COFFIN & McLEAN ASSOC., INC.			CERTIFI AARON T	RON TAM						
Professional Land Surveying										
3701 Commercial Way										
P.O. Box 5145										
Spring Hill, FL 34611-5145				CRIPTION: LOT 4, BLOCK 87, UNIT 1-B, ROYAL HIGHLANDS, according to the Plat thereof as ded in Plat Book 11, Pages 82 - 91, inclusive of the Public Records of Hernando County, Florida.						
	-5993 FAX = (352) 683-9		l recorded in	71, 11, 14, 14, 14, 15, 16, 16, 16, 16, 16, 16, 16, 16, 16, 16	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,					
Party Chief: Drawn By:	J. PAYNTER D. WILLIAMS	W.O. <u>22-387</u> DATE: 8/16/2022	Physical Ad	Physical Address: NECKLACE WARBLER AVENUE						
Checked By:	J.COFFIN	F.B. 983 PG. 58 - 59	SECTION:							
		MAP OF	SURVE	, BOUNDARY SURVEY						
Ņ										
				YELLOWHAMMER AVENUE (50' R/W)						
	1		_	LOT 1 BLOCK 87						
	4				FIRVZ 5789					
50'	25' 0	50'								
50	25' 0	50			8.6					
					225.00					
	SCALE : 1" = 50'									
					50,00,00.E					
					88					
				107.20100007						
		105 841		LOT 3 BLOCK 87	T.B.M. # TOP OF 1/2" LB 5232					
	.9	105.56' -SIR I/2' LB 5232		590°00'00"E 276.71' (R) 589°57'29"E 276.62' (F)	SIR V2' 19 5232					
	104.10' 104.10' 103.46'				101.66 101.97 102.16					
22	HIGH	105.15	5.		(F) (R) (R) (SO'R) (SO'					
NO LANE	STAL WA	75.00°		LOT 4 BLOCK 87 VACANT	MENT 75.00' (75.04 (75.					
SOUTH BOUND LANES OF COMMERCIAL WAY	COMMERCIALS WAY (US FIGHWAY 19) BECERONISM COMMERCIA WAY (US FIGHWAY 19) FOR COMMERCIA WAY (US FIGHWAY 19) FOR COMMERCIA WAY (US FIGHWAY 19) FOR COMMERCIA WAY (US FIGHWAY 19)	Countries of a two visits of the countries of the countri		0.5 Acres. 20748.0 Sq.ft.	101.07 STOND OVE TO SOV (P) 101.07 SOVD OVE (P) 97.07 97.					
88	VERCI.	DAMPSGALL WA	104.39		SSOOO WEBOXY					
	COM	28		7.5' EASEMENT	101.07 101.76 LT NECI					
	103.47	P.P.		N89°57'36"W 276.33' (F) N90°00'00"W 276.38' (R)						
		SSR 1/2" LB 5232 104.40"		LOT 5 BLOCK 87	101'91,					
				LOT 5 BLOCK 67						
					S (c.)					
					(R) 00°27.					
					3,00,00,05 3,00,00,05 3,00,00,05					
	Received	Î			0,05					
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	SEP 0 9 202	22			i i					
	021 00 201									
	Diameter D.				FIR 1/2" 5232					
	Planning Depart Hernando County.	ment	-	LOT 13 BLOCK 87						
	ornariae county,	FIUNCA								
SURVEYOR										
without benefit	n the description furnished by the client and t of a title search. I hereon are assumed by this Surveyor and	 There are no visible encroachment. The ownership of fences, if any, who property lines is not known by this: 	hich exist on or ne	or systems are not located unless shown hereon.	irrigation 10. All easements shown hereon are for drainage and/or utilities unless shown otherwise. Rules, 11. The property shown heron is subject to Reservations,					
Mapper in accordance location of the	rdance with the Record Plat or Deed and the line used for the **BASIS FOR BEARINGS	 Fences located near the property l is distances shown as ties to said fen 	line are not to scali ces are correct.	t. The Regulations, Ordinances and/or Jurisdictions of Lo State, and/or Federal Agencies. The requirements	ocal, Restrictions, and Easements of Record and not of Record.					
