(REV.1 5/12/2020) **BOUNDARY SURVEY**

SURVEYOR'S LEGEND

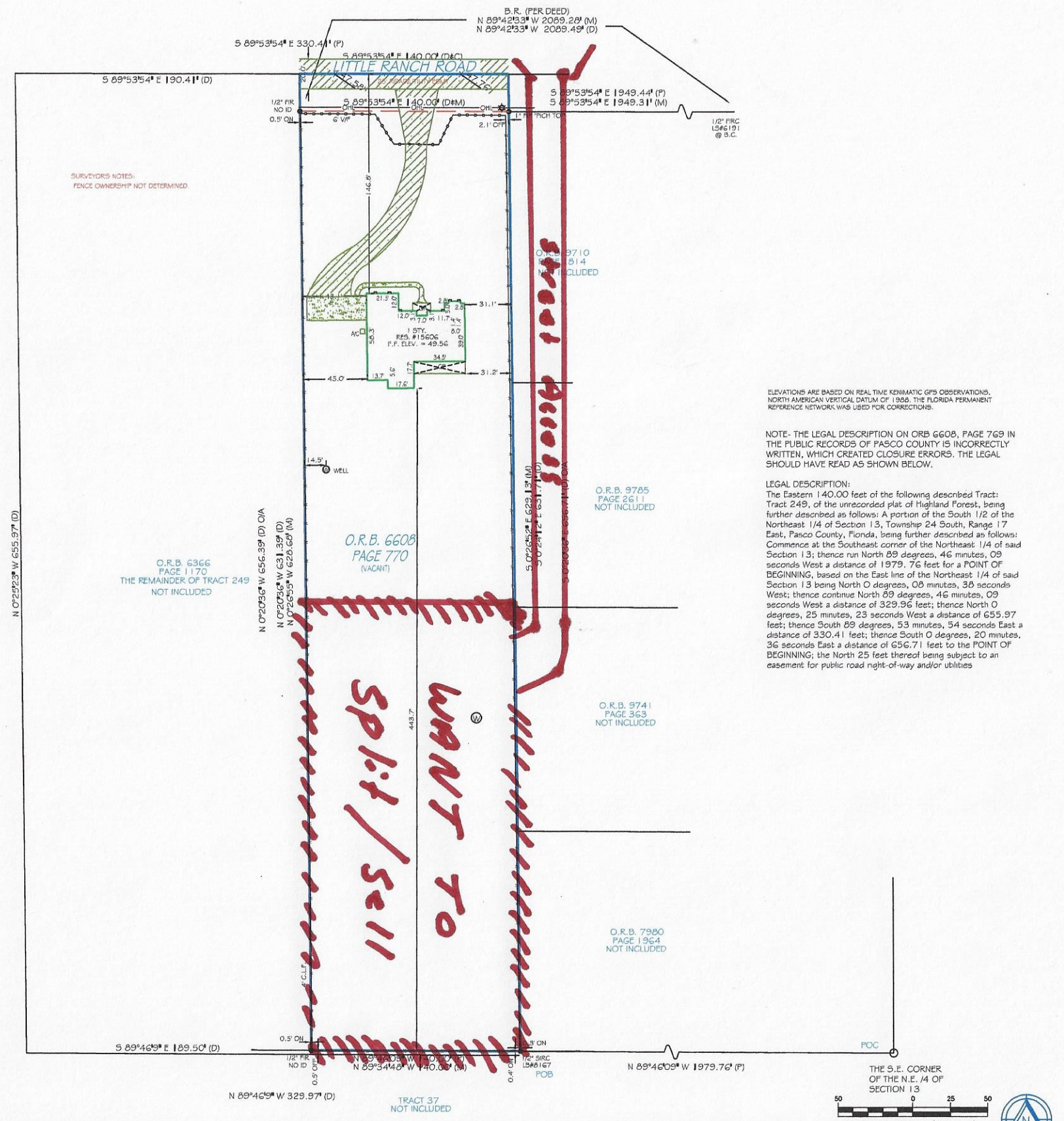
LINETYPES: (UNLESS OTHERWISE NOTED)
BOUNDARY LINE
STRUCTURE
CENTERLINE
CHAIN-LINK or WIRE FENCE
EASEMENT
EDGE OF WATER
IRON FENCE
OVERHEAD LINES
SURVEY TIE LINE
WALL OR PARTY WALL
WOOD FENCE
VINYL FENCE

SURFACE TYPES: (UNLESS OTHERWISE NOTED)
ASPHALT, BRICK or TILE, CONCRETE, COVERED AREA, WATER, WOOD

SYMBOLS: (UNLESS OTHERWISE NOTED)
BENCH MARK
CENTERLINE
CENTRAL ANGLE or DELTA
COMMON OWNERSHIP
CONTROL POINT
CONCRETE MONUMENT
CATCH BASIN
ELEVATION
FIRE HYDRANT
FND OR SET MONUMENT
GUYWIRE OR ANCHOR
MANHOLE
TREE
UTILITY OR LIGHT POLE
WELL

