SURVEYOR'S REPORT

MAP OF BOUNDARY SURVEY:

THE MAP AND REPORT ARE NOT FULL AND COMPLETE WITHOUT THE OTHER. (SEE SHEET INDEX IN TITLE BLOCK)

LEGAL DESCRIPTION: (SEE DATA SOURCES 2)

A subdivision of land being a portion of ROYAL HIGHLANDS, UNIT NO. 6, as recorded in Plat Book 12, Page 67, of the Public Records of Hernando County, Florida, lying in Section 12, Township 22 South, Range 17 East, Hernando County, Florida, being more particularly described as follows:

COMMENCE at the South 1/4 corner of Section 12, Township 22 South, Range 17 East, Hernando County, Florida; thence S89°42'09"E, along the South line of the Southeast 1/4 of said Section 12 (being the basis of bearings for this legal description), for 606.20 feet to the point of intersection with the East Right-of-Way line of STATE ROAD 55 (U.S. 19 - COMMERCIAL WAY), according to Florida Department of Transportation Right-of-Way Map Section 08020-xxxx; thence the following two (2) courses along said East Right-of-Way line of STATE ROAD 55 (U.S. 19 - COMMERCIAL WAY); (1) thence leaving said South line of the Southeast 1/4 of Section 12, N12°42'30"E, for 51.20 feet to the POINT OF BEGINNING; (2) thence continue N12°42'30"E, for 284.15 feet to the point of intersection with the Westerly extension of the South line of LOT 20, BLOCK 343, according to the Plat of ROYAL HIGHLANDS, UNIT NO. 6, as recorded in Plat Book 12, Page 67, of the Public Records of Hernando County, Florida; thence leaving said East Right-of-Way line of STATE ROAD 55 (U.S. 19 - COMMERCIAL WAY), S77°19'53"E, along said Westerly extension of the South line of LOT 20 and said South line of LOT 20, respectively, for 361.59 feet to the Southeast corner of said LOT 20, same being the point of intersection with the West Right-of-Way line of NICASIO JAY COURT, according to said Plat of ROYAL HIGHLANDS, UNIT NO. 6; thence S00°00'14"W, along said West Right-of-Way line of NICASIO JAY COURT and the Southerly extension of said West Right-of-Way line of NICASIO JAY COURT, respectively, for 161.96 feet to the West most corner of LOT 16, BLOCK 343, according to said Plat of ROYAL HIGHLANDS, UNIT NO. 6, same being the point of intersection with the South Right-of-Way line of said NICASIO JAY COURT; thence N89°58'08"E, along said South Right-of-Way line of NICASIO JAY COURT, same being the Westerly line of said LOT 16, for 50.00 feet to the Southeast corner of said NICASIO JAY COURT, same being a West corner of said LOT 16; thence S00°00'14"W, along the Southerly extension of the East Right-of-Way line of said NICASIO JAY COURT, for 38.37 feet to the point of intersection with the South line of said BLOCK 343, same being a line lying 50.00 feet North of and parallel with said South line of the Southeast 1/4 of Section 12; thence leaving said Southerly extension of the East Right-of-Way line of NICASIO JAY COURT, N89°42'09"W, along said South line of BLOCK 343 and the Westerly extension of said South line of BLOCK 343, respectively, same being said line lying 50.00 feet North of and parallel with the South line of the Southeast 1/4 of Section 12, for 465.28 feet to the POINT OF BEGINNING.

Containing 94,819 square feet or 2.178 acres, more or less.

ACCURACY:

