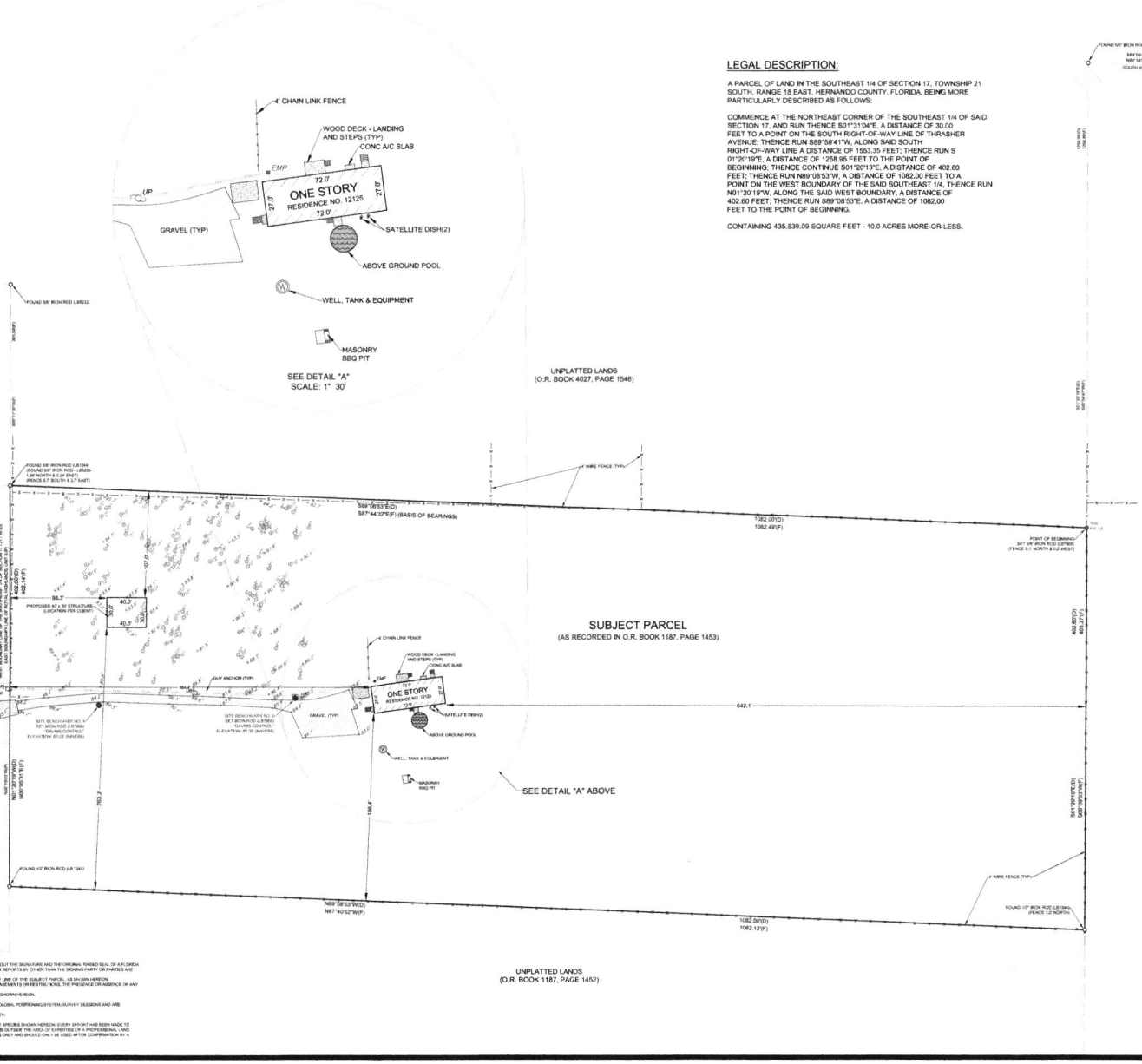
GRID NORTH

50' 0 25' 50'

SCALE: 1" = 50'

