# MAP OF SURVEY - BOUNDARY SURVEY
## AND SITE PLAN

SITE PLAN PENDING APPROVAL
BY COUNTY BUILDING DEPT.


COFFIN & McLEAN ASSOC., INC.
Professional Land Surveying
3701 Commercial Way
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(352) 683-5993 FAX (352) 683-9156

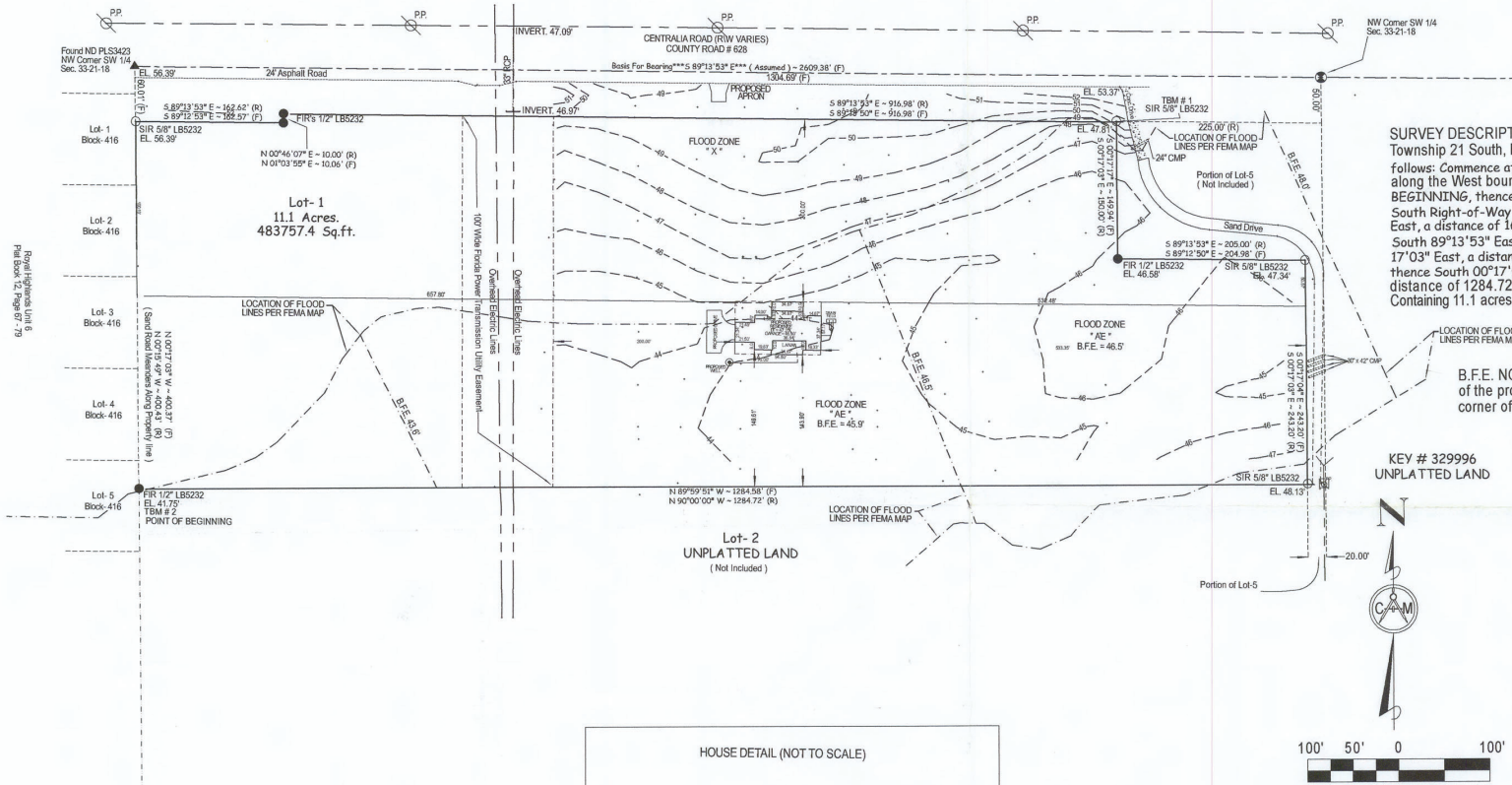

| | | | |
|---|---|---|---|
| Party Chief: | C. Coffin | W.O. | 21 - 442SP |
| DrawrBy: | J. Coffin | DATE OF MAP: | 07-28-21 |
| Checked By: | J. Coffin | F.B. 967 PG. | 24 - 25 |

