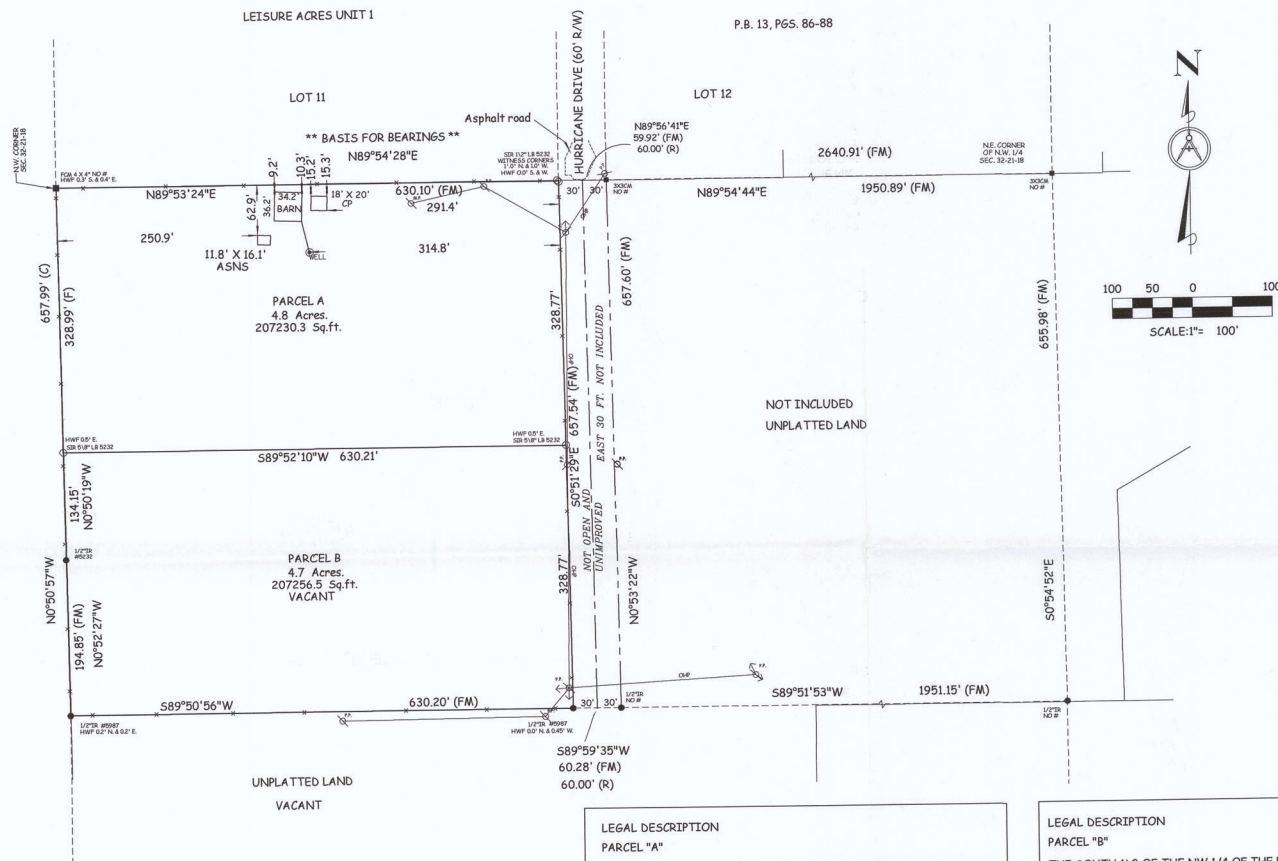


MAP OF SURVEY - BOUNDARY SURVEY



#### ABBREVIATIONS LEGEND

**AC** Air Conditioner  
**ABP** Above Ground Pool  
**ALUM** Aluminum  
**ASIS** Aluminum Shed on Slab  
**ASIS** Aluminum Shed on Slab  
**B** Benchmark  
**C** Calculated from field measurements  
**C** Core #1  
**CALC** Calculated  
**C** Catch Basin  
**CBS** Concrete Block Structure  
**CC** Concrete Curb  
**CS** Concrete Slab  
**C** Covered Entry  
**C** Chord Length or Distance  
**CLF** Chain Link Fence  
**CM** Concrete Monument  
**CAD** Computer Aided Design  
**CONC** Concrete  
**CP** Copert  
**C/P** Concrete Pool & Deck  
**CR** County Road  
**C/C** Concrete Culvert  
**CW** Concrete Walk  
**D** Delta or Center Angle  
**D** Downed Log  
**DOT** Department of Transportation  
**D** Downed Log  
**DROW** Downright Right-of-way  
**E** Elevation  
**EP** Edge of pavement  
**FD** Field of view  
**FF** Finished Floor  
**PH** Fire Hydrant  
**FL** Field Instrument  
**FDPE** Fireproof Pool & Deck  
**FL** Florida  
**GP** Guy Pole  
**GW** Guy Wire  
**HWF** Half Way Fence  
**IVT** Irrigation Valve Line  
**L** Line #1  
**LB** Land Surveyor Business  
**LP** Light Pole  
**LP** Lamp Post  
**L** Land Surveyor  
**MES** Meter and Section  
**MH** Manhole  
**MOL** More or Less  
**HW** Meter Hole  
**MSL** Mean Sea Level  
**N** North  
**NGVD** National Geodetic Vertical Datum  
**N** Not to Scale  
**NTS** Not to Scale  
**OR** Official Record  
**OTV** Overhead Telephone Wire  
**OTV** Overhead Telephone Wire  
**PT** Plot Point  
**PT** Post at Intersection  
**PCC** Point of Compound Curve  
**PCP** Permanent Control Point  
**PT** Post at Intersection  
**PI** Point of Intersection  
**PT** Post at Intersection

PL Property Line  
PLR Plaster  
PGB Point of Beginning  
PCC Point of Commencement  
POT Point on Line  
PP Power Pole  
PPF Pool Pump & Filter  
PPR Plastic Pipe  
PRP Permanent Resident Permit  
PS Power Switch  
PT Point of Tangency  
PWR Power  
R Record Part or Deed  
RCP Residential Concrete Pipe  
RS Residential  
RSOS Roof over Slab  
ROW Right of Way  
BWSB Backflow Preventing  
