



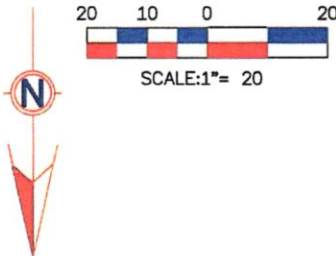
DENNIS V. MOYLAN, P.S.M.
LAND SURVEYS
5342 Birchwood Road
Spring Hill, FL 34608
(352) 684-6450 FAX (352) 684-9955

CERTIFIED TO THE FOLLOWING ONLY:
KIPP HENRY GOTFRAND AND MICHELE LYN GOTFRAND
ALL PERFORMANCE TITLE, INC
WESTCOOR LAND TITLE INSURANCE COMPANY
BRANNEN BANK

Party Chief: D. MOYLAN W.O. 26-017
Drawn By: dvm DATE: 03/09/2026
Checked By: D. MOYLAN F.B. 138 Pg. 31-32

DESCRIPTION: LOT 31 AND THE EAST 1/2 OF LOT 30, BLOCK 92, HERNANDO BEACH
UNIT NO. 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
BOOK 7, PAGE 45, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO
COUNTY, FLORIDA.

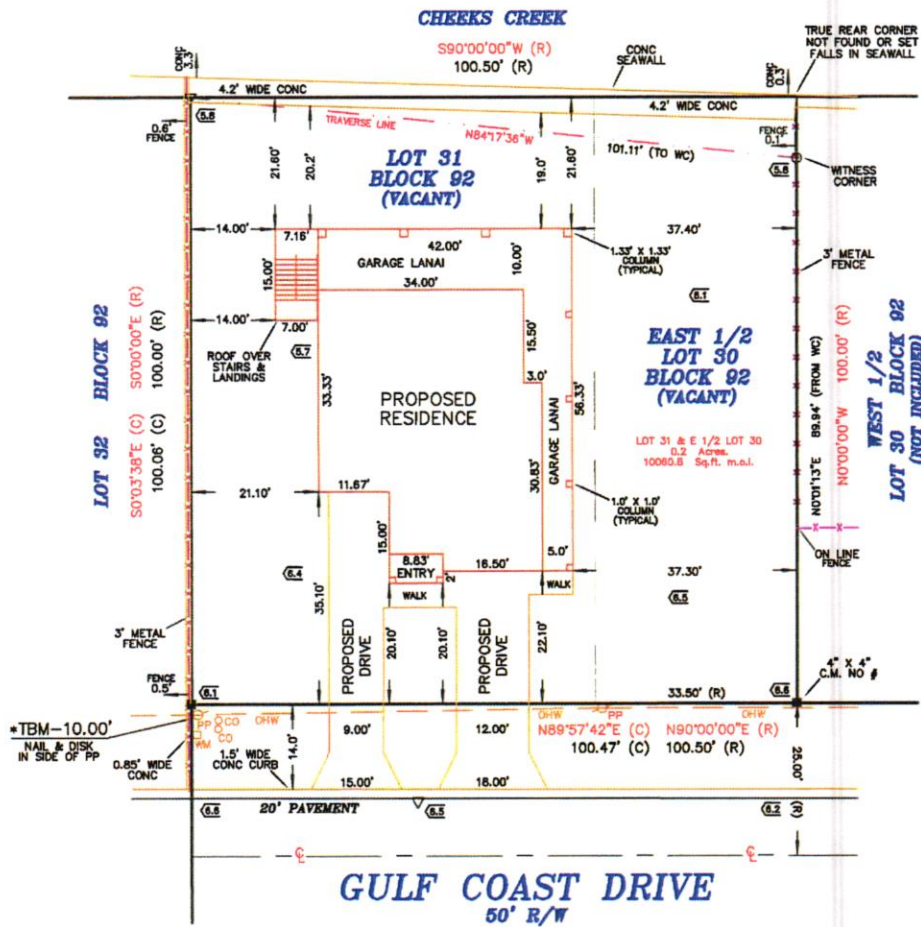
SECTION: 12 TOWNSHIP: 23 S, RANGE: 16 E



**MAP OF SURVEY - BOUNDARY SURVEY
AND TOPOGRAPHIC SURVEY (SITE PLAN)**
PROPERTY ADDRESS: #3206 GULF COAST DRIVE

SITE PLAN PENDING APPROVAL FROM
COUNTY BUILDING DEPARTMENT

SITE DATA TABLE:	
ZONING DISTRICT:	R1B
FUTURE LAND USE:	RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY
LOT AREA:	10,080.8 SF
LOT WIDTH:	100'
LOT LENGTH:	100'
SETBACKS:	
FRONT YARD:	20'
SIDE YARD:	7'
REAR YARD:	15'
CORNER YARD:	N/A
BUILDING HEIGHT:	33'8"
FLOOR AREA RATIO:	2351/10080 23.4%



