

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:
AARON TAM

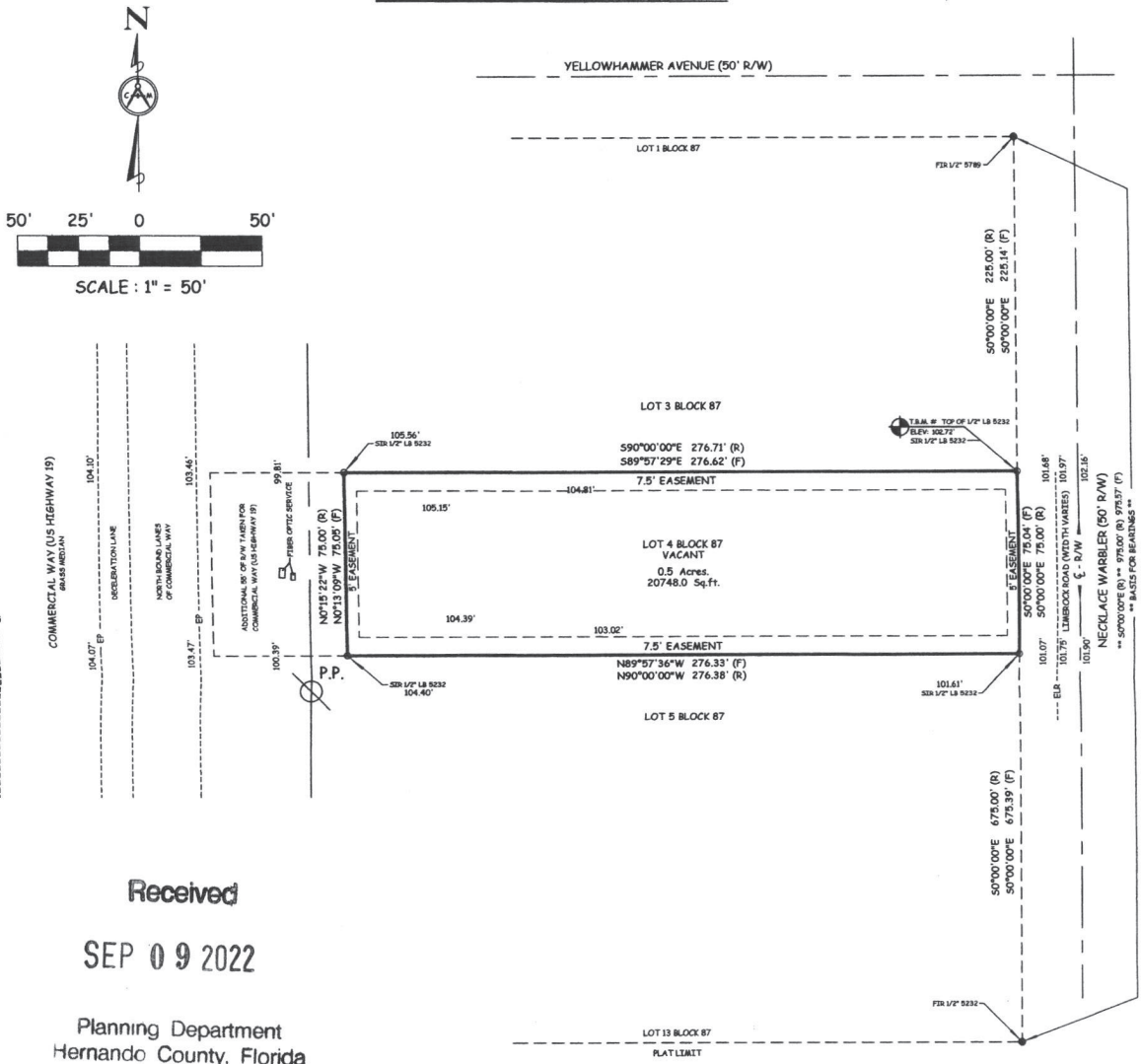
DESCRIPTION: LOT 4, BLOCK 87, UNIT 1-B, ROYAL HIGHLANDS, according to the Plat thereof as recorded in Plat Book 11, Pages 82 - 91, inclusive of the Public Records of Hernando County, Florida.

