SEC 17 TWP 23 S. RNG 19 E. SCALE 1"=60'

NOTES

1.) NUMBERS SHOWN IN PARENTHESIS INDICATE ASSUMED ELEVATIONS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. (10.00) DENOTES ELEVATION IN FEET ABOVE SEA LEVEL.

2.) UNDERGROUND INSTALLATIONS OR IMPROVEMENTS INCLUDING BUILDING FOUNDATIONS HAVE NOT BEEN LOCATED, EXCEPT AS SHOWN HEREON.

3.) THE PROPERTY SHOWN HEREON MY 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.

4.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY BESUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND OTHER MATTERS OF RECORD.

5.) PRIOR TO THE CONSTRUCTION AND/OR RELIANCE ON THE FLOOD ZONE NOTE, THE BUILDING DEPARTMENT SHOULD BE CONTACTED FOR VERIFICATION OF FLOOD ZONE.

6.) PROPOSED BUILDING DIMENSIONS NOT TO BE RELIED UPON FOR USE DURING CONSTRUCTION PHASES.

7.) ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND/OR UTILITIES UNLESS SHOWN OTHERWISE.

8.) ANGLES, BEARINGS, AND/OR DISTANCES DEPICTED HEREON ARE DESCRIBED AND MEASURED UNLESS SHOWN OTHERWISE.

9.) THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND CERTIFIES TO THE DATE OF FIELD WORK AND NOT THE SIGNATURE DATE.

10.) THIS SURVEY OR SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.

11.) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

12.) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.

13.) BEARING MERIDIAN ESTBLISHED FROM THE EASTERLY RIGHT OR WAY LINE OF STATION BOULEVARD IN REFERENCE TO DATA SHOWN IN DESCRIPTION AS N00°12'39"E.

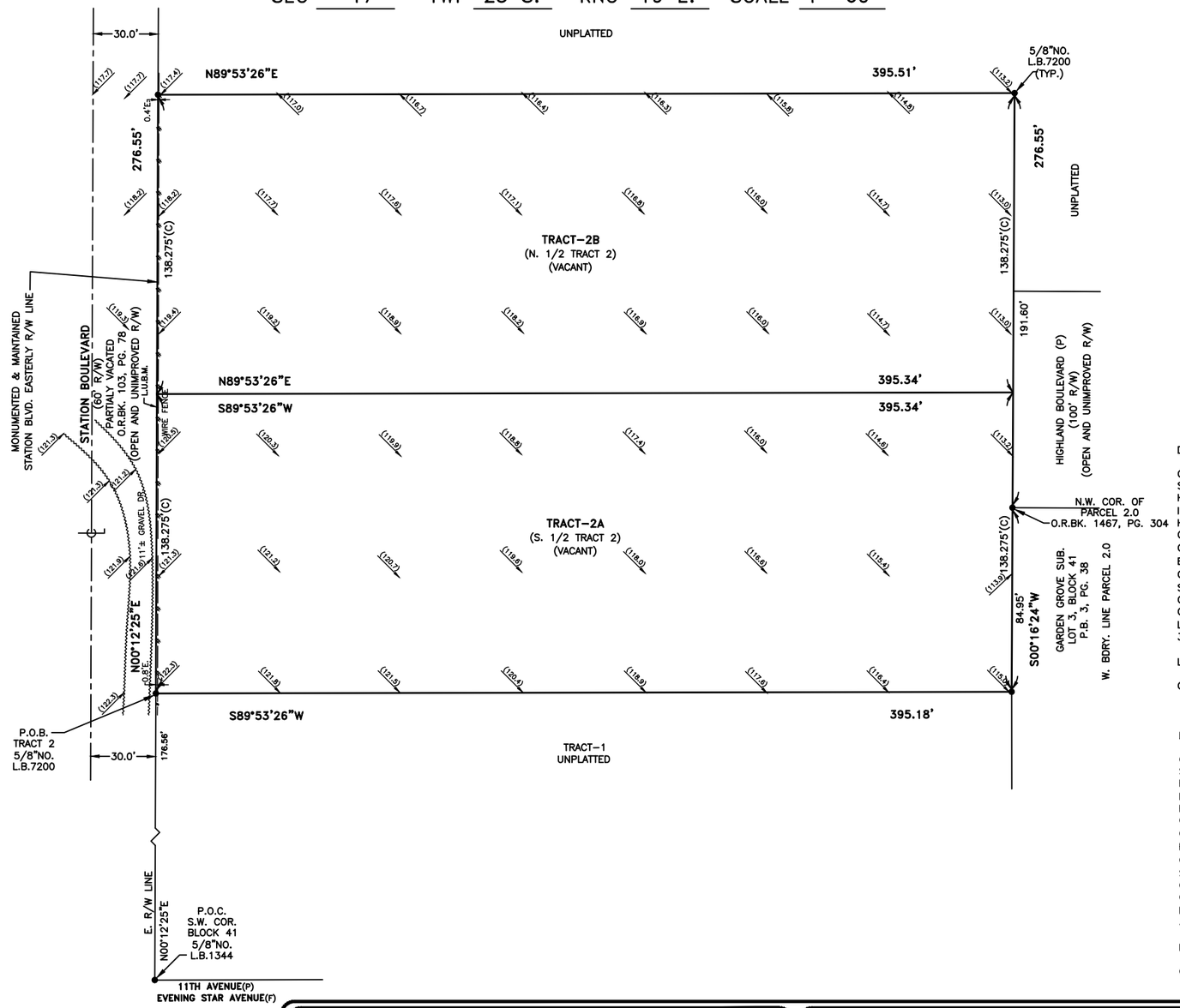
ELEVATION NOTE:

