

# CARDINAL SURVEYING SERVICES OF FLORIDA INC



GRAPHIC SCALE IN FEET

## MAP OF SURVEY

TYPE OF SURVEY: "BOUNDARY"

Section 14, Township 23 South, Range 20 East

Date of Survey (field measurements): 03/28/2025

NOTE: BASIS OF BEARINGS ESTABLISHED BETWEEN POINT "A" AND POINT "B" BEARING = SOUTH ASSUMED

### ABBREVIATIONS

A/C = AIR CONDITIONER PAD, C/S = CONC SLAB,  
(C) = CALCULATED, (D) = DESCRIPTION, PC = POINT OF CURVATURE  
(E) = CENTERLINE, ELEV = ELEVATION, RES = RESIDENCE, STY = STORY  
CONC = CONCRETE, (F) = AS FIELD MEASURED, (R) = PER RECORD DEED  
COL = COLUMN, (P) = PER RECORD PLAT, POB = POINT OF BEGINNING  
COV = COVERED, FCM = FOUND CONC MONUMENT (# AS NOTED)  
FIR = FOUND IRON ROD (SIZE & # AS NOTED), # = NUMBER  
FOP = FOUND OPEN PIPE (SIZE & # AS NOTED), FN = FOUND NAIL  
FND = FOUND NAIL & DISK (# AS NOTED), FND = FOUND NAIL  
SIR = SET 5/8" IRON ROD LB # 8400 SH40 = SET NAIL & DISC #8400

### SYMBOL LEGEND

- - INDICATES CORNER MONUMENT (TYPE, SIZE, NUMBER AS NOTED)
- ▲ - INDICATES NAIL & DISK (NUMBER AS NOTED)
- - INDICATES CONC. MONUMENT (SIZE & NUMBER AS NOTED)
- - INDICATES EASEMENT (USE AND SIZE AS NOTED)

### NOTES

- 1) THIS SURVEY IS NOT VALID UNLESS DISPLAYED AT THE NOTED SCALE.
- 2) THIS SURVEY ONLY VALID FOR THE USE OF THE PARTIES TO WHOM IT IS CERTIFIED.
- 3) DESCRIPTION IS PER CURRENT RECORD DEED UNLESS OTHERWISE NOTED AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
- 4) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AND OTHER MATTERS OF RECORD NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS. SURVEY WAS PREPARED ACCORDING TO DOCUMENTS PROVIDED BY CLIENT AND/OR SHOWN ON RECORD PLAT.
- 5) ENVIRONMENTAL, JURISDICTIONAL AREAS, MEAN HIGH HIGH WATER LINE AND/OR RIPARIAN RIGHTS NOT SHOWN UNLESS NOTED.
- 6) UNDERGROUND IMPROVEMENTS, IRRIGATION SYSTEMS NOT SHOWN.
- 7) ROOF OVERHANGS AND/OR EAVES NOT SHOWN UNLESS NOTED.
- 8) IF THIS SURVEY IS TO BE USED FOR NEW CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CLIENT TO FURNISH CORRECT DATA FOR PLACEMENT OF PROPOSED IMPROVEMENTS.
- 9) ADDITIONS OR DELETIONS TO THIS SURVEY MAP AND REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 10) FIELD MEASUREMENTS IN ACCORDANCE WITH THE U.S. STANDARD FEET.
- 11) THIS SURVEY IS VALID ONLY FOR NOTED EXPECTED USE OF SURVEY.
- 12) ROAD RIGHT-OF-WAYS SHOWN ON THIS SURVEY ARE PER PLAT RECORDED IN PLAT BOOK AND PAGE AS SHOWN IN DESCRIPTION UNLESS NOTED OTHERWISE.

FLOOD ZONE NOTE: THIS LOT APPEARS TO LIE WITHIN FLOOD ZONE \* COMMUNITY PANEL # 12054001581 EFFECTIVE DATE 02-02-2012 FLOOD ELEVATION = 10.5 FEET. FLOOD ZONE NOTE IS NOT TO BE RELIED ON FOR NEW CONSTRUCTION. CONTACT PROPER AGENCY FOR FINAL DETERMINATION.

