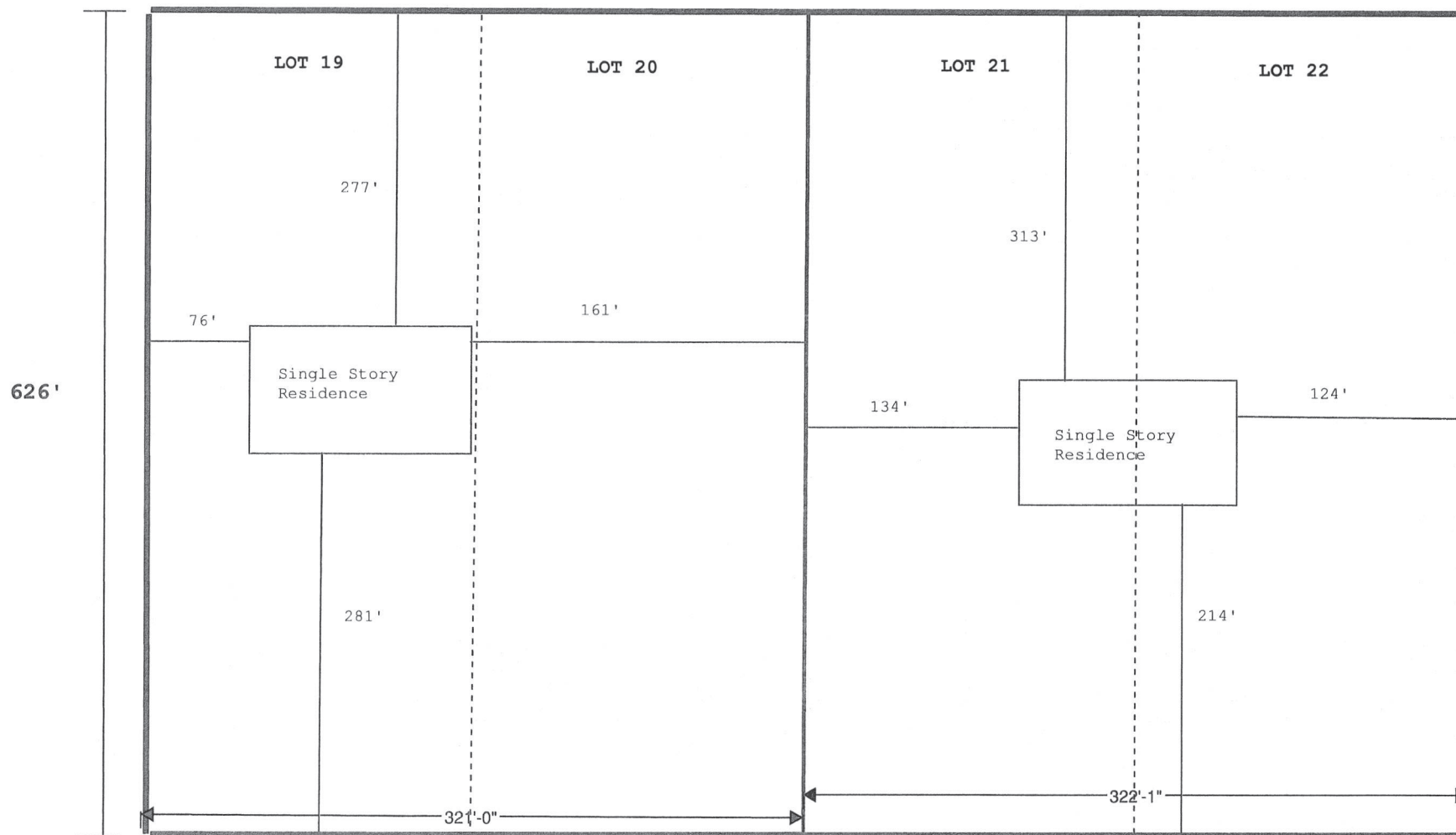


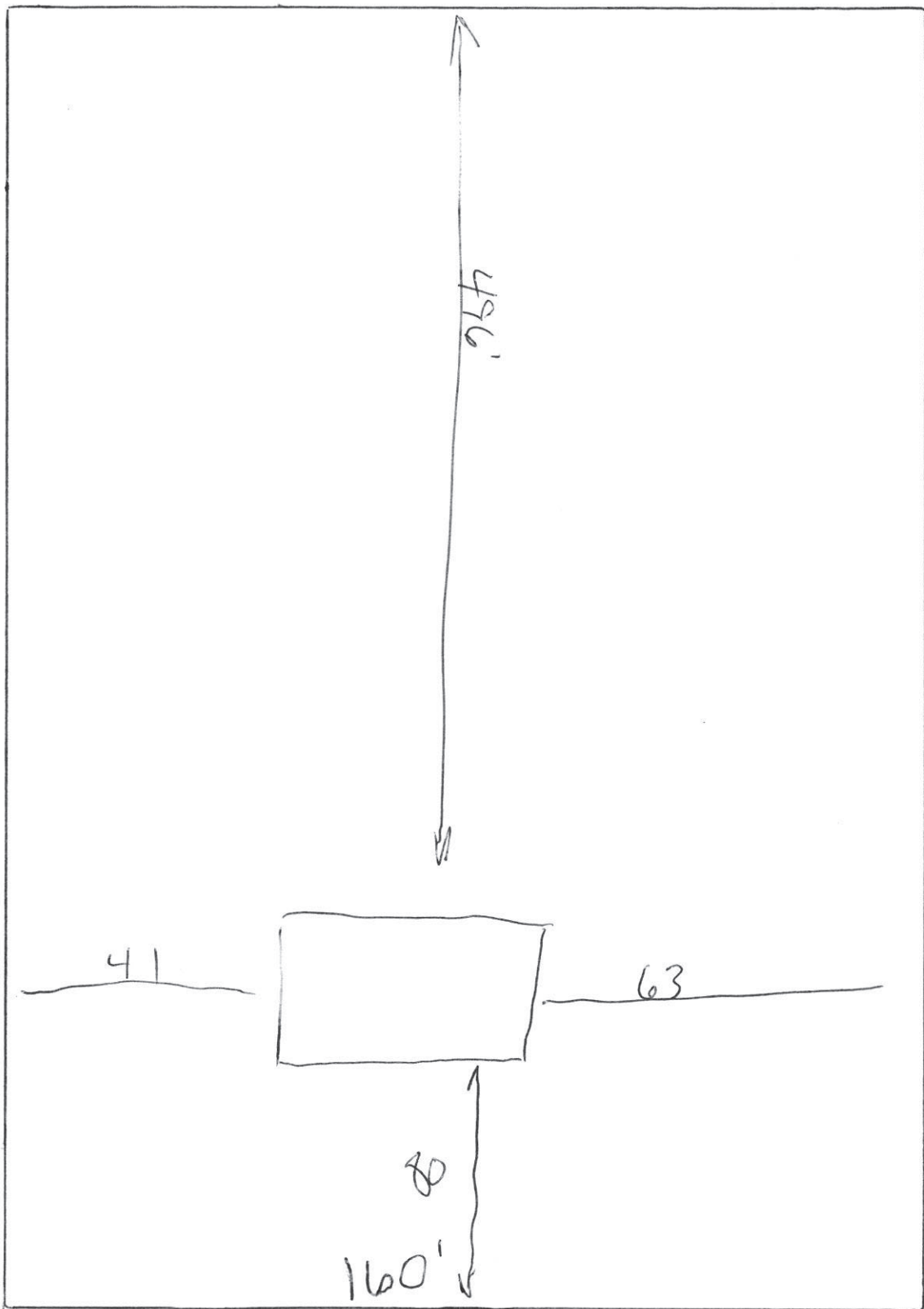
13195 SENECA RD

13223 SENECA RD



SENECA RD 50' R/W

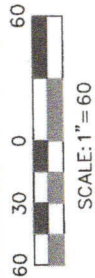
13359 SENECA RD (73636)



SENECA RD.