3. Underground u shown.	next to the bearing. Hillities and improvements not located or	The distances shown hereon as tie are at right angles to subject prop		ation Rules, Regulations, Ordinances and/or the limits of Jurisdictions are not shown hereon, unless stated otherwise.	Measurement unless otherwise shown and are Perpendicular Ties.					
		F THE PROPERTY DESCRIBED		CONTROL & CORNER LEGEND	WAR CHI LC# 2002 A COLUMN AND A DOLL DICK COOK					
HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE										
FLORIDA	BOARD OF PROFESSIONAL	L SURVEYORS AND MAPPERS I	N	ABBREVIATIONS LEGEND	For Fence BCP Reinforced Concrete Pine					
PURSUAN	IT TO SECTION 472.027, FI	LORIDA STATUTES. AND, THA	IT THE	AC Air Canditioner ACP Abone Ground Fool BUF Berbed Wire Fence C Calculated From Record Information Fool Desired Fool Fool Desired Fool	Firc. Fence RCP Reinforced Concrete Pipe Ray Wine Ray HWY - High Wire Fence DRB In Ground Nitrogen Raducing Buffilter SIX Set Time Rad SET Servend Enclosed Concrete Pool					
MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THER TO THE BEST OF MY KNOWLEDGE AND BELIEF.				ASSO Assesses and No Suo BLOB Builde Were Fence C Calculated from Record Information C. Carve #1 C. Carte #1 C. Ca	ea . Funce					
	TO NOTES AND NOTATIO			C clackshaf from Record Information C Gree B1 G Groth Besid G Grovel Block Structure GG Grovel Block Structure GG Growel Block Structure GG Growel Block Structure GG Growel Block Structure GG Growel Block Structure GG GG Growel Block Fence GG	erit MH Menhole NAVD Navith American Vertical Datum NAC No Climb Fence OR. Official Record WO Work order WO Work order					
		7								
Somo W Coffe 8-30-2				Elevations Shown Refer to: ☐ NGVD 19 OFFICE USE ONLY: C:\DRAWING\DWG\2022	\22-300\22-387,DWG LAST PLOTTED: 9/2/2022					
JAMES W. COFFIN, DATE OF Professional Surveyor & Mapper LAST FIELD WG				Flood Plane Certification: According to the F.I.R.M. Map,	REVISIONS DATE BOUNDARY SURVEY AND PLAT					
Professional Surveyor & Mapper LAST FIELD W Florida Registration # 3882				Community Panel: 12053C 0041 E Dated: 1/15/2021	WITH ELEVATIONS 8/30/2022					
Coffin & McLean Assoc., Inc. LB #5232				This property appears to be in Flood Zone <u>"X"</u> Base Flood Elevation: <u>N/A</u>						
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THUS DRAWLING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND NOT VALID.				Datum: NAVD 1988 FILE :22-387.CR5						

	ERTIFIED TO THE FOLLOWING ONLY:										
Professional Land Surveying	ON TAM										
3701 Commercial Way											
P.O. Box 5145											
Spring Hill, FL 34611-5145	SCRIPTION: LOT 7, BLOCK 87, UNIT 1-B, ROYAL HIGHLANDS, according to the Plat thereof as										
(352) 683-5993 FAX = (352) 683-9156	ecorded in Plat Book 11, Pages 82 - 91, inclusive of the Public Records of Hernando County, Florida.										
Party Chief: J. PAYNTER W.O. 22-386											
	Physical Address: NECKLACE WARBLER AVENUE SECTION: 1 TOWNSHIP: 21 s. RANGE: 17 E. Parcel KEY#: 676325										
MAP OF SURVEY, BOUNDARY SURVEY											
Mail of ot	ONTET, DOUNDARY CONTET										
2											
Decelved	YELLOWHAMMER AVENUE (50' R/W)										
Received	7ELLOWINAMIER AVENUE (SU K/W)										
CED 0 0 2020											
SEP 0 9 20 22	LOT1 BLOCK 87										
6	FIR V2* 5789-2										
Planning Department											
Hernando County, Florida											
	0 ZZ										
	M8 4 4										
	0.000										
100.46° 	LOT 6 BLOCK 87										
	590'00'00'E 284.70' (R) STR 1/2" LB 5232										
AV 19											
₽ 8 € 100v2.	7.5. EVERNENT 10. 20.000 Service (1.0) 10. 10. 10. 10. 10. 10. 10. 10. 10. 10.										