W/S Right of Way  
RNG Range  
SC Screened Covered Entry  
SEC Section  
SEEP Seep Enclosed Concrete Pool  
SEEP Seep Enclosed Fiberglass Pool  
SEEP Seep Enclosed Inland  
SEW Sewer  
SFS Surface Over From Residence  
SIS Sewer in Street  
SP Screen Pump  
SS State Subdivision  
SROS Suspended Roof Over Slab  
STA Station  
STV Story  
SUB Subdivision  
SVE Sewer Vent Final Enclosure  
T Telephone Box  
TAN Tanager  
TMB Temporary Branch Mark  
TOB Top of Bank  
TR Trans  
TRF Transmitter  
TV Television  
TWP Township  
UGPS Underground Power Service  
UP Underground Power  
VPO Vertical Pole On Slab  
WC Wetness Corner  
W Wood  
WF Wire Fence  
WM Water Meter  
WMA Water Main  
W Work order  
WWF Wood Post Wire Fence  
WWF Wood Fence  
WV Water Valve  
XD Existing Easement  
XD Proposed Easement  
— Proposed Surface Flow

#### SURVEYORS NOTES

1. Survey based on the description provided by the client and without benefit of a title search.
2. Bearings shown hereon are assumed by this Surveyor and Engineer in reliance upon 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.
3. Underground utilities are not shown hereon.
4. There are visible encroachments without hereon shown for the entirety of the lot. If any, which exist on or near property lines is not known by this Surveyor and Meppner, the Fences located near the property line are assumed to be correct. The distances shown hereon as to existing encroachment are at right angles to the property lines.
5. All overhead, underground foundations and irrigation systems are not located without shown hereon.
6. This property shown hereon is subject to the Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. The requirements of said Orders, Regulations, Ordinances and/or Jurisdictions are not shown hereon, unless stated otherwise.
7. Prior to construction and/or reliance on Flood Zone, the County Building Department should be contacted for verification of Flood Zone.
8. This easement shown hereon is for drainage and/or utilities unless shown otherwise.
9. The property shown hereon is subject to Reservations, Easements and Encumbrances of Record and of Record.

