

COFFIN & McLEAN ASSOC., INC.
 Professional Land Surveying
 3701 Commercial Way
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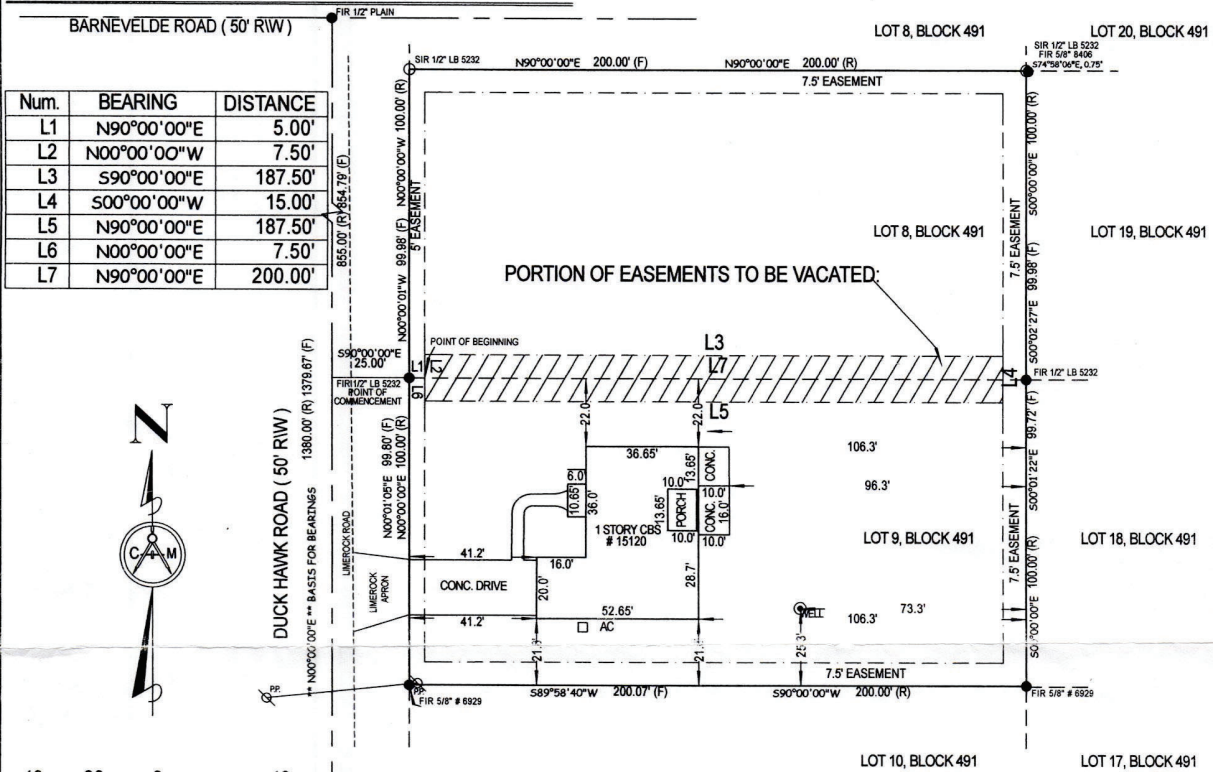
CERTIFIED TO THE FOLLOWING ONLY:
 GEORGE INMAN & LUZ BAUZO

DESCRIPTION:
 LOTS 8 & 9, BLOCK 491, UNIT 7, ROYAL HIGHLANDS, according to the Plat thereof, as recorded in Plat Book 12, Pages 83 - 100, inclusive of the Public Records of Hernando County, Florida
SEE DESCRIPTION BELOW FOR PORTION OF EASEMENTS TO BE VACATED:
 Parcel ID: KEY # 773363
 Physical Address: 15120 DUCK HAWK ROAD

Party Chief: J. PAYNTER W.O. 23-265
 Drawn By: J. COFFIN DATE: 07/12/23
 Checked By: J. COFFIN F.B. 917 PG. 28-29

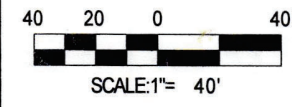
SECTION: 21 TOWNSHIP: 21 S, RANGE: 18 E

MAP OF SURVEY, BOUNDARY SURVEY



Num.	BEARING	DISTANCE
L1	N90°00'00"E	5.00'
L2	N00°00'00"W	7.50'
L3	S90°00'00"E	187.50'
L4	S00°00'00"W	15.00'
L5	N90°00'00"E	187.50'
L6	N00°00'00"E	7.50'
L7	N90°00'00"E	200.00'

DESCRIPTION FOR PORTION OF EASEMENTS TO BE VACATED:
 A portion of Lots 8 & 9, Block 491, Royal Highlands, Unit 7, according to the Plat thereof, as recorded in Plat Book 12, Pages 83 - 100, inclusive of the Public Records of Hernando County, Florida; More particularly described as follows: COMMENCE at the SW corner of said LOT 8, BLOCK 491, thence N90°00'00"E, a distance of 5.00 feet to the Point of Beginning; thence N00°00'00"W, a distance of 7.50 feet; thence S90°00'00"E, a distance of 187.50 feet; thence S00°00'00"W, a distance of 15.00 feet; thence N90°00'00"E, a distance of 187.50 feet; thence N00°00'00"E, a distance of 7.50' to the Point of Beginning. Containing 0.006 acre (262.5 square feet).