1. THE ACCURACY STANDARD USED FOR THIS SURVEY, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5J-17 FAC), IS "COMMERCIAL/HIGH RISK". THIS SURVEY MEETS OR EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY, WHICH IS 1 FOOT IN 10,000 FEET.
2. HORIZONTAL CONTROL MEASUREMENTS WERE MADE WITH A TRANSIT AND STEEL TAPE, OR DEVICE WITH EQUIVALENT OR HIGHER DEGREES OF ACCURACY.
3. PRIMARY CONTROL POINT POSITIONS FOR THIS SURVEY WERE ESTABLISHED FROM A MINIMUM OF TWO (2) KNOWN FLORIDA DEPARTMENT OF TRANSPORTATION, FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS (SEE PROJECT DATUM). USING GLOBAL POSITIONING SYSTEM METHODS (GPS) WITH REAL TIME KINEMATICS (RTK) SESSIONS. THE MAXIMUM POSITIONAL UCERTAINTY OF THE PHYSICAL CONTROL POINTS IS COMPUTED TO BE 0.029 FEET (8.839 MILLIMETERS) USING THE ALGEBRAIC SUM MEAN OF THE PROCESSED POSITIONS.
4. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF LIDAR DATA, OBTAINED BY FLORIDA DESIGN CONSULTANTS, INC. USING A DJI MATRICE 300 DRONE EQUIPPED WITH A HOOK ROBOTIC R3 PRO LIDAR SCANNER, FAA REGISTRATION FA3M77XKLR, FLOWN BY MATT BARKSDALE, FAA CERTIFICATE NUMBER: 4449807, ON 1-24-2025.

DATA SOURCES:

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA, BEING S89°42'09"E, AS SHOWN ON THE MAP OF SURVEY.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A PROPERTY INFORMATION REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FATIC FILE NUMBER: 110851266, SEARCH THROUGH: AUGUST 6, 2025 AT 8:00AM. THE LEGAL DESCRIPTION SHOWN HEREON IS AS IT APPEARS IN SAID REPORT.
3. THE SURVEY WAS PREPARED WITH THE BENEFIT OF THE RECORD DOCUMENTS SHOWN AND STATED HEREON, ALL OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
4. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THE PLAT OF ROYAL HIGHLANDS, UNIT NO. 6, AS RECORDED IN PLAT BOOK 12, PAGE 67, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
5. CERTIFIED CORNER RECORDS WERE OBTAINED FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION LAND BOUNDARY INFORMATION SYSTEM WEB SITE (www.lobins.org).
6. THE PARCEL AND RECORDING INFORMATION FOR ADJACENT PROPERTIES ARE PER THE HERNANDO COUNTY PROPERTY APPRAISER WEB SITE ON 8-20-2025.
7. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN ALTA/NSPS LAND TITLE AND BOUNDARY SURVEY TITLED "NEEDHAM COURT", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NUMBER 2024-0053 DATED 1-22-2025.
8. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF THAT CERTAIN TOPOGRAPHIC SURVEY TITLED "NEEDHAM COURT", PREPARED BY FLORIDA DESIGN CONSULTANTS, INC., JOB NUMBER 2024-0053, DATED 2-05-2025.

LIMITATIONS:

1. USE OF THIS SURVEY BY ANYONE OTHER THAN THOSE PREPARED FOR/CERTIFIED TO, WILL BE AT THE RE-USERS SOLE RISK WITHOUT LIABILITY TO THE SURVEYOR.
2. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY OR MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
3. ORIGINAL FIELD WORK WAS COMPLETED ON 8-14-2025 AND IS CONTAINED IN FIELD BOOK 2039, PAGES 48-49.
4. PRINTED DIMENSIONS SHOWN ON THE SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
5. CALCULATED (C) GEOMETRY SHOWN HEREON WAS CALCULATED USING FIELD LOCATED POINTS AND CERTAIN PUBLISHED DATA (SEE DATA SOURCES).
6. SHOWN ANYWHERE ON THIS SURVEY, THE WORD "CERTIFY" IS UNDERSTOOD TO BE AN EXPRESSION OF A PROFESSIONAL OPINION BASED UPON THE SURVEYOR'S BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY.
7. SUBSURFACE FOUNDATIONS AND THEIR LOCATIONS HAVE NOT BEEN DETERMINED.
8. IRRIGATION EQUIPMENT AND/OR THEIR APPURTENANCES HAVE NOT BEEN LOCATED UNLESS OTHERWISE SHOWN ON THE MAP OF SURVEY.
9. THE LOCATIONS OF THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES WERE PERFORMED BY A FIELD SURVEY AND ONLY LOCATED AS SHOWN ON THE MAP OF SURVEY. ONLY THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES WHICH WERE VISIBLE FROM GROUND LEVEL TO THE SURVEYOR ON THE ACTUAL DAY OF THE FIELD SURVEY WERE LOCATED AND MAPPED. NO EXCAVATIONS OR SUBSURFACE WORK EFFORTS OF ANY KIND WERE PERFORMED BY THE SURVEYOR TO VERIFY THE EXISTENCE OF ANY UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES AND/OR THEIR APPURTENANCES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.
10. THE PIPES SHOWN BETWEEN THE STRUCTURES ARE DRAWN FROM CENTERLINE OF STRUCTURE TO CENTERLINE OF STRUCTURE USING THE STRUCTURES AS THEY EXISTED IN THE FIELD AT THE TIME OF THIS SURVEY WITH FIELD VERIFICATION OF THE SIZE AND TYPE OF PIPES CONTAINED IN EACH STRUCTURE. NO INSPECTION OR SURVEY WAS PERFORMED TO DETERMINE THE EXISTENCE AND/OR ALIGNMENT (HORIZONTAL AND/OR VERTICAL) OF THE PIPES SHOWN BETWEEN THE STRUCTURES. THE PIPE LINES SHOWN ON THE MAP OF SURVEY ARE FOR GRAPHIC PURPOSES ONLY. STRUCTURES SHOWN WITHOUT PIPES (IF ANY) WERE NOT ACCESSIBLE DUE TO VARIOUS FIELD CONDITIONS.
11. THE SECTION DATA AND FIELD MONUMENTS SHOWN WITH (*) HEREON IS FROM THAT CERTAIN ALTA/NSPS LAND TITLE AND BOUNDARY SURVEY TITLED "NEEDHAM COURT", REFERENCED IN DATA SOURCES 7, AND WERE NOT RE-SURVEYED FOR THIS SURVEY.
12. NO INFORMATION ON ADJOINING PROPERTY OWNERS WAS SUPPLIED TO THIS SURVEYOR (SEE DATA SOURCES 6)
13. HORIZONTAL DIMENSIONS FROM BOUNDARY LINES TO LOCATED ITEMS WHICH USE SYMBOLS (SEE SYMBOLS LEGEND) ARE MEASURED TO THEIR CENTER.
14. THE RELATIONSHIP OF SURVEYED FIGURES OR POINTS LYING WITHIN FIVE (5) FEET OF THE BOUNDARY LINE ARE SHOWN ON THE MAP OF SURVEY WITH DIRECTIONAL TICS.
15. THE LIMITS FOR THIS PROJECT WERE DETERMINED BY THE CLIENT.

LIMITATIONS: (CONTINUED)

16. THE SUBJECT PROPERTY APPEARS TO LIE IN FLOOD ZONE(S) X AND A; ZONE X = AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; AND ZONE A = SPECIAL FLOOD HAZARD AREA, NO BASE FLOOD ELEVATION DETERMINED; ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP 12053C0158D, EFFECTIVE DATE FEBRUARY 2, 2012.
17. FLOOD INSURANCE RATE MAP ZONE LINES SHOWN ARE APPROXIMATE. AN ACCURATE ZONE LINE DETERMINATION SHOULD BE MADE BY THE PREPARER OF THE MAP, THE FEDERAL EMERGENCY MANAGEMENT AGENCY, OR THE LOCAL GOVERNMENTAL AGENCY HAVING JURISDICTION OVER SUCH MATTERS PRIOR TO ANY JUDGMENTS BEING MADE FROM THE ZONE LINES AS SHOWN. THE ABOVE REFERENCED FEDERAL EMERGENCY MANAGEMENT AGENCY MAP STATES IN THE NOTES TO THE USER THAT: (a) "THIS MAP IS FOR USE IN ADMINISTERING THE NATIONAL FLOOD INSURANCE PROGRAM; IT DOES NOT NECESSARILY IDENTIFY ALL AREAS SUBJECT TO FLOODING"; (b) "FLOOD ELEVATIONS ON THIS MAP ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THESE FLOOD ELEVATIONS MUST BE COMPARED TO STRUCTURE AND GROUND ELEVATIONS REFERENCED TO THE SAME DATUM."; AND (c) "GROUND, STRUCTURE AND FLOOD ELEVATIONS MAY BE COMPARED AND/OR REFERENCED TO NGVD 29 BY APPLYING A STANDARD CONVERSION FACTOR (SEE PROJECT DATUM).
18. THE FLOOD ZONE LINES SHOWN ON THE MAP OF SURVEY WERE SCALED FROM THE ABOVE REFERENCED FEMA MAP.
19. THE PLATTED LOT LINES SHOWN ADJACENT TO THE SUBJECT AREA (SEE APPARENT PHYSICAL USE), WERE CALCULATED UTILIZING FIELD LOCATED POINTS TOGETHER WITH RECORD DOCUMENTS (AS REFERENCED ON THE MAP OF SURVEY). THE EXACT PARCEL BOUNDARY LINES ARE SUBJECT TO AN ACCURATE FIELD LAND BOUNDARY SURVEY.
20. A SCALE FACTOR OF 0.99997754 SHOULD BE CONSIDERED FOR GROUND EFFORTS.
21. FOUND CORNER MONUMENTS SHOWN WITH QUADRANT DIMENSIONS SERVE AS WITNESS CORNERS TO THE REAL LAND BOUNDARY CORNERS. THE QUADRANT DIMENSIONS REPRESENT THE HORIZONTAL RELATIONSHIP OF THE FOUND CORNER MONUMENT FROM THE INTENDED POSITION OF THE REAL LAND BOUNDARY CORNER.
22. ANY REPRODUCTION OF THIS SURVEY AND ITS CONTENTS SHOULD BE MADE WITH THE INTENT OF MAINTAINING THE COLORIZED ELEMENTS OF SAID SURVEY.

