

MAP OF SURVEY – BOUNDARY SURVEY

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

CERTIFIED TO THE FOLLOWING ONLY:

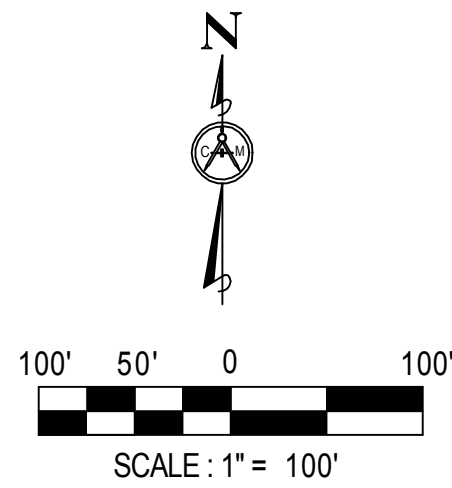
PANTHER 1 LLC
GULF COAST TITLE COMPANY, INC.
STEWART TITLE GUARANTY COMPANY

DESCRIPTION:
(SEE LEGAL DESCRIPTION BELOW)

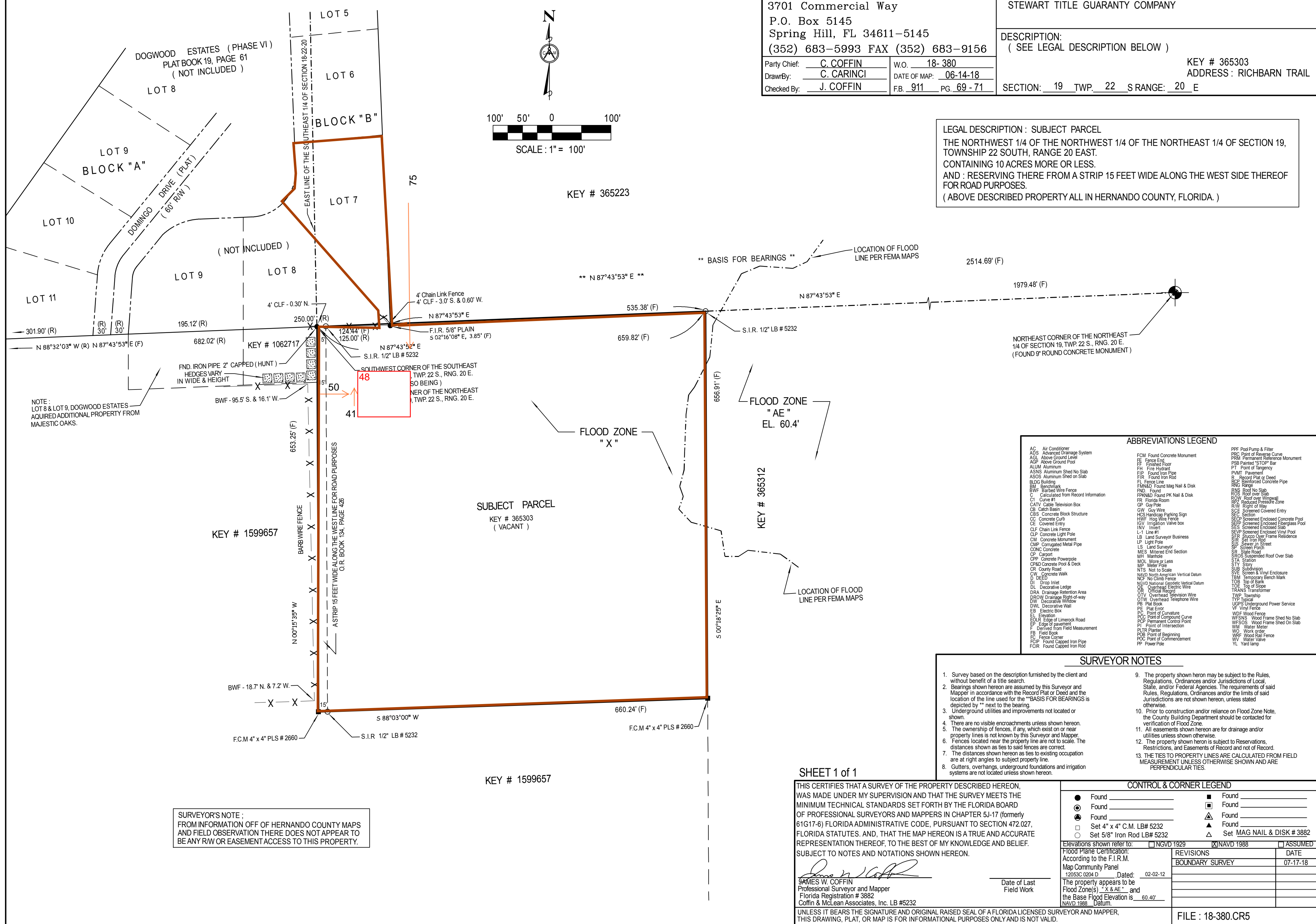
KEY # 365303
ADDRESS : RICHBARN TRAIL

Party Chief: C. COFFIN W.O. 18-380
Drawn By: C. CARINCI DATE OF MAP: 06-14-18
Checked By: J. COFFIN F.B. 911 PG. 69-71

SECTION: 19 TWP. 22 S RANGE: 20 E



LEGAL DESCRIPTION: SUBJECT PARCEL
THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 19,
TOWNSHIP 22 SOUTH, RANGE 20 EAST.
CONTAINING 10 ACRES MORE OR LESS.
AND: RESERVING THERE FROM A STRIP 15 FEET WIDE ALONG THE WEST SIDE THEREOF
FOR ROAD PURPOSES.
(ABOVE DESCRIBED PROPERTY ALL IN HERNANDO COUNTY, FLORIDA.)