LEGEND

(C)	CALCULATED MEASUREMENT AND/OR DATA
(D)	DESCRIPTION OR EASEMENT AND/OR DATA
(F)	FIELD MEASUREMENT AND/OR DATA
(P)	PLAT MEASUREMENT AND/OR DATA
(R)	RECORDED MEASUREMENT AND/OR DATA
A/C	AIR CONDITIONER
CO	CLEAN OUT
CONC	CONCRETE
CTV	CONTROL
CSW	CONCRETE SIDEWALK
DWM	DOUBLE WATER MELT
ELEV	ELEVATION
FHD	FIRE HYDRANT
IE	INVERT ELEVATION
INV	INVERT
LB	LICENSED BUSINESS NUMBER
LP	LIGHT POLE
LS	LICENSED SURVEYOR
NAVD	NORTH AMERICAN VERTICAL DATUM
NO.	NUMBER
OHW	OVER HEAD WIRE
O.R.	OFFICIAL RECORDS
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R/W	RIGHT-OF-WAY
TOB	TOP OF BANK
TOS	TOP OF SLOPE
UP	UTILITY POLE
UR	UTILITY BOX
UM	UTILITY MARKER
UP	UTILITY POLE
UR	UTILITY RISER
UV	UTILITY VAULT
WM	WATER METER
WV	WATER VALVE
(T)	OAK TREE AND NOTED SIZE
(T)	PINE TREE AND NOTED SIZE
$x^{0.0}$	SPOT ELEVATION



LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17, AND RUN THENCE S01°31'04"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THRASHER AVENUE; THENCE RUN S89°58'41"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1553.35 FEET; THENCE RUN S 01°20'19"E, A DISTANCE OF 1258.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S01°20'13"E, A DISTANCE OF 402.60 FEET; THENCE RUN N89°08'53"W, A DISTANCE OF 1082.00 FEET TO A POINT ON THE WEST BOUNDARY OF THE SAID SOUTHEAST 1/4, THENCE RUN N01°20'19"W, ALONG THE SAID WEST BOUNDARY, A DISTANCE OF 402.60 FEET; THENCE RUN S89°08'53"E, A DISTANCE OF 1082.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 435,539.09 SQUARE FEET - 10.0 ACRES MORE-OR-LESS.

POINT OF COMMENCEMENT, NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 17 - 21 - 18 PER CERTIFIED CORNER RECORD NUMBER 06511 (CALCULATED POINT NOT FOUND OR SET)

FOUND 5/8" IRON ROD (LB 1344)

N89°58'41"W(D) 1553.35'(D)
N89°54'37"W(C) 1554.03'(C)
SOUTH RIGHT - OF - WAY LINE THRASHER AVENUE (D)

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1(D&C)	30.00'	S01°31'04"E

SURVEYOR'S NOTES:
1. THIS DRAWING, SKETCH, PLAT OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2. BASIS OF BEARINGS: GRID BEARING OF S87°44'32"E ALONG THE NORTH BOUNDARY LINE OF THE SUBJECT PARCEL, AS SHOWN HEREON.
3. THIS OFFICE HAS NOT ABSTRACTED THIS FOR ANY RECORDED CLAIMS OF TITLE EASEMENTS OR RESTRICTIONS. THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS IS NOT CENTERED HEREON.
4. NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.
5. THE SUBJECT PARCEL HAS ACCESS TO AND FROM A PUBLIC ROAD, SANDPIPER AVENUE.
6. ELEVATIONS WERE ESTABLISHED AT THE PROJECT THROUGH REDUNDANT GPS (GLOBAL POSITIONING SYSTEM) SURVEY SESSIONS AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
THE FOLLOWING VERTICAL STATION WAS RECOVERED AND UTILIZED FOR THIS SURVEY:
A) CONTROL BENCHMARK DESIGNATION "20120.4" ELEVATION = 13.09' (NAVD88)
7. THE TREES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD ONLY BE USED AFTER CONFIRMATION BY A PROPERLY IDENTIFY THE TREES SHOWN HEREON. HOWEVER, TREE IDENTIFICATION IS OUTSIDE THE AREA OF EXPERTISE OF A PROFESSIONAL LAND SURVEYOR. THE TREE TYPES SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY AND SHOULD ONLY BE USED AFTER CONFIRMATION BY A CERTIFIED ARBORIST OR OTHER SUCH PROFESSIONAL.
8. THIS SURVEY IS NON-TRANSFERABLE.

TYPE OF SURVEY: BOUNDARY & PARTIAL TOPOGRAPHIC
DATE OF SURVEY: 04/25/2024

CERTIFIED TO: RICHARD DEROSITRO AND DEBRA S. DEROSITRO

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE FOLLOWING:

THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17 ADMINISTRATIVE CODE).

OR

AN ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17 ADMINISTRATIVE CODE).

THIS MAP OF SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITY OR ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

David T. York — Digitally signed by David T. York, Date: 2024.05.10 13:06:58 -04'00'
David T. York
PSM 6575

May 10, 2024
Date of Signature

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BOUNDARY & PARTIAL TOPOGRAPHIC SURVEY

12125 SANDPIPER AVENUE
WEEKI WACHEE, FLORIDA

REVISIONS	DATE

PROJECT NUMBER: 12125
FILE: 12125.dwg
CHECKED BY: PM: DTY
SHEET NO. 1 OF 1