BOUNDARY INCONSISTENCIES:

ANY ANGULAR AND/OR DIMENSIONAL DISCREPANCIES BETWEEN THE LEGAL DESCRIPTION(S) AND THE FIELD LOCATED OCCUPATION BOUNDARY CORNERS, AND BOUNDARY CORNERS WITH MULTIPLE BOUNDARY MONUMENTS ALONG WITH THEIR CORRESPONDING QUADRANT DIRECTIONAL MISSES, ARE SHOWN ON THE MAP OF SURVEY.

APPARENT PHYSICAL USE:

THE SUBJECT PROPERTY APPEARS TO BE A VACANT PARCEL OF LAND WITH IMPROVEMENTS AS SHOWN ON THE MAP OF SURVEY.

EASEMENTS/RIGHTS-OF-WAY:

1. SEE DATA SOURCES 2 AND LIMITATIONS 2.
2. EASEMENTS OR RESTRICTIONS AFFECTING THIS PROPERTY ARE BASED SOLELY UPON THE TITLE COMMITMENT REFERENCED IN DATA SOURCES 2.
3. THE PUBLIC RIGHT-OF-WAY FOR NEEDHAM COURT IS PER THE PLAT OF ROYAL HIGHLANDS, UNIT NO. 6, AS REFERENCED IN DATA SOURCES 4. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO SAID RIGHT-OF-WAY.
4. THE PUBLIC RIGHT-OF-WAY FOR NICASIO ROAD IS PER THAT CERTAIN FDOT RIGHT OF WAY MAP SECTION 08020-XXXX, TITLED "SR 55 (U.S. 19 - COMMERCIAL WAY), FINANCIAL PROJECT ID: 427152 1, DATED 03-2016, AND THAT CERTAIN AFFIDAVIT, AS RECORDED IN OFFICIAL RECORDS BOOK 326, PAGE 711, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO SAID RIGHT-OF-WAYS.
5. THE PUBLIC RIGHT-OF-WAY FOR U.S. HIGHWAY 19 IS PER THAT CERTAIN FDOT RIGHT OF WAY MAP SECTION 08020-XXXX, TITLED "SR 55 (U.S. 19 - COMMERCIAL WAY), FINANCIAL PROJECT ID: 427152 1, DATED 03-2016.

THE FOLLOWING ARE PER SCHEDULE B-II OF THE PROPERTY INFORMATION REPORT REFERENCED IN DATA SOURCES 2. [THE NUMBER SHOWN AS (#) CORRESPONDS WITH SAID REPORT]

A. The last deed of record was dated August 9, 2024 and recorded August 21, 2024 in Official Records Book 4459, Page 977 and dated January 15, 2008 and recorded January 17, 2008 in Official Records Book 2527, Page 590 and dated March 22, 2024 and recorded March 26, 2024 in Official Records Book 4406, Page 1877, Public Records of Hernando County, Florida.**[NOT A SURVEY MATTER]**

