

6889

DESCRIPTION SKETCH

SECTION 7, TOWNSHIP 23 SOUTH, RANGE 17 EAST &
SECTION 12, TOWNSHIP 23 SOUTH, RANGE 16 EAST
HERNANDO COUNTY, FLORIDA

SCALE 1" = 30'
0' 16' 30' 45'



LEGAL DESCRIPTION:
LOT 9, BLOCK 2, GULF COAST RETREATS UNIT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 78, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND

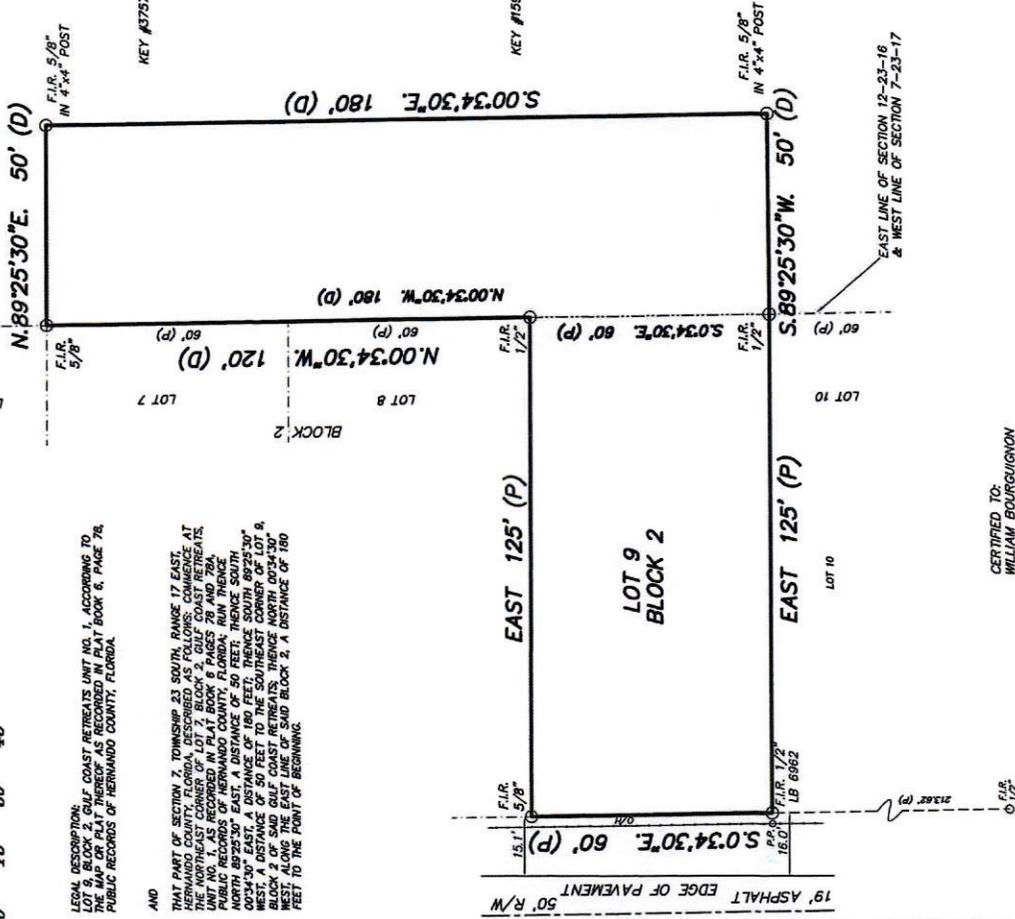
THAT PART OF SECTION 7, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 78, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, UNIT NO. 1, AS RECORDED IN PLAT BOOK 6, PAGES 78 AND 78A, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, RUN THENCE NORTH 23° 30' EAST, 160 FEET TO THE SOUTHWEST CORNER OF LOT 9, WEST, A DISTANCE OF 50 FEET TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 2 OF SAID GULF COAST RETREATS, THENCE NORTH 00° 34' 30" WEST ALONG THE EAST LINE OF SAID BLOCK 2, A DISTANCE OF 180 FEET TO THE POINT OF BEGINNING.

KEY #375775

KEY #1599577

MAPLEWOOD DRIVE

MAGNOLIA DRIVE-PER PLAT



CERTIFIED TO:
WILLIAM BOURGUIGNON
JAMI BOURGUIGNON

BEARINGS ARE BASED ON THE WEST BOUNDARY LINE AS BEING, "S.0°34'30"E.", PER PLAT.

Legend

SP	:Point of Curvature
TRC	:Point of Reverse Curvature
PLC	:Point of Long Curvature
PL	:Point of Intersection
SR	:Set Capped Iron Rod 1/2" #6682
RR	:Found Iron Rod
FR	:Found Concrete Monument
FCM	:Found Concrete Monument
S.C.M.	:Set Concrete Monument
SET DISK	:Set P.K. Nail & Disk
DISK	:Found Concrete Monument
FRS	:Found Railroad Spike
NOF	:No Corner Found or Set
D/W	:Downstream Water
D/W	:Downstream Water
C.L.F.	:Chain Link Fence
P.O.B.	:Point of Beginning
P.O.C.	:Point of Commencement
P.R.	:Profile
D.R.B.	:Offroad Records Book
V.G.	:Concrete Valley Gutter
IBM	:Temporary Benchmark
BM	:Benchmark
PSM	:Professional Surveyor & Mapper
LS	:Licensed Land Surveyor
RLS	:As Their Interests May Appear
ATMA	:As Their Interests May Appear
PLAT	:Plat
R.C.P.	:Reinforced Concrete Pipe
U.S.	:United States

Surveyor's Notes:

1) Property shown hereon appears to be located in Flood Zone "A1" per FIRM No. 12053C 0144E Dated 1-15-21. Refer to the map for details of the above information. Local F.E.M.A. agent should be contacted for verification. Base Flood Elevation=12'.
 2) No underground utilities, underground encroachments or building foundations were measured or located as part of this survey. Trees and shrubs were not located unless otherwise shown. Therefore there may be other easements, encroachments, or other similar matters of public record, not shown hereon.
 3) This survey was conducted without the benefit of an easement, restrictions, or other similar matters of public record, not shown hereon.
 4) Unless otherwise noted, distances shown hereon refer to plot and field measurements and are measured in U.S. feet.
 5) Re-use of this survey for purposes other than it was intended, without written verification, will be the re-user's sole risk and without liability to the surveyor. Nothing herein shall be construed to convey any rights or benefits to anyone other than those to whom this survey was originally certified.



DAVID L. SMITH
SURVEYING AND MAPPING, INC.

1406 W. LINEBAUGH AVE. TAMPA, FL 33612
Phone (813) 935-1960 Fax (813) 935-9446

Certificate of Authorization "L.B. #6962"
SURVEYOR'S CERTIFICATE

I hereby certify that the survey represented hereon meets the requirements of Florida Administrative Code pursuant to Chapter 31-17.000, Code of the Florida Statutes, and meets the requirements of this statute. This drawing, sketch, plat or map is for informational purposes only and is not valid.

Digitally signed by James Michael Fuqua
 Date: 2025.02.07 08:34:01 -05'00'
 Signature: J. Michael Fuqua P.S.M. #192
 Date: 2/07/25
 Job Number: 2502-006

RECEIVED
HERNANDO COUNTY DEVELOPMENT SERVICES
ZONING DIVISION
FEB 10 2025