

RECEIVED

By BCROSBY at 8:58 am, Mar 27, 2020

COFFIN & McLEAN ASSOC., INC.

Professional Land Surveying
3701 Commercial Way
P.O. Box 5145
Spring Hill, FL 34611-5145
OFFICE (352) 683-5993 FAX (352) 683-9156

Party Chief: J. PAYNTER W.O. 20-58SP
Drawn By: D. WILLIAMS DATE: 02/20/2020
Checked By: J. COFFIN F.B. 938 PG. 78-79

CERTIFIED TO THE FOLLOWING ONLY:
RIPA / O'DONNELL

PASTORE CUSTOM BUILDERS

DESCRIPTION:

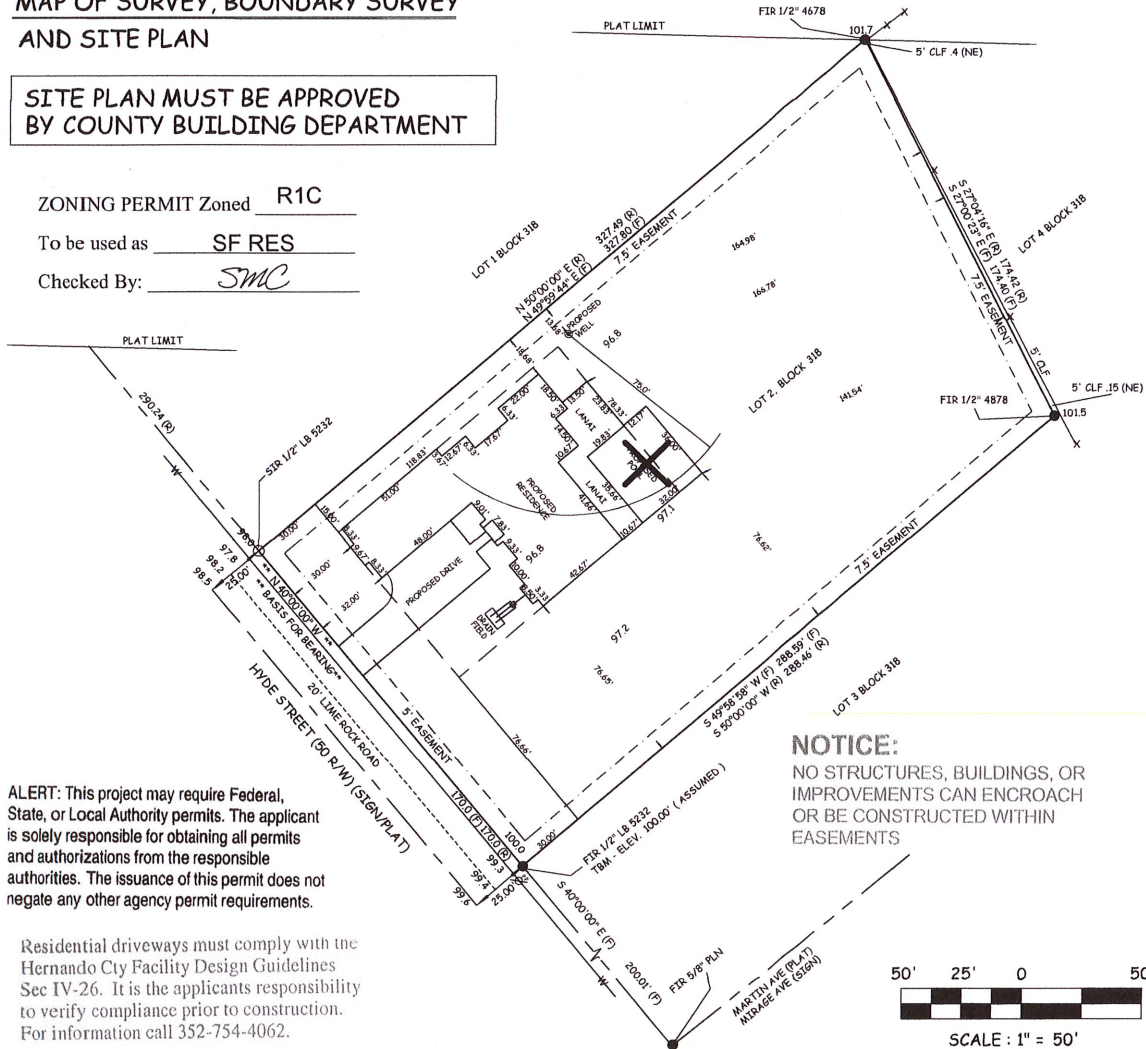
LOT 2, BLOCK 318, UNIT 5, ROYAL HIGHLANDS, according to the Plat thereof as recorded in
Plat Book 12, Pages 45 - 59, inclusive of the Public Records of Hernando County, Florida.