Party Chief: J. PAYNTER
Drawn By: D. WILLIAMS
Checked By: J. COFFIN

W.O. 22-387
DATE: 8/16/2022
F.B. 983 pg. 58 - 59

Physical Address: NECKLACE WARBLER AVENUE
SECTION: 1 TOWNSHIP: 21 S. RANGE: 17 E. Parcel KEY#: 676272

MAP OF SURVEY, BOUNDARY SURVEY



Received

SEP 09 2022

Planning Department
Hernando County, Florida

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 **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.
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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.

CONTROL & CORNER LEGEND

○ SIR: Set 1/2" Iron Rod LB# 5232 □ Set 4" x 4" C.M. L# 3882 △ Set Mag Nail & Disk PLS# 3882
● Found Iron Rod ■ FCM: Found Concrete Monument ▲ Found Nail ⊕ Found Iron Pipe ⊗ Found X Cut

ABBREVIATIONS LEGEND

AC Air Conditioner	DI Drop Inlet	Frc Fence	RCP Reinforced Concrete Pipe
AGP Above Ground Pool	D.R.A. Drainage Retention Area	GW Guy Wire	R/W Right of Way
ASIS Aluminum Shed No Slab	D.R.O.W. Drainage Right-of-way	HWF High Wire Fence	SEC Section
BLDG Building	EL Elevation	INBB In Ground Nitrogen	SEEP Screened Enclosed Concrete Pool
BWP Barbed Wire Fence	EP Edge of pavement	INBB In Ground Nitrogen	SIR Set Iron Rod
C Calculated from Record Information	F Derived from Field Measurement	INBB In Ground Nitrogen	SP Screen Patch
C Curve #1	FB Field Book	INBB In Ground Nitrogen	TMP Temporary Bench Mark
CB Catch Basin	F.C.P. Found Capped Iron Pipe	INBB In Ground Nitrogen	WFSOS Wood Frame Shed No Slab
CS Concrete Block Structure	FCR Found Concrete Monument	INBB In Ground Nitrogen	WFSOS Wood Frame Shed On Slab
CE Covered Entry	FF Finished Floor	INBB In Ground Nitrogen	WV Water Valve
CF Chain Link Fence	FI Fire Hydrant	INBB In Ground Nitrogen	WV Water Valve
CM Corrugated Metal Pipe	FP Found Iron Pipe	INBB In Ground Nitrogen	WV Water Valve
CMC Concrete	FRB Found Iron Rod	INBB In Ground Nitrogen	WV Water Valve
CP Concrete Powerpole	FRM&D Found Mag Nail & Disk	INBB In Ground Nitrogen	WV Water Valve

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

OFFICE USE ONLY: C:\DRAWING\DWG\2022\22-300\22-387.DWG LAST PLOTTED: 9/2/2022

Flood Plain Certification: According to the F.I.R.M. Map, Community Panel: J2053C 0041E. Dated: 1/15/2021. This property appears to be in Flood Zone *X* Base Flood Elevation: N/A.

REVISIONS	DATE
BOUNDARY SURVEY AND PLAT WITH ELEVATIONS	8/30/2022

Datum: NAVD 1988
FILE: 22-387.CR5

James W. Coffin
JAMES W. COFFIN,
Professional Surveyor & Mapper
Florida Registration # 3882
Coffin & McLean Assoc., Inc. LB #5232

8-30-22
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.