A/C AIR CONDITIONING
B.R. BEARING REFERENCE
B.C. BLOCK CORNER
B.F.P. BACKFLOW PREVENTOR
BLK. BLOCK
BLDG. BUILDING
BM BENCHMARK
B.R.L. BUILDING RESTRICTION LINE
BSMT. BASEMENT
BW BAYBOX WINDOW
C1 CALCULATED
C CURVE
CATV CABLE TV. RISER
C.B. CONCRETE BLOCK
CHIM. CHIMNEY
C.L.F. CHAIN LINK FENCE
C.O. CLEAN OUT
CONC. CONCRETE
COR. CORNER
CSW CONCRETE SIDEWALK
C.V.G. CONCRETE VALLEY GUTTER
CL CENTER LINE
CP COVERED PORCH
CPS CONCRETE SLAB
D1 DEED
D.F. DRAIN FIELD
DW DRIVEWAY
ELEV. ELEVATION
ENCL. ENCLOSURE
ENT. ENTRANCE
EM ELECTRIC METER
E.O.P. EDGE OF PAVEMENT
E.O.W. EDGE OF WATER
EUB ELECTRIC UTILITY BOX
(F) FIELD
FCM FND. CONCRETE MONUMENT
FDH FOUND DRILL HOLE
F.F. FINISHED FLOOR
FIP FOUND IRON PIPE
FIPC FOUND IRON PIPE & CAP
FIR FOUND IRON ROD
FIRC FOUND IRON ROD & CAP
FN FOUND NAIL
FNAD FOUND NAIL & DISC
FND. FOUND
FPKN FOUND PARKER-KALON NAIL
FTNAD FOUND PK NAIL & DISK
FRRSPK FOUND RAILROAD SPIKE
GAR. GARAGE
GM GAS METER
ID. IDENTIFICATION
ILL. ILLEGIBLE
INST. INSTRUMENT
INT. INTERSECTION
L LENGTH
LB# LICENSE # - BUSINESS
LS# LICENSE # - SURVEYOR
(M) MEASURED
M.B. MAP BOOK
M.E.S. MITERED END SECTION
M.F. METAL FENCE
N.R. NON RADIAL
N.T.S. NOT TO SCALE
O.C.B. ON CONCRETE SLAB
O.G. ON GROUND
OPP OUTSIDE OF SUBJECT PARCEL
OH OVERHEAD
OHL OVERHEAD LINES
OIA INSIDE OF SUBJECT PARCEL
O.R.B. OFFICIAL RECORD BOOK
O.R.V. OFFICIAL RECORD VOLUME
OA OVERALL
OFF OFFSET
(P) PLAT
P.B. PLAT BOOK
P.C. POINT OF CURVATURE
P.C.C. POINT OF COMPOUND CURVATURE
P.C.P. PERMANENT CONTROL POINT
PE POOL EQUIPMENT
PG. PAGE
P.I. POINT OF INTERSECTION
P.L.S. PROFESSIONAL LAND SURVEYOR
PLT PLANTER
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
P.T. POINT OF TANGENCY
P.R.C. POINT OF REVERSE CURVATURE
P.R.M. PERMANENT REFERENCE MONUMENT
PSM PROFESSIONAL SURVEYOR AND MAPPER
P.T. POINT OF TANGENCY
R RADIUS or RADIAL
(R) RECORD
RGE. RANGE
RES. RESIDENCE
R/W RIGHT OF WAY
(S) SURVEY
S.B.L. SETBACK LINE
S.C.L. SURVEY CLOSURE LINE
SEC. SECTION
SEP. SEPTIC TANK
SEW. SEWER
SIGD SET GLUE DISC
SIRC SET IRON ROD & CAP
SNAD SET NAIL & DISC
SQ.FT. SQUARE FEET
STY. STORY
S.T.L. SURVEY TIE LINE
SV SEWER VALVE
SW SIDEWALK
S.W. SEAWALL
TBM TEMPORARY BENCHMARK
TEL. TELEPHONE FACILITIES
T.O.B. TOP OF BANK
TWP. TOWNSHIP
TX TRANSFORMER
TYP. TYPICAL
U.R. UTILITY RISER
WC WITNESS CORNER
WF WATER FILTER
W.F. WOODEN FENCE
WM WATER METER/VALVE BOX
WV WATER VALVE
V.F. VINYL FENCE

A.E. ACCESS EASEMENT
ANE. ANCHOR EASEMENT
C.M.E. CANAL MAINTENANCE ESMT.
C.U.E. COUNTY UTILITY ESMT.
D.E. DRAINAGE EASEMENT
D.U.E. DRAINAGE AND UTILITY ESMT.
ESMT. EASEMENT
I.E./E.E. INGRESS/EGRESS ESMT.
IRR.E. IRRIGATION EASEMENT
L.A.E. LIMITED ACCESS ESMT.
L.B.E. LANDSCAPE BUFFER ESMT.
L.E. LANDSCAPE ESMT.
L.M.E. LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E. MAINTENANCE EASEMENT
P.U.E. PUBLIC UTILITY EASEMENT
R.O.E. ROOF OVERHANG ESMT.
S.W.E. SIDEWALK EASEMENT
S.W.M.E. STORM WATER MANAGEMENT ESMT.
T.U.E. TECHNOLOGICAL UTILITY ESMT.
U.E. UTILITY EASEMENT



ELEVATIONS ARE BASED ON REAL TIME KENIMATIC GPS OBSERVATIONS, NORTH AMERICAN VERTICAL DATUM OF 1988. THE FLORIDA PERMANENT REFERENCE NETWORK WAS USED FOR CORRECTIONS.