NOTE:
LOT 8 & LOT 9, DOGWOOD ESTATES
ACQUIRED ADDITIONAL PROPERTY FROM
MAJESTIC OAKS.

NOTE:
FND. IRON PIPE 2" CAPPED (HUNT)
HEDGES VARY
IN WIDE & HEIGHT

KEY # 1599657

SUBJECT PARCEL
KEY # 365303
(VACANT)

KEY # 1599657

SURVEYOR'S NOTE:
FROM INFORMATION OFF OF HERNANDO COUNTY MAPS
AND FIELD OBSERVATION THERE DOES NOT APPEAR TO
BE ANY R/W OR EASEMENT ACCESS TO THIS PROPERTY.

ABBREVIATIONS LEGEND

AC Air Conditioner	FCM Found Concrete Monument	PPF Pool Pump & Filter
AGS Advanced Drainage System	FE Fence End	PRM Permanent Reference Monument
AGL Above Ground Level	FF Finished Floor	PSB Painted "STOP" Bar
AGP Above Ground Pool	FI Point of Tangency	PT Point of Tangency
ALUM Aluminum	FIP Found Iron Pipe	PVMT Pavement
ASNS Aluminum Shed No Slab	FR Found Iron Rod	R-Records Plat or Deed
ASOS Aluminum Shed on Slab	FL Fence Line	RCC Reinforced Concrete Pipe
BLDG Building	FM Found Mag Nail & Disk	RNG Range
BM Benchmark	FND Found	RNS Roof No Slab
BWF Barb Wire Fence	FRND Found	ROV Roof over Vinyl
C. Calculated from Record Information	FRND Found	RS Roof over Pressurized Zone
Carve #1	FRND Found	R/W Right of Way
CATV Cable Television Box	FRND Found	SCF Screened Covered Entry
CB Catch Basin	FRND Found	SECP Screened Enclosed Concrete Pool
CBS Concrete Block Structure	FRND Found	SEEP Screened Enclosed Fiberglass Pool
CC Concrete Curb	FRND Found	SEES Screened Enclosed Slab
CE Covered Entry	FRND Found	SEVP Screened Enclosed Vinyl Pool
CLF Chain Link Fence	FRND Found	SFR Sump Over Frame Residence
CLP Concrete Light Pole	FRND Found	SP Screen Slab
CM Concrete Monument	FRND Found	SS Sewer in Street
CMP Corrugated Metal Pipe	FRND Found	SR State Road
CONC Concrete	FRND Found	SSA Suspended Roof Over Slab
CP Carport	FRND Found	STA Station
CPP Concrete Powerpole	FRND Found	STY Stony
CRD Concrete Pool & Deck	FRND Found	SV Screen & Vinyl Enclosure
CR County Road	FRND Found	TBM Temporary Bench Mark
CW Concrete Walk	FRND Found	TOT Top of Terrain
D. DEED	FRND Found	TOP Top of Slope
DI Drop Inlet	FRND Found	TRANS Transformer
DL Decorative Ledge	FRND Found	TWP Township
DRA Drainage Retention Area	FRND Found	TY Typical
DRI Drainage Right-of-Way	FRND Found	UGPS Underground Power Service
DW Decorative Window	FRND Found	VF Vinyl Fence
DWL Decorative Wall	FRND Found	WDF Wood Fence
EB Electric Box	FRND Found	WFSNS Wood Frame Shed No Slab
EL Elevation	FRND Found	WFSOS Wood Frame Shed On Slab
EDP Edge of Limerock Road	FRND Found	WM Water Meter
EP Edge of pavement	FRND Found	WO Work order
EP Derived from Field Measurement	FRND Found	WRF Wood Rail Fence
FB Field Book	FRND Found	WV Water Valve
FCI Found Capped Iron Pipe	FRND Found	YL Yard Lamp
FCIR Found Capped Iron Rod	FRND Found	

- SURVEYOR NOTES**
- Survey based on the description furnished by the client and without benefit of a title search.
 - Bearings shown hereon are assumed by this Surveyor and Mapper in accordance with the Record Plat or Deed and the location of the line used for the "BASIS FOR BEARINGS" is depicted by "x" 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.
 - Prior to construction and/or reliance on Flood Zone Note, the County Building Department should be contacted for verification of Flood Zone.
 - 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 MEASUREMENT UNLESS OTHERWISE SHOWN AND ARE PERPENDICULAR TIES.

SHEET 1 of 1

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 (formerly 61G17-6) 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. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

James W. Coffin
James W. Coffin
Professional Surveyor and Mapper
Florida Registration # 3882
Coffin & McLean Associates, Inc. LB #5232

CONTROL & CORNER LEGEND

● Found	■ Found
⊙ Found	▣ Found
⊚ Found	▢ Found
□ Set 4" x 4" C.M. LB# 5232	▲ Found
○ Set 5/8" Iron Rod LB# 5232	△ Set MAG NAIL & DISK # 3882

Elevations shown refer to: JNGVD 1929 NAVD 1988 ASSUMED

Flood Plane Certification: According to the F.I.R.M. Map Community Panel #2853C-0204-D Dated: 02-02-12 This property appears to be Flood Zone(s) - X, & AE* and the Base Flood Elevation is NAVD 1988 Datum: 60.40'	REVISIONS	DATE
	BOUNDARY SURVEY	07-17-18