2 50 VAW JACK STATE STAT	LOT7 RLOCK B7 LOT7 RLOCK B7 VACANT										
ALL JOSEPH STATE OF THE STATE O	100.33' VACANT \$ \$ \$ \$ \$ \$ \$ \$ \$										
AMERICAL WAY (US) RESIDENCE AL WAY (US) RES	103 VOTE WHEN STATE IN THE STAT										
	7.5" FASEMENT 1.00.000 REVENUE STATE OF STATE O										
8 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	S89"57"54"W 284.24" (F)										
99.30' FIR V2" 2646	LOTS BLOCK 67										
	N										
	881										
	0008-1										
	3-50,000										
50' 25'	0 50'										
50 25	0 90										
SCAL	E: 1" = 50'										
	LOT 13 BLOCK 87										
	PLATILIMIT										
SURVEYOR NOTES:											
Survey based on the description furnished by the client and without benefit of a title search. There are no visible encroachments unless that the search. The ownership of fences, if any, which ex	cist on or near systems are not located unless shown hereon. utilities unless shown otherwise.										
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 "18ASTS FOR BEARTN65 is from the line used for the "18ASTS FOR BEARTN65 is	or and Mapper. 9. The property shown heron may be subject to the Rules, e not to scale. The Regulations, Ordinances and/or Jurisdictions of Local, Restrictions, and Easements of Record and not of Record.										
depicted by ** next to the bearing. 7. The distances shown hereon as ties to ex are at right angles to subject property lin	risting occupation Rules, Regulations, Ordinances and/or the limits of said Measurement unless otherwise shown and are Personalizations are not shown hereon, unless stated Measurement unless otherwise shown and are Personalization Ties										
shown. THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED	otherwise. Perpendicular IIII.										
HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE	○ SIR: Set 1/2" Iron Rod LB# 5232 □ Set 4" × 4" C.M. LS# 3882 △ Set Mag Nail & Disk PLS# 3882										
SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN	● Found Iron Rod ■ FCM: Found Concrete Monument ▲ Found Nail ⊕ Found Iron Pipe ◎ Found X Cut ABBREVIATIONS LEGEND										
CHAPTER 5J-17 (formerly 61617-6) FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES. AND, THAT TO	AC Ac Conditionary Fool Di. Drug Joiet Program of Concrete Page 20 D										
MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF	And September of the Solds Sol										
TO THE BEST OF MY KNOWLEDGE AND BELIEF. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.	CL Curve ST PS Field Book C Grand Copped Irvn Pipe CDF Found Concrete Block Structure CF Feed Concrete Block Structure CF Feed Concrete Block Structure CF Feed Concrete Block Structure State Copped Corty PF Feed Concrete Block Structure State Ch Stab National State Compared Corty State State Corty State State Corty State S										
	A Ar Conditionary A C Ar Cond										
Juno W Coffe 8-30-22	Elevations Shown Refer to: NGVD 1929 NAVD 1988 Assumed Datum.										
JAMES W. COFFIN, DATE OF	Flood Plane Certification: REVISIONS DATE										
Professional Surveyor & Mapper LAST FIELD WOR	K According to the F.I.R.M. Map, Community Panel: 12053C 0041E BOUNDARY SURVEY AND PLAT WITH ELEVATIONS 8/30/2022										
Florida Registration # 3882 Coffin & McLean Assoc., Inc. LB #5232	Dated:										
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	Flood Zone "X" Base Flood Elevation: N/A Datum: NAVD 1988										
THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND NOT VALID.	FILE :22-386,CR5										

COFFIN & McLEAN ASSOC., INC.	CERTIFIED TO TH	E FOLLOWING ONLY:			7		
Professional Land Surveying	AARON TAM	a.					
