

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:
JOSHUA & TINA BOYLE

DESCRIPTION:

LOT 3 & 4, BLOCK 382, ROYAL HIGHLANDS, UNIT NO. 6L, as per Plat thereof, recorded in Plat Book 12, Pages 67-79, Public Records of Hernando County, Florida.

Party Chief: C. COFFIN
Drawn By: G. SALLOUM / C. CARINCI
Checked By: J. COFFIN

W.O. 26-28 EAS
DATE: 02/16/2026
F.B. 1024 Pg. 42-43

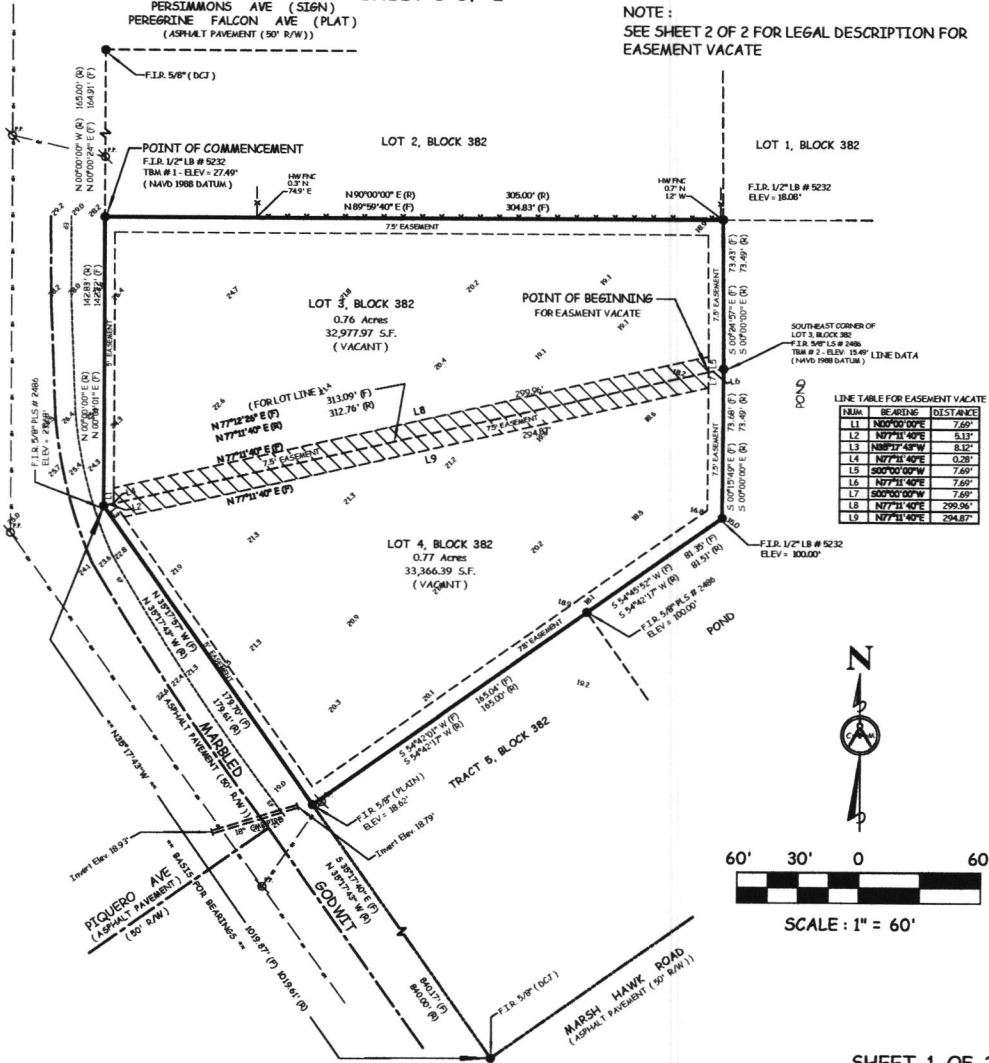
Physical Address: MARBLED GODWIT

Parcel ID#: R01 221 17 3350 0382 0030

SECTION: 31 TOWNSHIP: 21 S. RANGE: 18 E.

Parcel KEY#: 00743814

MAP OF SURVEY, BOUNDARY SURVEY AND EASEMENT VACATE SHEET 1 OF 2



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 on ties to said fences are correct.
- The distances shown hereon on 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.
- 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.

