

RECEIVED

By BCROSBY at 8:58 am, Mar 27, 2020

COFFIN & McLEAN ASSOC., INC.

Professional Land Surveying
3701 Commercial Way
P.O. Box 5145
Spring Hill, FL 34611-5145
OFFICE (352) 683-5993 FAX (352) 683-9156

Party Chief: J. PAYNTER W.O. 20-58SP
Drawn By: D. WILLIAMS DATE: 02/20/2020
Checked By: J. COFFIN F.B. 938 PG. 78-79

CERTIFIED TO THE FOLLOWING ONLY:
RIPA / O'DONNELL

PASTORE CUSTOM BUILDERS

DESCRIPTION:

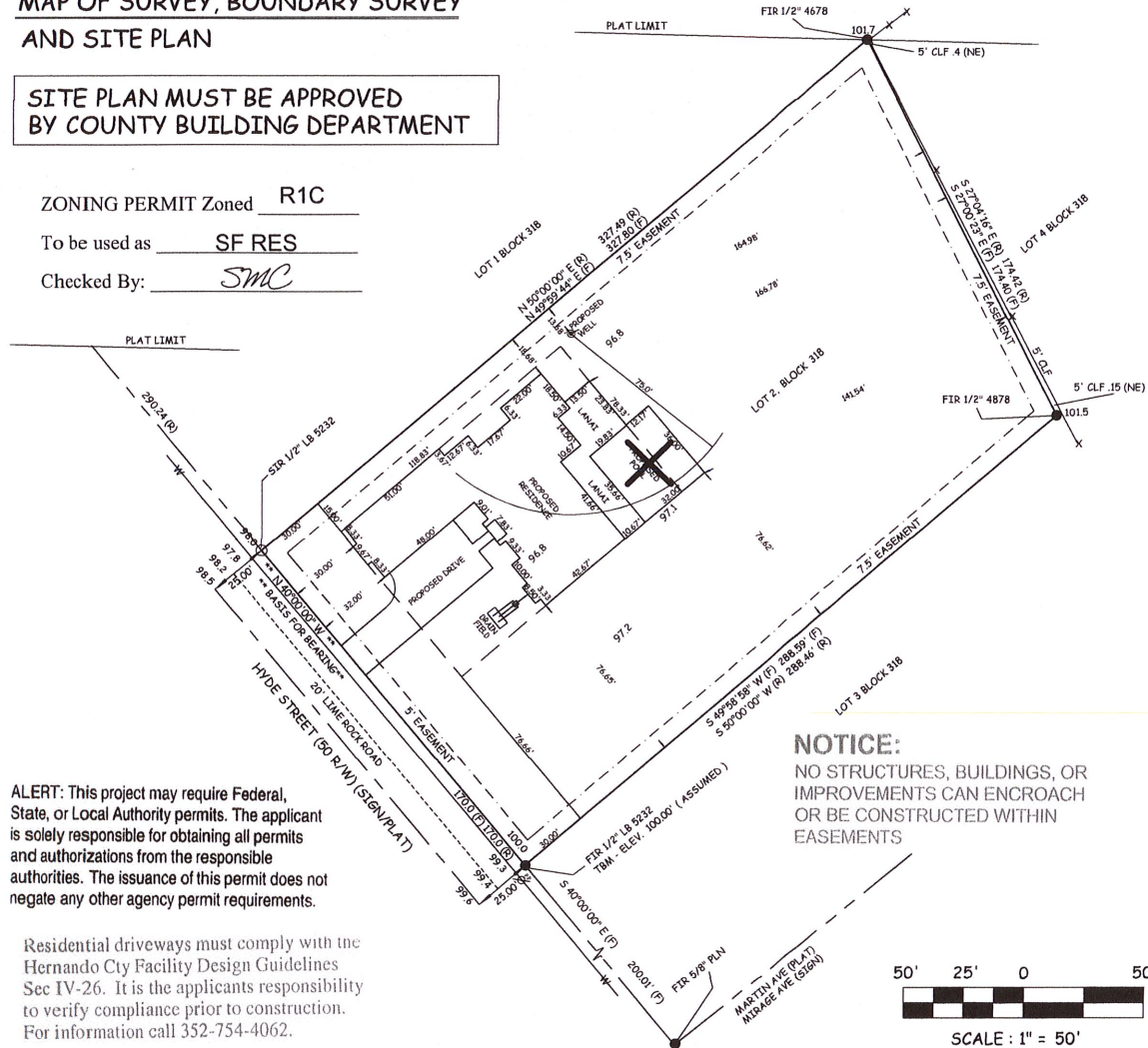
LOT 2, BLOCK 318, UNIT 5, ROYAL HIGHLANDS, according to the Plat thereof as recorded in
Plat Book 12, Pages 45 - 59, inclusive of the Public Records of Hernando County, Florida.