B. The record title holder is Hideaway Commercial, LLC, a Florida limited liability company and Clear Channel Outdoor Inc., a Delaware corporation and Ellis Severietti and Hernando County, a political subdivision of the State of Florida, as their interests may appear.**[NOT A SURVEY MATTER]**

C. The name(s) of the record title holder coincides with the name(s) shown as owner(s) on the unrecorded plat of 7-ELEVEN AT COMMERCIAL WAY AND EAGLE SHORE DRIVE.**[NOT A SURVEY MATTER]**

D. Unsatisfied mortgages or liens encumbering said property are as follows:

Ordinance No. 2016-19 recorded in Book 3432, Page 377**[AFFECTS SUBJECT PROPERTY AS SHOWN ON THE MAP OF SURVEY]**

Mortgage recorded in Book 4406, Page 1879**[AFFECTS SUBJECT PROPERTY AS SHOWN ON THE MAP OF SURVEY]**

Assignment of Rents recorded in Book 4406, Page 1887**[AFFECTS SUBJECT PROPERTY AS SHOWN ON THE MAP OF SURVEY]**

UCC Financing Statement recorded in Book 4407, Page 1316**[AFFECTS SUBJECT PROPERTY AS SHOWN ON THE MAP OF SURVEY]**

E. Underlying rights of way, easements or plats affecting said property are as follows:

Plat of ROYAL HIGHLANDS UNIT 6 recorded in Plat Book 12, Page(s) 67**[AFFECTS THE SUBJECT PROPERTY IN A BLANKET NATURE]**

F. Other information regarding said property includes:**[NOT A SURVEY MATTER]**

Tax certificates #2500001186 and #2500001187 are outstanding

G. 2024 Ad valorem taxes on said property are unpaid for Tax Parcel I.D. Number R01-221-17-3350-0343-0170 and R01-221-17-3350-0343-0180; and paid for R01-221-17-3350-0343-0160 and R01-221-17-3350-0343-0190.**[NOT A SURVEY MATTER]**

PROJECT DATUM:

HORIZONTAL:

BEARINGS AND COORDINATES (IN U.S. SURVEY FEET) ARE BASED ON NATIONAL GEODETIC SURVEY (NGS), STATE PLANE COORDINATES, FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983/2011 ADJUSTMENT.

FLORIDA PERMANENT REFERENCE NETWORK (FPRN) STATIONS UTILIZED:

1. (BKVL) BROOKSVILLE: PER FPRN DATA SHEET, DATED 2-19-2025.
2. (FLHS) HOMOSASSA: PER FPRN DATA SHEET, DATED 2-19-2025.

AS PUBLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AT (www.myfloridagps.com/ds/pdfs/datasheets.pdf)

PREPARED FOR:

BLACKFIN PARTNERS

CERTIFIED TO:

- BLACKFIN PARTNERS
- FIRST AMERICAN TITLE INSURANCE COMPANY
- HIDEAWAY COMMERCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- CLEAR CHANNEL OUTDOOR INC., A DELAWARE CORPORATION
- ELLIS SEVERIETTI
- HERNANDO COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
- CAPITAL CITY BANK (ELLIS SEVERIETTI LENDER)

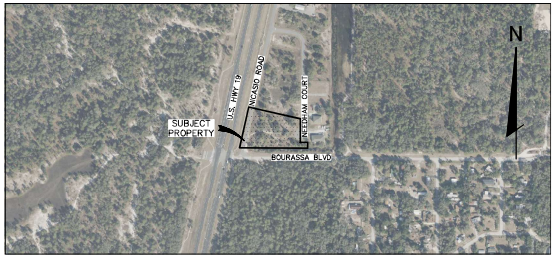
SURVEYOR AND MAPPER IN RESPONSIBLE CHARGE:

JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS6971
STATE OF FLORIDA

JARED T. PATENAUDE
LICENSE NUMBER
6971
STATE OF
FLORIDA
Professional Surveyor and Mapper

Digitally signed by Jared Patenaude
Date: 2025.08.22 10:19:29 -04'00'

Section 12, Township 22 South, Range 17 East, County of Hernando, State of Florida



VICINITY MAP
NOT TO SCALE

LINETYPE LEGEND

- Boundary Line
- Building Line
- Building O/H
- Center Line
- Contour Major
- Contour Minor
- Easement Line
- Edge of Water
- FEMA Line
- Fence Line
- Jurisdictional Line/ Wetland Line
- Right-Of-Way Line
- Sanitary Pipe
- Section Line
- Storm Pipe
- Toe of Slope/Grade Break
- Top Bank/Top of Berm

