

**BOUNDARY SURVEY**

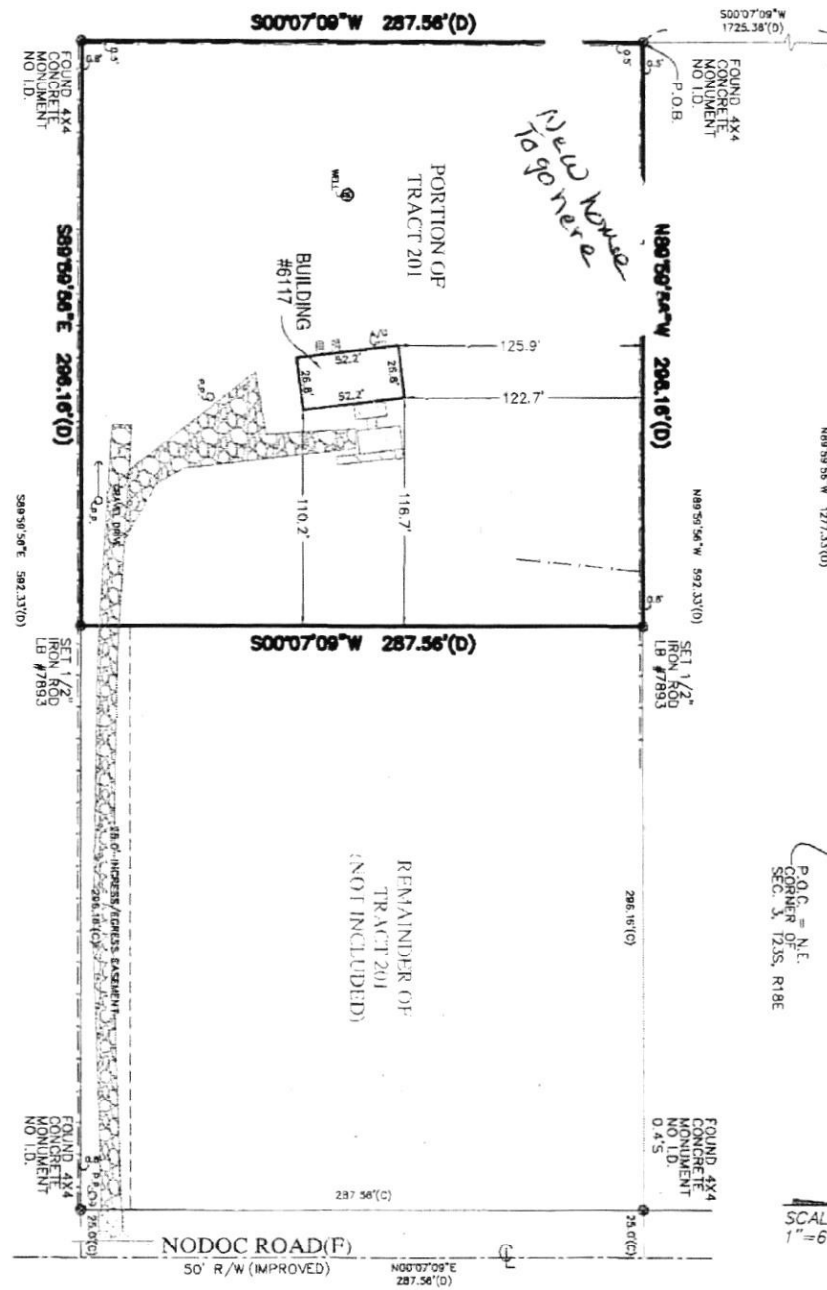
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**LEGAL DESCRIPTION:**  
 TRACT 201; HERNANDO HIGH ANDS UNRECORDED, BEING FURTHER DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NE CORNER OF SECTION 3, TOWNSHIP 23 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, GO THENCE  
 NORTH 89 DEGREES 59 MINUTES 55 SECONDS WEST A LONG THE NORTH LINE OF THE AFORESAID SECTION 3, A DISTANCE OF 1277.23  
 FEET; THENCE SOUTH 00 DEGREES 07 MINUTES 09 SECONDS WEST A DISTANCE OF 1725.38 FEET TO THE POINT OF BEGINNING;  
 THENCE CONTINUE SOUTH 00 DEGREES 07 MINUTES 09 SECONDS WEST, A DISTANCE OF 287.56 FEET; THENCE SOUTH 89 DEGREES  
 59 MINUTES 56 SECONDS EAST, A DISTANCE OF 617.33 FEET; THENCE NORTH 00 DEGREES 07 MINUTES 09 SECONDS, EAST, A  
 DISTANCE OF 287.56 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 56 SECONDS WEST, A DISTANCE OF 617.33 FEET TO THE POINT  
 OF BEGINNING, LESS THE EASTERLY 25 FEET THEREOF FOR ROAD RIGHT OF WAY.