ELEVATIONS SHOWN ON THIS SURVEY ESTABLISHED FROM MULTIPLE G.P.S. OBSERVATIONS USING THE FLORIDA PERMANENT REFERENCE NETWORK, GEOID 18.

DESCRIPTION: TRACT 2 (PARENT TRACT)

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 41 OF GARDEN GROVE SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 38 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE INTERSECTION OF EVENING STAR AVENUE AND STATION BOULEVARD, (STATION BOULEVARD HAVING A 60 FOOT WIDE RIGHT-OF-WAY PER PARTIAL ROAD VACATION RECORDED IN OFFICIAL RECORDS BOOK 103, PAGE 78 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA), THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF STATION BOULEVARD RUN N00°12'25"E, 176.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N00°12'25"E, 276.55 FEET; THENCE S89°53'26"W, 395.51 FEET; THENCE S00°16'24"W, 191.60 FEET TO THE NORTHWEST CORNER OF PARCEL 2.0 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1467, PAGE 304 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID PARCEL 2.0, RUN S00°16'24"W, 84.95 FEET; THENCE S89°53'26"W, 395.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.5 ACRES MORE OR LESS.



LEGEND

- ○ SET 1/2" IRON ROD (NO. L.B. 8340)
- ● FOUND IRON ROD (SIZE AND NO. AS NOTED)
- ⊙ FOUND IRON PIPE (SIZE AND NO. AS NOTED)
- FOUND NAIL AND DISK (SIZE AND NO. AS NOTED)
- SET DISK (1-1/4" NO. L.B. 8340 UNLESS OTHERWISE NOTED)
- ■ FOUND CONC. MONUMENT (4"X4" UNLESS OTHERWISE NOTED)
- FOUND NAIL
- ⊗ FOUND "X" CUT
- △ SET WOODEN HUB
- NOT TO SCALE

DESCRIPTION: TRACT 2A (SOUTH 1/2 OF TRACT 2)

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 41 OF GARDEN GROVE SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 38 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE INTERSECTION OF EVENING STAR AVENUE AND STATION BOULEVARD, (STATION BOULEVARD HAVING A 60 FOOT WIDE RIGHT-OF-WAY PER PARTIAL ROAD VACATION RECORDED IN OFFICIAL RECORDS BOOK 103, PAGE 78 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA), THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF STATION BOULEVARD RUN N00°12'25"E, 176.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N00°12'25"E, 276.55 FEET; THENCE S89°53'26"W, 395.51 FEET; THENCE S00°16'24"W, 191.60 FEET TO THE NORTHWEST CORNER OF PARCEL 2.0 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1467, PAGE 304 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID PARCEL 2.0, RUN S00°16'24"W, 84.95 FEET; THENCE S89°53'25"W, 395.18 FEET TO THE POINT OF BEGINNING.

LESS THE NORTH 1/2 (138.275 FEET) OF THE PREVIOUSLY DESCRIBED TRACT 2.

CONTAINING 1.25 ACRES MORE OR LESS.

DESCRIPTION: TRACT 2B (NORTH 1/2 OF TRACT 2)

COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 41 OF GARDEN GROVE SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 38 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE INTERSECTION OF EVENING STAR AVENUE AND STATION BOULEVARD, (STATION BOULEVARD HAVING A 60 FOOT WIDE RIGHT-OF-WAY PER PARTIAL ROAD VACATION RECORDED IN OFFICIAL RECORDS BOOK 103, PAGE 78 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA), THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF STATION BOULEVARD RUN N00°12'25"E, 176.56 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N00°12'25"E, 276.55 FEET; THENCE S89°53'25"W, 395.51 FEET; THENCE S00°16'24"W, 191.60 FEET TO THE NORTHWEST CORNER OF PARCEL 2.0 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1467, PAGE 304 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE WEST LINE OF SAID PARCEL 2.0, RUN S00°16'24"W, 84.95 FEET; THENCE S89°53'25"W, 395.18 FEET TO THE POINT OF BEGINNING.