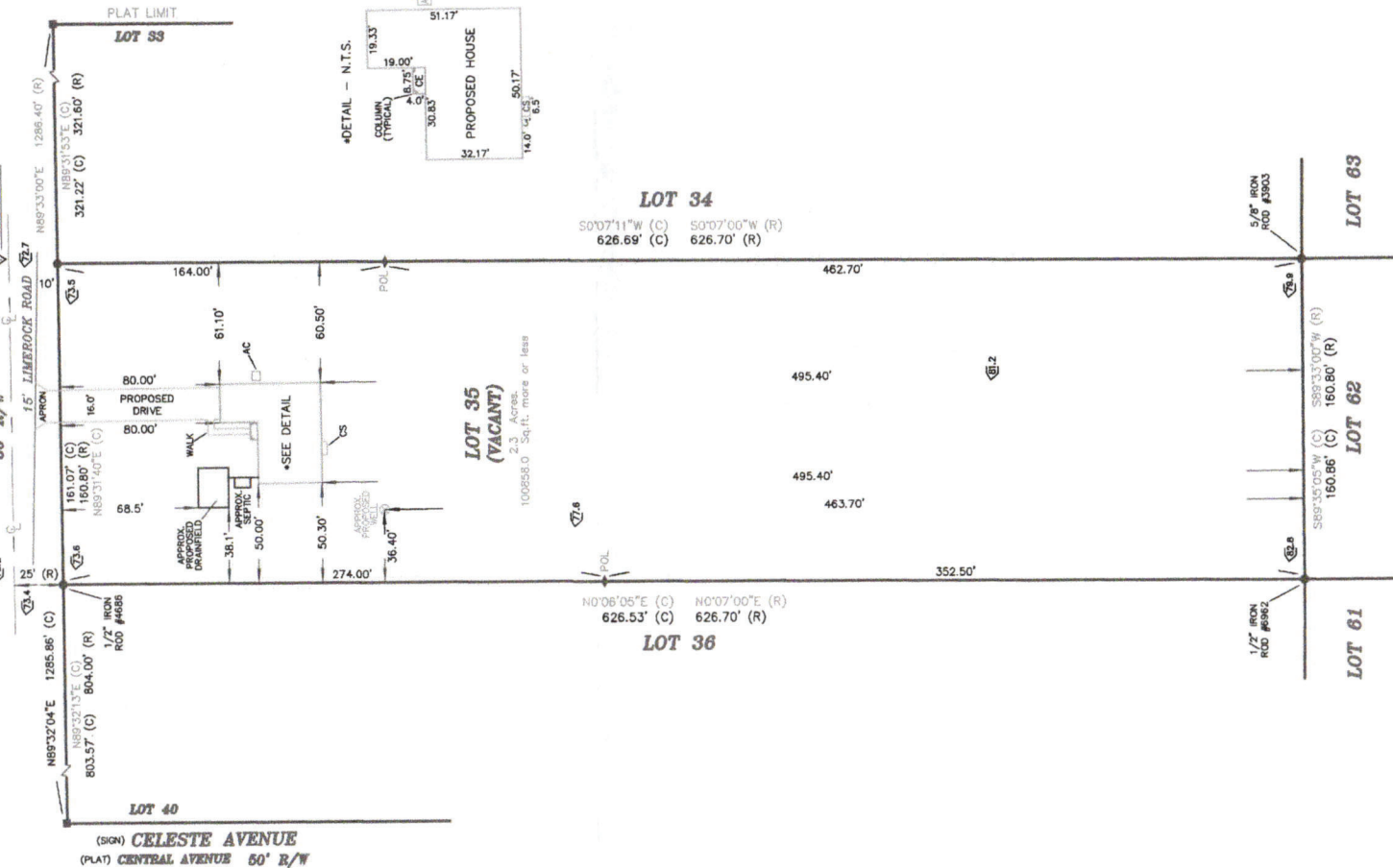
MAP OF SURVEY - BOUNDARY SURVEY
AND TOPOGRAPHIC SURVEY (SITE PLAN)
PROPERTY ADDRESS: SENECA ROAD

SITE PLAN PENDING APPROVAL
FROM BUILDING DEPARTMENT



S89°33'00"W
BASIS OF BEARINGS ALONG NORTH LINE SEC. 21-21-18
A.K.A. NORTH BOUNDARY OF PLAT

SENECA ROAD
60' R/W



(SIGN) CELESTE AVENUE
(PLAT) CENTRAL AVENUE 60' R/W

DENNIS V. MOYLAN, P.S.M.
LAND SURVEYS
5342 Birchwood Road
Spring Hill, FL 34608
(352) 684-5450 FAX (352) 684-9955

Party Chief: D. MOYLAN W.O. 23-015 (1)
Drawn By: J. CALLERI DATE: 01/30/2023
Checked By: D. MOYLAN F.B. 129 PG. 77

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 55-107, 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.