**CERTIFIED TO:**  
 CARLOS LOPEZ TORRES, TROPIC TITLE  
 SERVICES, LOANDEPOT.COM,  
 LLC, FIRST AMERICAN TITLE  
 INSURANCE COMPANY

COMMUNITY NUMBER: 120110  
 PAVEL: 0188  
 SUFFIX: D  
 FLOOD ZONE: X  
 FIELD WORK: 3/23/2021  
 PROPERTY ADDRESS:  
 6117 NODOC ROAD  
 SPRING HILL, FLORIDA 34609  
 SURVEY NUMBER: 471263  
 CLIENT FILE NUMBER: 21-H180

- SYMBOL DESCRIPTIONS:**
- ☐ CALCULATED
  - ⊕ CENTER LINE ROAD
  - ⊗ COVERED AREA
  - ⊕ DISTING. ELEVATION
  - ⊕ HYDRANT
  - ⊕ WET WELL
  - ⊕ WOOD FENCE
  - ⊕ MISC. FENCE
  - ⊕ PROPERTY CORNER
  - ⊕ UTILITY BOX
  - ⊕ UTILITY POLE
  - ⊕ WATER METER
  - ⊕ WELL
  - ⊕ WOOD FENCE
- ABBREVIATION DESCRIPTION:**
- AC AIR CONDITIONER
  - CE CENTERLINE
  - EA ESTERLY ANGLE
  - IDENT IDENTIFICATION
  - LENGTH
  - LB LICENSED BUSINESS
  - NA/VD NORTH AMERICAN VERTICAL DATUM
  - NG/VD NATIONAL GEODETIC VERTICAL DATUM
  - OV/OV OVERHEAD UTILITIES
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**SURVEY NOTES**  
 GRAVEL DRIVE CROSSING OVER PROPERTY  
 LINE ON EASTERLY SIDE OF LOT.  
 THERE ARE FENCES NEAR THE NORTHERLY,  
 WESTERLY AND SOUTHERLY SIDES OF THE PROPERTY.

P.O.C. = N.E.  
 CORNER OF  
 SEC. 3, T23S, R18E

SCALE  
 1" = 60'

- GENERAL NOTES:**
- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
  - 2) THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO DISCREPANCIES NOT SHOWN ON THE PLAT
  - 3) UNRECORDED PORTIONS OF EASEMENTS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED
  - 4) ALL DIMENSIONS ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES
  - 5) ONLY VISIBLE BENCHMARKS ARE LOCATED
  - 6) DIMENSIONS SHOWN VERTICALLY ARE PLAT AND MEASURED DIMENSIONS OTHERWISE NOTED
  - 7) DIMENSIONS SHOWN HORIZONTALLY ARE PLAT AND MEASURED DIMENSIONS OTHERWISE NOTED
  - 8) EASEMENTS SHOWN ARE AS SHOWN ON THE PLAT, UNLESS OTHERWISE NOTED
  - 9) IN SOME INSTANCES, OBTAINING ACCESS TO THE PROPERTY MAY BE NECESSARY TO LOCATE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

**REVISIONS:**

**SURVEYORS CERTIFICATE:**  
 I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE  
 AND CORRECT REPRESENTATION OF A SURVEY PREPARED  
 UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED  
 EMBOSSED SEAL AND SIGNATURE.

Digitally signed by  
 Kenneth Osborne  
 Date: 2021.03.26

(SIGNED) **Osborne**  
 KENNETH J. OSBORNE  
 PROFESSIONAL SURVEYOR AND MAPPER #5415



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