LESS THE SOUTH 1/2 (138.275 FEET) OF THE PREVIOUSLY DESCRIBED TRACT 2.

CONTAINING 1.25 ACRES MORE OR LESS.

BOUNDARY SURVEY

ABBREVIATIONS

F=FIELD	STY.=STORY	PG.=PAGE	POR. = PORTION
P=PLATTED	FL.=FLOOR	P.B.=PLAT BOOK	P.C.=POINT OF CURVATURE
M=MEASURED	EL.=ELEVATION	APP.=APPROXIMATE	P.I.-POINT OF INTERSECTION
D=DESCRIBED	RES.=RESIDENCE	N/N=NO NUMBER	P.O.B.=POINT OF BEGINNING
C=CALCULATED	GAR.=GARAGE	W/C=WITNESS CORNER	P.R.M.=PERMANENT REFERENCE MOMUMENT
NO.=NUMBER	COV.=COVERED	C/L=CLOSURE LINE	P.C.P.=PERMANENT CONTROL POINT
SEC.=SECTION	BLDG.=BUILDING	R/P=REFERENCE POINT	F.F.E.=FINISHED FLOOR ELEVATION
TWP.=TOWNSHIP	COL.=COLUMN	R/W=RIGHT-OF-WAY	O.R.BK.=OFFICIAL RECORD BOOK
RNG.=RANGE	CONC.=CONCRETE	M/S=METAL SHED	L.S.=LAND SURVEYOR
COR=CORNER	C.B.=CONCRETE BLOCK	C/S=CONCRETE SLAB	L.B.=LAND SURVEYOR BUSINESS
BRNG.=BEARING	C.L.F.=CHAIN LINK FENCE	C/W=CONCRETE WALK	L.U.B.M.=LINE USED FOR BEARING MERIDIAN
TYP.=TYPICAL	B.M.=BENCHMARK	C/D=CONCRETE DRIVE	P.S.M.=PROFESSIONAL SURVEYOR AND MAPPER
CT. = COURT	ENC.=ENCROACHMENT	W/F=WOOD FENCE	L.H.S.M.=LOWEST HORIZONTAL STRUCTURAL MEMBER
AVE.=AVENUE	BDRY.=BOUNDARY	S/P=SCREEN PORCH	E.O.P.=EDGE OF PAVEMENT
DR.=DRIVE	WD.FM.=WOOD FRAME	A/C=AIR CONDITIONING	O.H.P.L.-OVER HEAD POWER LINE
ST.=STREET	BLVD.=BOULEVARD	℄=CENTERLINE	W.P.P.=WOOD POWER POLE
LA.=LANE	CIR.=CIRCLE	G.W.=GUY WIRE	E/T=ELECTRIC TRANSFORMER
	T.O.S.=TOE OF SLOPE	T.O.B.=TOP OF BANK	

DJT LAND SURVEYING LLC (L.B.8340)
PHONE (352) 942-7833 / EMAIL: DONT6505@GMAIL.COM
8017 FOLKSTONE STREET BROOKSVILLE, FL. 34613

THE EXISTING RESIDENCE AND/OR THE BUILDABLE LOT AREA APPEARS TO BE IN "X" FLOOD ZONE ON THE NATIONAL FLOOD MAP NO. 12053C0269 D COMMUNITY PANEL NO. HERNANDO CO. UNINC. 120110 DATED 02/02/12 THE BASE FLOOD ELEVATION IS SHOWN TO BE N/A FEET.

SENT TO AND CERTIFIED FOR:

DREAM CUSTOM HOMES

CREW CHIEF: D.J.T. NOTES FILED: SUBFILE

DRAWN BY:	K.W.B.
CHECKED BY:	D.J.T.
DATE:	10/31/23
ORDER NO.	23-173
MAP NO.	B-25318-2

CERTIFICATION NOT VALID AFTER 90 DAYS FROM DATE OF SURVEY OR UPDATE

DATE	UPDATES AND/OR REVISIONS
01/30/25	ADD ELEVATIONS

CERTIFICATION

DONALD J. TRUCKENBROD LICENSE NUMBER 6505 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Digitally signed by DONALD J TRUCKENBROD
Date: 2025.02.12 10:35:10 -05'00'

DONALD J. TRUCKENBROD P.S.M. NO. 6505
NOT VALID WITHOUT DIGITAL SEAL