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AARON TAM

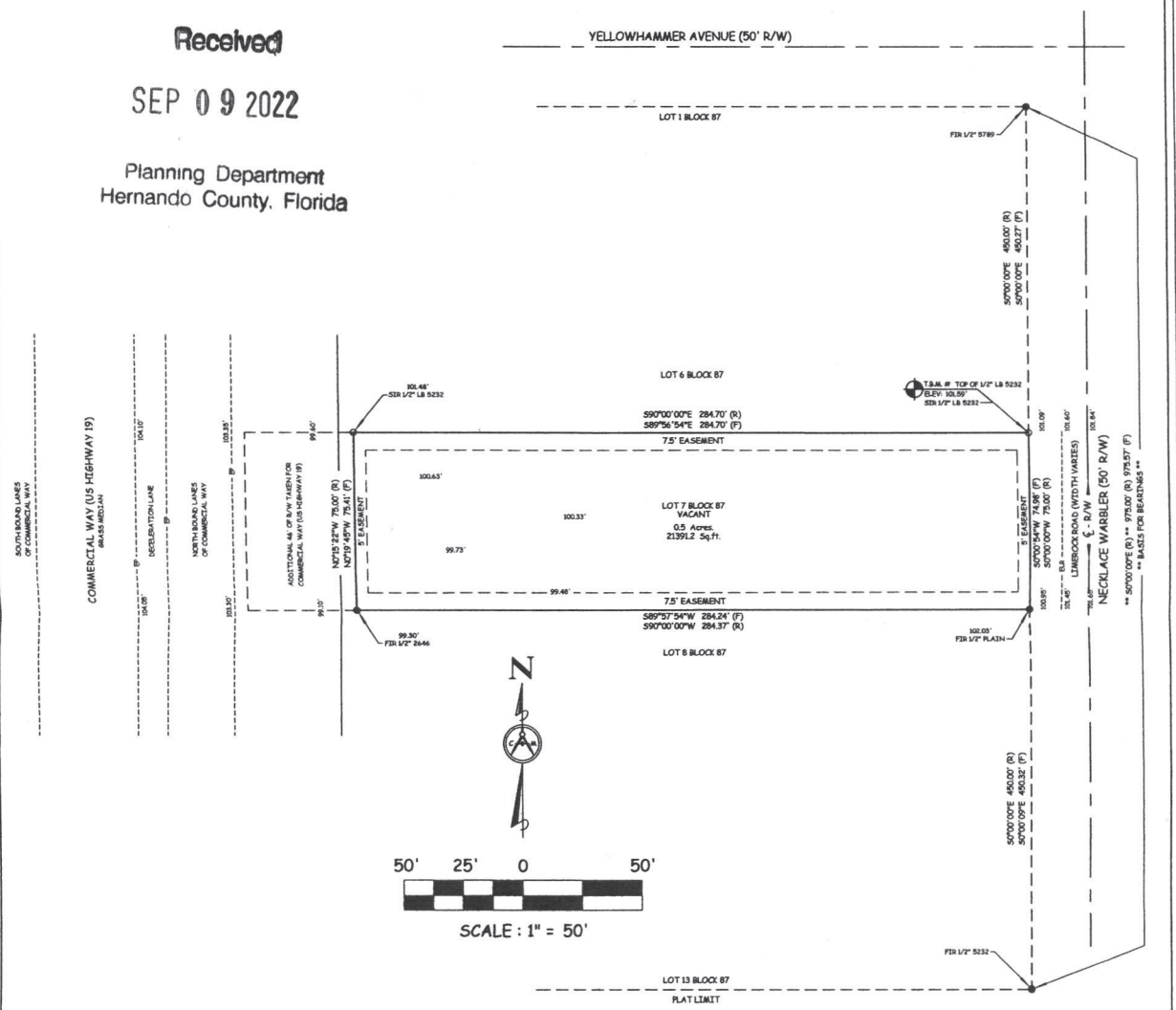
DESCRIPTION: LOT 7, BLOCK 87, UNIT 1-B, ROYAL HIGHLANDS, according to the Plat thereof as recorded in Plat Book 11, Pages 82 - 91, inclusive of the Public Records of Hernando County, Florida.

Party Chief: J. PAYNTER W.O. 22-386
Drawn By: D. WILLIAMS DATE: 8/16/2022
Checked By: J. COFFIN F.B. 983 PG. 58 - 59

Physical Address: NECKLACE WARBLER AVENUE
SECTION: 1 TOWNSHIP: 21 S. RANGE: 17 E. Parcel KEY#: 676325

MAP OF SURVEY, BOUNDARY SURVEY

Received
SEP 09 2022
Planning Department
Hernando County, Florida



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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

8-30-22
DATE OF
LAST FIELD WORK

CONTROL & CORNER LEGEND
 ○ SIR: Set 1/2" Iron Rod LB# 5232 □ Set 4" x 4" C.M. Ls# 3882 △ Set Mag Nail & Disk PLS# 3882
 ● Found Iron Rod ■ FCM: Found Concrete Monument ▲ Found Nail ⊕ Found Iron Pipe ⊗ Found X Cut