DENNIS V. MOYLAN
Professional Surveyor & Mapper
Florida Registration # 6115

Digitally signed by DENNIS V. MOYLAN
Date: 2023.01.30 16:11:48 -0500
6115
01/30/2023

STATE OF FLORIDA
DATE OF FIELD WORK

CERTIFIED TO THE FOLLOWING ONLY:
RYAN METTLER
BRANNEN BANK
CHELSEA TITLE OF THE NATURE COAST, INC.
CHICAGO TITLE INSURANCE COMPANY
GCLS CONTRACTING INC.

DESCRIPTION:
LOT 35, COUNTRY ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 83, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

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

LEGEND: A complete list of abbreviations used in this survey are shown on the back of this page.

● Found <u>5/8"</u> Iron Rod <u>PLAIN</u>	Elevations Show Refer to:
○ Found <u>1/2"</u> Iron Rod	<input type="checkbox"/> NAVD '88 or <input checked="" type="checkbox"/> Assumed Datum.
○ Set <u>1/2"</u> Iron Rod # <u>6115</u>	REVISIONS
⊗ Found <u>4"</u> Iron Pipe	DATE
■ Found <u>4"x4"</u> C.M. <u>PLAIN</u>	SITE PLAN
▲ Found <u>4"</u> Nail	02/20/2023
□ Set <u>4" x 4"</u> C.M. # <u>6115</u>	
△ Set Nail & Disk # <u>6115</u> in Red	

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

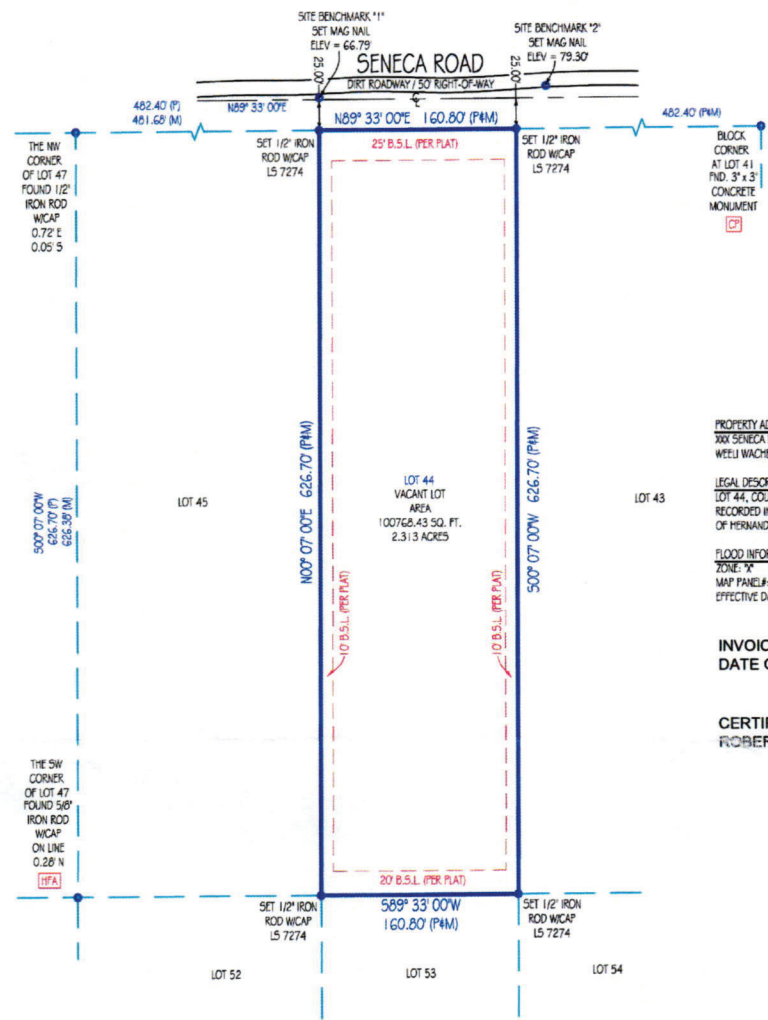
TYPE OF SURVEY:
 BOUNDARY CONSTRUCTION CONDOMINIUM
 ALTA/NSPS TOPOGRAPHIC SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):
 construction boundary survey

