

CARDINAL SURVEYING SERVICES OF FLORIDA INC

0 100 200 300

GRAPHIC SCALE IN FEET

MAP OF SURVEY

TYPE OF SURVEY: "BOUNDARY"

Section 34, 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
 C/L = CENTERLINE, ELEV = ELEVATION, RES = RESIDENCE, STY = STORY
 CONC = CONCRETE, (F) = FIELD, RES = RESIDENCE, (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 & DISC (# AS NOTED), FN = FOUND NAIL
 SIR = SET 5/8" IRON ROD L# 8400 SN# = SET NAIL & DISC #8400

SYMBOL LEGEND

- - INDICATES CORNER MONUMENT (TYPE, SIZE, NUMBER AS NOTED)
- ▲ - INDICATES NAIL & DISC (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 OWNER OF 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 OWNER TO OBTAIN 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.

FLOOD ZONE NOTE: THIS LOT APPEARS TO LIE WITHIN FLOOD ZONE X
 COMMUNITY PANEL #120100001 EFFECTIVE DATE 10/1/2010
 FLOOD ELEVATION = 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

DS 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) 895-8850

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 48 feet thereof, over and across the North 15 feet of South 48 feet of NE 1/4 of SW 1/4 of sold Section 34, and over and across the East 15 feet of SE 1/4 of NE 1/4 of SW 1/4 of sold 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

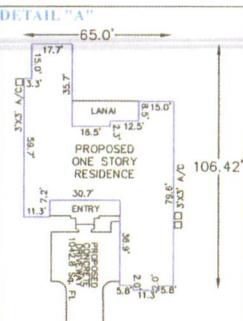
The East 177.60 feet of the described property. The Southeast 1/4 of the NE 1/4 of SW 1/4 of Section 34, Township 23 South, Range 20 East, Hernando County, Florida. Less the South 48.00 feet thereof and also less the East 15.00 thereof.

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

R34 423 20 0000 0100 0021
 Key #01731828

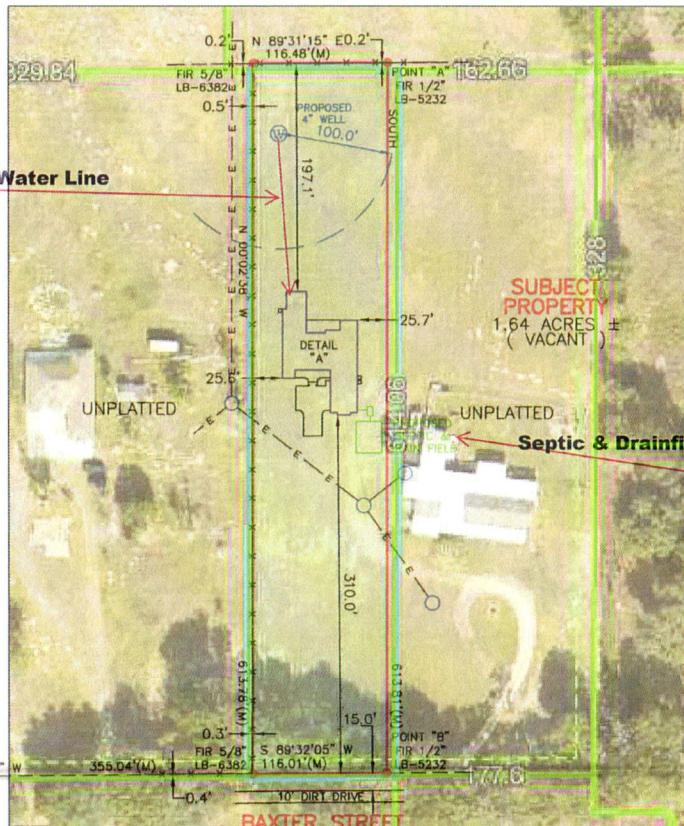
Cheri Cappello

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
 E — E — E — E — E — E — E

UTILITY
 POLE