

COFFIN & McLEAN ASSOC., INC.

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

CERTIFIED TO THE FOLLOWING ONLY:

JOSEPH W. MAZUCO CONSTRUCTION

Parcel ID: KEY #'S 694822 & 694859
Physical Address: LABRADOR DUCK ROAD

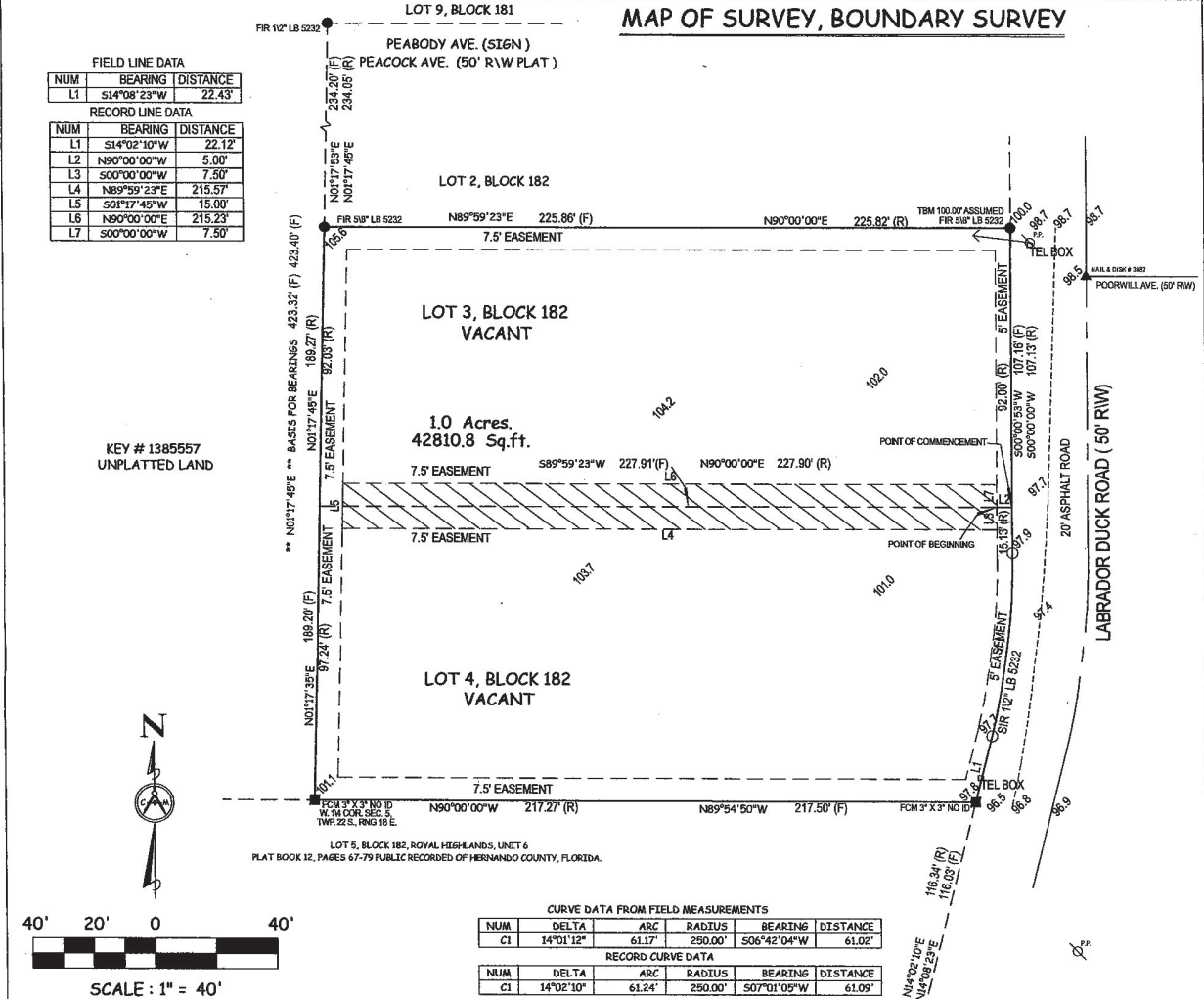
Party Chief: J. PAYNTER W.O. 23-64
Drawn By: J. COFFIN DATE: 01/27/23
Checked By: J. COFFIN F.B. 991 PG. 03 - 04

DESCRIPTION:

LOTS 3 & 4, BLOCK 182, UNIT 4, ROYAL HIGHLANDS, according to the Plat thereof, as recorded in Plat Book 12, Pages 33 - 44, inclusive of the Public Records of Hernando County, Florida
DESCRIPTION FOR PORTION OF EASEMENT TO BE VACATED:
A portion of LOTS 3 & 4, BLOCK 182, UNIT 4, ROYAL HIGHLANDS, according to the Plat thereof, as recorded in Plat Book 12, Pages 33 - 44, inclusive of the Public Records of Hernando County, Florida. Further described as follows:
Commence at the SE corner of said Lot 3, Block 182, thence N 90°00'00" W, a distance of 5.00 feet to the Point of Beginning; thence S 00°00'00" W, a distance of 7.50 feet; thence N 90°00'00" W, a distance of 215.57 feet; thence N 01°17'45" E, a distance of 15.00 feet; thence N 90°00'00" E, a distance of 215.23 feet; thence S 00°00'00" W, a distance of 7.50 feet to the Point of Beginning.
Containing 0.074 acre (3,231.00 square feet)

SECTION: 5 TOWNSHIP: 22 S RANGE: 18 E

MAP OF SURVEY, BOUNDARY SURVEY



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 BEARINGS 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

02-20-23
DATE OF
LAST FIELD WORK

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.

ABBREVIATIONS LEGEND

- | | | |
|---------------------------------------|---------------------------------------|--------------------------------------|
| AC Air Conditioner | FCM Found Concrete Monument | PPF Pool Pump & Filter |
| ADS Advanced Drainage System | FF Finished Floor | PRM Permanent Reference Monument |
| AGL Above Ground Level | FH Fire Hydrant | PT Point of Tangency |
| ALUM Aluminum | FLP Found Iron Pipe | PWT Pavement |
| ASNS Aluminum Shed No Slab | FLR Found Iron Rod | R Record Plat or Deed |
| BLDG Building | FMND Found Man Nail & Disk | RZ Reinforced Concrete Pipe |
| BM Benchmark | FND Found | RNG Range |
| BWF Barbed Wire Fence | FRND Found FR Nail & Disk | RZP Reduced Pressure Zone |
| CA Calculated from Record Information | GP Guy Pole | R/W Right of Way |
| CI Curve #1 | GW Guy Wire | SEC Screened Enclosed Entry |
| CATV Cable Television Box | HWF Hog Wire Fence | SEC Section |
| CB Catch Basin | IGV Irrigation Valve box | SEEP Screened Enclosed Concrete Pool |
| CBS Concrete Block Structures | INJ Inlet | SES Screened Enclosed Slab |
| CC Concrete Curb | L-1 Line #1 | SLK Set Iron Rod |
| CE Covered Entry | LS Land Surveyor Business | SLS Sewer in Street |
| CLF Chain Link Fence | LP Light Pole | SP Screen Pore |
| CM Concrete Monument | MES Meter End Section | TBM Temporary Bench Mark |
| CONC Concrete | MS North American Vertical Datum | TOB Top of Bank |
| CP Concrete Powerpole | NAD North American Vertical Datum | TOE Top of Slope |
| CW Concrete Walk | NAD83 North American Vertical Datum | TRANS Transformer |
| D Dead | NAD83 North American Vertical Datum | TWP Township |
| DI Drop Inlet | NAD83 North American Vertical Datum | TYF Typical |
| DRA Drainage Retention Area | NEVD National Geodetic Vertical Datum | UGPS Underground Power Service |
| DROW Drainage Right-of-way | OE Overhead Electric Wire | WDF Wood Fence |
| EB Electric Box | OR Official Record | WFSNS Wood Frame Shed No Slab |
| EL Elevation | PC Point of Curvature | WFSNS Wood Frame Shed On Slab |
| EQ Edge of Levee/Road | POB Point of Beginning | WM Water Meter |
| EP Edge of pavement | POC Point of Commencement | WO Work order |
| F Derived from Field Measurement | POB Point of Beginning | WV Water Valve |
| FB Field Book | POC Point of Commencement | Y Yard Line |
| F.C.P. Found Capped Iron Pipe | PP Power Pole | |
| F.F.C.R. Found Capped Iron Rod | | |

CONTROL & CORNER LEGEND

Set 1/2" Iron Rod LB# 5232 Set 4" x 4" C.M. LB# 5232

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

OFFICE USE ONLY: C:\Drawing\DWG\1\2023\23-00123-64.DWG LAST PLOTTED: 02/27/23

Flood Plane Certification:	REVISIONS	DATE
According to the F.I.R.M. Map, Community Panel: 12053C 0156 E	BOUNDARY SURVEY & VACATE EASEMENT	02/20/23
Dated: 01-15-21		
This property appears to be in Flood Zone "X"		
Base Flood Elevation: NONE		
Datum: N/A	DISK : 23-64.CR5	PAGE 1 OF 1