SYMBOLS LEGEND

- Air Conditioner
- Aerial Target
- Air Release Valve
- Backflow Preventer
- Beach Mark
- Cable Paint Stripe
- Cable TV Box
- Communications Manhole
- Communications Paint Stripe
- Concrete Light Pole
- Concrete Monument
- Concrete Post
- Concrete Utility Pole
- Drainage Manhole
- Electric Box
- Electric Manhole
- Electric Paint Stripe
- Electric Power Pedestal
- Fiber Optic Paint Stripe
- Fire Department Connection
- Fire Hydrant
- Flag Pole
- Force Main Paint Stripe
- Gas Filler Cap
- Gas Line Marker
- Gas Meter Box
- Gas Paint Stripe
- Gas Valve
- Grate Inlet
- Guy Anchor
- Handicapped Parking
- Iron Rod/Iron Pipe
- Light Pole
- Mail Box
- Metal Post
- Metal Utility Pole
- Monitoring Well
- Parking Meter
- Reclaimed Water Meter
- Reclaimed Water Valve
- Sanitary Sewer Manhole
- Sanitary Cleanout
- Sanitary Paint Stripe
- Sanitary Sewer Valve
- Section Corner
- Siamese Connection
- Sign
- Sprinkler Control Box
- Sprinkler Head
- Storm Paint Stripe
- Telephone Box
- Telephone Manhole
- Telephone Marker
- Telephone Paint Stripe
- Telephone Pedestal
- Traffic Signal Box
- Traffic Signal Pole
- Unknown Utility Destination
- Unk Utility Paint Stripe
- Utility Box
- Utility Manhole
- Utility Marker Post
- Utility Pedestal
- Vent
- Water Meter
- Water Paint Stripe
- Water Valve
- Well
- Wire Pull Box
- Wood Utility Pole
- Wood Light Pole
- Wood Post
- Yard Drain
- Point of Elevation
- Calculated Dimension from Structure to Boundary / Right-of-Way Line

