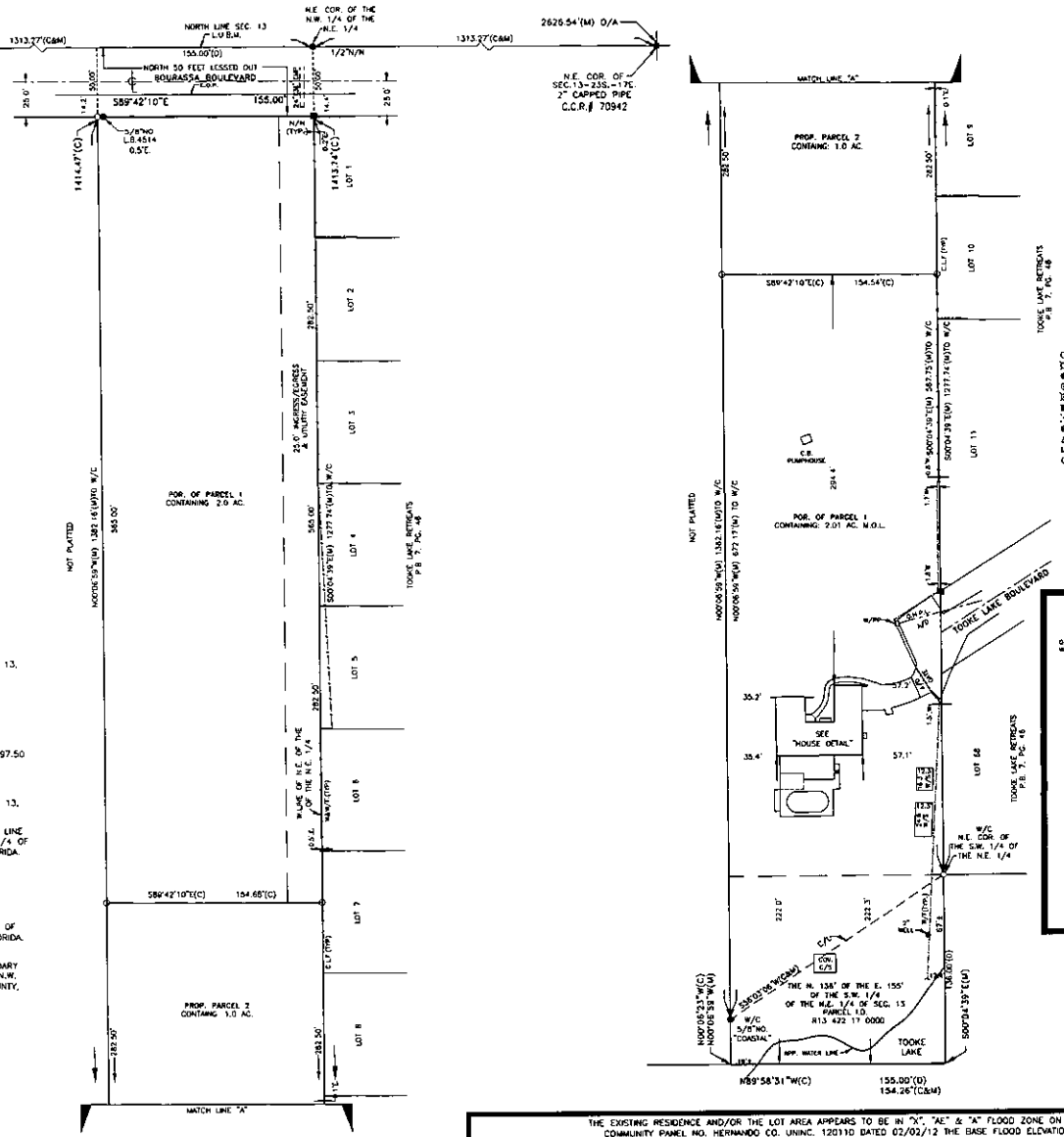
CONTAINING: 4.0 AC. M.O.L.

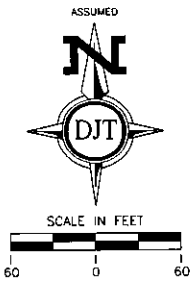
DESCRIPTION: PARCEL 2

THE SOUTH 285.0 FEET OF THE NORTH 760.0 FEET OF THE EAST 155 FEET OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA. ALSO LESS THE NORTH 50 FEET THEREOF.

TOGETHER WITH A 25.0 FOOT INGRESS EGRESS AND UTILITY EASEMENT ALONG THE EAST BOUNDARY LINE OF THE EAST 155 FEET OF THE SOUTH 710.0 FEET OF THE NORTH 760.0 FEET OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA.

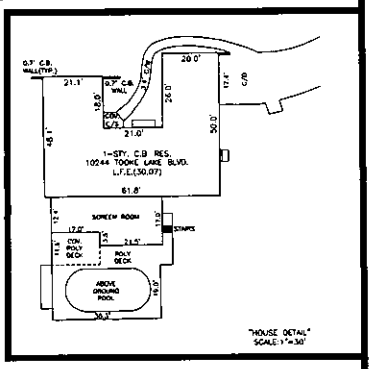
CONTAINING: 1.0 ACRES M.O.L.





