

LEGAL DESCRIPTION:

PARCEL 1: LOTS 37, 38, 39 AND 41, BLOCK "A", POTTERFIELD'S GARDEN ACRES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 20, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, TOGETHER WITH THAT PART OF GRANT STREET VACATED BY VIRTUE OF RESOLUTION NO. 87-61 RECORDED IN OFFICIAL RECORDS BOOK 693, PAGE 574, LYING WEST OF AND ADJACENT TO LOT 39.

PARCEL 2: TRACT 42, BLOCK A, POTTERFIELD'S GARDEN ACRES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGES 20, 21 AND 22, PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

BENCHMARKS:

CONTROL BENCHMARK: (BOY SCOUT) (PID: AE2704) STATION IS A NGS SURVEY DISK SET IN TOP OF CONCRETE MONUMENT. LOCATED APPROXIMATELY 8.4 MILES WEST-SOUTHWEST OF BROOKSVILLE, 23.9 MILES SOUTHWEST OF WERNERS, AND 25.6 MILES SOUTH-SOUTHEAST OF CRYSTAL RIVER, TO REACH THE STATION FROM THE INTERSECTION OF US HIGHWAY 19 (ALSO KNOWN AS STATE ROAD 55) AND STATE ROAD 50, PROCEED EAST ON STATE ROAD 50 FOR 3.45 MILES TO THE STATION ON THE LEFT.

EL: 78.89' (NAVD88)

TBM #1: STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 79.6' SOUTHEAST OF THE SOUTHWEST CORNER OF SUBJECT PARCEL.

EL: 81.97' (NAVD88)