3701 Commercial Way P.O. Box 5145		_					
Spring Hill, FL 34611-5145	DESCRIPTION:	DESCRIPTION: LOT 8, BLOCK 87, UNIT 1-B, ROYAL HIGHLANDS, according to the Plat thereof, as recorded in Plat Book 11,					
OFFICE (352) 683-5993, FAX (352) 683-9156	Pages 82 - 91, inclusive of	the Public Records of Hernando Cour	nty, Florida				
Party Chief: J. PAYNTER W.O. 23-73 DOWN BY: J. COFFIN DATE: 02\07\23			Parcel ID: KEY # 55 Physical Address: NE	4509 ECKLACE WARBLER ROAD			
Drawn By: J. COFFIN DATE: 02\07\23 Checked By: J.COFFIN F.B. 991 P6, 05 - 06		NSHIP: 21 S, RANGE: 17			4		
1.0. 272 10. 00 00	MA	P OF SURVEY, BOU	NDARY SURV	EY			
		YELLOW HAMMER AVE. (50' R\W)	FIR 1\2" 5789				
	N.T.						
	N				Received		
			(A (A)		, iooo.ivoa		
	Y		00°00	FFI	B 2 7 2023		
	1		500°00' 20"W				
	•		7	Dian	ning Department		
50' 25	5' 0 5	0'	525		ido County, Flori		
			525.26' (F)				
S	CALE : 1" = 50'	•	831				
			1				
!			į				
19 1,0 0 0 1 Fig. 102 98880	N90°00'00"E 330.37' (R)	LOT 7, BLOCK	1 2	z			
1.9 1.9 S 1.9 TOWN 81 ELEC V 12.85	% N89°58'16"E 284.17' (I		FIR 112" NO ID	NECKLACE WARBLER ROAD (50' RIW)			
RE L SERGERATO SE			SOTION OF TABLE (A)	ACE			
ROOTIS ZE'W 75.00' (R) NOOTIS ZE'W 75.00' (R)		LOT 8, BLOC VACANT	K 87 88 50	WARE			
W 75 FRW 71 (246.)	28	0.5 Acres 21382.6 Sq	s. (SEMENT)	ER P			
9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	FLOOD ZONE "X"	2.002.0	(FR)				
18 FIR 12 NO 10 22 - 23 - 25 - 25 - 25 - 25 - 25 - 25 -	7.5 EASEMI			(50' 1			
FIELD MEASURE	S90°00'00"W 330.03	(R)		RW)			
FLOOD ZONE "AE" DIVIDING LIN	E	OI LOT 9, BLOCK	LD HWF 23'S. 8 4.8'W.				
\".		12º	000212				
X"			0"W				
			375.01 375.00				
			গ্ৰন্থ				
		LOT 13, BLOCK 87 SOUTH BOUNDARY OF PLAT	FIR 1\2" LB 5232				
		SOUTH DOUBLANT OF TEXT					
SURVEYOR NOTES 1. Survey based on the description furnished by the client and 9. The property shown heron in	may be subject to the Rules.				_		
without benefit of a title search. 2. Bearings shown hereon are assumed by this Surveyor and State, and/or Federal Agen	/or Jurisdictions of Local, cies. The requirements of said	AC Air Conditioner	REVIATIONS LEGEND				
location of the line used for the **BASIS FOR BEARINGS is depicted by ** next to the bearing. Jurisdictions are not shown otherwise.	ces and/or the limits of said hereon, unless stated	ALUM Aluminum FF Finit ASNS Aluminum Shed No Slob FH Fire	und Concrete Monument shed Floor e Hydrant	PPF Pool Pump & Filter PRM Permanent Reference Monument PT Point of Tangency			
Underground utilities and improvements not located or shown. Here are no visible encroachments unless shown hereon.	ise.	BLD6 Building F.I.P. F BM Benchmark F.I.R. F BWF Barbed Wire Fence FMN&D C Calculated from Record Information FND. F	found Iron Pipe Found Iron Rod Pound Mag Nail & Disk				
5. The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper. Restrictions, and Easements	of Record and not of Record.	C1 Curve #1 FPICNAD CATV Cable Television Box 6P Guy CB Catch Basin 6W 6u CBS Concrete Block Structure HWF H	Found PK Noil & Disk Pole	PVM 1 Povement R Record Plat or Deed RCP Reinforced Concrete Pipe RN6 Range RPZ Reduced Pressure Zone R/W Right of Way SCE Screened Covered Entry SEC Section			
