

## CARDINAL SURVEYING SERVICES OF FLORIDA INC

0 40 80 120



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

**ABBREVIATIONS**

AIR CONDITIONER PAD, C/S = CONC SLAB,  
 CALCULATED, (D) = DESCRIPTION, PC = POINT OF CURVATURE  
 ENTHALPY, (E) = ENTHALPY, RES = RESERVE, STY = STORY  
 CONCRETE, (FC) = AS FIELD MEASURED, (R) = PER RECORD DEED  
 COLUMN, (P) = PER RECORD PLAT, POB = POINT OF BEGINNING  
 COVERED, FCM = FOUND CONC MONUMENT (# AS NOTED)  
 QUND IRON ROD (SIZE & # AS NOTED), # = NUMBER  
 FOUND OPEN PIPE (SIZE & # AS NOTED), FN = FOUND NAIL  
 FOUND NAIL & DISK (# AS NOTED), SNAD = SET NAIL & DISC  
 SET 5/8" IRON ROD LB #8400 SNAD = SET NAIL & DISC B400

**SYMBOL LEGEND**

- - INDICATES CORNER MONUMENT (TYPE, SIZE, NUMBER AS NOTED)
- ▲ - INDICATES NAIL & DISC (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, EASES, MEAN HIGH HIGH WATER LINE AND ORIGIN OF CURIOSITY NOT DELETED.  
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) THIS SURVEY IS MEASURED IN ACCORDANCE WITH THE U.S. STANDARD FEET. THIS SURVEY IS VALID ONLY FOR NOTED EXPECTED USE OF SURVEY.  
12) ROAD RIGHT-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 A(X).  
COMMUNITY PANEL #1205300411. EFFECTIVE DATE 04/15/2021. 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

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

2401 GRAND BOULEVARD, HOLIDAY, FLORIDA 34690  
PHONE #: (727) 859-9313, (813) 995-9850

WORK ORDER NUMBER: 25168

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.