CERTIFIED TO THE FOLLOWING ONLY:
EMMANUEL ORTIZ
LYDIA DIAZ

DESCRIPTION:
SEE DESCRIPTION BELOW:

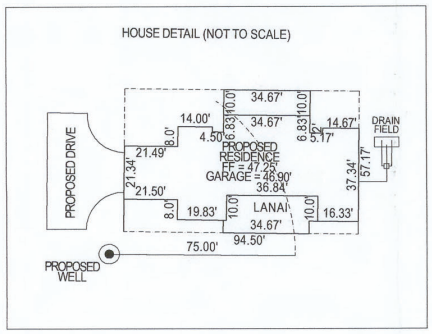
SECTION: 33 TWP. 21 S RANGE: 18 E

PROPERTY ID, KEY # 1245520
PHYSICAL ADDRESS 12600 CENTRALIA ROAD




SURVEY DESCRIPTION: LOT 1, A portion of the West 1\2 of the Southwest 1/4 of Section 33, Township 21 South, Range 18 East, Hernando County, Florida, being more particularly described as follows: Commence at the Southwest corner of said Section 33, thence North 00°15'49" West along the West boundary of said Southwest 1\4, a distance of 2360.85 feet to the POINT OF BEGINNING, thence continue North 00°15'49" West, a distance of 400.43 feet to a point on the South Right-of-Way of Centralia Road; thence along said South Right-of-Way line South 89°13'53" East, a distance of 162.62 feet; thence North 00°46'07" East, a distance of 10.00 feet; thence South 89°13'53" East, a distance of 916.98 feet; thence leaving said Right-of-Way line South 00° 17'03" East, a distance of 150.00 feet; thence South 89°13'53" East, a distance of 205.00 feet; thence South 00°17'03" East, a distance of 243.20 feet; thence North 90°00'00" West, a distance of 1284.72 feet to the POINT OF BEGINNING. Containing 11.1 acres more of less.

B.F.E. NOTE: The B.F.E. shown hereon is prorated between B.F.E of 43.60' West of the proposed residence and B.F.E. 45.50' East of proposed residence. The Northeast corner of the residence is the corner used to prorate said B.F.E. of 45.90'.




POINT OF COMMENCEMENT
FCM 4" x 4" Plain
FIP 2" Capped 0.30' East
SW Corner SW 1/4
Sec. 33-21-18