NOTE- THE LEGAL DESCRIPTION ON ORB 6608, PAGE 769 IN THE PUBLIC RECORDS OF PASCO COUNTY IS INCORRECTLY WRITTEN, WHICH CREATED CLOSURE ERRORS. THE LEGAL SHOULD HAVE READ AS SHOWN BELOW.

LEGAL DESCRIPTION:
The Eastern 140.00 feet of the following described Tract:
Tract 249, of the unrecorded plat of Highland Forest, being further described as follows: A portion of the South 1/2 of the Northeast 1/4 of Section 13, Township 24 South, Range 17 East, Pasco County, Florida, being further described as follows: Commence at the Southeast corner of the Northeast 1/4 of said Section 13; thence run North 89 degrees, 46 minutes, 09 seconds West a distance of 1979. 76 feet for a POINT OF BEGINNING, based on the East line of the Northeast 1/4 of said Section 13 being North 0 degrees, 08 minutes, 38 seconds West; thence continue North 89 degrees, 46 minutes, 09 seconds West a distance of 329.96 feet; thence North 0 degrees, 25 minutes, 23 seconds West a distance of 655.97 feet; thence South 89 degrees, 53 minutes, 54 seconds East a distance of 330.41 feet; thence South 0 degrees, 20 minutes, 36 seconds East a distance of 656.71 feet to the POINT OF BEGINNING; the North 25 feet thereof being subject to an easement for public road right-of-way and/or utilities

ELECTRONIC SIGNATURE NOTICE
In complete accordance with Florida Statute 472.025 and Pursuant to the Electronic Signature Act of 1996 & Florida Statute TITLE XXXIX, Chapter 668: If this document was received electronically via PDF, then it has been lawfully Electronically Signed. Therefore, this survey PDF, if authentic, is completely official and insurable. In order to validate the electronic signature of PDF surveys you must use a hash calculator. A free hash calculator is available for download at: www.softpedia.com/get/System/File-Management/Hash-Calculator-Kirill.shtml
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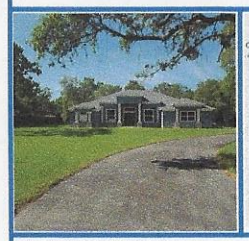
FLOOD INFORMATION
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN PASCO COUNTY, COMMUNITY NUMBER 120230, DATED 9/26/14.

POINTS OF INTEREST
NONE VISIBLE

LEGAL DESCRIPTION
SEE SKETCH

BAY AREA
SURVEYING & MAPPING INC.
10651 JACAMAR DR.
NEW PORT RICHEY, FL. 34654
LICENSED BUSINESS NUMBER 8167



PROPERTY ADDRESS:
15606 LITTLE RANCH ROAD, SPRING HILL, FLORIDA 34610

GENERAL NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, or drainfield shown on this survey, the location is approximate as the location was shown to us by a third party.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. 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.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA Flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All corners marked as set are at a minimum a ½" diameter, 18" iron rebar with a cap stamped LB#8167
10. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed as specified in Chapter 5J-17.062 (3) of the Florida. Administrative Code and Florida Statute 472.025. The Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signatures are kept in the office of the performing surveyor. If this document is in paper format, it is not valid without the signature and original raised seal of a Florida Licensed Surveyor.
11. Unless otherwise noted, an examination of the abstract of title/ title commitment was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property. There may be additional right of ways, easements, taking, or encumbrances affecting the subject parcel contained within the public records that are not shown hereon.
12. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the center of the field location, and may not represent the actual shape or size of the feature.
13. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
15. Pursuant to F.S. 556.0035, an individual employee or agent may not be held individually liable for negligence.
16. House measurements should not be used for new construction or planning and should be verified before such activity.

CERTIFIED TO:
DREAM CUSTOM HOMES INC, A FLORIDA CORPORATION; SOUTHEAST TITLE OF THE SUNCOAST, INC.; WESTCOR LAND TITLE INSURANCE COMPANY; CAPITAL CITY BANK

JOB SPECIFIC SURVEYORS NOTES:
ROUGH STAKE OUT 9/16/19.
ELEVATIONS 9/20/19.
REVISED DATUM.
FINAL STAKE ENVELOPE 10/22/19
SLAB TIE IN 11/05/19
FINAL SURVEY 5/12/20

DRAWN BY: N.D.	LAST DATE IN FIELD:	PROJECT NO.:
CHECKED BY:	5/12/2020	1110-05

THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

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RICHARD S. SHOUN
State of Florida Professional Surveyor and Mapper
License No. 6138