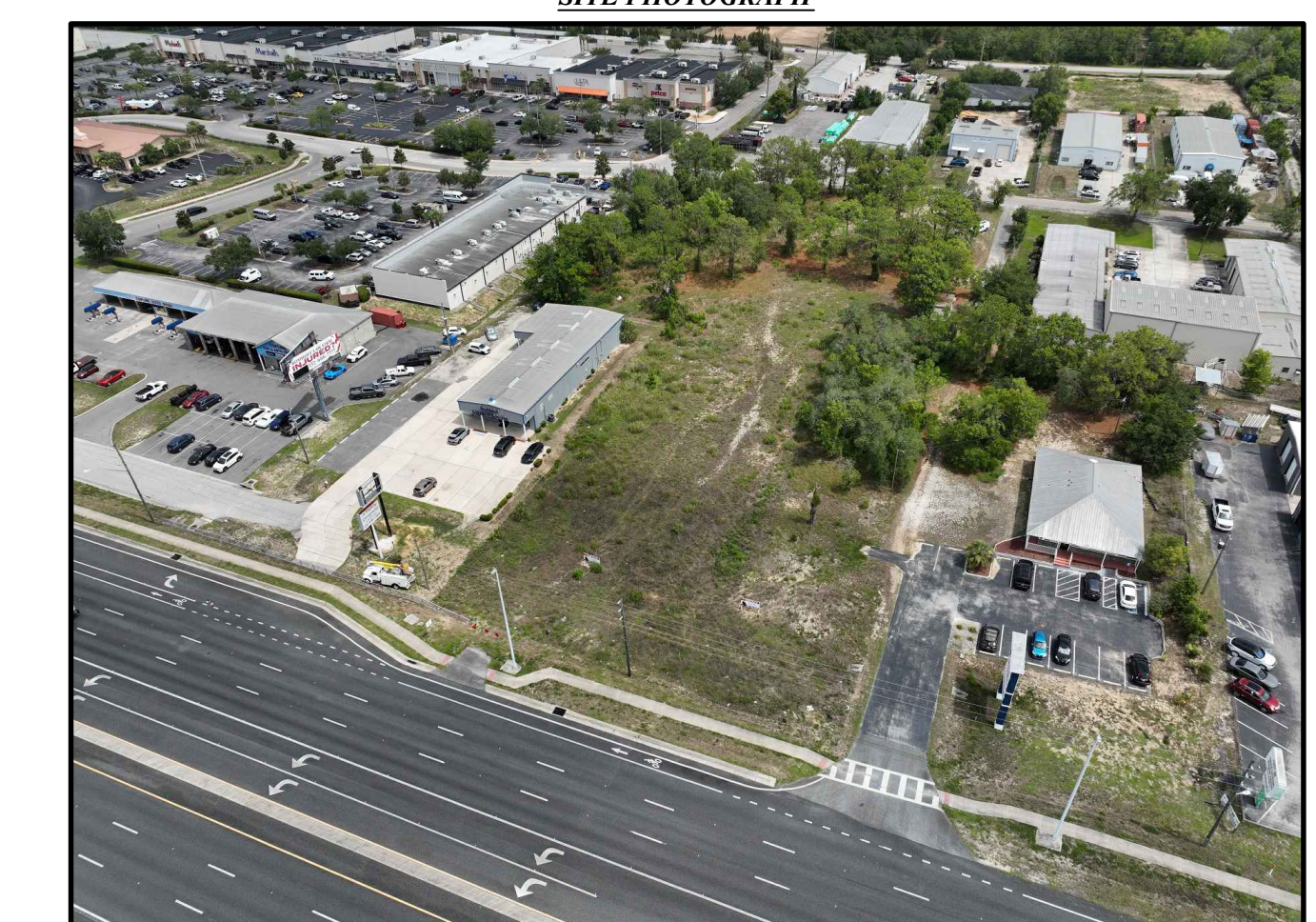
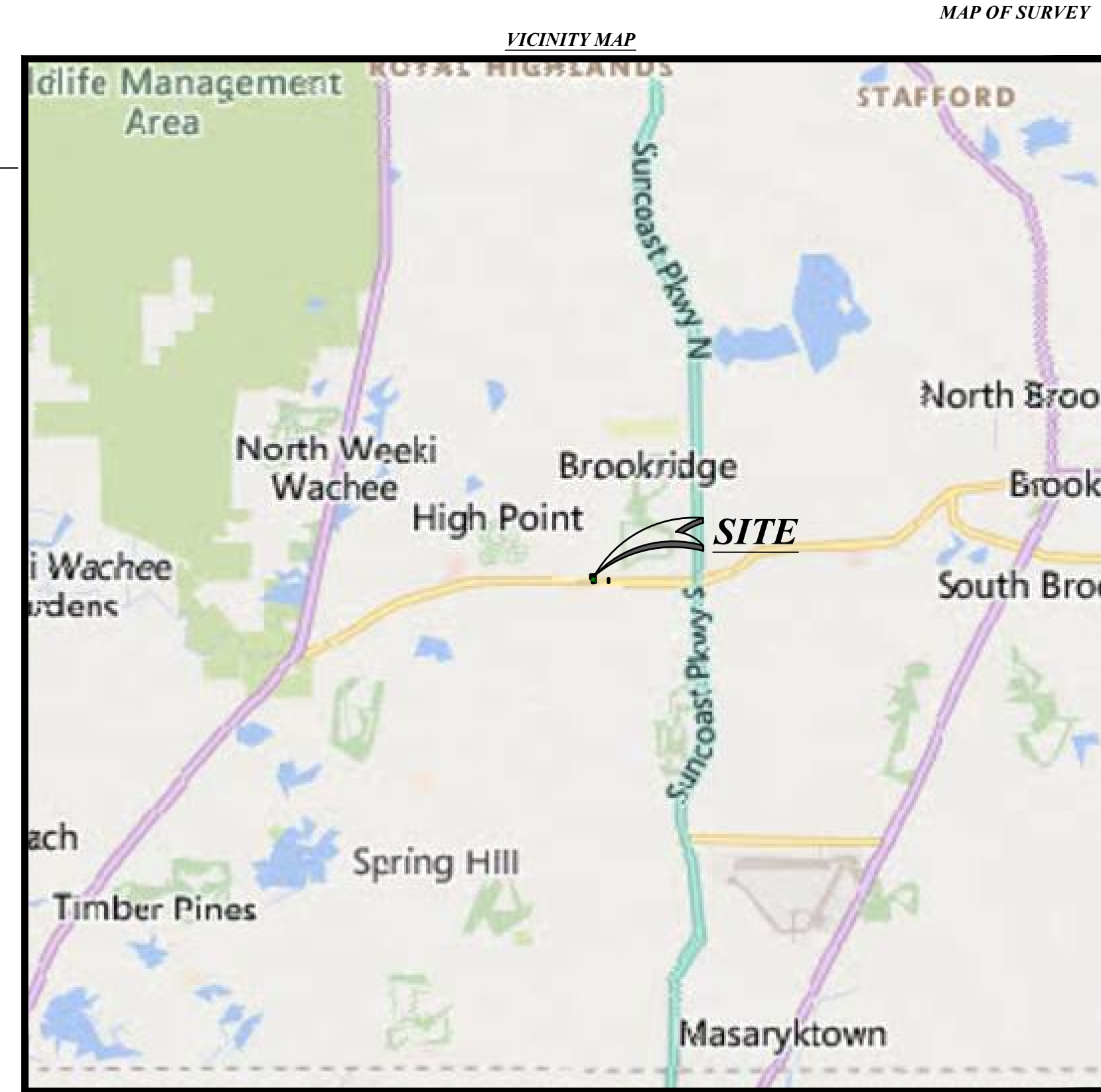
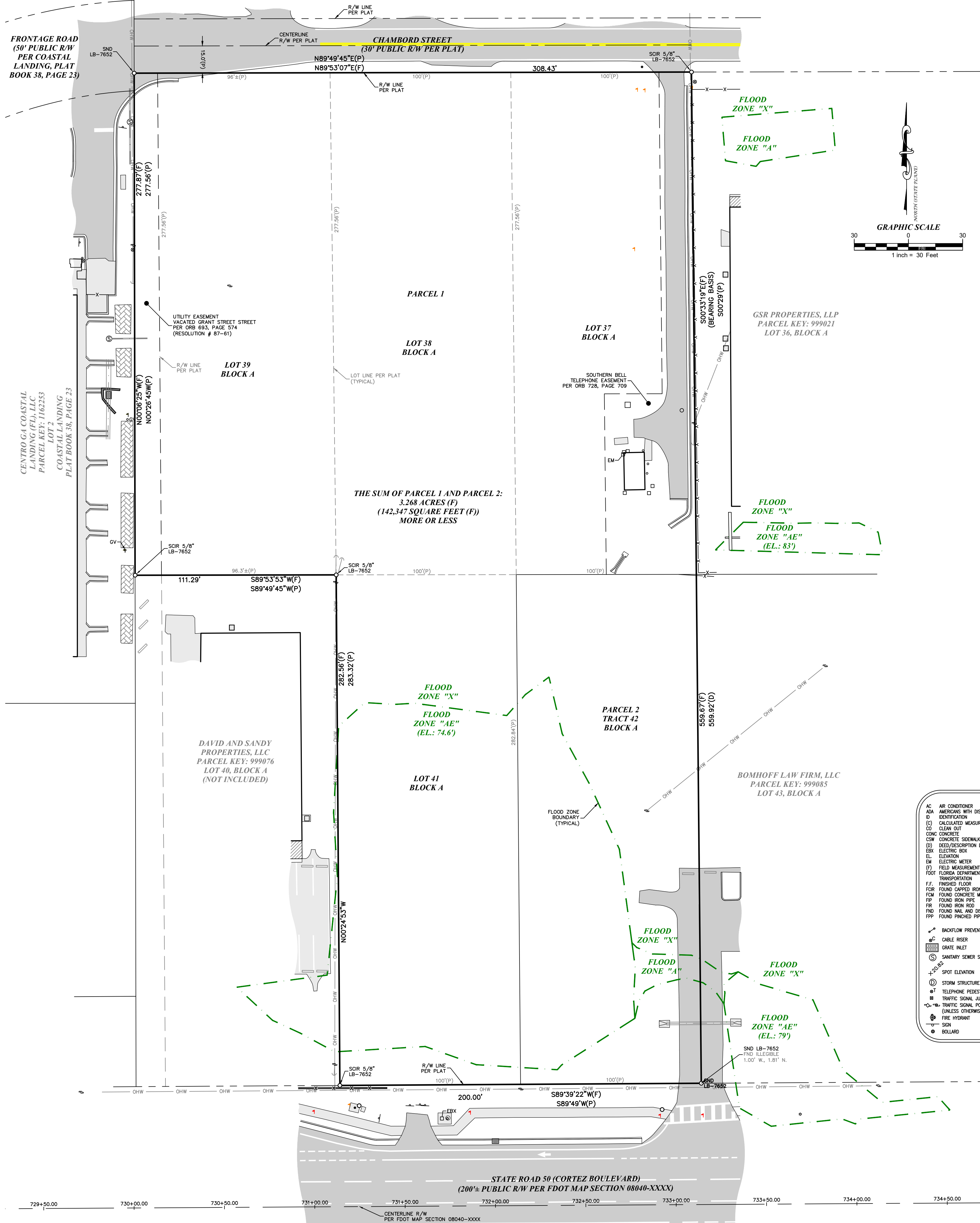
TBM #2: STATION IS A NAIL AND DISK STAMPED "EBI LB-7652" LOCATED 79.6' SOUTHEAST OF THE SOUTHWEST CORNER OF SUBJECT PARCEL.

