

COFFIN & McLEAN ASSOC., INC.

Professional Land Surveying
3701 Commercial Way
P.O. Box 5145
Spring Hill, FL 34611-5145
(352) 683-5993 FAX = (352) 683-9156

CERTIFIED TO THE FOLLOWING ONLY:

DAVID & MARIA SOCH

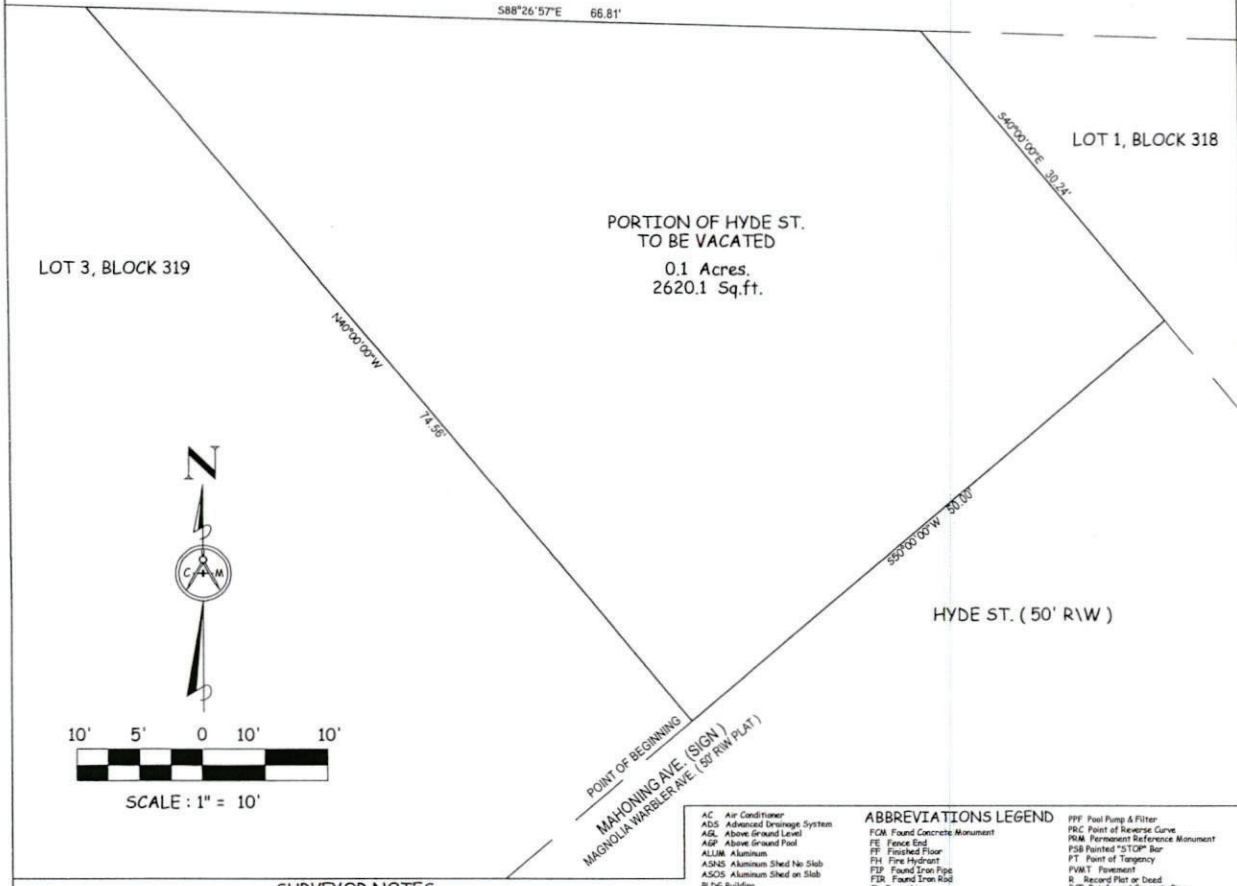
DESCRIPTION: A portion of Hyde St. between Lot 3, Block 319 and Lot 1, Block 318 of Royal Highlands Unit 5, according to the Plat thereof, as recorded in Plat Book 12, Pages 45-59, of the Public records of Hernando County, Florida. Being more particularly described as follows: Beginning at the SE corner of said Lot 3, Block 319; thence N40° 00'00"W, along the Easterly boundary line of said Lot 3, Block 319, a distance of 74.56 feet to the NE corner of said Lot 3, Block 319; thence S88°26'57"E, a distance of 66.81 feet to the NW corner of Lot 1, Block 318 of said Unit 5; thence S40°00'00"W, along the Westerly property line of said Lot 1, Block 318, a distance of 30.24 feet; thence S50°00'00"W, a distance of 50.00 feet to the Point of Beginning. Containing 0.1 acre (2,620.1 square feet).