## ABBREVIATIONS LEGEND

A/C Air Conditioner
ADS Advanced Drainage System
AGL Above Ground Level
AGP Above Ground Pool
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
CATV 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
CMP Corrugated Metal Pipe
CONC Concrete
CP Carport
CPP Concrete Powerpole
CP&D Concrete Pool & Deck
CR County Road
CW Concrete Walk
D (RED) D.C. Johnson & Assc.
DI Drop Inlet
DL Decorative Ledge
DRA Drainage Retention Area
DROW Drainage Right-of-way
DW Decorative Window
DWL Decorative Wall
EB Electric Box
EL Elevation
EOL Edge of Limerock Road
EOP Edge of pavement
F Derived From Field Measurement
FB Field Book
FC Fence Corner
FCIP Found Capped Iron Pipe
FCIR Found Capped Iron Rod
FCM Found Concrete Monument
FE Fence End
FF Finished Floor
FH Fire Hydrant
FIP Found Iron Pipe
FIR Found Iron Rod
FL Fence Line
FMN&D Found Mag Nail & Disk
FND. Found
FPK&D Found PK Nail & Disk
FR Florida Room
GP Gas Pole
GW Guy Wire
HCB Handicap Parking Sign
HWF Hog Wire Fence
IGV Irrigation Valve box
INV Invert
L+1 Line #1
LB Land Surveyor Business
LP Light Pole
LS Land Surveyor
MES Mitered End Section
MH Manhole
MOL More or Less
MP Meter Pole
NTS Not to Scale
NAVD North American Vertical Datum
NCF No Climb Fence
NGVD National Geodetic Vertical Datum
OE Overhead Electric Wire
OR Official Record
OTV Overhead Television Wire
OTW Overhead Telephone Wire
PB Plat Book
PE Plat Error
PC Point of Curvature
PCC 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
PVMT Pavement
R Record Plat or Deed
SCC Steinforced Concrete Pipe
RNG Range
RNS Roof No Slab
ROS Roof over Slab
ROW Roof over Wingwall
RPZ Reduced Pressure Zone
R/W Right of Way
SCE Screened Covered Entry
SEC Section
SECP Screened Enclosed Concrete Pool
SEFP Screened Enclosed Fiberglass Pool
SES Screened Enclosed Shed
SEVP Screened Enclosed Vinyl Pool
SFR Sheets Over Frame Residence
SIR 5/8" Iron Rod LB#5232
SIS Sewer in Street
SP Screen Porch
SR State Road
SROS Suspended Roof Over Slab
STA Station
STY Story
SUB Subdivision
SVE Screen & Vinyl Enclosure
TBM Temporary Bench Mark
TOB Top of Bank
TOE Top of Slope
TRANS Transformer
TWP Township
TYP Typical
UGPS Underground Power Service
VF Vinyl Fence
WDF Wood Fence
WFSNS Wood Frame Shed No Slab
WFSOS Wood Frame Shed On Slab
WM Water Meter
WO Work order
WPF Wood Rail Fence
WV Water Valve
YL Yard lamp

## SURVEYOR NOTES

1. Survey based on the description furnished by the client and without benefit of a title search.
2. 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 ** next to the bearing.
3. Underground utilities and improvements not located or shown.
4. There are no visible encroachments unless shown hereon.
5. The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.
6. Fences located near the property line are not to scale. The distances shown as ties to said fences are correct.
7. The distances shown hereon as ties to existing occupation are at right angles to subject property line.
8. Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon.
9. The property shown heron 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.
10. Prior to construction and/or reliance on Flood Zone Note, the County Building Department should be contacted for verification of Flood Zone.
11. All easements shown hereon are for drainage and/or utilities unless shown otherwise.
12. The property shown heron is subject to Reservations, Restrictions, and Easements of Record and not of Record.
13. 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 61G17-6) 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
Professional Surveyor and Mapper
Florida Registration # 3882
Coffin & McLean Associates, Inc. LB #5232

8-19-21
Date of Last Field Work

## CONTROL & CORNER LEGEND

- ● Found FIR 1/2" LB5232
- ⊙ Found ____
- ◉ Found ____
- □ Set 4" x 4" C.M. LB# 5232
- ○ Set 5/8" Iron Rod LB# 5232
- ▣ Found ____
- ■ Found ____
- ▲ Found ____
- ⁂ Found ____
- △ Set ____

Elevations shown refer to: ☐ NGVD 1929 ☒ NAVD 1988 ☐ ASSUMED

Flood Plane Certification:
According to the F.I.R.M.
Map Community Panel
12053C 0157 D Dated: 02-02-12
The property appears to be
Flood Zone(s) "X & AE" and
the Base Flood Elevation is 45.90'
NAVD 1988 DATUM.

| REVISIONS | DATE |
|---|---|
| Boundary Survey | 08-17-21 |
| Added Contour Lines | 8/19/21 |
| SITE PLAN | 8/23/21 |
| MOVE HOUSE S. & E. | 3/16/23 |

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

File : 21 - 442.CR5

FILE : C:\Drawing\2021\400\21-442\21-442SP.DWG Last Date Plotted : 03-16-23