

DENNIS V. MOYLAN, P.S.M.

LAND SURVEYS

5342 Birchwood Road
Spring Hill, FL 34608

(352) 684-5450 FAX (352) 684-9955

Party Chief: D. MOYLAN
Drawn By: dvm
Checked By: D. MOYLAN

W.O. 26-031(1)
DATE: 03/23/2026
F.B. 136 PG. 61-62

CERTIFIED TO THE FOLLOWING ONLY:
JERROD ZELANKA

DESCRIPTION:

LOT 5, BLOCK 1536, SPRING HILL UNIT 22, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 10, PAGES 31-43, INCLUSIVE OF THE PUBLIC RECORDS OF
HERNANDO COUNTY, FLORIDA.

SECTION: 01 TOWNSHIP: 23 S, RANGE: 17 E

20 10 0 20
SCALE: 1" = 20'

MAP OF SURVEY - BOUNDARY SURVEY
VACATE 20' D.R.O.W. & 6' EASEMENT
PROPERTY ADDRESS: #6286 MELSHIRE AVENUE

LOT 7
BLOCK 1536

LOT 24
B 1536

LOT 25
BLOCK 1536

LOT 5
BLOCK 1536
0.2 Acres.
10302.7 Sq. ft. more or less

ONE STORY CONCRETE
BLOCK RESIDENCE

LOT 6
BLOCK 1536

FREEPORT DRIVE
60' R/W

MELSHIRE AVENUE
60' R/W

SURVEYOR NOTES

- Survey based on the description furnished by the client and without benefit of a title search.
- The bearings shown hereon are based on the State of Florida State Plane Coordinates, West Zone, North American 1983 Adjustment of 1990. The bearings shown hereon are grid bearings are depicted by the BASES FOR BEARINGS.
- 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 are as to the fence line.
- The distances shown hereon are as to the existing occupation are at right angles to subject property line.

- Outlets, 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.
- 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 Time to Property Lines are Calculated from Field Measurement unless otherwise shown and are Perpendicular Lines.

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.

Digitally signed
by DENNIS V
MOYLAN
Date: 03/23/2026
2026.06.26
15:08:06 -04'00' LAST FIELD WORK

Professional Surveyor & Mapper
Florida Registration # 6115

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RED INK 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	FFF	Pool Pump & Filter
ASHS	Aluminum Shed No Slab	FH	Fire Hydrant	PVMT	Pavement
BM	Benchmark	Fns	Fence	R	Record Plot or Deed
BWF	Barbed Wire Fence	GP	Guy Pole	RCP	Reinforced Concrete Pipe
C	Calculated	GW	Guy Wire	RNG	Range
C1	Curve #1	HW	Invert	R/W	Right of Way
CATV	Cable Television Box	LS	Land Surveyor Business	SCE	Screened Covered Entry
CB	Catch Basin	LP	Light Pole	SEC	Section
CE	Covered Entry	LS	Land Surveyor	SECP	Screened Enclosed Concrete Pool
CS	Concrete Slab	NES	Filtered End Section	SES	Screened Enclosed Slab
CM	Concrete Monument	NAV0	North American Vertical Datum	SR	Set Iron Rod
D	Deed	NAV0	National Geodetic Vertical Datum	SP	Screen Porch
DI	Drop Inlet	OE	Overhead Electric Wire	TBM	Temporary Bench Mark
DRA	Drainage Retention Area	OR	Official Record	TRANS	Transformer
DROW	Drainage Right-of-way	PC	Point of Curvature	TYP	Typical
EB	Electric Box	POC	Point of Commencement	WM	Water Meter
EL	Elevation	PP	Power Pole	WV	Water Valve

CONTROL & CORNER LEGEND

COMMUNITY PANEL: 12083C01680	DATED: 2/2/2012	FLOOD ZONE: "X"	BASE FLOOD ELEVATION:
Elevations Shown Refer to:	NAVD 1988	Assumed Datum	
● Found 1/2" Iron Rod	PLAN	REVISIONS	DATE
○ Found 1/2" Iron Rod # 6115			
○ Set 1/2" Iron Rod # 6115			
○ Found Iron Pipe			
■ Found C.M.			
▲ Found Nail			
□ Set 4" x 4" C.M. # 6115			
△ Set Nail & Disk P.S.M. #6115 TP			