ABBREVIATIONS LEGEND

AC Air Conditioner	DI Drop Inlet	FIN Fence	RCF Reinforced Concrete Pipe
AGP Above Ground Pool	DR.A Drainage Retention Area	GW Gwy Wire	R/W Right of Way
ASNS Aluminum Shed No Slab	DR.D.W Drainage Right-of-way	HWF Hog Wire Fence	SEC Section
BLF Building	E Elevation	IN-GR In Graded Nitrogen	SEI Screened Enclosed Concrete Pool
BWF Berbed Wire Fence	E Edge of pavement	IRB In Ground Irrigation	SIR Set Iron Rod
C Calculated from Record Information	F Filled	RSB Recycled Subsoiler	SP Screen Fence
CI Curve IPI	FB Field Book	TR Temporary Bench Mark	TWP Temporary
CO Catch Basin	FCM Found Concrete Monument	TRF Temporary	WFS Wood Frame Shed No Slab
CS Concrete Block Structure	FCLF Foamed Capped Iron Pipe	TRM Temporary	WFS-S Wood Frame Shed On Slab
CE Covered Entry	FCM Found Concrete Monument	TRM Temporary	WM Water Meter
CL Chain Link Fence	FF Finished Floor	TRM Temporary	WO Work order
CM Corrugated Metal Pipe	FI Fire Hydrant	TRM Temporary	WR Wood Rail Fence
CR Concrete	FR Found Iron Rod	TRM Temporary	WV Water Valve
CP Concrete Postcap	FRND Found Flag Nail & Disk	TRM Temporary	

Elevations Shown Refer to: NAVD 1929 NAVD 1988 Assumed Datum.
 OFFICE USE ONLY: C:\DRAWING\DWG\2022\22-300\22-386.DWG LAST PLOTTED: 9/2/2022

Flood Plane Certification: REVISIONS DATE

According to the F.I.R.M. Map, Community Panel: 12053C-0041E
 Dated: 1/15/2021

This property appears to be in Flood Zone: "X". Base Flood Elevation: N/A.
 Datum: NAVD 1988

FILE 22-386.CR5

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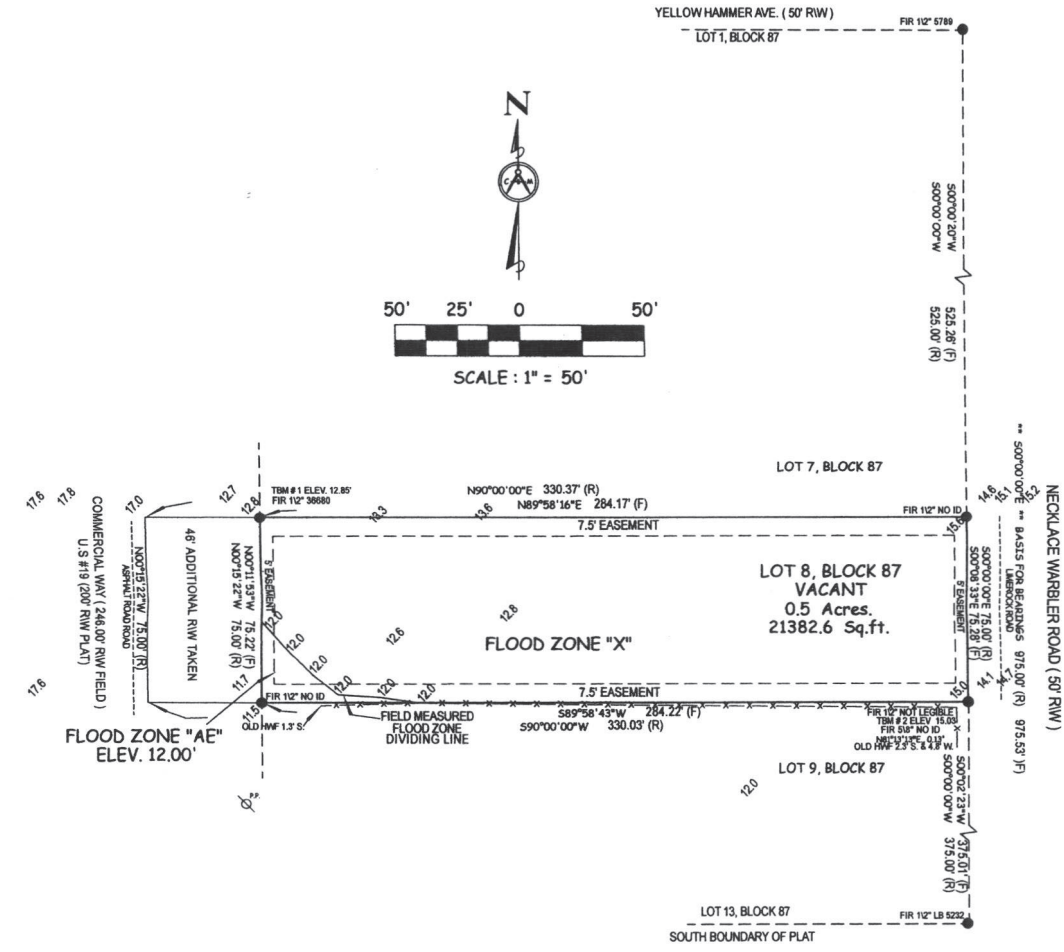
Party Chief: J. PAYNTER W.O. 23-73
Drawn By: J. COFFIN DATE: 02/07/23
Checked By: J. COFFIN F.B. 991 P.G. 05-06