EL: 83.65' (NAVD88)

SURVEY REPORT:

- 1. UNLESS DIGITALLY SIGNED AND SEALED, THIS SURVEY MAP AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 2. NO UNDERGROUND IMPROVEMENTS OR UTILITIES WERE LOCATED EXCEPT THOSE SHOWN HEREON.
- 3. UNLESS NOTED OTHERWISE, NO UNDERGROUND FOUNDATIONS WERE LOCATED.
- 4. THE PROPERTY SHOWN HEREON APPEARS TO LIE IN FLOOD ZONE "X" AND "AE" (BASE FLOOD EL: 74.6'), ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 120110, PANEL NUMBER 0167, SUFFIX 0, EFFECTIVE FEBRUARY 2, 2012, FOR HERNANDO COUNTY, FLORIDA.
- 5. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK REFLECTED HEREON.
- 6. AN INSURANCE CERTIFICATE IS AVAILABLE UPON REQUEST.
- 7. NO ZONING LETTER OR REPORT WAS PROVIDED.
- 8. THERE ARE NO STRIPED PARKING SPACES ON SUBJECT PARCEL.
- 9. BEARING BASIS: FIELD AND CALCULATED BEARINGS SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM 1983, ADJUSTMENT OF 2011, FLORIDA WEST ZONE, RESULTING IN A BEARING OF S003°31'18"E, ALONG THE EAST LINE OF THE SUBJECT PARCELS.
- 10. THIS SURVEY MAP WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY WFG NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 2470622L-A, WITH A COMMITMENT DATE OF APRIL 29, 2024 AT 8:00 A.M., AS TO SCHEDULE B, PART II, THE FOLLOWING APPLIES:

- 1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part II, requirements are met. - NOT A SURVEY MATTER
- 2. Any rights, interests or claims of parties in possession not shown by the public records. - NOT A SURVEY MATTER
- 3. Easements or claims of easements not shown by the public records. - NONE KNOWN
- 4. Any encroachment, encumbrance, violation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land. The term encroachment includes encroachments of existing improvements located on the land onto adjoining land, and encroachments on the land of existing improvements located on adjoining land. - RESOLVED BY THE PERFORMANCE OF THE SURVEY REFLECTED HEREON.
- 5. Any lien, or right to a lien, for services, labor, materials or equipment in connection with improvements, repairs or renovations provided before, on, or after Date of Policy and not shown by the Public Records at Date of Policy. - NOT A SURVEY MATTER
- 6. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable. - NOT A SURVEY MATTER
- 7. Any adverse ownership claim by right of sovereignty to any portion of the lands insured hereunder, including tide lands, submerged, filled and artificially exposed lands and lands accreted to such lands or dispute as to the boundaries purportedly caused by a change in the location of any water body within or adjacent to the land. - NONE KNOWN
- 8. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges by any water, sewer or gas systems supplying the insured land. - NOT A SURVEY MATTER
- 9. Easements, restrictions, covenants and conditions as set forth in the Plat of Potterfield's Garden Acres, recorded in Plat Book 5, Page 20.
- 10. Reservations unto the State of Florida for oil, gas, minerals, fishable materials and 200 foot State Road Right of Way as contained in Deed recorded in Deed Book 83, Page 118. Note: The right of entry and exploration has been released pursuant to S270.11, F.S. - LAND DESCRIBED THEREIN DOES NOT INCLUDE THE SUBJECT PARCELS.
- 11. Mineral reservation as set forth in Deed recorded in Official Records Book 14, Page 335. - LAND DESCRIBED THEREIN INCLUDES ALL OF PARCEL 2.
- 12. Utility Easement reserved unto Hernando County, over and across that portion of vacated Grant Street by virtue of Resolution No. 87-61 recorded in Official Records Book 693, Page 574. - LAND DESCRIBED THEREIN IS SHOWN AS VACATED "GRANT STREET" HEREON. EASEMENT DESCRIBED THEREIN IS SHOWN WITHIN VACATED GRANT STREET.
- 13. Deed of Easement granted to Southern Bell Telephone and Telegraph Company recorded in Official Records Book 728, Page 709. - EASEMENT DESCRIBED THEREIN LIES WITHIN PARCEL 1 AND IS SHOWN HEREON.
- 14. Variance Authorization recorded in Official Records Book 1082, Page 1774. - LAND DESCRIBED THEREIN INCLUDES PARCEL 2.
- 15. Mutual Easement and Future Land Provisions Covenant recorded in Official Records Book 330, Page 1161. - LAND DESCRIBED THEREIN IS ONE AND THE SAME AS PARCEL 2.
- 16. Rights of tenants occupying all or part of the insured land under unrecorded leases or rental agreements. - NOT A SURVEY MATTER



