

**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

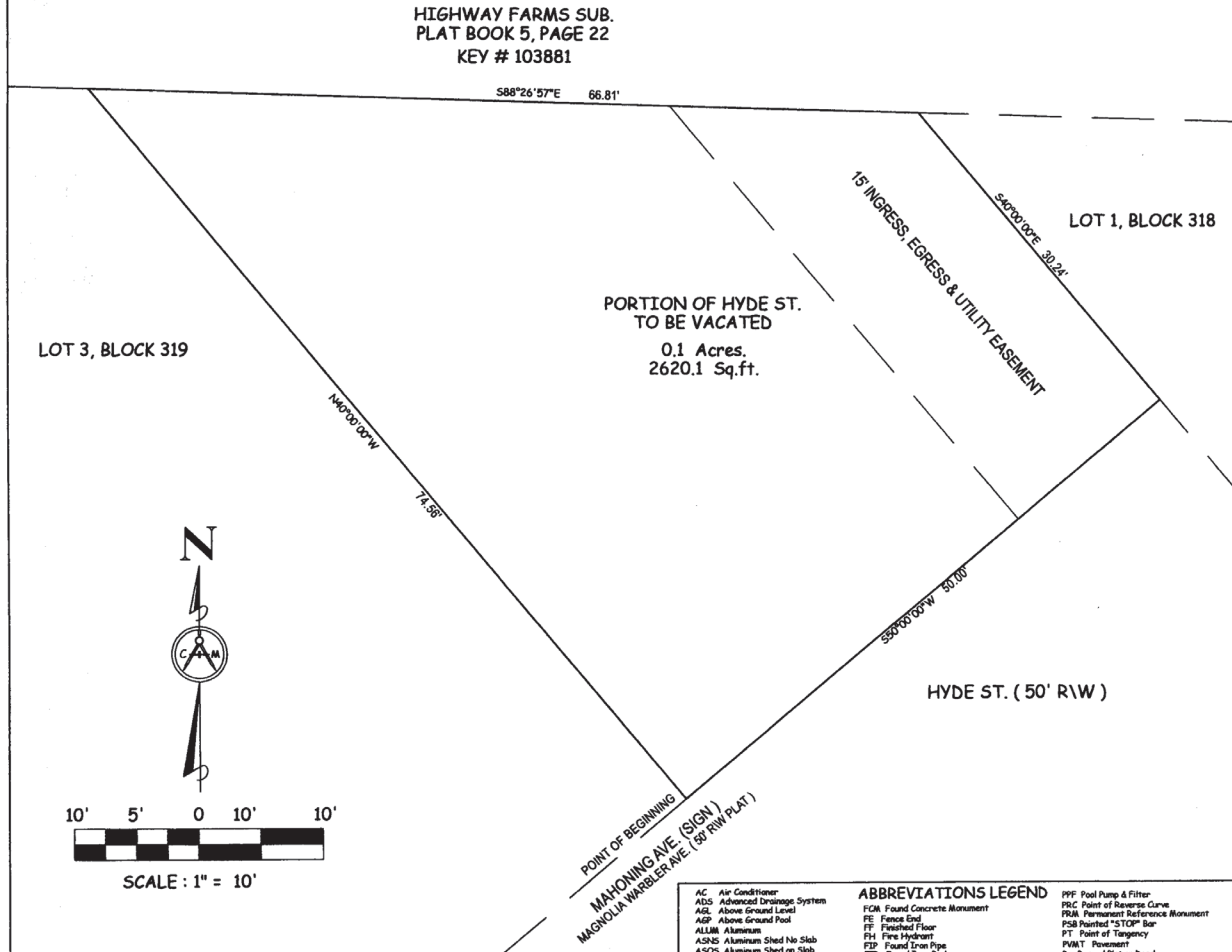
CERTIFIED TO THE FOLLOWING ONLY:  
 DAVID & MARIA SOCH

**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).  
**SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE NORTHEASTERLY 15 FEET THEREOF.**

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**



**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 Dead 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 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*  
**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	FCM Found Concrete Monument
ADS Advanced Drainage System	FE Fence End
AGL Above Ground Level	FF Finished Floor
ASP Above Ground Pool	FH Fire Hydrant
ALUM Aluminum	FIP Found Iron Pipe
ASNS Aluminum Shed No Slab	FIR Found Iron Rod
ASOS Aluminum Shed on Slab	FL Fence Line
BLDG Building	FRND Found Flag Nail & Disk
BM Benchmark	FND Found
BWF Barbed Wire Fence	FRND Found FR Nail & Disk
C Calculated from Record Information	FR Florida Room
CI Curve #1	GW Guy Wire
CTV Cable Television Box	HCS Handicap Parking Sign
CB Catch Basin	HMW Hog Wire Fence
CBS Concrete Block Structure	IR Irrigation Valve Box
CC Concrete Curb	INV Invert
CE Covered Entry	L-1 Line #1
CLP Chain Link Fence	LB Land Surveyor Business
CLP Concrete Light Pole	LP Light Pole
CM Concrete Monument	LS Land Surveyor
CM Corrugated Metal Pipe	MES Mitered End Section
CONC Concrete	MH Manhole
CP Carport	MCL More or Less
CP Concrete Powerpole	MP Meter Pole
CPAD Concrete Pool & Deck	NTS Not to Scale
CR County Road	NAVD North American Vertical Datum
CW Concrete Walk	NED North Electric Datum
D DED	NHD National Hydrographic Datum
DI Drop Inlet	OE Official Record
DL Decorative Ledge	OTV Overhead Telephone Wire
DRA Drainage Retention Area	OTW Overhead Telephone Wire
DWA Drainage Right-of-way	PF Plat Book
DWL Decorative Wall	PF Point of Curvature
EL Electric Box	PF Point of Intersection
EL Elevation	PLR Plaster
EQUR Edge of Limerock Road	POB Point of Beginning
EP Edge of pavement	POC Point of Commencement
F Dashed from Field Measurement	PP Power Pole
FC Fence Corner	
FCD Found Capped Iron Pipe	
FR Found Copied Iron Rod	

CONTROL & CORNER LEGEND	
<input type="checkbox"/> Set 5/8" Iron Rod LB# 5232	<input type="checkbox"/> Set 4" x 4" C.M. LS# 3882
<input type="checkbox"/> Elevation Shown Refer to: <input type="checkbox"/> NAVD 1929 <input type="checkbox"/> NAVD 1988 <input type="checkbox"/> Assumed Datum.	
OFFICE USE ONLY: C:\DWG\2023DWG\00-23\23-100\23-175.DWG	LAST PLOTTED: 08/15/23
<b>Field Plane Certification:</b>	<b>REVISIONS</b>
According to the F.I.R.M. Map, Community Panel: 12053C 0188 b	DATE
Dated: 02-02-12	SKETCH FOR LEGAL
This property appears to be in Flood Zone: *X	ADD 15' EASEMENT
Base Flood Elevation: NONE	08/18/23
Datum: N/A	