Fences located near the property line are not to scale. The distances shown as ties to scal fences are correct. The distances shown hereon as ties to existing occupation Perpendicular Ties.		CC Concrete Curb 16V Irr CE Covered Entry INV Ir	og Wine Fence rigation Valve box nvert t #1	SEC Section SECP Screened Enclosed Concrete Pool SES Screened Enclosed Slab SIR. Set Iron Rod SIS. Seeser in Street SP Screen Parch			
are at right angles to subject property line. 8. Gutters, overhangs, underground foundations and irrigation		CM Concrete Monument LB Lan CONC Concrete LP Ligh	d Surveyor Business ht Pole and Surveyor	S.L.S. Sewer in Street SP Screen Parch TBM Temporary Bench Mark TOB Top of Bank			
systems are not located unless shown hereon. THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESC	RIBED HEREON,	CW Concrete Walk MES M D Deed MH MA	litered End Section anhole both American Vertical Datum	TBM Temporary Bench Mark TOB Top of Bank TOE Top of Slope TRANS Transformer TWP Township TOP Trained			
WAS MADE UNDER MY SUPERVISION AND THAT THE SUR STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA B	EVEY MEETS THE	EB Electric Box OE Ow	o Climb Fence ational Geodetic Vertical Datum erhead Electric Wire Ifficial Record	TYP Typical UGPS Underground Power Service WDF Wood Fence WFSNS Wood Frame Shed No Slab			
OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTE	EOLR Edge of Limerock Rood PB Plat BP Edge of povement PC Poi F Derived from Field Measurement PI Poi FB Field Rook POB Po	in tall record it Blook int of Curvature int of Intersection oint of Beginning int of Commencement	WFSNS Wood Frame Shed No Slab WFSOS Wood Frame Shed On Slab WM Water Meter WO Work order WRF Wood Rail Fence WV Water Valve				
61617-6) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES. AND, THAT THE MAP HEREON IS A	TRUE AND ACCURATE	F.C.I.R. Found Copped Iron Rod PP Pow	int of Commencement her Pole ROL & CORNER LEGE	YL. Yard lamp	_		
REPRESENTATION THEREOF, TO THE BEST OF MY KNOW! SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.	LEDGE AND BELIEF.	O Set 1/2" Iron Rod LB# 523		Set 4" × 4" C.M. LB# 52	32		
SOURCE TO THE TEST AIND THE TATIONS SHOWN FIRECUN.		Elevations Shown Refer to: N	NGVD 1929 NAVD				
Amo n Coffe	2-16-23	OFFICE USE ONLY: C:\Drawing\DW6\202 Flood Plane Certification:	3\23-00\23-73.bW6 L	AST PLOTTED: 02/20/			
JAMES W. COFFIN, Professional Surveyor & Mapper	DATE OF LAST FIELD WORK	According to the F.I.R.M. Map, Community Panel: 12053C 0041 D	BOUNDARY SURVEY	02/16/2			
Florida Registration # 3882		Dated: 01-15-21 This property appears to be in					
Coffin & McLean Assoc., Inc. LB #5232 UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSFI	SURVEYOR AND MAPPER.	Flood Zone "X & AE" . Base Flood Flevation : 12.00"					
THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFOP MATIONAL PURPOSES ONLY AND NOT VA	HTD	Datum: NAVD 1988	DISK: 23-73.CR5	PAGE 1 O	F1		

Florida