FOR THE BENEFIT OF:

MATTHEW SCHROEPFER  
RAEANNA SCHROEPFER

*David T. York* 11-7-25

DAVID T. YORK, FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NUMBER 5875.  
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER  
2401 GRAND BOULEVARD, HOLIDAY, FLORIDA 34690  
PHONE #: (727) 859-9313, (813) 895-9850

WORK ORDER NUMBER: 25157

LEGAL DESCRIPTION:  
SE 1/4 of NE 1/4 of SW 1/4 of Section 34, Township 23 South, Range 20 East, LESS the South 48 feet thereof, and also LESS the East 15 feet thereof, Hernando County, Florida.

TOGETHER with an easement for purposes of ingress and egress over and across the West 15 feet of NE 1/4 of SW 1/4 of Section 34, Township 23 South, Range 20 East, LESS the South 33 feet thereof, over and across the North 15 feet of the South 48 feet of NE 1/4 of SW 1/4 of said Section 34, and over and across the East 15 feet of SE 1/4 of NE 1/4 of SW 1/4 of said Section 34, LESS the South 33 feet thereof.

LESS AND EXCEPT

THE WEST 355.00 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 20 EAST, HERNANDO COUNTY, FLORIDA; LESS AND EXCEPT THE SOUTH 48.00 FEET THEREOF.

ALSO LESS AND EXCEPT

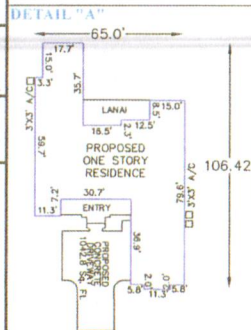
The East 177.60 feet of the described property: The Southeast 1/4 of the NE 1/4 of SW 1/4 of Section 34, Township 23 South, Range 20 East, Hernando County, Florida. Less the South 48.00 feet thereof and also less the East 15.00 feet thereof.

**Matthew & Raeanna Schroepfer**  
**27009 Baxter St.**  
**Brooksville, FL 34602**

**R34 423 20 0000 0100 0021**  
**Key #01731828**

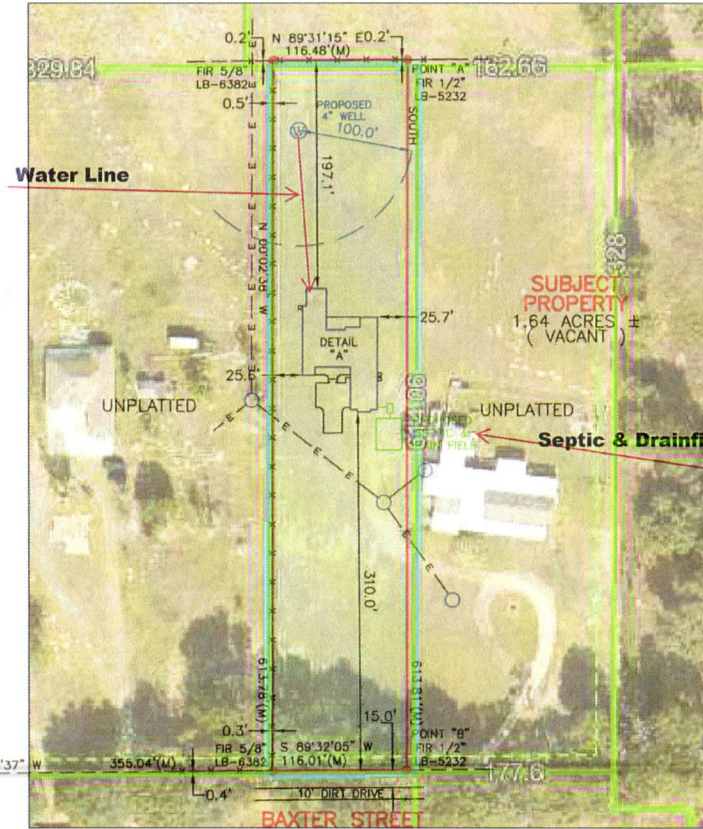
*Cheri Cappello*

**Palmwood Construction**



SURVEY REVISION: SITE PLAN - 10/30/2025  
SURVEY REVISION: REVISED LEGAL DESCRIPTION - 04/14/2025  
SURVEY REVISION: SITE PLAN - 11/07/2025

UNPLATTED



ASSUMED



4" WIRE FENCE  
OVERHEAD ELECTRIC LINES

UTILITY POLE