11320 HYDE STREET
Parcel KEY# 00719351

SECTION: 7 TOWNSHIP: 22 S, RANGE: 18 E

**MAP OF SURVEY, BOUNDARY SURVEY
AND SITE PLAN**

**SITE PLAN MUST BE APPROVED
BY COUNTY BUILDING DEPARTMENT**

ZONING PERMIT Zoned R1CTo be used as SF RESChecked By: SMC

ALERT: This project may require Federal, State, or Local Authority permits. The applicant is solely responsible for obtaining all permits and authorizations from the responsible authorities. The issuance of this permit does not negate any other agency permit requirements.

Residential driveways must comply with the Hernando Cty Facility Design Guidelines Sec IV-26. It is the applicants responsibility to verify compliance prior to construction. For information call 352-754-4062.

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 "X" 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.
- The distances shown hereon as ties to existing occupation are at right angles to subject property line.
- Gutters, 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 otherwise.
- Prior to construction and/or reliance on Flood Zone Note, the County Building Department should be contacted for verification of Flood Zone.
- 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 Ties to Property Lines are Calculated from Field Measurement unless otherwise shown and are Perpendicular Ties.

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.

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

02/18/2020
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.

ABBREVIATIONS LEGEND

AC Air Conditioner	FCM Found Concrete Monument	PPF Pool Pump & Filter
AGL Above Ground Level	FF Finished Floor	PRM Permanent Reference Monument
ALU Aluminum	FIH Fire Hydrant	P1 Point of Intersection
ASPS Aluminum Shed No Slab	FIP Found Iron Pipe	PVMT Pavement
BLDS Building	FIB Found Iron Bolt	R Record Plat or Deed
BW Barbed Wire Fence	FNC Fence	RCP Reinforced Concrete Pipe
C Calculated from Record Information	FND Found	RHS Range
CA TV Cable Television Box	FPK Found PK Nail & Disk	RPT Reduced Pressure Zone
CB Catch Basin	GP Guy Pole	R/W Right of Way
CBS Concrete Block Structure	GW Guy Wire	SCE Screened Enclosed Entry
CE Covered Entry	HWP High Wire Fence	SEC Section
CLF Chain Link Fence	IGV Irrigation Valve box	SEP Screened Enclosed Slop
CM Concrete Monument	INV Invert	SIS Screened Enclosed Slop
CMF Corrugated Metal Pipe	L-1 Line #1	SIS Screened Enclosed Slop
CONC Concrete	LS Land Surveyor Business	SIS Screened Enclosed Slop
CP Concrete Powerpole	LS Land Surveyor	SIS Screened Enclosed Slop
CW Concrete Walk	MES Mitered End Section	SIS Screened Enclosed Slop
D Deed	MH Manhole	SIS Screened Enclosed Slop
DI Drop Inlet	NAVD North American Vertical Datum	SIS Screened Enclosed Slop
DRA Drainage Retention Area	NAD North American Datum	SIS Screened Enclosed Slop
DS Drainage Right-of-way	NAD North American Datum	SIS Screened Enclosed Slop
EB Electric Box	NAD North American Datum	SIS Screened Enclosed Slop
EL Elevation	NAD North American Datum	SIS Screened Enclosed Slop
EP Edge of pavement	NAD North American Datum	SIS Screened Enclosed Slop
FB Field Book	NAD North American Datum	SIS Screened Enclosed Slop
F.C.P. Found Capped Iron Pipe	NAD North American Datum	SIS Screened Enclosed Slop
F.C.R. Found Capped Iron Road	NAD North American Datum	SIS Screened Enclosed Slop
	NAD North American Datum	SIS Screened Enclosed Slop

