MAP OF SURVEY - BOUNDARY SURVEY
and SITE PLAN

SITE PLAN PENDING APPROVAL FROM COUNTY BUILDING DEPT.

COFFIN & McLEAN ASSOC., INC.
Professional Land Surveying
3701 Commercial Way
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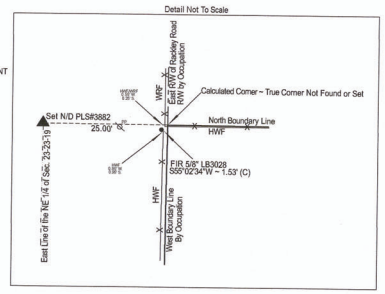
Spring Hill, FL 34611-5145
(352) 683-5993 FAX (352) 683-9156

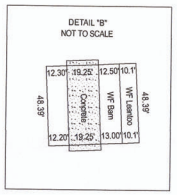
Party Chief:	C. Coffin	W.O.	23 - 71
DrawrBy:	C. Coffin	DATE OF MAP:	02-2-23
Checked By:	J. Coffin	F.B. 990 PG.	21 - 22

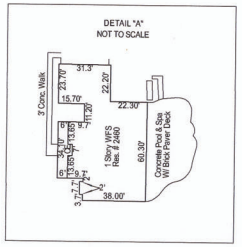
CERTIFIED TO THE FOLLOWING ONLY:
James & Katherine Stanislawski

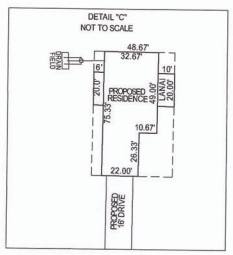
Joseph W. Mazzuco Construction

DESCRIPTION: PARENT TRACT:
The N. 1/2 of the S 1/2 of the SW 1\4 of the NE 1\4 in Section 22, Township 23 South, Range 19 East, Hernando County, Florida; lying East of Rackley Road.
SECTION: 22 TWP. 23 S RANGE: 19 E







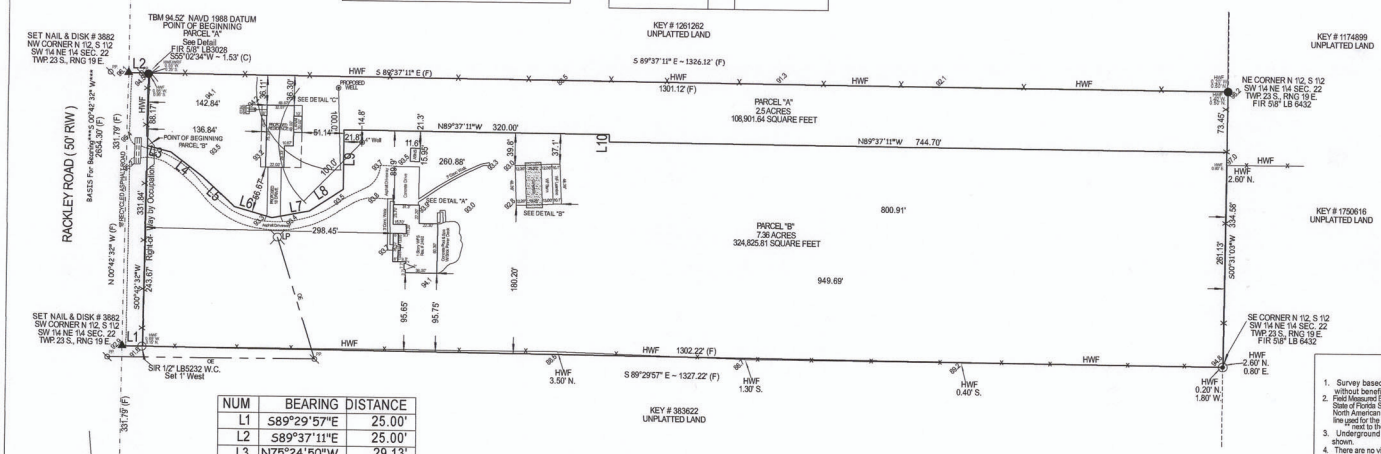


DESCRIPTION: PARCEL "A"