Party Chief: _____ W.O. 23-175
Drawn By: J. COFFIN DATE: 05/02/23
Checked By: J. COFFIN F.B. PG. _____

SECTION: 7 TOWNSHIP: 22 S, RANGE: 18 E

MAP OF SURVEY, SKETCH FOR LEGAL DESCRIPTION

HIGHWAY FARMS SUB.
PLAT BOOK 5, PAGE 22
KEY # 103881



- 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.
 - Prior to construction and/or reliance on Flood Zone Note, the County Building Department should be contacted for verification of Flood Zone.
 - 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 61G17-6) 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
JAMES W. COFFIN,
Professional Surveyor & Mapper
Florida Registration # 3882
Coffin & McLean Assoc., Inc. LB #5232

N/A
DATE OF
LAST FIELD WORK

ABBREVIATIONS LEGEND

AC Air Conditioner	FFP Pool Pump & Filter
ADS Advanced Drainage System	FRG Point of Reverse Curve
AGL Above Ground Level	RRM Permanent Reference Monument
AGP Above Ground Pole	P58 Painted "STOP" Bar
ALUM Aluminum	PT Point of Tangency
ASAS Aluminum Shed No Slab	PWT Pavement
ASOS Aluminum Shed on Slab	R Record Plat or Deed
BLD Building	RCP Reinforced Concrete Pipe
BM Benchmark	RNG Range
BWF Barbed Wire Fence	RNS Roof No Slab
C Calculated from Record Information	ROS Roof over Slab
C1 Curve #1	R/W Right of Way
CATV Cable Television Box	R/W Right of Way
CB Catch Basin	SEC Section
CBS Concrete Block Structure	SEEP Screened Enclosed Concrete Pool
CC Concrete Curb	SEFP Screened Enclosed Fiberglass Pool
CE Covered Entry	SES Screened Enclosed Slab
CF Chain Link Fence	SEVP Screened Enclosed Vinyl Pool
CL Concrete Light Pole	SFR Shuco Cher Frame Residence
CM Concrete Monument	STL Set Line End
CONP Corrugated Metal Pipe	STS Sewer in Street
CONC Concrete	STR Screen Fence
CP Carport	SR Stone Road
CP Concrete Powerpole	SSOS Suspended Roof Over Slab
CHD Concrete Pave & Deck	STA Station
CR County Road	STB Subdivision
CS Concrete Slab	SUE Screen & Vinyl Enclosure
D DEED	TBM Temporary Bench Mark
DL Drop Limit	TGB Top of Bank
DA Decorative Ledge	TSE Top of Slope
DRA Drainage Retention Area	TRAF Transformer
DSDW Drainage Right-of-way	TVW Township
DW Decorative Window	TVP Typical
DWL Decorative Wall	UGPS Underground Power Service
EB Electric Base	VF Vinyl Fence
EL Elevation	WDF Wood Fence
EOLB Edge of Limerock Road	WFNS Wood Frame Shed No Slab
EP Edge of pavement	WFSOS Wood Frame Shed On Slab
F Derived from Field Measurement	WM Water Meter
FB Field Book	WO Work order
FC Fence Corner	WSP Wood Shed Fence
FCF Found Capped Iron Pipe	WV Water Valve
FCR Found Capped Iron Rod	YL Yard keep

CONTROL & CORNER LEGEND

Set 5/8" Iron Rod LB# 5232 Set 4" x 4" C.M. LS# 3882

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

OFFICE USE ONLY: C:\DWG\2023\DWG\100-23\123-100\23-175.DWG LAST PLOTTED: 05/08/23

Flood Plane Certification:	REVISIONS	DATE
According to the F.I.R.M. Map, Community Panel: 12053C 0158 D	SKETCH FOR LEGAL	05/08/23
Dated: 02-02-12		
This property appears to be in Flood Zone "X"		
Base Flood Elevation: NONE		
Datum: N/A		