CONTROL & CORNER LEGEND

○ Set 5/8" Iron Rod LB# 5232 □ Set 4" x 4" C.M. LB# 3882

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

OFFICE USE ONLY: C:\DRAWING\DWG\2020\20-58\20-58-SP.DWG LAST PLOTTED: 02/20/20

REVISIONS	DATE
Flood Plane Certification: According to the F.I.R.M. Map, Community Panel: 12053C 0198 d	02/20/20
Dated: 02-02-12	
This property appears to be in Flood Zone "X"	
Base Flood Elevation: NONE	
Datum: N/A	

FILE: 20-58.CRS

PAGE 1 OF 1

COFFIN & McLEAN ASSOC., INC.

Professional Land Surveying
3701 Commercial Way
P.O. Box 5145
Spring Hill, FL 34611-5145
OFFICE (352) 683-5993 FAX (352) 683-9156

Party Chief: J. PAYNTER W.O. 20-58SP2
Drawn By: C. COFFIN DATE: 02/20/2020
Checked By: J. COFFIN F.B. 938 PG. 78-79

CERTIFIED TO THE FOLLOWING ONLY:

SASHA RIPA
BRANNEN BANK
ALL PERFORMANCE TITLE, INC. / WESTCOR LAND TITLE INSURANCE COMPANY
PASTORE CUSTOM BUILDERS

DESCRIPTION:

LOT 2, BLOCK 318, UNIT 5, ROYAL HIGHLANDS, according to the Plat thereof as recorded in
Plat Book 12, Pages 45 - 59, inclusive of the Public Records of Hernando County, Florida.

SECTION: 7 TOWNSHIP: 22 S. RANGE: 18 E

11320 HYDE STREET
Parcel KEY# 00719351

**MAP OF SURVEY, BOUNDARY SURVEY
AND SITE PLAN FOR OUT BUILDINGS**

ZONING PERMIT Zoned R1C
To be used as DET. GARAGE
Checked By: CDG

ALERT: This project may require Federal,
State, or Local Authority permits. The applicant
is solely responsible for obtaining all permits
and authorizations from the responsible
authorities. The issuance of this permit does not
negate any other agency permit requirements.

NOTICE:

NO STRUCTURES, BUILDINGS, OR
IMPROVEMENTS CAN ENCROACH
OR BE CONSTRUCTED WITHIN
EASEMENTS



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.
 - The distances shown hereon as ties to existing occupation are at right angles to subject property line.
 - Gutters, 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 otherwise.
 - Prior to construction and/or reliance on Flood Zone Note, the County Building Department should be contacted for verification of Flood Zone.
 - All easements shown hereon are for drainage and/or utilities unless shown otherwise.
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James W. Coffin
JAMES W. COFFIN,
Professional Surveyor & Mapper
Florida Registration # 3882
Coffin & McLean Assoc., Inc. LB #5232