A parcel of land being a portion of the N. 1\2 of the S. 1\2 of the SW 1\4 of the NE 1\4 of Section 22, Township 23 South, Range 19 East, Hernando County, Florida. More particularly described as follows: Commence at the NW corner of the NE 1\4 of said Section 22, thence S00°42'32"W. along the West line of said NE 1\4, a distance of 1990.72 feet to the NW corner of the N. 1\2 of the S. 1\2 of the SW 1\4 of the NE 1\4 of said Section 22; thence S.89°37'11"E. a distance of 25.00 feet to the East right-of-way of Rackley Road and the POINT TO BEGINNING; thence S.89°37'11"E. a distance of 1301.12 feet to the NE corner of the N. 1\2 of the S. 1\2 of the SW 1\4 of the NE 1\4 of said Section 22; thence S.00° 31'03"W. a distance of 73.45 feet; thence N89°37'11"W. a distance of 744.70 feet thence N.00°22'49"E.,a distance of 9.00 feet; thence N.89°37'11"W. a distance of 320.00 feet; thence S.00°22'49"W., a distance of 72.34 feet; thence S.56°30'33"W. a distance of 48.76 feet; thence S.79°22'07"W. a distance of 45.57 feet; thence N.74°10'12"W. a distance of 47.29 feet; thence N.47°22'39"W. a distance of 53.09 feet; N.52°30'45"W. a distance of 48.18 feet; thence N.75°24'50"W. a distance of 29.13 feet to a point on the West right-of-way line of Rackley Road; thence N.00°42'32"E. a distance of 88.17 feet to the Point of Beginning.
Containing 2.5 acres (108,901.64 square feet).

DESCRIPTION: PARCEL "B"

A parcel of land being a portion of the N. 1\2 of the S. 1\2 of the SW 1\4 of the NE 1\4 of Section 22, Township 23 South, Range 19 East, Hernando County, Florida. More particularly described as follows: Commence at the NW corner of the NE 1\4 of said Section 22, thence S00°42'32"E. along the West line of said NE 1\4, a distance of 1990.72 feet to the NW corner of the N. 1\2 of the S. 1\2 of the SW 1\4 of the NE 1\4 of said Section 22; thence S.89°37'11"E. a distance of 25.00 feet to the East right-of-way of Rackley Road; thence S.00°42'32"W. along said right-of-way a distance of 88.17 feet to the POINT OF BEGINNING; thence continue S.00°42'32W. a distance of 243.67 feet to the South line of the N. 1\2 of the S.1\2 of the SW 1\4 of the NE 1\4 of said Section 22; thence S89°29'57"E. a distance of 1302.22 feet to the SE corner of the N.1\2 of the S. 1\2 of the SW 1\4 of the NE 1\4 of said Section 22; thence N.00°31'03"E., a distance of 261.13 feet; thence N89°37'11"W. a distance of 744.70 feet thence N.00°22'49"E., a distance of 9.00 feet; thence N.89°37'11'"W. a distance of 320.00 feet; thence S.00°22'49"E. distance of 72.34 feet; thence S.56°30'33"W. a distance of 48.76 feet; thence S.79°22'07"W. a distance of 45.57 feet; thence N.74°10'12"W. a distance of 47.29 feet; thence N.47°22'39"W. a distance of 53.09 feet; N.52°30'45"W. a distance of 48.18 feet; thence N.75°24'50"W. a distance of 29.13 feet to a point on the West right-of-way line of Rackley Road and the Point of Beginning.
Containing 7.36 acres (324,825.81 square feet).



NUM	BEARING	DISTANCE
L1	S89°29'57"E	25.00'
L2	S89°37'11"E	25.00'
L3	N75°24'50"W	29.13'
L4	N52°30'45"W	48.18'
L5	N47°22'39"W	53.09'
L6	N74°10'12"W	47.29'
L7	S79°22'07"W	45.57'
L8	S56°30'33"W	48.76'
L9	S00°22'49"W	72.34'
L10	N00°22'49"E	9.00'

100' 50' 0 100'
SCALE : 1" = 100'

Elevation Note:
Elevations Based on North American Vertical 1988 Datum.
Elevation derived From Florida Department of Transportation Real Time kinematic Network.

SHEET 1 of 1

ABBREVIATIONS LEGEND

AC Air Conditioner
ADS Advanced Drainage System
AGL Above Ground Level
AGP Above Ground Pool
ALUM Aluminum
ASNS Aluminum Shed No Slab
ASOS Aluminum Shed on Slab
BLDG Building

BWF Barbed Wire Fence
C Calculated from Record Information
C1 Curve #1
CATV Cable Television Box
CB Catch Basin
CBS Concrete Block Structure
CC Concrete Curb
CE Covered Entry
CLF Chain Link Fence
CLP Concrete Light Pole
CM Concrete Monument
CMP Corrugated Metal Pipe
CONC Concrete
CP Carport
CPP Concrete Powerpole
CRND Concrete Pool & Deck
CW County Road
CWS Concrete Walk
D Deed
DJ D.C. Johnson & Assc.
DI Drop Inlet
DL Decorative Ledge
DRA Drainage Retention Area
DROW Drainage Right-of-way
DW Decorative Window
DWL Decorative Wall
EB Electric Box
EL Elevation
ELR Edge of Limerock Road
EP Edge of pavement
F Derived from Field Measurement
FB Field Book
FC Fence Corner
FCIP Found Capped Iron Pipe
FCIR Found Capped Iron Rod