CERTIFIED TO THE FOLLOWING ONLY:
AARON TAM

DESCRIPTION:
LOT 8, BLOCK 87, UNIT 1-B, ROYAL HIGHLANDS, according to the Plat thereof, as recorded in Plat Book 11, Pages 82 - 91, inclusive of the Public Records of Hernando County, Florida
Parcel ID: KEY # 554509
Physical Address: NECKLACE WARBLER ROAD
SECTION: 1 TOWNSHIP: 21 S. RANGE: 17 E

MAP OF SURVEY, BOUNDARY SURVEY

Received
FEB 27 2023
Planning Department
Hernando County, Florida



SURVEYOR NOTES

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JAMES W. COFFIN,
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Florida Registration # 3882
Coffin & McLean Assoc., Inc. LB #5232

2-16-23
DATE OF
LAST FIELD WORK

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ABBREVIATIONS LEGEND

AC Air Conditioner	FCM Found Concrete Monument	PPF Pool Pump & Filter
AGL Above Ground Level	FF Finished Floor	RUM Permanent Reference Monument
ALUM Aluminum	FIH Fire Hydrant	PT Point of Tangency
ASNS Aluminum Shed No Slab	F.I.P. Found Iron Pipe	R Raced Plat or Deed
BLDG Building	F.I.R. Found Iron Rod	RCP Reinforced Concrete Pipe
BM Benchmark	F.M.N.D. Found Manhole No Disk	RNG Range
BWF Barbed Wire Fence	FRD. Found	R/P Right of Way
C Calculated from Record Information	FRND Found PK Nail & Disk	SEC Screened Enclosed Concrete Pipe
C1 Curve #1	GP Guy Pole	SEC Section
CAV Cable Television Box	GW Guy Wire	SES Screened Enclosed Slab
CB Catch Basin	HWF Hog Wire Fence	S.I.R. Salt Iron Rod
CBS Concrete Block Structure	IBV Irrigation Valve Box	S.I.S. Sewer in Street
CC Concrete Curb	INJ Inlet	SP Screen Patch
CE Covered Entry	L-1 Line #1	TBM Temporary Bench Mark
CLP Chain Link Fence	LB Land Surveyor's Box	TOB Top of Book
CM Concrete Monument	LP Light Pole	TOE Top of Slope
CONC Concrete	LS Land Surveyor	TRANS Transformer
CP Concrete Powerpole	MES Meter End Section	TWP Township
CH Concrete Walk	M4 Manhole	Typ Typical
D Deed	M&V Mark American Vertical Datum	UGPS Underground Power Service
DI Drop Inlet	NCF No Chain Fence	WBF Wood Fence
DBA Drainage Retention Area	OC Opposed Electric Wire	WFSNS Wood Frame Shed No Slab
DROW Drainage Right-of-way	OR Official Record	WFSOS Wood Frame Shed On Slab
EA Electric Air	PC Point of Curvature	WM Water Meter
EL Elevation	PE Point of Intersection	WRF Wood Roll Fence
EGRA Edge of Limerock Road	POB Point of Beginning	WV Water Valve
EP Edge of Easement	POC Point of Commencement	Y Yard Long
F Derived from Field Measurement	PP Power Pole	
FB Field Book		
F.C.I.P. Found Capped Iron Pipe		
F.C.I.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\2023\23-00\23-73.DWG LAST PLOTTED: 02/20/23

Flood Plane Certification:	REVISIONS	DATE
According to the F.I.R.M. Map, Community Panel: 12053C 0041 b	BOUNDARY SURVEY	02/16/23
Dated: 01-15-21		
This property appears to be in Flood Zone "X" & "AE".		
Base Flood Elevation: 12.00'		
Datum: NAVD 1988		

DISK: 23-73.CR5 PAGE 1 OF 1