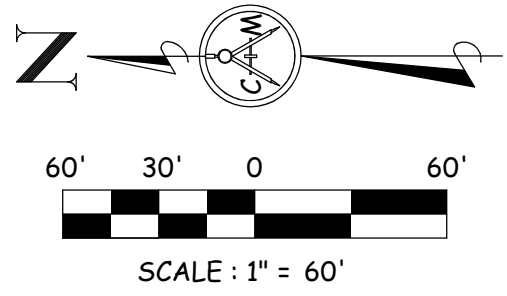
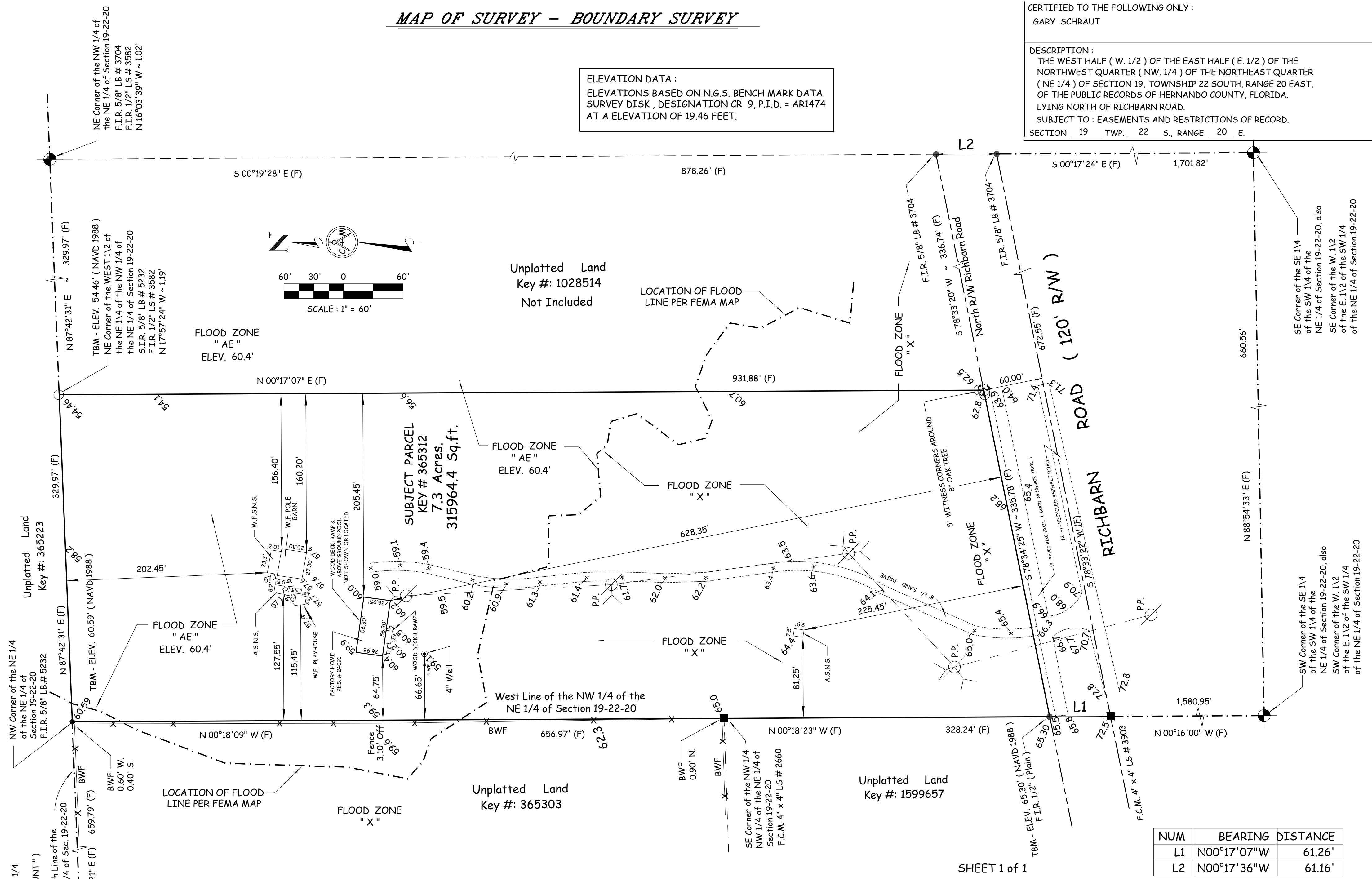


MAP OF SURVEY - BOUNDARY SURVEY

CERTIFIED TO THE FOLLOWING ONLY:
 GARY SCHRAUT

DESCRIPTION:
 THE WEST HALF (W. 1/2) OF THE EAST HALF (E. 1/2) OF THE NORTHWEST QUARTER (NW. 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 20 EAST, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.
 LYING NORTH OF RICHBARN ROAD.
 SUBJECT TO : EASEMENTS AND RESTRICTIONS OF RECORD.
 SECTION 19 TWP. 22 S., RANGE 20 E.