CONTROL & CORNER LEGEND

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

ABBREVIATIONS LEGEND

AC: Air Conditioner	DI: Drop Inlet	FIG: Fence	RCP: Reinforced Concrete Pipe
AGP: Above Ground Pool	D.R.A.: Drainage Retention Area	FIRM: Found PC Nail & Disk	R/W: Right of Way
ALDS: Aluminum Shed No Slab	D.O.W.: Drainage Right-of-way	GW: Gas Wire	SEC: Section
B.R.S: Building	ES: Elevation	HWF: High Wire Fence	SEP: Sealed Enclosed Concrete Pool
BWF: Buried Wire Fence	EP: Edge of pavement	IN: Invert	SIR: Set Iron Rod
C: Calculated from Deed Information	F: Fenced from Field Measurement	LP: Light Pole	SP: Screen Pouch
CA: Corner #1	FCB: Field Book	MES: Jittered End Section	TBM: Temporary Bench Mark
CB: Catch Basin	FCLP: Found Capped Iron Pipe	MN: Manhole	TMP: Temporary
CC: Chain Link Fence	FCM: Found Concrete Monument	NAV: North American Vertical Datum	WFNS: Wood Frame Shed No Slab
CE: Covered Entry	FF: Finished Floor	NCF: No Chain Fence	WFCS: Wood Frame Shed On Slab
CL: Chain Link Structure	FE: Fire Hydrant	OH: Over Head electrical wires	WO: Work under
CLP: Chain Link Pole	FF: Found Iron Pipe	OR: Official Record	WP: Wood Wall Fence
CMP: Corrugated Metal Pipe	FR: Found Iron Rod	PP: Power Pole	WV: Water Valve
CM: Concrete	FRM: Found Ring Nail & Disk	R: Record in Plat or Deed	
CP: Concrete Powerpole			

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

OFFICE USE ONLY: E:\DRAWING\DWG\2026\26-28 EAS 2.DWG LAST PLOTTED: 04/06/26

Florida Plans Certification:

According to the F.I.R.M. Map, Community Panel: 120532 0126 E

Dated: 1/19/2021

This property appears to be in Flood Zone "X & AE" Base Flood Elevation: 19.4'

Datum: N/A

FILE: 26-28 CR5

REVISIONS		DATE
BOUNDARY SURVEY AND PLAT AND VACATE EASEMENT		02/17/26
		04/02/26

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

02/17/26
DATE OF LAST FIELD WORK

STATE OF FLORIDA

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SECTION PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND NOT VALID.

SHEET 1 OF 2

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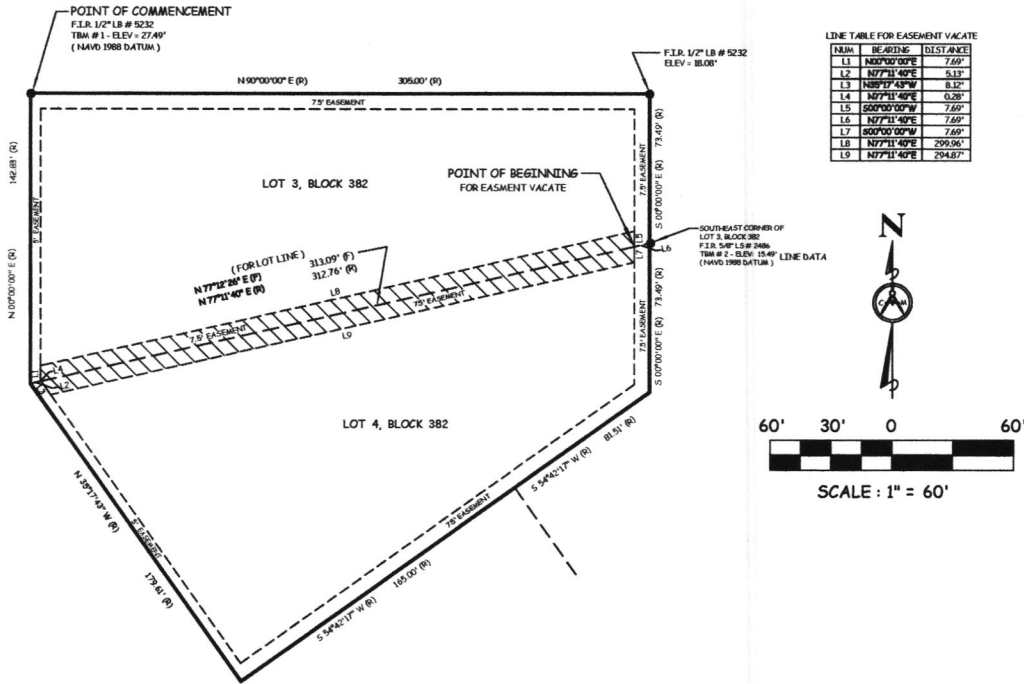
CERTIFIED TO THE FOLLOWING ONLY:
JOSHUA & TINA BOYLE