LEGEND

ABBREVIATIONS	
AC	AIR CONDITIONER
AM	AMERICAN WITH DISABILITIES ACT
ID	IDENTIFICATION
(C)	CALCULATED MEASUREMENT
CO	CLEAN OUT
CONC	CONCRETE
CSW	CONCRETE SIDEWALK
(D)	DEED/DESCRIPTION DATA
EDX	ELECTRIC BOX
EL	ELEVATION
EM	ELECTRIC METER
(F)	FIELD MEASUREMENT
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
F.F.	FINISHED FLOOR
FGR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FND	FOUND NAIL AND DISK
FPF	FOUND PITCHED PIPE
IRV	IRRIGATION CONTROL VALVE
INCL	INSET
LB	LICENSED BUSINESS NUMBER
LP	LIGHT POLE
LS	LICENSED SURVEYOR
MM	MONITORING WELL
NAD	NORTH AMERICAN VERTICAL DATUM
NOD	NATIONAL GEODESIC VERTICAL DATUM
OHW	OVERHEAD WIRE
ORB	OFFICIAL RECORDS BOOK
(P)	PLAT MEASUREMENT - CALL
PP	POWER POLE
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
SCR	SET CAPPED IRON ROD
SND	SET NAIL AND DISK
SV	SEWER VALVE
TM	TEMPORARY BENCHMARK
WM	WATER METER
WF	WATER VALVE

SYMBOLS

BACKFLOW PREVENTION DEVICE	TREE LOCATION (SIZE AND TYPE AS NOTED)
CABLE RISER	UTILITY FLAG ELECTRIC
GATE INLET	UTILITY FLAG COMMUNICATIONS
SANITARY SEWER STRUCTURE	UTILITY FLAG GAS
SPOT ELEVATION	UTILITY FLAG RECLAIMED WATER
STORM STRUCTURE	UTILITY FLAG SANITARY/STORM SEWER
TELEPHONE PEDESTAL	UTILITY FLAG WATER
TRAFIC SIGNAL ANCHOR BOX	WOOD FENCE
TRAFIC SIGNAL POLE (UNLESS OTHERWISE DESIGNATED)	METAL FENCE
FIRE HYDRANT	PVC FENCE
SOIL	
BOLLARD	

NOTE: SEE SHEETS 2 AND 3 FOR TOPOGRAPHIC INFORMATION AND IMPROVEMENT DIMENSIONS.

TO OLSON LAND PARTNERS, LLC., WFG NATIONAL TITLE INSURANCE COMPANY, COHEN, NORRIS, WOLMER, RAY TELEPMAN, BERKOWITZ & COHEN.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 13, 16 and 19 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON 06/17/2024.

AND

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE REQUIREMENTS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

MAP OF SURVEY

ALTA/NSPS LAND TITLE BOUNDARY AND TOPOGRAPHIC SURVEY

CORTEZ BOULEVARD

LOTS 37, 38, 39, AND 41, BLOCK "A", AND TRACT 42, BLOCK "A"

POTTERFIELD GARDEN ACRES

HERNANDO COUNTY, FLORIDA

EBI Surveying

8415 Sunstate Street

Tampa, Florida 33634

Phone: (813) 886-0080 / Fax: (813) 886-0081

Certificate of Authorization Number: LB-7652

REVISIONS: APD.

DATE OF SURVEY: 06/17/2024

DRAWN: EW/SOT

CHECKED: TPS

REVISION: FILE: OLBALTA.Dwg

PROJECT NUMBER: OLSN008

SHEET NO. 1

6/26/2024

DATE SIGNED

THOMAS PATRICK SERBU

PROFESSIONAL SURVEYOR AND MAPPER

FLORIDA REGISTRATION NUMBER LS-4744

EMAIL: thomas@ebisurvey.com

OF 3

