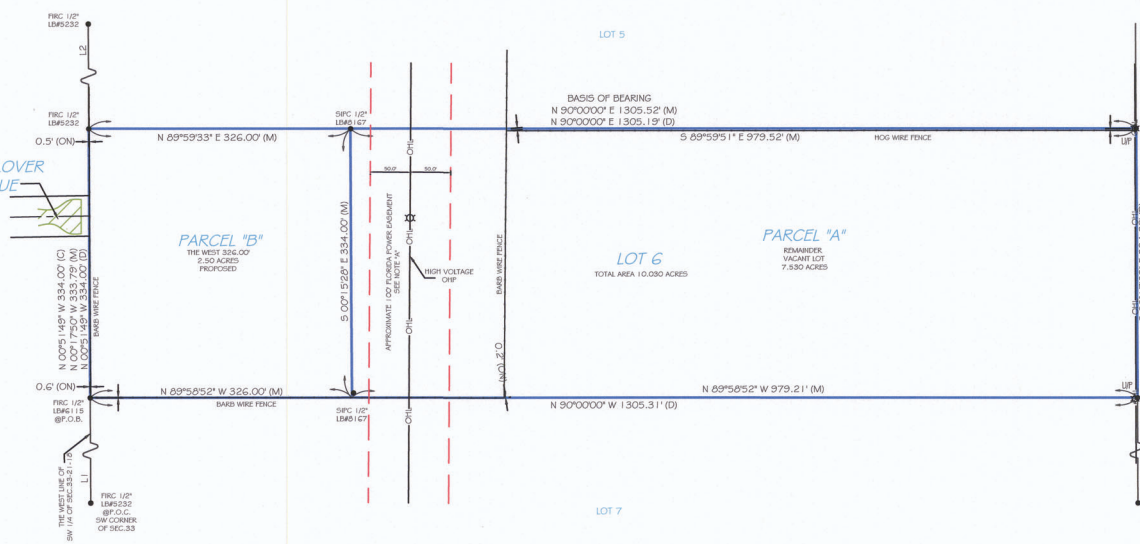
(REV.1 10/2/2023)

TABLE:
L1 N 00°51'49" W 668.00' (D)
N 00°15'49" W 668.00' (C)
N 00°14'36" W 668.09' (M)
L2 N 00°51'49" W 341.88' (D)
N 00°15'49" W 341.88' (C)
N 00°14'19" W 341.92' (M)
L3 S 00°17'03" E 668.00' (D)
S 00°16'29" E 667.94' (M)

JOB# 4688
BOUNDARY SURVEY
HERNANDO COUNTY



LEGAL DESCRIPTION:

PARCEL "A"

LOT 6
A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 33, THENCE **NORTH 00°51'49" WEST ALONG WEST BOUNDARY OF SAID SOUTHWEST 1/4 A DISTANCE OF 668.00 FEET TO A POINT OF BEGINNING; THENCE CONTINUE **NORTH 00°51'49" WEST, A DISTANCE OF 334.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 1305.19 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE ALONG SAID EAST BOUNDARY SOUTH 00°17'03" EAST, A DISTANCE OF 334.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 1305.31 FEET TO THE POINT OF BEGINNING. LESS THE WEST 326.00 FEET.

** THE LEGAL DESCRIPTION IN O.R.B. 3947, PAGE 854 CONTAINS A CLOSURE ERROR. IT IS MY OPINION THAT THE BEARING OF NORTH 00°51'49" WEST SHOULD HAVE BEEN NORTH 00°15'49" WEST IS THE CORRECT BEARING THE MONUMENTS FOUND IN THE FIELD BEAR WITNESS TO THIS AS WELL.

NOTE "A":

THERE IS A 100 FOOT FLORIDA POWER EASEMENT CALLED FOR IN THE DECLARATIONS PORTION OF THE DEED. THE EXACT LOCATION OF THE EASEMENT WAS NOT PROVIDED TO THE SURVEYOR. THE EASEMENT LINES SHOWN ARE BASED THE POWER LINE LOCATION AND IS APPROXIMATE.

LEGAL DESCRIPTION:

PARCEL "B"

THE WEST 326.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:
LOT 6,
A PORTION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 21 SOUTH, RANGE 18 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 33, THENCE **NORTH 00°51'49" WEST ALONG WEST BOUNDARY OF SAID SOUTHWEST 1/4 A DISTANCE OF 668.00 FEET TO A POINT OF BEGINNING; THENCE CONTINUE **NORTH 00°51'49" WEST, A DISTANCE OF 334.00 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 1305.19 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 33; THENCE ALONG SAID EAST BOUNDARY SOUTH 00°17'03" EAST, A DISTANCE OF 334.00 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 1305.31 FEET TO THE POINT OF BEGINNING.

