

COFFIN & McLEAN ASSOC., INC.

Professional Land Surveying
3701 Commercial Way
P.O. Box 5145
Spring Hill, FL 34611-5145

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Party Chief: J. PAYNTER

W.O. 24-219V

Drawn By: G. SALLOUM

DATE: 07/01/2024

Checked By: J. COFFIN

F.B. 695 PG. 47-48

CERTIFIED TO THE FOLLOWING ONLY:
LEGENDARY CONSTRUCTION

DESCRIPTION: LOT 9, BLOCK 146, SPRING HILL UNIT 3, as per Plat thereof as recorded in Plat Book 7, Pages 80 - 86, Public Records of Hernando County, Florida.

Physical Address: PINEHURST DRIVE

Parcel ID#: R32 323 17 5030 0146 0090

SECTION: 27 TOWNSHIP: 23 S. RANGE: 17 E.

Parcel KEY#: 402638

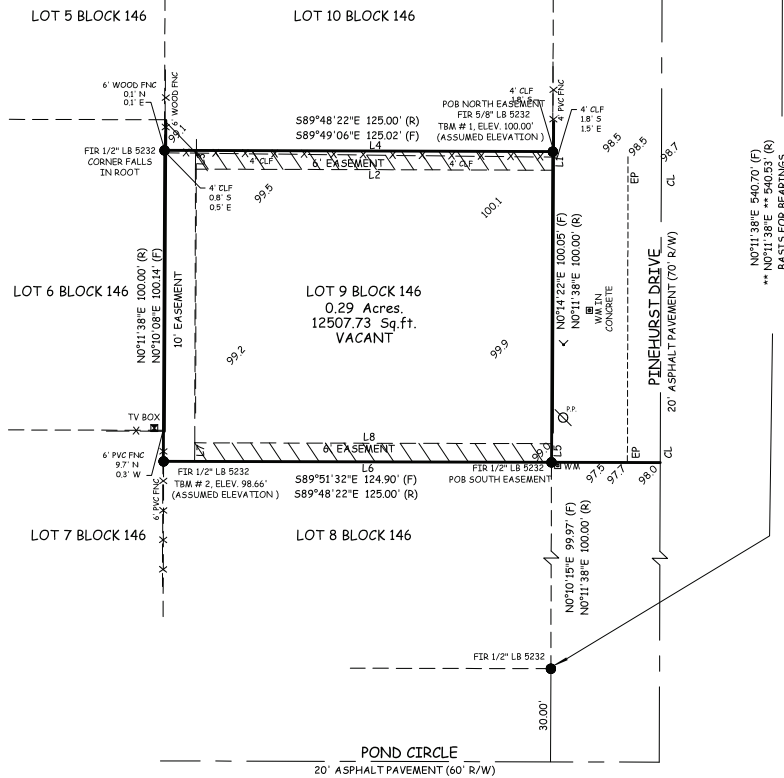
MAP OF SURVEY, BOUNDARY SURVEY

NORTH SIDE EASEMENT

BEGINNING AT THE NE CORNER OF LOT 9, BLOCK 146, SPRING HILL UNIT 3, as per Plat thereof as recorded in Plat Book 7, Pages 80-86 inclusive of the Public Records of Hernando County, thence S 00°11'38"W, a distance of 6.00 feet; thence N89°48'22"W, a distance of 115.00 feet; thence N00°11'38"E, a distance of 6.00 feet; thence S89°48'22"E, a distance of 115.00 feet to the Point of Beginning. Containing 690 square feet.

SOUTH SIDE EASEMENT

BEGINNING AT THE SE CORNER OF LOT 9, BLOCK 146, SPRING HILL UNIT 3, as per Plat thereof as recorded in Plat Book 7, Pages 80-86 inclusive of the Public Records of Hernando County, thence N 89°48'22"W, a distance of 115.00 feet; thence N00°11'38"E, a distance of 6.00 feet; thence S89°48'22"E, a distance of 115.00 feet; thence S00°11'38"E a distance of 6.00 feet to the Point of Beginning. Containing 690 square feet.