11320 HYDE STREET
Parcel KEY# 00719351

SECTION: 7 TOWNSHIP: 22 S, RANGE: 18 E

**MAP OF SURVEY, BOUNDARY SURVEY
AND SITE PLAN**

**SITE PLAN MUST BE APPROVED
BY COUNTY BUILDING DEPARTMENT**

ZONING PERMIT Zoned R1CTo be used as SF RESChecked By: SMC

ALERT: This project may require Federal, State, or Local Authority permits. The applicant is solely responsible for obtaining all permits and authorizations from the responsible authorities. The issuance of this permit does not negate any other agency permit requirements.

Residential driveways must comply with the Hernando Cty Facility Design Guidelines Sec IV-26. It is the applicants responsibility to verify compliance prior to construction. For information call 352-754-4062.

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" is 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 ties 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 Zone.
- 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 not of Record.
- 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 61617-6) 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

02/18/2020
DATE OF
LAST FIELD WORK

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

ABBREVIATIONS LEGEND

AC Air Conditioner	FCM Found Concrete Monument	PPF Pool Pump & Filter
AGL Above Ground Level	FF Finished Floor	PRM Permanent Reference Monument
AGP Above Ground Pool	FIH Fire Hydrant	P1 Point of Intersection
ALUM Aluminum	FIP Found Iron Pipe	P/MT Pavement
ASPS Aluminum Shed No Slab	FIB Found Iron Bolt	R/R Right of Way
BLDS Building	FMND Found Map Nail & Disk	RCP Reinforced Concrete Pipe
BW Barbed Wire Fence	FPND Found	RHS Range
C Calculated from Record Information	FPKND Found PK Nail & Disk	R/PZ Reduced Pressure Zone
C1 Curve #1	GP Guy Pole	R/W Right of Way
CA TV Cable Television Box	GW Guy Wire	SEC Screened Enclosed Entry
CB Catch Basin	HWP High Wire Fence	SEC Screened Enclosed Pool
CBS Concrete Block Structure	IGV Irrigation Valve box	SES Screened Enclosed Slab
CE Covered Entry	INV Invert	SIB San Iron Bolt
CLF Chain Link Fence	L-1 Line #1	SIS Sewer in Street
CM Concrete Monument	LS Land Surveyor Business	SP Screen Patch
CMF Corrugated Metal Pipe	MES Mitered End Section	T&MS Temporary Bench Mark
CONC Concrete	MI Manhole	T&MS Transformer
CP Concrete Powerpole	NAVD North American Vertical Datum	TYP Township
CW Concrete Walk	NAD83 North American Vertical Datum	TYT Typical
D Deed	NAD83 North American Vertical Datum	UGS Underground Power Service
DI Drop Inlet	NAD83 North American Vertical Datum	WFSMS Wood Frame Shed No Slab
DRA Drainage Retention Area	NAD83 North American Vertical Datum	WFSMS Wood Frame Shed On Slab
DSOW Drainage Right-of-way	NAD83 North American Vertical Datum	WM Water Meter
EB Electric Box	OR Official Record	WV Water Valve
EL Elevation	PC Point of Curvature	Y Yard Long
EP Edge of pavement	PI Point of Intersection	
FB Field Book	POB Point of Beginning	
F.C.P. Found Capped Iron Pipe	POC Point of Commencement	
F.C.R. Found Capped Iron Road	PP Power Pole	

CONTROL & CORNER LEGEND

○ Set 5/8" Iron Rod LB# 5232 □ Set 4" x 4" C.M. LB# 3882

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

OFFICE USE ONLY: C:\DRAWING\DWG\2020\20-58\20-58-SP.DWG LAST PLOTTED: 02/20/20

REVISIONS	DATE
Flood Plane Certification: According to the F.I.R.M. Map, Community Panel: 12053C 0198 d	02/20/20
Dated: 02-02-12	
This property appears to be in Flood Zone "X"	
Base Flood Elevation: NONE	
Datum: N/A	

FILE: 20-58.CRS

PAGE 1 OF 1

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P.O. Box 5145
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OFFICE (352) 683-5993 FAX (352) 683-9156

Party Chief: J. PAYNTER W.O. 20-58SP2
Drawn By: C. COFFIN DATE: 02/20/2020
Checked By: J. COFFIN F.B. 938 PG. 78-79

CERTIFIED TO THE FOLLOWING ONLY:

SASHA RIPA
BRANNEN BANK
ALL PERFORMANCE TITLE, INC. / WESTCOR LAND TITLE INSURANCE COMPANY
PASTORE CUSTOM BUILDERS

DESCRIPTION:

LOT 2, BLOCK 318, UNIT 5, ROYAL HIGHLANDS, according to the Plat thereof as recorded in
Plat Book 12, Pages 45 - 59, inclusive of the Public Records of Hernando County, Florida.

