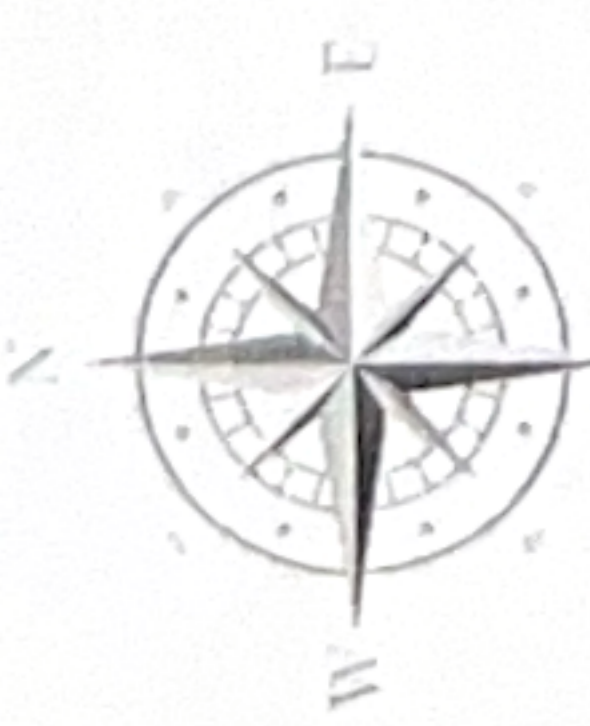


# Boundary Survey

EASEMENT NOTE:  
SUBJECT TO RECORDED EASEMENTS  
NOT SHOWN ON PLAT.

NOTE:  
ELEVATIONS SHOWN HEREON ARE  
BASED ON NGS BENCHMARK # AL7334,  
ELEVATION 8.88' (NAVD88)