** THE LEGAL DESCRIPTION IN O.R.B. 3947, PAGE 854 CONTAINS A CLOSURE ERROR. IT IS MY OPINION THAT THE BEARING OF NORTH 00°51'49" WEST SHOULD HAVE BEEN NORTH 00°15'49" WEST IS THE CORRECT BEARING THE MONUMENTS FOUND IN THE FIELD BEAR WITNESS TO THIS AS WELL.

NOTE "A":

THERE IS A 100 FOOT FLORIDA POWER EASEMENT CALLED FOR IN THE DECLARATIONS PORTION OF THE DEED. THE EXACT LOCATION OF THE EASEMENT WAS NOT PROVIDED TO THE SURVEYOR. THE EASEMENT LINES SHOWN ARE BASED THE POWER LINE LOCATION AND IS APPROXIMATE.

100 0 50 100
GRAPHIC SCALE (In Feet)
1 inch = 100' ft.

SURVEYORS LEGEND

LINETYPES: (UNLESS OTHERWISE NOTED)
BOUNDARY LINE
STRUCTURE
CENTERLINE
CHAIN-LINK or WIRE FENCE
EASEMENT
EDGE OF WATER
IRON FENCE
OVERHEAD LINES
SURVEY TIE LINE
WALL OR PARTY WALL
WOOD FENCE
VINYL FENCE

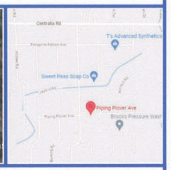
SURFACE TYPES: (UNLESS OTHERWISE NOTED)
ASPHALT
BRICK or TILE
CONCRETE
COVERED AREA
WATER
WOOD

SYMBOLS: (UNLESS OTHERWISE NOTED)
BENCH MARK
CENTERLINE
CENTRAL ANGLE or DELTA
COMMON OWNERSHIP
CONTROL POINT
CONCRETE MONUMENT
CATCH BASIN
ELEVATION
FIRE HYDRANT
FND OR SET MONUMENT
GUYWIRE OR ANCHOR
MANHOLE
TREE
UTILITY OR LIGHT POLE
WELL

A/C	AIR CONDITIONING
B.R.	BEARING REFERENCE
B.C.	BLOCK CORNER
B.F.P.	BACKFLOW PREVENTOR
BLK.	BLOCK
BLDG.	BUILDING
B.M.	BENCHMARK
B.R.L.	BUILDING RESTRICTION LINE
BSMT.	BASEMENT
BW	BAYWOOD WINDOW
(C)	CALCULATED
C	CURVE
CATV	CABLE TV. RISER
C.B.	CONCRETE BLOCK
CHIM.	CHIMNEY
C.L.F	CHAIN LINK FENCE
C.O.	CLEAN OUT
CONC.	CONCRETE
COR.	CORNER
CSW	CONCRETE SIDEWALK
C.V.G.	CONCRETE VALLEY GUTTER
CL	CENTER LINE
CP	COVERED PORCH
CS	CONCRETE SLAB
(D)	DEED
D.F.	DRAIN FIELD
DW	DRIVEWAY
ELEV.	ELEVATION
ENCL.	ENCLOSURE
ENT.	ENTRANCE
E.W.M.	ELECTRIC METER
E.O.P.	EDGE OF PAVEMENT
E.O.W.	EDGE OF WATER
EUB	ELECTRIC UTILITY BOX
(F)	FIELD
FCM	FND. CONCRETE MONUMENT
FDH	FOUND DRILL HOLE
F.F.	FINISHED FLOOR
FIP	FOUND IRON PIPE
FIPC	FOUND IRON PIPE & CAP
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD & CAP
FN	FOUND NAIL
FNID	FOUND NAIL & DISC
FND.	FOUND
FPKN	FOUND PARKER-KALON NAIL
FPKNID	FOUND PL NAIL & DISK
FRRSPK	FOUND RAILROAD SPIKE
GAR.	GARAGE
GM	GAS METER
ID.	IDENTIFICATION
ILL.	ILLEGIBLE
INST.	INSTRUMENT
INT.	INTERSECTION
L	LENGTH
LBF	LICENSE # - BUSINESS
LSF	LICENSE # - SURVEYOR
M.B.	MAP BOOK
M.B.	MAP BOOK
M.E.S.	MITERED END SECTION
M.F.	METAL FENCE
N.R.	NON RADIAL
N.T.S.	NOT TO SCALE
O.C.S.	ON CONCRETE SLAB
O.G.	ON GROUND
OPP	OUTSIDE OF SUBJECT PARCEL
OH.	OVERHANG
OHL	OVERHEAD LINES
ON	INSIDE OF SUBJECT PARCEL
O.R.B.	OFFICIAL RECORD BOOK
O.R.V.	OFFICIAL RECORD VOLUME
OVL	OVERALL
PED	PEDESTAL
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
PE	POOL EQUIPMENT
PG.	PAGE
P.I.	POINT OF INTERSECTION
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PLANTER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.O.L.	POINT ON LINE
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.T.	POINT OF TANGENCY
R	RADIUS or RADIAL
(R)	RECORD
RGE.	RANGE
R/W	RIGHT OF WAY
R/W	RIGHT OF WAY
(S)	SURVEY
S.B.L.	SETBACK LINE
S.C.L.	SURVEY CLOSURE LINE
SCR.	SCREEN
SECT.	SECTION
SEP.	SEPTIC TANK
SIDW.	SIDWK
SGID	SET GLUE DISC
SIRC	SET IRON ROD & CAP
SNAD	SET NAIL & DISC
SQ.FT.	SQUARE FEET
STY.	STORY
S.T.L.	SURVEY TIE LINE
SV	SEWER VALVE
SW	SIDEWALK
S.W.	SIDEWALL
TBM	TEMPORARY BENCHMARK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TWP.	TOWNSHIP
TYP.	TYPICAL EQUIPMENT
TYP.	TYPICAL
U.R.	UTILITY RISER
WC	WITNESS CORNER
WF	WATER FILTER
W.F.	WOODEN FENCE
WM	WATER METER/VALVE BOX
WV	WATER VALVE
V.F.	VINYL FENCE