ELEVATION DATA:
 ELEVATIONS BASED ON N.G.S. BENCH MARK DATA SURVEY DISK, DESIGNATION CR 9, P.I.D. = AR1474 AT A ELEVATION OF 19.46 FEET.



NUM	BEARING	DISTANCE
L1	N00°17'07"W	61.26'
L2	N00°17'36"W	61.16'

SHEET 1 of 1

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

Party Chief: C. COFFIN W.O. 23 - 210
 Drawn By: C. COFFIN DATE OF MAP: 06-08-23
 Checked By: J. COFFIN F.B. 994 Pg. 76-78

ABBREVIATIONS LEGEND

AD.S. Advanced Drainage System	F.C.M. Found Concrete Monument	P.O.C. Point of Commencement
BLDG. Building	F.H. Fire Hydrant	PP. Power Pole
BM. Benchmark	F.I.P. Found Iron Pipe	PT. Point of Tangency
BWF. Barbed Wire Fence	F.I.R. Found Iron Road	R. Record Plat or Deed
C. Calculated from Record Information	FD.M.N.A.D. Found Mag Nail & Disk	R.H. Reduced Pressure Zone
CATV. Cable Television	FD.P.K.N.A.D. Found PK Nail & Disk	R/W. Right of Way
CB. Catch Basin	GW. Guy Wire	SEC. Section
CBS. Concrete Block Structure	HWF. Hog Wire Fence	S.I.R. Set Iron Road
CLF. Chain Link Fence	INW. Invert	S.R. State Road
CLP. Concrete Light Pole	L-1. Line IRI	STY. Stone
CM. Concrete Monument	LB. Land Surveyor Business	STA. Station
CM.P. Corrugated Metal Pipe	L.S. Land Surveyor	STR. Structure
CONC. Concrete	M.E.S. Mitered End Section	TRANS. Transformer
C.R. County Road	M.H. Manhole	T.M. Temporary Bench Mark
D. DEED	N.T.S. Not to Scale	T.O.B. Top of Bank
D.I. Drop Inlet	N.A.V.D. North American Vertical Datum	T.O.S. Top of Slope
D.N.A. Drainage Retention Area	N.C.F. No Climb Fence	TWP. Township
DROW. Drainage Right-of-way	N.N.A.S. National Geospatial Vertical Datum	W.F. Wood Fence
EL. Elevation	O.E. Overhead Electric Wire	W.F.S.N.S. Wood Frame Shed On Slab
EP. Edge of Pavement	OF. Official Record	W.M. Water Meter
F. Derived from Field Measurement	P.B. Plat Book	W.O. Work order
F.B. Field Book	P.I. Point of Intersection	W.P. Wood Rail Fence
FCIP. Found Capped Iron Pipe	P.O.B. Point of Beginning	W.V. Water Valve
FCIR. Found Capped Iron Road		

SURVEYOR NOTES

- Survey based on the description furnished by the client and without benefit of a title search.
- Field Measured Bearings shown hereon are based on the State of Florida State Plane Coordinates, West Zone, North American Adjustment of 2011, location of the line used for the ** BASIS FOR BEARING 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.
- 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 Measurements 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.

Gary Schraut
 Gary W. Coffin
 Professional Surveyor and Mapper
 Florida Registration # 3832
 Coffin & McLean Associates, Inc. LB #5232

Date of Last Field Work

CONTROL & CORNER LEGEND

● Found AS LABELLED	■ Found AS LABELLED
○ Found AS LABELLED	□ Found
⊙ Found	△ Found
⊚ Found	▲ Found
⊛ Found	⬆ Found
⊜ Found	⬇ Found

Elevations shown refer to: NGVD 1929 NAVD 1988 ASSUMED

Flood Plane Certification: According to the F.I.R.M. Map Community Panel 12053C 0204 D, Dated: 02-02-12. The property appears to be Flood Zone(s) "X & AE" and the Base Flood Elevation is 60.4'.

REVISIONS:

BOUNDARY SURVEY	DATE
6-30-23	

FILE : 23-210.CR5

FILE : E:\DRAWING\DWG\2023\23-210\23-210-BNDY.DWG Last Date Plotted : 07-03-2023