02/18/2020
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	PRM Permanent Reference Monument
ADP Above Ground Pool	PH Fire Hydrant	PT Point of Tangency
ALUM Aluminum	PIP Found Iron Pipe	PVMT Pavement
ASNS Aluminum Shed No Slab	PFB Found Iron Bolt	S Record Plat or Deed
BLDG Building	PNNAD Found Nail & Disk	RCP Reinforced Concrete Pipe
BM Benchmark	Pnc Fence	RHS Range
BWP Barbed Wire Fence	PHD Found	RPZ Reduced Pressure Zone
C Geolateral from Record Information	PPNAD Found PK Nail & Disk	R/W Right of Way
C1 Curve #1	GP Guy Pole	SCE Screened Covered Entry
CATV Cable Television Box	GW Guy Wire	SEC Section
CB Catch Basin	HWP High Wire Fence	SECP Screened Enclosed Concrete Pool
CBS Concrete Block Structure	IGV Irrigation Valve box	SES Screened Enclosed Slab
CE Covered Entry	INV Invert	SIS San Iron Slat
CM Concrete Monument	L-L Line #1	SIS Sewer in Street
CMF Corrugated Metal Pipe	LS Land Surveyor Business	SP Screen Patch
CONC Concrete	LS Land Surveyor	TBM Temporary Bench Mark
CW Concrete Walk	MES Mitered End Section	TOB Top of Bank
D Dead	MH Manhole	TOE Top of Slope
D1 Drop Inlet	NAV North American Vertical Datum	TRANS Transformer
DRA Drainage Retention Area	NAD North American Vertical Datum	TWP Township
DOCW Drainage Right-of-way	NAD North American Vertical Datum	TY Typical
EB Electric Box	OR Official Record	UGPS Underground Power Services
EL Elevation	OR Official Record	WFSAS Wood Frame Shed No Slab
EP Edge of pavement	OR Official Record	WFGS Wood Frame Shed On Slab
F Derived from Field Measurement	OR Official Record	WM Water Meter
FB Field Book	OR Official Record	WO Work order
F.C.P. Found Capped Iron Pipe	OR Official Record	WRF Wood Rail Fence
F.C.R. Found Capped Iron Rod	OR Official Record	WV Water Valve
		Y Yard only

CONTROL & CORNER LEGEND

○ Set 5/8" Iron Rod LB# 5232 □ Set 4" x 4" C.M. LS# 3882

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

OFFICE USE ONLY: C:\DRAWING\DWG\2020\20-58\20-58SP2.DWG LAST PLOTTED: 09/14/20

Flood Plane Certification: According to the F.I.R.M. Map, Community Panel: 12053C 0158 D Dated: 02-02-12 This property appears to be in Flood Zone "X" Base Flood Elevation: NONE Datum: N/A	REVISIONS	DATE
	BOUNDARY SURVEY & SITE PLAN	02/20/20
	TIE-IN	08/11/20
	SITE PLAN FOR OUT BUILDINGS	09/14/20

FILE: 20-58.CR5

PAGE 1 OF 1

MAP OF SURVEY, BOUNDARY SURVEY

INTEGRITY LAND SOLUTIONS GROUP, INC.

Professional Land Surveying & Mapping

5344 Elwood Rd. / P.O. Box 6890 Spring Hill, FL 34611

Phone: (352) 428-2351 Fax: (352) 515-5847 Email: ILSG@tampabay.rr.com

WORK ORDER: 17 - 127 MAP DATE: 6/13/17 SECTION: 7 TOWNSHIP: 22 S RANGE: 18 E

CERTIFIED TO THE FOLLOWING ONLY:

- DAVID & MARIA SOCH

- ALL PERFORMANCE TITLE LLC

- CAPITAL CITY BANK

Parcel ID: R01 221 17 3340 0319 0030

Physical Address: @ Mahoning Ave.

DESCRIPTION:

LOT 3, BLOCK 319, ROYAL HIGHLANDS UNIT NO. 5, according to the plat thereof, as recorded in Plat Book 12 Pages 45 - 59, inclusive of the Public Records of Hernando County, Florida.