DESCRIPTION:
(SEE LEGAL DESCRIPTION FOR EASEMENT VACATE BELOW)

Party Chief: C. COFFIN W.O. 26-28 EAS
Drawn By: G. SALLOUM / C. CARINCE DATE: 02/16/2026
Checked By: J. COFFIN F.B. 1024 PG. 42-43

Physical Address: MARBLED GODWIT Parcel ID#: R01 221 17 3350 0382 0030
SECTION: 31 TOWNSHIP: 21 S. RANGE: 18 E. Parcel KEY#: 00743814

SKETCH FOR EASEMENT VACATE
LEGAL DESCRIPTION
SHEET 2 OF 2



LEGAL DESCRIPTION : FOR EASEMENT VACATE
Commence at the Northwest Corner of Lot 3, Block 382, Royal Highlands, Unit No. 6, Recorded in Plat Book 12, Pages 67 - 79, Public Records of Hernando County, Florida; Thence run N 90°00'00" E, a distance of 305.00 feet; Thence run S 00°00'00" E, a distance of 73.49 feet to the Southeast Corner of said Lot 3, Block 382; Thence run S 77°11'40" W, a distance of 7.69 feet to the Point of Beginning; Thence run S 00°00'00" W, a distance of 7.69 feet; Thence run S 77°11'40" W, a distance of 294.87 feet; Thence run N 39°17'43"W, a distance of 8.12 feet to a point on the common line between aforesaid Lot 3 and Lot 4, Block 382; Thence run S 77°11'40" W, a distance of 0.28 feet; Thence run N 00°00'00" E, a distance of 7.69 feet; Thence run N 77°11'40" E, a distance of 299.96 feet; Thence run S 00°00'00" W, a distance of 7.69 feet to the Point of Beginning. Containing : (4,479.29 Sq. Ft.) More or Less.

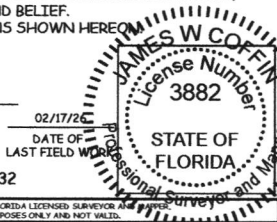
SHEET 2 OF 2

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CONTROL & CORNER LEGEND

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ABBREVIATIONS LEGEND

AC Air Conditioner	DE Drop Inlet	FRG Fence	RCP Reinforced Concrete Pipe
AGP Above Ground Pool	D&A Drainage Retention Area	FRMBS Found PK Nail & Disk	R/W Right of Way
ASIS Aluminum Shed No Slab	D.O.W. Driveway Right-of-way	GW Guy Wire	SEC Section
BLDG Building	EL Elevation	HMV Hog Wire Fence	SEP Screen Enclosed Concrete Pool
BWF Barbed Wire Fence	EP Edge of pavement	IMV Invert	SIR Set Iron Rod
C Calculated from Record Information	EP Edge of pavement	LP Light Pole	SP Screen Porch
CI Curve 88	FB Field Book	MES Mitered End Section	TMP Township
CS Catch Basin	ECIP Found Capped Iron Pipe	NAF Nails	TMP Temporary Bench Mark
CES Concrete Block Structure	FCM Found Concrete Monument	NAD North American Vertical Datum	WFSNS Wood Frame Shed No Slab
CE Concrete Entry	FF Finished Floor	NAC No Chain Fence	WFSNS Wood Frame Shed On Slab
CL Chain Link Fence	FI Fire Hydrant	OH Over Head electrical wires	WMA Water Meter
CMF Corrugated Metal Pipe	FIP Found Iron Pipe	OR Off Road Record	WOC Work order
CON Concrete	FIR Found Iron Rod	PP Power Pole	WDF Wood Duff Fence
CPY Concrete Pourpad	FMND Found Mang Nail & Disk	R Record in Plat or Deed	WV Water Valve

Elevations Show Refer to: NGVD 1929 NAVD 1988 Assumed Datum.
OFFICE USE ONLY | E:\DRAWING\DWG\2026\26-28-26-EAS2.DWG | LAST PLOTTED: 04/06/26
FILED Plans Certification
According to the F.I.R.M. Map,
Community Panel: 1203C 0156 E
Issued: 1/15/2021
This property appears to be in
Flood Zone "X & AE" Base Flood Elevation : 19.4'
Datum: N/A
FILE 26-28-CR5

REVISIONS	DATE
BOUNDARY SURVEY AND PLAT	02/17/26
AND VACATE EASEMENT	04/02/26

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