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11320 HYDE STREET
Parcel KEY# 00719351**MAP OF SURVEY, BOUNDARY SURVEY
AND SITE PLAN FOR OUT BUILDINGS**ZONING PERMIT Zoned R1CTo be used as DET. GARAGEChecked By: CDG

ALERT: This project may require Federal,
State, or Local Authority permits. The applicant
is solely responsible for obtaining all permits
and authorizations from the responsible
authorities. The issuance of this permit does not
negate any other agency permit requirements.

NOTICE:

NO STRUCTURES, BUILDINGS, OR
IMPROVEMENTS CAN ENCROACH
OR BE CONSTRUCTED WITHIN
EASEMENTS

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02/18/2020
DATE OF
LAST FIELD WORK**ABBREVIATIONS LEGEND**

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AGL	Above Ground Level	FF	Furnished Floor	PRM	Permanent Reference Monument
ADP	Above Ground Pool	PH	Fire Hydrant	PT	Point of Tangency
ALUM	Aluminum	PIP	Found Iron Pipe	PWNT	Pavement
ASNS	Aluminum Shed No Slab	PFB	Found Iron Pipe	R/R	Right of Way
BLDG	Building	PFB	Found Iron Pipe	R/P	Reinforced Concrete Pipe
BM	Benchmark	PFB	Found Iron Pipe	R/S	Range
BWP	Barbed Wire Fence	PFB	Found Iron Pipe	R/PZ	Reduced Pressure Zone
C	Calculated from Record Information	PFB	Found Iron Pipe	R/W	Right of Way
C1	Curve #1	PFB	Found Iron Pipe	R/W	Right of Way
CATV	Cable Television Box	PFB	Found Iron Pipe	R/W	Right of Way
CB	Catch Basin	PFB	Found Iron Pipe	R/W	Right of Way
CBS	Concrete Block Structure	PFB	Found Iron Pipe	R/W	Right of Way
CE	Covered Entry	PFB	Found Iron Pipe	R/W	Right of Way
CLF	Chain Link Fence	PFB	Found Iron Pipe	R/W	Right of Way
CM	Concrete Monument	PFB	Found Iron Pipe	R/W	Right of Way
CMF	Corrugated Metal Pipe	PFB	Found Iron Pipe	R/W	Right of Way
CONC	Concrete	PFB	Found Iron Pipe	R/W	Right of Way
CP	Concrete Powerpole	PFB	Found Iron Pipe	R/W	Right of Way
CW	Concrete Walk	PFB	Found Iron Pipe	R/W	Right of Way
D	Dead	PFB	Found Iron Pipe	R/W	Right of Way
DI	Drop Inlet	PFB	Found Iron Pipe	R/W	Right of Way
DRA	Drainage Retention Area	PFB	Found Iron Pipe	R/W	Right of Way
DROW	Drainage Right-of-way	PFB	Found Iron Pipe	R/W	Right of Way
EB	Electric Box	PFB	Found Iron Pipe	R/W	Right of Way
EL	Elevation	PFB	Found Iron Pipe	R/W	Right of Way
EP	Edge of pavement	PFB	Found Iron Pipe	R/W	Right of Way
F	Derived from Field Measurement	PFB	Found Iron Pipe	R/W	Right of Way
FB	Field Book	PFB	Found Iron Pipe	R/W	Right of Way
F.C.P.	Found Capped Iron Pipe	PFB	Found Iron Pipe	R/W	Right of Way
F.C.R.	Found Capped Iron Rod	PFB	Found Iron Pipe	R/W	Right of Way
		PFB	Found Iron Pipe	R/W	Right of Way

CONTROL & CORNER LEGEND

○ Set 5/8" Iron Rod LB# 5232 □ Set 4" x 4" C.M. LS# 3882

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

OFFICE USE ONLY: C:\DRAWING\DWG\2020\20-58\20-58SP2.DWG LAST PLOTTED: 09/14/20

Flood Plane Certification: According to the F.I.R.M. Map, Community Panel: 12053C 0158 D Dated: 02-02-12 This property appears to be in Flood Zone "X" Base Flood Elevation: NONE Datum: N/A	REVISIONS BOUNDARY SURVEY & SITE PLAN TIE-IN SITE PLAN FOR OUT BUILDINGS	DATE 02/20/20 08/11/20 09/14/20
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FILE: 20-58.CR5

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