A.E.	ACCESS EASEMENT
AN.E.	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY ESMT.
ESMT.	EASEMENT
I.E.&E.	INGRESS/EGRESS ESMT.
IRR.E.	IRRIGATION EASEMENT
L.A.E.	LIMITED ACCESS ESMT.
L.B.E.	LANDSCAPE BUFFER ESMT.
L.E.	LANDSCAPE ESMT.
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOF OVERHANG ESMT.
S.W.E.	SIDEWALK EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT ESMT.
T.U.E.	TECHNOLOGICAL UTILITY ESMT.
U.E.	UTILITY EASEMENT

BAY AREA SURVEYING & MAPPING INC
10651 JACAMAR DR.
NEW PORT RICHEY, FL. 34654
LICENSED BUSINESS NUMBER 8167



PROPERTY ADDRESS:
PIPING PLOVER AVENUE, BROOKSVILLE, FLORIDA 34614

GENERAL NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drainfield shown on this survey, the location is approximate as the location was shown to us by a third party.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Additions or deletions to this survey map and report by other than the signing party or parties is prohibited without written consent of the signing party or parties.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA Flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a 1/2" diameter, 18" iron rebar with a cap stamped LB4167
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida. Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature les are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title/ title commitment was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property. There may be additional right of ways, easements, taking, or encumbrances affecting the subject parcel contained within the public records that are not shown hereon.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. Pursuant to F.S. 556.0035, an individual employee or agent may not be held individually liable for negligence.
16. House measurements should not be used for new construction or planning and should be verified before such activity.

CERTIFIED TO:
CADA WILLIAM, CADA BAILEY .

JOB SPECIFIC SURVEYORS NOTES:
PROPOSED LOT SPLIT

DRAWN BY:	LAST DATE IN FIELD:	PROJECT NO.:
CHECKED BY:	9/26/2023	4688

THE SURVEY MAP AND REPORT OR THE COPIES THEREOF 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 IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

RICHARD S. SHOUN LICENSE NUMBER 6138 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

RICHARD S. SHOUN
State of Florida Professional Surveyor and Mapper
License No. 6138

ELECTRONIC SIGNATURE NOTICE
In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 & Florida Statute TITLE XXXIX, Chapter 668: If this document was received electronically via PDF, then it has been lawfully Electronically Signed. Therefore, this survey PDF, if authentic, is completely official and insurable. In order to validate the electronic signature of PDF surveys you must use a hash calculator. A free hash calculator is available for download at: www.softpedia.com/get/System/File-Management/Hash-Calculator-45rilf.shtml
In order to validate the Electronic Signature of any survey PDF sent via surveystars.com:
1). Download a Hash Calculator. 2). Save the Survey PDF from surveystars.com or from the e-mail sent via surveystars.com.
3). Click the square Browse button in the upper right hand corner of the Hash Calculator to find and select the saved Survey PDF document. Click the COMPUTE button in the lower right hand corner of the Hash Calculator. 4). Compare the 40 digit string of characters in the SHA-1 line to the 40 digit character string for the survey in the job file at surveystars.com or on your invoice. 5). If the 40 digit string of SHA-1 characters match exactly with the string on surveystars.com or on your invoice, then this PDF is authentic. If the 40 digit string does not match exactly, then this PDF has been tampered with and it is not authentic.

FLOOD INFORMATION
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN HERNANDO COUNTY UNINCORPORATED AREAS, COMMUNITY NUMBER 120110, DATED 02/02/2012.

POINTS OF INTEREST
NONE VISIBLE

LEGAL DESCRIPTION