T.B.M. # 1

ELEV: 100.00' (Assumed)

TOP OF IRON ROD AT INTERSECTION

NOTICE:

NO STRUCTURES, BUILDINGS, OR IMPROVEMENTS CAN ENCROACH OR BE CONSTRUCTED WITHIN EASEMENTS

RECEIVED

JUN 21 2017

HERNANDO COUNTY BUILDING DIVISION

Surveyor Notes

- Survey based on the description furnished by the Client and without benefit of a title search.
- Survey is subject to notes, statements, and notations shown hereon.
- Underground utilities and subsurface improvements not located unless otherwise shown hereon.
- There are no visible encroachments unless otherwise shown hereon.
- Ownership of fences located on or near property line(s) was not determined by this Surveyor.
- The measured distance from existing improvements to designated features, such as, but not limited to, property lines and/or other lines, or other existing improvements, are perpendicular unless otherwise shown hereon.
- The property shown hereon may be subject to Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. Requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions were not determined by this Surveyor, unless otherwise shown hereon.
- According to FEMA, FIR4 map panel 12053C01580, dated February 02, 2012 subject property appears to lie within Flood Zone(s): "X".
- Prior to any construction and/or reliance on Flood Zone information shown hereon, the County shall be contacted for verification of said information.
- Bearings shown hereon are based on the Southeasterly R/W of Magnolia Warbler Ave. (Mahoning Ave.), as it is shown on the plat of Royal Highlands Unit No. 5. Record Bearing: S50°00'00"W is assumed per plat and designated hereon by the graphical entry "BASIS" at aforementioned bearing. North arrow is assumed per stated plat bearing.
- Subject property may be subject to Reservations, Restrictions, and/or Easements of Record and not of Record that an accurate title search may disclose. Determination was not made by this Surveyor for the aforementioned and shall not be held liable in any way for damages caused as a result.
- All easements shown hereon are for drainage and/or utility purposes unless otherwise shown.
- Held monuments found in place set by previous surveyors, unless otherwise shown hereon.
- Elevations shown hereon are assumed and are not part of a national datum.
- This Map of Survey shall not be used for any other purposes than what it was created for and shall be considered in such case, information purposes only and not valid.
- Any reproduction or photocopy of this map of survey, partially or in its entirety, is prohibited without the written consent and permission of Integrity Land Solutions Group, Inc., and in such cases shall be considered not valid and of uncertified information only. In such case, reliance upon information is at the sole risk of user and Integrity Land Solutions Group, Inc., and/or its affiliates, will not be held liable in any way.

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 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.

DATE OF LAST FIELD SURVEY:

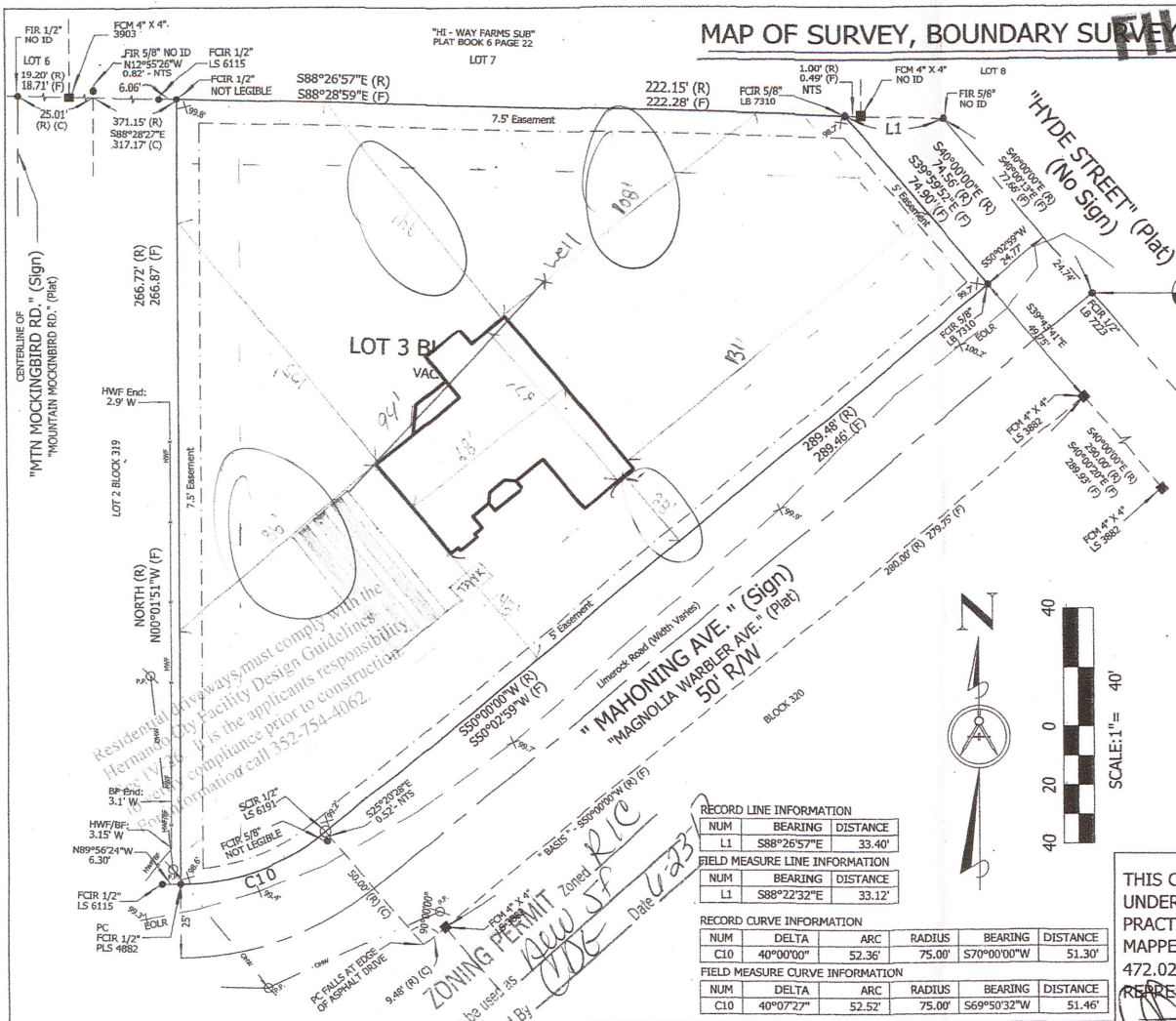
6/12/17

CHRISTIAN T. GORDON,
Professional Surveyor & Mapper
Florida Registration # 6191
Integrity Land Solutions Group, Inc. LB #8065

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SHEET 1 OF 1

OFFICE USE ONLY: C:\SURVEYS\2017\06\10-17\17-127\17-127.DWG LAST PLOTTED: 6/16/17 Field Book: 15 Page(s): 43 - 44 Drawn By: CBC Checked By: CTC



RECORD LINE INFORMATION

NUM	BEARING	DISTANCE
L1	S88°26'57"E	33.40'

FIELD MEASURE LINE INFORMATION

NUM	BEARING	DISTANCE
L1	S88°22'32"E	33.12'

RECORD CURVE INFORMATION

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C10	40°00'00"	52.36'	75.00'	S70°00'00"W	51.30'

FIELD MEASURE CURVE INFORMATION

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C10	40°07'27"	52.52'	75.00'	S69°50'32"W	51.46'

Abbreviations & Symbol Legend

BF - Board Fence	HWF - Hog Wire Fence	PLS - Professional Land Surveyor	TWP - Township
C - Calculated from Field Measurement	ID - Identification	PP - Power Pole	
C# - Curve Table Number	L# - Line Table Number	R - Record Plat or Deed	
ELEV - Elevation	LS - Land Surveyor Business	RNG - Range	
EOLR - Edge of Limerock Road	LS - Land Surveyor	R/W - Right of Way	
F - Derived from Field Measurement	NTS - Not to Scale	SCR - Set Capped Iron Rod	
FCIR - Found Capped Iron Rod	OHW - Overhead Wire(s)	SEC - Section	
FCM - Found Concrete Monument	PB - Plat Book	TBM - Temporary Benchmark	
FIR - Found Iron Rod	PC - Point of Curve		

- Ground Shot
- Set Monument
- Found Monument
- Found Monument
- More or Less