GULF COAST DRIVE
50' R/W

****N90°00'00"E****
****BASIS OF BEARINGS ALONG R/W****

*TBM—TEMPORARY BENCHMARK—TOP OF FOUND NAIL & DISK SET IN SIDE OF POWER POLE @ ELEV. 10.00' (NAVD 1988)

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SURVEYOR NOTES

- Survey based on the description furnished by the client and without benefit of a title search.
- The bearings shown herein are based on the State of Florida State Plane Coordinate, West Zone, North American 1983 Adjustment of 1980. The bearings shown herein are grid bearings as depicted by an **BASED FOR BEARINGS** are. Underground utilities and improvements not located or shown herein.
- There are no visible encroachments unless shown herein.
- The ownership of fences, if any, which exist on or near property lines is not known by the Surveyor and Mapper.
- Fences located near the property line are not to exist. The distances shown as to said fences are correct.
- The distances shown herein as to existing occupation are at right angles to subject property line.
- Buildings, overhangs, underground foundations and irrigation systems are not located unless shown herein.
- The property shown herein may be subject to the Rules, Regulations, Ordinances and/or Jurisdiction of Local, State, and/or Federal Agencies. The requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdiction are not shown herein, unless stated.
- All easements shown herein are for drainage and/or utilities unless shown otherwise.
- The property shown herein is subject to Reservations, Restrictions, and Easements of Record and not of Record.
- The lines to Property Lines are Calculated from Field Measurements unless otherwise shown and are Perpendicular Lines.

ABBREVIATIONS LEGEND

AC	Air Conditioner	FCM	Found Concrete Monument	FFP	Post Pump & Filter
ASIS	As Is/Shown	FH	Fire Hydrant	PMH	Pavement
B	Boundary	Fm	Fence	R	Record Plot, or Dead
B/L	Barbed Wire Fence	GV	Gate Valve	RCP	Reinforced Concrete Pipe
C	Calculated	HW	Bay Valve	R/W	Right of Way
CL	Center Line	IP	Iron Pipe	SC	Screened Covered Entry
CATV	Cable Television Box	LB	Land Surveyor	SECP	Screened Enclosed Concrete Pool
CB	Catch Basin	LS	Land Surveyor	SEP	Screened Enclosed Sub
CE	Covered Entry	LP	Light Pole	SR	Set Iron Rod
CH	Concrete slab	LS	Land Surveyor	SP	Screen Porch
CM	Concrete Monument	NES	North End Section	TBM	Temporary Bench Mark
D	Dead	NW	North American Vertical Datum	TRANS	Transformer
DI	Drop Inlet	NVD	North American Vertical Datum	TYP	Typical
DRA	Drainage Retention Area	OC	Overhead Electric Line	TYP	Typical
DRM	Drainage Right-of-way	PC	Point of Curvature	TYP	Typical
EL	Elevation	POC	Point of Commencement	WV	Water Valve
		PP	Power Pole		

THE SURVEYOR CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREIN 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 33-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02, FLORIDA STATUTES, AND THAT THE MAP HEREIN IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREIN.

Digitally signed by DENNIS V. MOYLAN
Date: 03/09/2026
19:16:19 -0400

Professional Surveyor & Mapper
Florida Registration # 6115



DATE OF
LAST FIELD WORK

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.

COMMUNITY PANEL: 120530283E DATED: 1/15/2021 FLOOD ZONE: "AE" BASE FLOOD ELEVATION: 13'

Elevations Shown Refer to: ☒ NAVD 1988 ☐ Assumed Datum

Found ☐ Iron Rod ☐ Iron Rod # 6115 WC

Found ☐ Iron Pipe ☐ C.M. # 3028LB

Found ☐ 4" x 4" C.M. # 6115

Found ☐ Set Nail & Disk PSM # 6115

REVISIONS	DATE