LEGEND

- SET 1/2" IRON ROD (NO. L.B. 8340)
- SET DISK (1-1/4" NO. L.B. 8340 UNLESS OTHERWISE NOTED)
- FOUND IRON ROD (SIZE AND NO. AS NOTED)
- FOUND IRON PIPE (SIZE AND NO. AS NOTED)
- FOUND NAIL AND DISK (SIZE AND NO. AS NOTED)
- FOUND CONC. MONUMENT (4"X4" UNLESS OTHERWISE NOTED)
- FOUND NAIL
- FOUND "X" CUT
- SET WOODEN HUB
- NOT TO SCALE
- WOOD POWER POLE



BOUNDARY SURVEY

THE EXISTING RESIDENCE AND/OR THE LOT AREA APPEARS TO BE IN "X", "AE" & "A" FLOOD ZONE ON THE NATIONAL FLOOD MAP NO. 12053C0158 D COMMUNITY PANEL NO. HERNANDO CO. UNINC. 120110 DATED 02/02/12 THE BASE FLOOD ELEVATION IS SHOWN TO BE 20.4, 20.7, 22.4 FEET.

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

SENT TO AND CERTIFIED FOR:

ALFRED P. MARTUCCI & SHARON K. MARTUCCI

CREW CHIEF: D.J.T. NOTES FILED: SUB FILE

DRAWN BY:	K.W.B
CHECKED BY:	D.J.T.
DATE	01/03/23
ORDER NO.	23-101
MAP NO.	C-2375

CERTIFICATION NOT VALID AFTER 90 DAYS FROM DATE OF SURVEY OR UPDATE

DATE	REVISIONS

CERTIFICATION

Digitally signed by DONALD J TRUCKENBROD
Date: 2024.01.19 07:24:07 -05'00'

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

ABBREVIATIONS

SEC. = SECTION
TWP = TOWNSHIP
RNG. = RANGE
(F) = FIELD
(P) = PLATTED
(D) = DESCRIBED
(M) = MEASURED
(C) = CALCULATED
EL = ELEVATION
NO = NUMBER
N/N = NO NUMBER
ENC. = ENCROACHMENT
℄ = CENTERLINE
ST. = STREET
DR. = DRIVE
RD\ = ROAD
LA = LANE
CIR. = CIRCLE
CT. = COURT
AVE. = AVENUE
BLVD = BOULEVARD
RES = RESIDENCE
COV. = COVERED
GAR. = GARAGE
BLDG = BUILDING
TYP. = TYPICAL
BRNG. = BEARING
POR. = PORTION
G.W. = GUY WIRE
WD.FM. = WOOD FRAME
M/S = METAL SHED
P/S = PLASTIC SHED
W/F = WOOD FENCE
S/P = SCREEN PORCH
C/C = CONCRETE CURB
C/S = CONCRETE SLAB
C/W = CONCRETE WALK
C/D = CONCRETE DRIVE
CTV = CABLE T.V. RISER
CHD. = CHORD
DIA. = DIAMETER
COL. = COLUMN
STY. = STORY
FL. = FLOOR
EL. = ELEVATION
PG. = PAGE
P.B. = PLAT BOOK
BDRY. = BOUNDARY
COR. = CORNER
CONC. = CONCRETE
B.M. = BENCHMARK
APP. = APPROXIMATE
P.R. = PHONE RISER
B/P = BRICK PAVERS
R/W = RIGHT-OF-WAY
W/C = WITNESS CORNER
R/P = REFERENCE POINT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.O.B. = POINT OF BEGINNING
C.L.F. = CHAIN LINK FENCE
C/L = CLOSURE LINE
A/C = AIR CONDITIONING
E.O.P. = EDGE OF PAVEMENT
C.B. = CONCRETE BLOCK
T.O.B. = TOP OF BANK
E.T. = ELECTRIC TRANSFORMER
WPP = WOOD POWER POLE
W.C.A.S.L.=WETLAND CONSERVATION AREA SETBACK LINE
O.R. BK. = OFFICIAL RECORD BOOK
L.F.E. = LOWEST FLOOR ELEVATION
P.C.P. = PERMANENT CONTROL POINT
P.C.C. = POINT OF COMPOUND CURVATURE
P.R.C. = POINT OF REVERSE CURVATURE
P.R.M. = PERMANENT REFERENCE MONUMENT
L.U.B.M. = LINE USED FOR BEARING MERIDIAN
L.S. = LAND SURVEYOR
L.B. = LICENSED BUSINESS
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
L.H.S.M. = LOWEST HORIZONTAL STRUCTURAL MEMBER
O.H.P.L. = OVERHEAD POWER LINE
C.O.E. = CORP OF ENGINEERS
S.W.F.W.M.D = SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT