

CARDINAL SURVEYING
SERVICES OF FLORIDA INC



GRAPHIC SCALE IN FEET

MAP OF SURVEY

TYPE OF SURVEY: "BOUNDARY"

Section 01, Township 21 South, Range 17 East

Date of Survey (field measurements): 04/15/2025

NOTE: BASIS OF BEARINGS ESTABLISHED BETWEEN POINT
"A" AND POINT "B", BEARING = S 00°15'22" E

ABBREVIATIONS

A/C = AIR CONDITIONER PAD, C/S = CONC SLAB,
(C) = CALCULATED, (O) = DESCRIPTION, PC = POINT OF CURVATURE
E = CENTERLINE, ELEV = ELEVATION, RES = RESIDENCE, STY = STORY
CONC = CONCRETE, (F) = AS FIELD MEASURED, (R) = PER RECORD DEED
COL = COLUMN, (P) = PER RECORD PLAT, POB = POINT OF BEGINNING
COV = COVERED, FCM = FOUND CONC MONUMENT (# AS NOTED)
FIR = FOUND IRON ROD (SIZE & # AS NOTED), # = NUMBER
FOP = FOUND OPEN PIPE (SIZE & # AS NOTED)
FND = FOUND NAIL & DISK (# AS NOTED), FN = FOUND NAIL
SIR = SET 5/8" IRON ROD LB # 8400, SN&D = SET NAIL & DISC # 8400

SYMBOL LEGEND

- - INDICATES CORNER MONUMENT (TYPE, SIZE, NUMBER AS NOTED)
- ▲ - INDICATES NAIL & DISK (NUMBER AS NOTED)
- - INDICATES CONC. MONUMENT (SIZE & NUMBER AS NOTED)
- - - INDICATES EASEMENT (USE AND SIZE AS NOTED)

NOTES

- 1) THIS SURVEY IS NOT VALID UNLESS DISPLAYED AT THE NOTED SCALE.
- 2) THIS SURVEY ONLY VALID FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED.
- 3) DESCRIPTION IS PER CURRENT RECORD DEED UNLESS OTHERWISE NOTED AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
- 4) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AND OTHER MATTERS OF RECORD NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS. SURVEY WAS PREPARED ACCORDING TO DOCUMENTS PROVIDED BY CLIENT AND/OR SHOWN ON RECORD PLAT.
- 5) ENVIRONMENTAL JURISDICTIONAL AREAS, MEAN HIGH WATER LINE AND/OR RIPARIAN RIGHTS NOT SHOWN UNLESS NOTED.
- 6) UNDERGROUND IMPROVEMENTS, IRRIGATION SYSTEMS NOT SHOWN.
- 7) ROOF OVERHANGS AND/OR EAVES NOT SHOWN UNLESS NOTED.
- 8) IF THIS SURVEY IS TO BE USED FOR NEW CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CLIENT TO FURNISH CORRECT DATA FOR PLACEMENT OF PROPOSED IMPROVEMENTS.
- 9) ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 10) FIELD MEASUREMENTS IN ACCORDANCE WITH THE U.S. STANDARD FEET.
- 11) THIS SURVEY IS VALID ONLY FOR NOTED EXPECTED USE OF SURVEY.
- 12) ROAD RIGHT-OF-WAYS SHOWN ON THIS SURVEY ARE PER PLAT RECORDED IN PLAT BOOK AND PAGE AS SHOWN IN DESCRIPTION UNLESS NOTED OTHERWISE.

FLOOD ZONE NOTE: THIS LOT APPEARS TO LIE WITHIN FLOOD ZONE AE/1X COMMUNITY PANEL #12053C00411 EFFECTIVE DATE 01/15/2021 FLOOD ELEVATION = 9.7 FEET. FLOOD ZONE NOTE IS NOT TO BE RELIED ON FOR NEW CONSTRUCTION. CONTACT PROPER AGENCY FOR FINAL DETERMINATION.

FOR THE BENEFIT OF:

BRIAN COLON
SUZANNE COLON

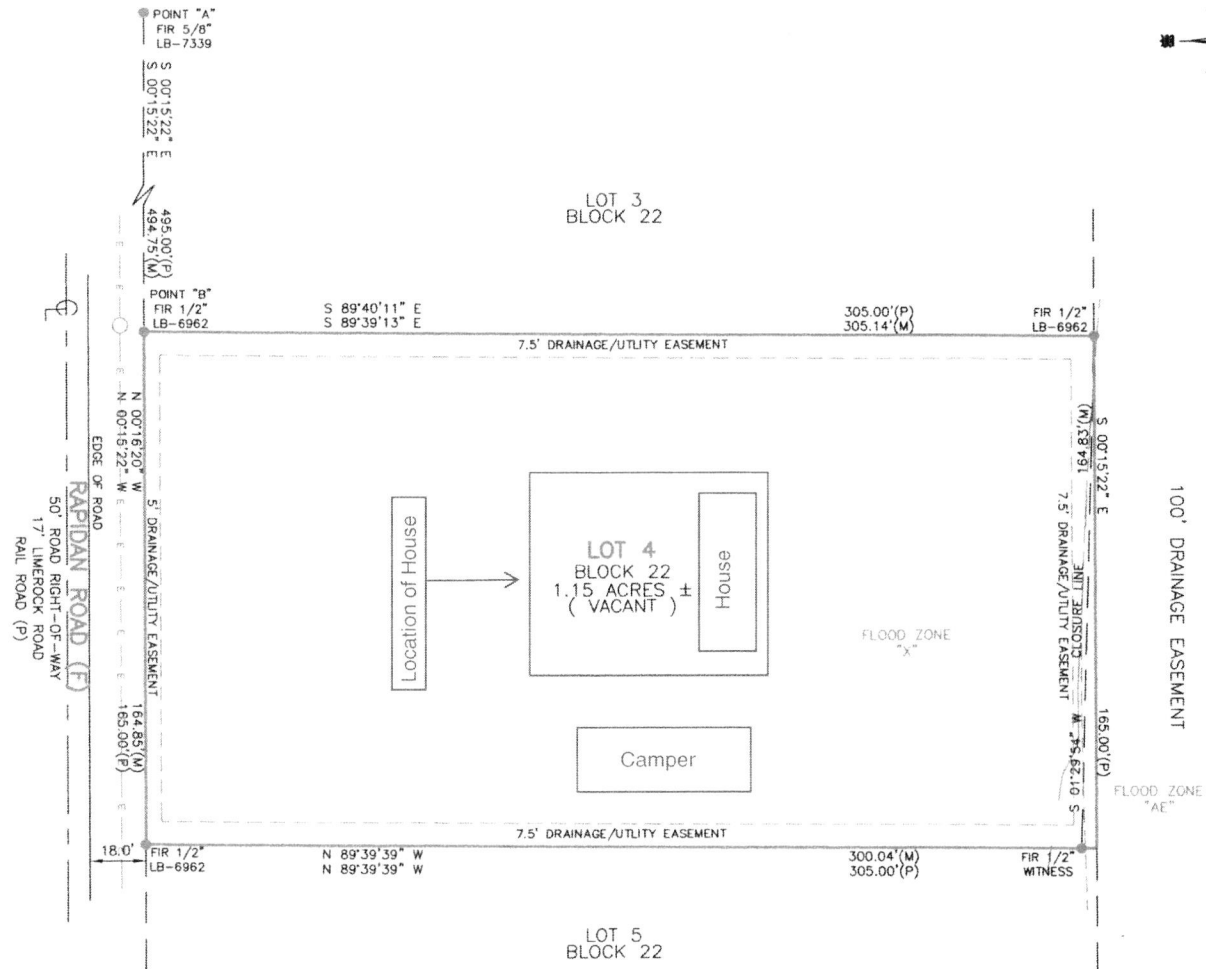
DAVID T. YORK 4-17-25

DAVID T. YORK, FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NUMBER 5875.
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER.
2401 GRAND BOULEVARD, HOLIDAY, FLORIDA 34690
PHONE #: (727) 859-9313, (813) 995-9850

WORK ORDER NUMBER: 25168

LEGAL DESCRIPTION:
LOT 4, BLOCK 22, ROYAL HIGHLANDS UNIT 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE(S) 43 THROUGH 59, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

ASSUMED



APPROXIMATE FEMA FLOOD ZONE LINE

UTILITY POLE
TOP OF BANK
OVERHEAD ELECTRIC LINES