ABBREVIATIONS LEGEND

AC	= Acres	FOP	= Found Open End Iron Pipe	PRM	= Permanent Reference Monument
A/C	= Air Conditioner	FPP	= Found Pinched Iron Pipe	PSM	= Professional Surveyor and Mapper
ADW	= Asphalt Driveway	FRRS	= Found Railroad Spike	PT	= Point of Tangency / Point
ADS	= Advanced Drainage System	FT	= Feet	PVC	= Polyvinyl Chloride Pipe
AE	= Access Easement	F/T	= Fence Tie	(R)	= Record Data
ARV	= Air Release Valve	FXC	= Found X-cut	RCP	= Reinforced Concrete Pipe
ASPH	= Asphalt	G/A	= Guy Wire Anchor	RLS	= Registered Land Surveyor
B/C	= Back of Curb	GE	= Grade Elevation	RNG	= Range
BFPD	= Back Flow Prevention Device	GI	= Grate Inlet	R/W	= Right-of-Way
BLDG	= Building	GV	= Gas Valve	(RW)	= Right-of-Way Data
BND'Y	= Boundary	HDPE	= High Density Polyethylene	SCM	= Set Conc Monument 4"x4" PRM LB 6707
BWF	= Barb Wire Fence	IE	= Invert Elevation	SCM(W)	= Set Conc Monument 4"x4" FDC LB 6707 Witness PT
(C)	= Calculated Data	I/E	= Ingress/Egress	SEC	= Section
C/C	= Covered Concrete	INV	= Invert	SHW	= Seasonal High Water Elevation
CCR	= Certified Corner Record	(L)	= Legal Description Data	SIR	= Set 5/8" Iron Rod and Cap FDC LB 6707
CDW	= Concrete Driveway	LB	= Corporate Certification Number	SIR(W)	= Set 5/8" Iron Rod and Cap FDC LB 6707 Witness PT
CI	= Curb Inlet	LP	= Light Pole	S'LY	= Southerly
CLF	= Chain Link Fence	LS	= Licensed Surveyor	SMH	= Sanitary Manhole
CM	= Concrete Monument	MAS	= Masonry	SNBD	= Set Nail and Disk FDC LB 6707
CMP	= Corrugated Metal Pipe	MES	= Mitered End Section	SNBD(W)	= Set Nail and Disk FDC LB 6707 Witness PT
CO	= Clean Out	M/F	= Metal Fence	SQ	= Square
CONC	= Concrete	MH	= Manhole	SR	= State Road
COR	= Corner	MHW	= Mean High Water	STY	= Story
CPB	= Condo Plat Book	MOL	= More or Less	SWFWMD	= Southwest Florida Water Management District
C/S	= Concrete Slab	M/R	= Metal Roof	S/W	= Sidewalk
C/T	= Curb Tie	MUP	= Metal Utility Pole	TBM	= Temporary Benchmark
(D)	= Deed Data	N/C	= No Cap	TOB	= Top of Bank
DB	= Deed Book	N/F	= Not Found	TRAV	= Traverse
DCVA	= Double Check Valve Assembly	NAD	= North American Datum	(TYP)	= Typical
DE	= Drainage Easement	NAVD	= North American Vertical Datum	TWF	= Towns'p
DNR	= Department of Natural Resources	NGS	= National Geodetic Survey	U/B	= Utility Box
DEPT	= Department	NGVD	= National Geodetic Vertical Datum	UE	= Utility Easement
DIA	= Diameter	N,S,E,W	= Cardinal Directions	UNK	= Unknown
DIP	= Ductile Iron Pipe	N'LY	= Northerly	U/P	= Utility Pole
DMH	= Drainage Manhole	NF	= Normal Pool Elevation	VCP	= Vitrified Clay Pipe
ECMP	= Elliptical Corrugated Metal Pipe	(NR)	= Non Radial	W/	= With
EL	= Elevation	O/A	= Overall	W/F	= Wood Fence
E'LY	= Easterly	O/H	= Overhang	W'LY	= Westerly
EOW	= Edge of Water	OHW	= Overhead Wires	WM	= Water Meter
E/P	= Edge of Pavement	ORB	= Official Record Book	WUP	= Wood Utility Pole
ERCP	= Elliptical Reinforced Concrete Pipe	(P)	= Plat Data (See Data Sources)	W/T	= Wall Tie
		(PA)	= Property Appraiser Map Data	WV	= Water Valve
ESMT	= Easement	PB	= Plat Book	xx°	= Degrees
(F)	= Field Data	PC	= Point of Curvature	xx'	= Minutes (Bearing)
FCM	= Found Concrete Monument	PCP	= Permanent Control Point	xx"	= Seconds (Bearing)
FDOT	= Florida Dept of Transportation	PG(S)	= Pages	xx'	= Feet (Distance)
FH	= Fire Hydrant	PI	= Point of Intersection		
FIR	= Found Iron Rod	PID	= Permanent Identification Number		
FN	= Found Nail	PLS	= Professional Land Surveyor		
FND	= Found	POB	= Point of Beginning		
FNRD	= Found Nail and Disk	POC	= Point of Commencement		
FFE	= Finished Floor Elevation	POL	= Point on Line		
FNBTT	= Found Nail and Tin Tab				

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS PERFORMED BY THIRD PARTIES OR ON FORMATS NOT PRESCRIBED BY THE UNDERSIGNED ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE UNDERSIGNED. SEALED SURVEY MAP OR REPORT ONLY VALID WITH ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PROFESSIONAL SURVEYOR AND MAPPER
JARED T. PATENAUDE
LICENSE NUMBER LS 6971
STATE OF FLORIDA