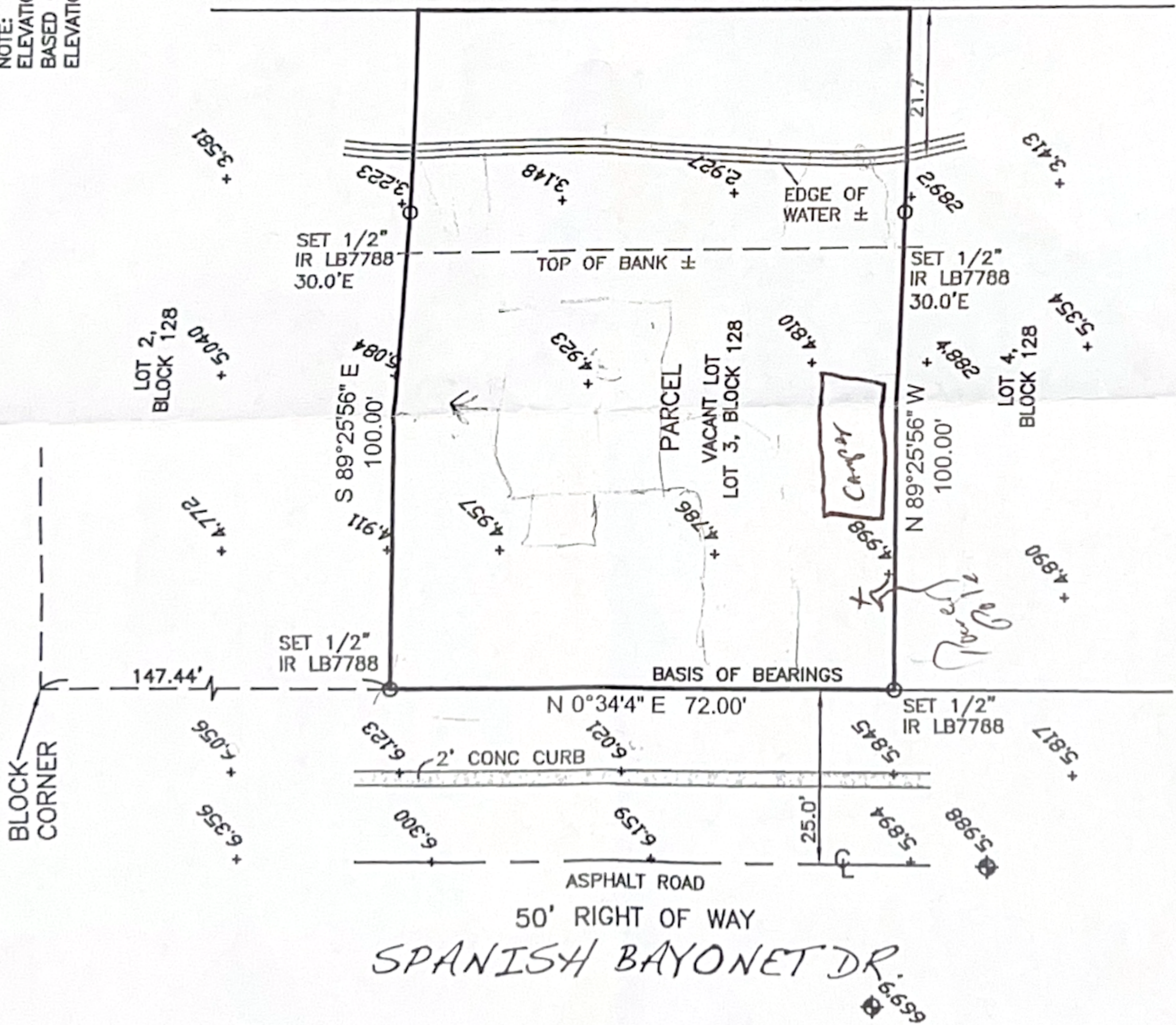
ADDRESS  
3272 SPANISH BAYONET DRIVE  
HERNANDO BEACH, FL 34507

- LEGEND**
- = Iron Rod & Cap (IR)
  - OR Book = Official Record Book
  - CONC. = Concrete
  - LB = Licensed Business
  - ◆ = Benchmark
  - ✕ = Grade Shot

JOB #:	VLSR24-71368
CLIENT #:	2038-2796342
FIELD DATE:	03-13-24
CREW:	3800
DRAFTER:	ER
APPROVED:	EWD
SCALE:	1" = 30'

Borrower's Acknowledgment and Acceptance  X  
Borrower's Acknowledgment and Acceptance

*Legal Description (per OR Book 3783, Page 185)  
Lot 3, Block 128, HERNANDO BEACH, UNIT NO. 13, according to the map or plat thereof as  
recorded in Plat Book 9, Pages 62-64, Public Records of Hernando County, Florida.*



CERTIFIED TO: (AS FURNISHED)  
FIRST AMERICAN TITLE  
FIRST AMERICAN TITLE INSURANCE COMPANY  
DAVID H. PHILIPSEN AND ANA R. PHILIPSEN

**FLOOD ZONE**  
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "AE", AREAS DETERMINED TO BE WITHIN 100-YEAR FLOODPLAIN, BASE FLOOD ELEVATION OF 13', PER F.I.R.M. PANEL NUMBER 12053C0281E, LAST REVISION DATE 01-15-21, PER MAPWISE WEBSITE. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL F.E.M.A. AGENT SHOULD BE CONTACTED FOR VERIFICATION.

LIST OF POSSIBLE ENCROACHMENTS:  
N/A

**BASIS OF BEARING**  
BEARINGS ARE BASED ON THE EAST RIGHT-OF-WAY OF SPANISH BAYONET DRIVE WHICH HAS A BEARING OF N 00°34'04" E PER PLAT.

**NOTES**

- Underground utility installations, underground improvements, foundations and/or other underground structures were not located by this survey.
- The purpose of this survey is for use in obtaining title insurance and financing and should not be used for construction purposes.
- Additions or deletions to this survey by anyone other than the signing party or parties is prohibited without the written consent of the signing party or parties.
- The property shown hereon is subject to all easements, restrictions, and reservations which may be shown or noted on the record plat and within the public records of the county the subject property is located. This survey only depicts survey related information such as easements and setbacks that are shown on a record plat or have been furnished to the Surveyor.
- Building ties and dimensions for improvements should not be used to reconstruct boundary lines.

THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.

VISIONLAND  
S U R V E Y I N G

941 S Pennsylvania Ave, Winter Park, FL 32789 | (888) 399-8474

LB 7788

**SURVEYOR'S CERTIFICATE**  
I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.



Ernest W. Duncan, PSM  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION #5182  
NOT VALID WITHOUT THE ELECTRONIC SIGNATURE AND/OR ORIGINAL RAISED SEAL OF THE LISTED FLORIDA LICENSED SURVEYOR AND MAPPER

DATED: 03-14-24

DATE	REVISION	DATE	REVISION
04-25-24	ADD TOPO		