FCM Found Concrete Monument
FE Fence End
FF Finished Floor
FH Fire Hydrant
FIP Found Iron Pipe
FIR Found Iron Rod
FL Fence Line

FND. Found
FPKNAIL Found PK Nail & Disk
FS Florida Room
GP Guy Pole
GW Guy Wire
HCS Handicap Parking Sign
HWF Hog Wire Fence
IRV Irrigation Valve box
IW Inverted
L1 Line #1
LB Land Surveyor Business
LP Light Pole
LS Land Surveyor
MES Mitered End Section
MH Manhole
MOL More or Less
MP Meter Pole
NTS Not to Scale
NAVD North American Vertical Datum
NCF No Climb Fence
NGVD National Geodetic Vertical Datum
OG Overhead Cable Wire
OHW Overhead Wire
OTV Overhead Television Wire
OTW Overhead Telephone Wire
PB Plat Book
PE Plat Error
PC Point of Curvature
POC Point of Compound Curve
PCP Permanent Control Point
PI Point of Intersection
PLTR Planter
POB Point of Beginning
POC Point of Commencement
PP Power Pole

PPF Pool Pump & Filter
PRC Point of Reverse Curve
PRM Permanent Reference Monument
PSB Painted "STOP" Bar
PT Point of Tangency
PVMT Pavement
R Record Plat or Deed
RCP Reinforced Concrete Pipe

RNS Roof No Slab
ROS Roof over Slab
ROW Roof over Walkway
R/W Right of Way/Utility Zone
R-W Retaining Wall
SCE Screened Covered Entry
SECT Section
SEOP Screened Enclosed Concrete Pool
SEFP Screened Enclosed Fiberglass Pool
SES Screened Enclosed Slab
SEVP Screened Enclosed Vinyl Pool
SFP Screen Over Frame Pool/Spa
SIB Set 1/2" Iron Rod LB4232
SIB-2 Set 5/8" Iron Rod LB4232
SIP Sewer in Street
SR State Road
SS State Road
SSOS Suspended Roof Over Slab
STA Station
STY Story
SUB Subdivision
SVE Screen & Vinyl Enclosure
TBM Temporary Bench Mark
TOB Top of Bank
TOE Toe of Slope
TRANS Transformer
TWP Township
TYP Typical
USPS Underground Power Service
VF Vinyl Fence
WD Wood Fence
WFSN Wood Frame Shed No Slab
WFSOS Wood Frame Shed On Slab
WM Water Meter
WO Work order
WRF Wood Rail Fence
WV Water Valve
YL Yard lamp

SURVEYOR NOTES

1. Survey based on the description furnished by the client and without benefit of a title search.
2. Field Measured Bearings shown hereon are based on the State of Florida State Plane Coordinates, West Zone, North American Adjustment of 2011, location of the line used for the "BASIS FOR BEARINGS" is depicted by ** next to the bearing.
3. Underground utilities and improvements not located or shown.
4. There are no visible encroachments unless shown hereon.
5. The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.
6. Fences located near the property line are not to scale. The distances shown as ties to said fences are correct.
7. The distances shown hereon as ties to existing occupation are at right angles to subject property line.
8. Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon.
9. The property shown heron 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.
10. Prior to construction and/or reliance on Flood Zone Note, the County Building Department should be contacted for verification of Flood Zone.
11. All easements shown hereon are for drainage and/or utilities unless shown otherwise.
12. The property shown heron is subject to Reservations, Restrictions, and Easements of Record and not of Record.
13. 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
Professional Surveyor and Mapper
Florida Registration # 3882
Coffin & McLean Associates, Inc. LB #5232

02-09-23
Date of Last Field Work

CONTROL & CORNER LEGEND

- ● Found FCIR 1/2" LB 3028
- ◉ Found FIR 5/8" LB6432
- ◈ Found
- ☐ Set 4" x 4" C.M. LB# 5232
- ○ Set 5/8" Iron Rod LB# 5232
- ▣ Found
- ■ Found FCM 4x4 Plain
- ▲ Found
- ⁂ Found
- △ Set

Elevations shown refer to: ☐ NGVD 1929 ☒ NAVD 1988 ☐ ASSUMED

Flood Plane Certification:
According to the F.I.R.M.
Map Community Panel
12053C 0332 D Dated: 02-02-12
The property appears to be
Flood Zone(s) "X" and
the Base Flood Elevation is
N/A DATUM

REVISIONS	DATE
BOUNDARY SURVEY &	
SITE PLAN	02-09-23

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

File : 23 - 71.CR5

FILE : C:\Drawing\2023\00\23-71\23-71SP.DWG Last Date Plotted : 04-25-23