BEARING REFERENCE:
 CENTER LINE OF SENECA ROAD AS N 89°33'00" E
 ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
 (MAY NOT SHOW LATEST IMPROVEMENTS)
 (NOT-TO-SCALE)



PROPERTY ADDRESS:
 300 SENECA ROAD,
 WELLS WACHEE, FL 34614

LEGAL DESCRIPTION:
 LOT 44, COUNTRY ESTATES, ACCORDING TO THE PLAT THEREOF,
 RECORDED IN PLAT BOOK 5, PAGE(S) 83, OF THE PUBLIC RECORDS
 OF HERNANDO COUNTY, FLORIDA.

FLOOD INFORMATION:
 ZONE: X
 MAP PANEL#: 12053C0044D
 EFFECTIVE DATE: 02/02/2012

INVOICE NUMBER: 159467-CW
DATE OF FIELD WORK: 12/20/2022

CERTIFIED TO
ROBERT J. MESTLER & RHONDA MESTLER

***CP* = CONTROLLING POINT (POINT OF ROTATION) *HFA* = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO**

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- 10' BUILDING SETBACK LINE ALONG WESTERLY AND EASTERLY BOUNDARY LINES OF SUBJECT LOT. - 20' BUILDING SETBACK LINE ALONG SOUTHERLY BOUNDARY LINE OF SUBJECT LOT.
 - 25' BUILDING SETBACK LINE ALONG NORTHERLY BOUNDARY LINE OF SUBJECT LOT.

This survey has been issued by the following Landtec Surveying office: 700 West Hillsboro Boulevard, Suite 4-100 Deerfield Beach, FL 33441 Office: (561) 367-3587 Fax: (561) 465-3145 www.Landtecsurvey.com	ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING): A - Aerial Photostitch CD - CLEARCUT CA - CENTRAL ANGLE CTV - CABLE TV RISER CR - CALCULATED FROM FIELD RECORD CH - CHORD BEARING CC - CALCULATED FROM RECORD CE - EASEMENT	B - ORIENTED - ELEVATION P - PLAT PC - POINT OF CURVE POC - POINT OF COMPOUND CURVE PVI - POINT OF INTERSECTION PFI - POINT OF BEGINNING RECORD POC - POINT OF COMMENCEMENT RECORD PIP - POOL PUMP	M - MEASURED CHC - OVERHEAD CABLE CTR - QUARTER R - RADIUS RING - RANGE SEC - SECTION TR - TELEPHONE RISER TWP - TOWNSHIP UE - UTILITY EASEMENT UP - UTILITY POLE	MW - WATER METER WV - WATER VALVE W - WELL CL - CENTER LINE P - PARTY WALL A - AIR CONDITIONER S - SEPTIC LID X - ELEV. SHOT	SYMBOLS & SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE: U - UTILITY POLE L - LIGHT POLE C - CATCH BASIN H - FIRE HYDRANT M - MANHOLE W - WATER VALVE WM - WATER METER	LINE TYPES: BOUNDARY BUILDING EASEMENT CHAIN LINK FENCE WOOD FENCE PLASTIC FENCE OVERHEAD CABLE
	GENERAL NOTES: 1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED. 2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFERENCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE. 3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES. 4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN ENLARGED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS. 5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN. 6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) 1988 OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988 AS SHOWN ABOVE. 7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE. 8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAND DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #7274.					

HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 54-17.001 & 54-17.002 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 47.201, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 54-17.002, PURSUANT TO SECTION 47.203, FLORIDA STATUTES.

Elevations, if shown:
 Benchmark: GPS Observation
 Benchmark Elev.: _____
 Benchmark Datum: N.A.V.D.88
 Elevations on Drawing are in:
 N.G.V.D.29 N.A.V.D.88

Digitally signed by Pablo A Alvarez
 DN: cn=US, o=Florida, dnQualifier=A0141000000184E2C
 DID79B0008B98, cn=Pablo A Alvarez
 Date: 2022.12.22 13:50:54 -05'00'

DATE: 12-22-2022
 PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Job No: 159467-CW Date of Field Work : 12/20/2022 Drawn by: I. M.

LANDTEC
 SURVEYING
 and PIER

LICENSED BUSINESS NO. 8507