LINE DATA NORTH EASEMENT

Num.	BEARING	DISTANCE
L1	S0°11'38"W	6.00'
L2	N89°48'22"W	115.00'
L3	N00°11'38"E	6.00'
L4	S89°48'22"E	115.00'

LINE DATA SOUTH EASEMENT

Num.	BEARING	DISTANCE
L5	N89°48'22"W	115.00'
L6	N00°11'38"E	6.00'
L7	N00°11'38"E	6.00'
L8	S89°48'22"W	115.00'

SURVEYOR NOTES:

- Survey based on the description furnished by the client and without benefit of a title search.
- 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.
- Underground utilities and improvements not located or shown.
- There are no visible encroachments unless shown hereon.
- The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.
- Fences located near the property line are not to scale. The distances shown as ties to said fences are correct.
- The distances shown hereon as ties to existing occupation are at right angles to subject property line.
- Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon.
- The property shown hereon 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.
- All easements shown hereon are for drainage and/or utilities unless shown otherwise.
- The property shown hereon is subject to Reservations, Restrictions, and Easements of Record and not of Record.
- 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 61617-6) 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

07/24/24

JAMES W. COFFIN,
Professional Surveyor & Mapper
Florida Registration # 3882
Coffin & McLean Assoc., Inc. LB #5232

DATE OF
LAST FIELD WORK

CONTROL & CORNER LEGEND

○ SIR: Set 1/2" Iron Rod LB# 5232 □ Set 4" x 4" C.M. LS# 3882 △ Set Mag Nail & Disk PLS# 3882
● Found Iron Rod ■ FCM: Found Concrete Monument ▲ Found Nail ⊕ Found Iron Pipe ✕ Found X Cut

ABBREVIATIONS LEGEND

AC Air Conditioner	DI Drop Inlet	FNC Fence	RCP Reinforced Concrete Pipe
AGP Above Ground Pool	DRA Drainage Retention Area	FRNND Found PK Nail & Disk	R/W Right of Way
ASNS Aluminum Shed No Slab	D.W. Drange Right-of-way	GW Saw Wire	SEC Section
BLDG Building	EB Elevation	HWF Hog Wire Fence	SECP Screened Enclosed Concrete Pool
BWF Barbed Wire Fence	EP Edge of pavement	IP Light Pole	SIR Set Iron Rod
C Calculated from Record Information	FB Field Book	IP Light Pole	SP Screen Fence
CL Corner #1	P.C.P. Found Capped Iron Pipe	MES Metered End Section	TBM Temporary Bench Mark
CS Concrete Block Structure	FCM Found Concrete Monument	MH Manhole	TWP Township
CE Covered Entry	FH Finished Floor	NAVD North American Vertical Datum	WFSAS Wood Frame Shed No Slab
CLF Chain Link Fence	FI Fire Hydrant	NGF No Climbs Fence	WFSOS Wood Frame Shed On Slab
CMP Corrugated Metal Pipe	FR Found Iron Rod	NAVVD National Geodetic Vertical Datum	WM Water Meter
CNC Concrete	FR Found Iron Rod	OR Official Record	WO Work order
CP Concrete Powerpole	FR Found Iron Rod	PP Power Pole	WRF Wood Rail Fence
	FR Found Iron Rod	R Record in Plat or Deed	WV Water Valve

Elevations Shown Refer to: ☐ NGVD 1929 ☐ NAVD 1988 ☒ Assumed Datum.

OFFICE USE ONLY: C:\DRAWING\DWG\2024\24-219\24-219V.DWG LAST PLOTTED: 07/26/24

Flood Plane Certification:

According to the F.I.R.M. Map, Community Panel: 12053C 0303 E

Dated: 01-15-21

This property appears to be in Flood Zone "X" - Base Flood Elevation: N/A.

Datum: N/A

FILE: 24-219.CR5

REVISIONS

BOUNDARY SURVEY AND PLAT 07/24/24

VACATE EASEMENT 07/24/24

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