REV.	2024-0053
JOB	1336
FIELD BK	8-14-2025
SCALE	NONE
DRAWN	SMS
REVIEW	RCWJ
CK.	JTP

PROJECT NAME: NEEDHAM COURT
SHEET NAME: BOUNDARY SURVEY
SURVEYOR'S REPORT AND LEGENDS
PREPARED FOR: BLACKFIN PARTNERS

FLORIDA DESIGN CONSULTANTS, INC.
THINK IT. ACHIEVE IT.
17207 TAPALIE DRIVE SUITE 169 LAKE OLIVER, FLORIDA 34831
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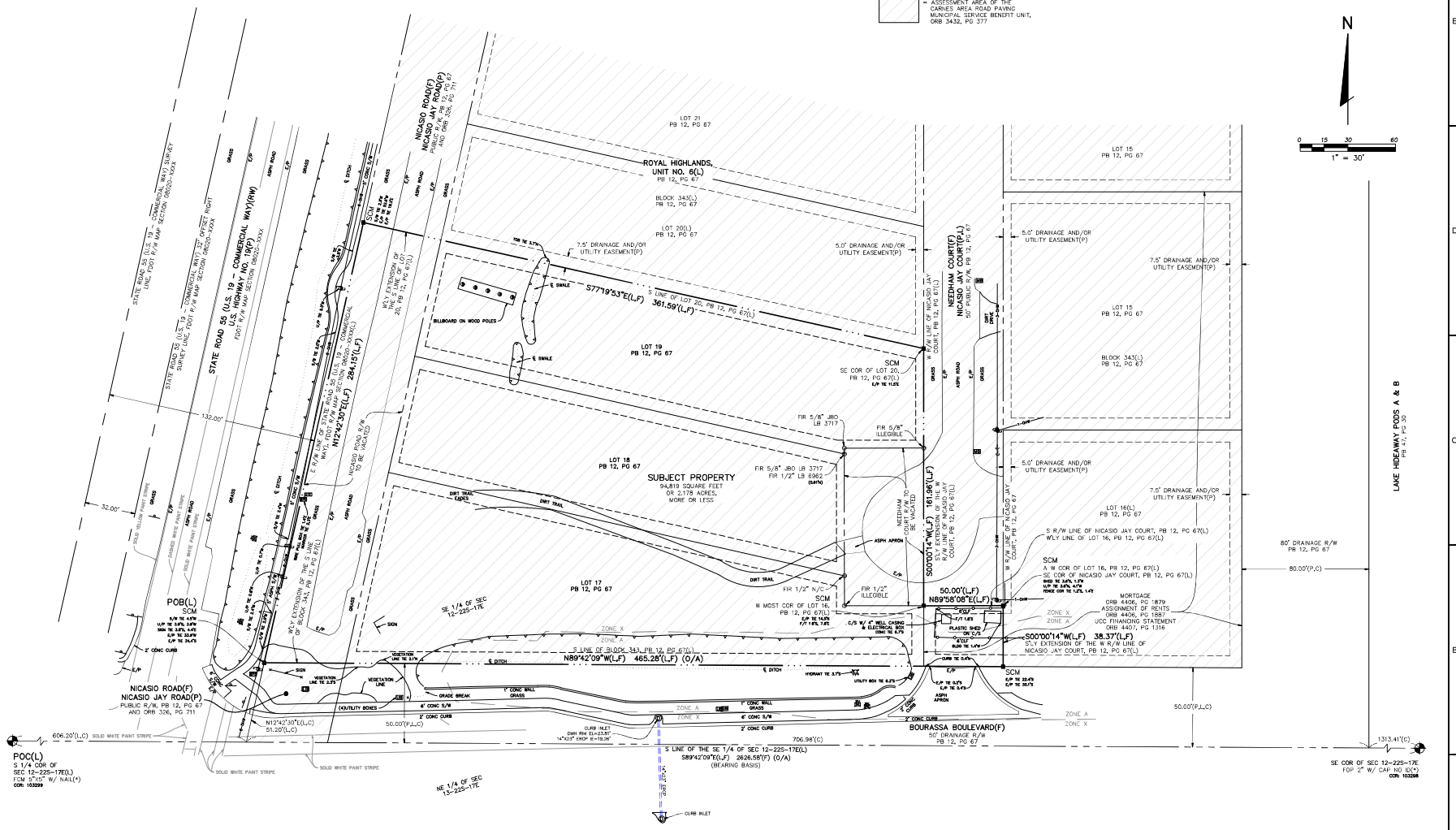
Section 12, Township 22 South, Range 17 East,
County of Hernando, State of Florida



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JARED T. PATRINA OF
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

PROJ.	2024-0063
JOB	1326
DATE	8-14-2025
SCALE	1"=30'
DRAWN	SMS
REVIEW	JTP

PROJECT NAME: NEEDHAM COURT

SHEET NAME: BOUNDARY SURVEY

MAP OF SURVEY

PREPARED FOR: BLACKFIN PARTNERS

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