- SURVEYOR NOTES**
- Survey based on the description furnished by the client and without benefit of a title search.
 - Bearings shown hereon are assumed by this Surveyor and Mapper in accordance with the Record Plat or Deed and the location of the line used for the "BASIS FOR BEARINGS" as depicted by "x" next to the bearing.
 - Underground utilities and improvements not located or shown.
 - There are no visible encroachments unless shown hereon.
 - The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.
 - Fences located near the property line are not to scale. The distances shown as lies to said fences are correct.
 - The distances shown hereon as ties to existing occupation are at right angles to subject property line.
 - Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon.
 - The property shown hereon 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.
 - Prior to construction and/or reliance on Flood Zone Note, the County Building Department should be contacted for verification of Flood Zones.
 - All easements shown hereon are for drainage and/or utilities unless shown otherwise.
 - The property shown hereon is subject to Reservations, Restrictions, and Easements of Record and of Record.
 - THE TIES TO PROPERTY LINES ARE CALCULATED FROM FIELD MEASUREMENT UNLESS OTHERWISE SHOWN AND ARE PERPENDICULAR TIES.

- ABBREVIATIONS LEGEND**
- AC Air Conditioner
 - ADS Advanced Drainage System
 - ALS Above Ground Level
 - ALUM Aluminum
 - ASNS Aluminum Shed No Slab
 - ASOS Aluminum Shed on Slab
 - BLDG Building
 - BM Benchmark
 - BWF Barbed Wire Fence
 - C Calculated from Record Information
 - C1 Curve #1
 - CDTV 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
 - COMP Corrugated Metal Pipe
 - CONC Concrete
 - COP Concrete Postcap
 - CP Concrete Pavecap
 - CPND Concrete Pool & Deck
 - CR County Road
 - DL Decorative Ledge
 - DLA Drainage Retention Area
 - DRW 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
 - FOP Found Open Iron Pipe
 - FOPR Found Capped Iron Pipe
 - FCM Found Concrete Monument
 - FE Fence End
 - FF Finished Floor
 - FH Fire Hydrant
 - FR Found Iron Pipe
 - FIR Found Iron Rod
 - FL Fence Line
 - FMNG Found Mag Nail & Disk
 - FR Florida Room
 - GP Guy Pipe
 - GW Guy Wire
 - HCS Handicap Parking Sign
 - HWF Hot Wire Fence
 - FRND Found PK Nail & Disk
 - IR Irrigation Valve box
 - INV Invert
 - L1 Line #1
 - LB Land Surveyor Business
 - LP Light Pole
 - LS Land Surveyor
 - MES Meter End Section
 - MH Manhole
 - MOL More or Less
 - MP Meter Pole
 - NTS Not to Scale
 - NAVD North American Vertical Datum
 - NCF No Chain Fence
 - NGVD National Geodetic Vertical Datum
 - OR Official Record
 - OTV Overhead Television Wire
 - OW Overhead Telephone Wire
 - PE Plat Error
 - PF Point of Beginning
 - PC 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
 - PRMT Pavement
 - R Record Plat or Deed
 - RNG Reinforced Concrete Pipe
 - RNG Range
 - RNS Roof No Slab
 - RNS Roof Over Slab
 - RNW Roof over Wingwall
 - RZ Restricted Pressure Zone
 - RW Right of Way
 - SC Screened Covered Entry
 - SCC Section
 - SE Screened Enclosed Concrete Pool
 - SEB Screened Enclosed Slab
 - SEV Screened Enclosed Vinyl Pool
 - SO Screened Over Frame Residence
 - SWR Sewer in Street
 - SR State Road
 - SP Screened Porch Roof Over Slab
 - STA Station
 - STY Strip
 - SUB Subdivision
 - SVE Screen & Vinyl Enclosure
 - TSB Temporary Survey Mark
 - TOB Top of Blank 7 T Telephone
 - TS Top of Slope
 - TRANS Transformer
 - TWP Township
 - U Under
 - UGPS Underground Power Service
 - VF Vinyl Fence
 - WDF Wood Fence
 - WFRS Wood Frame Shed No Slab
 - WFSOS Wood Frame Shed on Slab
 - WM Water Meter
 - WO Work on
 - WRF Wood Rail Fence
 - WV Water Valve
 - YL Yard Lamp

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 61G-17-6) 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
JAMES W. COFFIN,
 Professional Surveyor & Mapper
 Florida Registration # 3882
 Coffin & McLean Assoc., Inc. LB #5232

7-14-23
 DATE OF LAST FIELD WORK

CONTROL & CORNER LEGEND

○ Set 5/8" Iron Rod LB# 5232 □ Set 4" x 4" C.M. LB# 5232

Elevations Shown Refer to: NGVD 1929 NAVD 1988 Assumed Datum.

OFFICE USE ONLY: C:\DWG\2023\DWG\00-23\23-200\23-85.DWG LAST PLOTTED: 08-09-23

Flood Plane Certification:	REVISIONS	DATE
According to the F.I.R.M. Map, Community Panel: 12053C 0044 D	BOUNDARY SURVEY	11/07/18
Dated: 02-02-12	SITE PLAN	12/14/18
This property appears to be in Flood Zone: *X*	TIE-IN	04/19/19
Base Flood Elevation: NONE	FINAL	11/05/19
Datum: N/A	ADD LOT 8 & VACATE EASEMENTS	07/14/23