LEGAL DESCRIPTION  
PARENT TRACT

THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4,  
LESS THE EAST 30 FEET THEREOF, TOGETHER WITH AN UNDIVIDED  
1/4 INTEREST IN AND TO THE 60 FEET WIDE ACCESS AND UTILITY  
TRACT DESCRIBED AS FOLLOWS:  
THE EAST 30 FEET OF THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4  
AND THE WEST 30 FEET OF THE NE 1/4 OF THE NW 1/4 OF THE NW  
1/4 AND THE NORTH 60 FEET OF THE EAST 50 FEET OF THE SW  
1/4 OF THE NW 1/4 OF THE NW 1/4 AND THE NORTH 60 FEET OF  
THE WEST 50 FEET OF THE SE 1/4 OF THE NW 1/4 OF THE NW 1/4.

ALL OF THE ABOVE DESCRIBED LANDS, LYING AND BEING IN SECTION 32, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.

LEGAL DESCRIPTION  
PARCEL "A"

THE NORTH 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4,  
LESS THE EAST 30 FEET THEREOF, TOGETHER WITH AN UNDIVIDED  
1/4 INTEREST IN AND TO THE 60 FEET WIDE ACCESS AND UTILITY  
TRACT DESCRIBED AS FOLLOWS:  
THE EAST 30 FEET OF THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4  
AND THE WEST 30 FEET OF THE NE 1/4 OF THE NW 1/4 OF THE NW  
1/4 AND THE NORTH 60 FEET OF THE EAST 50 FEET OF THE SW  
1/4 OF THE NW 1/4 OF THE NW 1/4 AND THE NORTH 60 FEET OF  
THE WEST 50 FEET OF THE SE 1/4 OF THE NW 1/4 OF THE NW 1/4.

ALL OF THE ABOVE DESCRIBED LANDS, LYING AND BEING IN SECTION 32, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA.

LEGAL DESCRIPTION  
PARCEL "B"

THE SOUTH 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4,  
LESS THE EAST 30 FEET THEREOF, TOGETHER WITH AN UNDIVIDED  
1/4 INTEREST IN AND TO THE 60 FEET WIDE ACCESS AND UTILITY  
TRACT DESCRIBED AS FOLLOWS:  
THE EAST 30 FEET OF THE NW 1/4 OF THE NW 1/4 OF THE NW 1/4  
AND THE WEST 30 FEET OF THE NE 1/4 OF THE NW 1/4 OF THE NW  
1/4 AND THE NORTH 60 FEET OF THE EAST 50 FEET OF THE SW  
1/4 OF THE NW 1/4 OF THE NW 1/4 AND THE NORTH 60 FEET OF  
THE WEST 50 FEET OF THE SE 1/4 OF THE NW 1/4 OF THE NW 1/4.

ALL OF THE ABOVE DESCRIBED LANDS, LYING AND BEING IN SECTION  
32, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY,  
FLORIDA.

SHEET 1 of 1

**COFFIN & McLEAN ASSOC., INC.**  
Professional Land Surveying  
3701 Commercial Way  
P.O. Box 5145  
Spring Hill, FL 34611-0145  
(352) 683-5993 FAX (352) 683-9156

Party Chief: C. COFFIN W.O. 24-161  
 Drawn By: J. COFFIN DATE OF MAP: 05/22/24  
 Printed By: J. COFFIN FB 619 PG 75-76

CERTIFIED TO THE FOLLOWING ONLY:

DATA AG ENHANCING

1000

100

[illegible]

DESCRIPTION:

SEE LEGAL DESCRIPT.

—

SECTION: 32 T

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 Mapmakers pursuant to Chapter 60G17-6 Florida Administrative Code, pursuant to

to Section 472.027, Florida Statutes. And that the foregoing is a true and accurate representation thereof.

to the best of my knowledge and belief.

James W. Cobb

JAMES W. COFFIN  
Professional Surveyor and Mapper

Florida Registration # 3882  
Coffin & McLean Associates, Inc. LB #5232

Unless it bears the signature and original raised seal of a Florida Licensed Agent, this document is for informational purposes only and is not valid.

CONTROL &amp; CORNER LEGEND

Iron Red \_\_\_\_\_ Found \_\_\_\_\_

Iron Rod ☐ Found ☐  
Iron Rod LBS# 5232 ☐ Set 4"x4"

Iron Pipe\_\_ ☐ Set NSD  
 Run on for ☐ NSD on

certification:	REVISIONS
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Boundary & split	
------------------	--

appears to be

           and             
Elevation is           

[illegible]

\_\_\_\_\_