

**COFFIN & McLEAN ASSOC., INC.**

Professional Land Surveying  
3701 Commercial Way  
P.O. Box 5145  
Spring Hill, FL 34611-5145  
OFFICE (352) 683-5993, FAX (352) 683-9156

Party Chief: C. Coffin W.O. 23 - 14  
Drawn By: C. Coffin DATE: 01/11/23  
Checked By: J. Coffin F.B. 989 PG. 30 - 31

CERTIFIED TO THE FOLLOWING ONLY:  
PANTHER 1 LLC

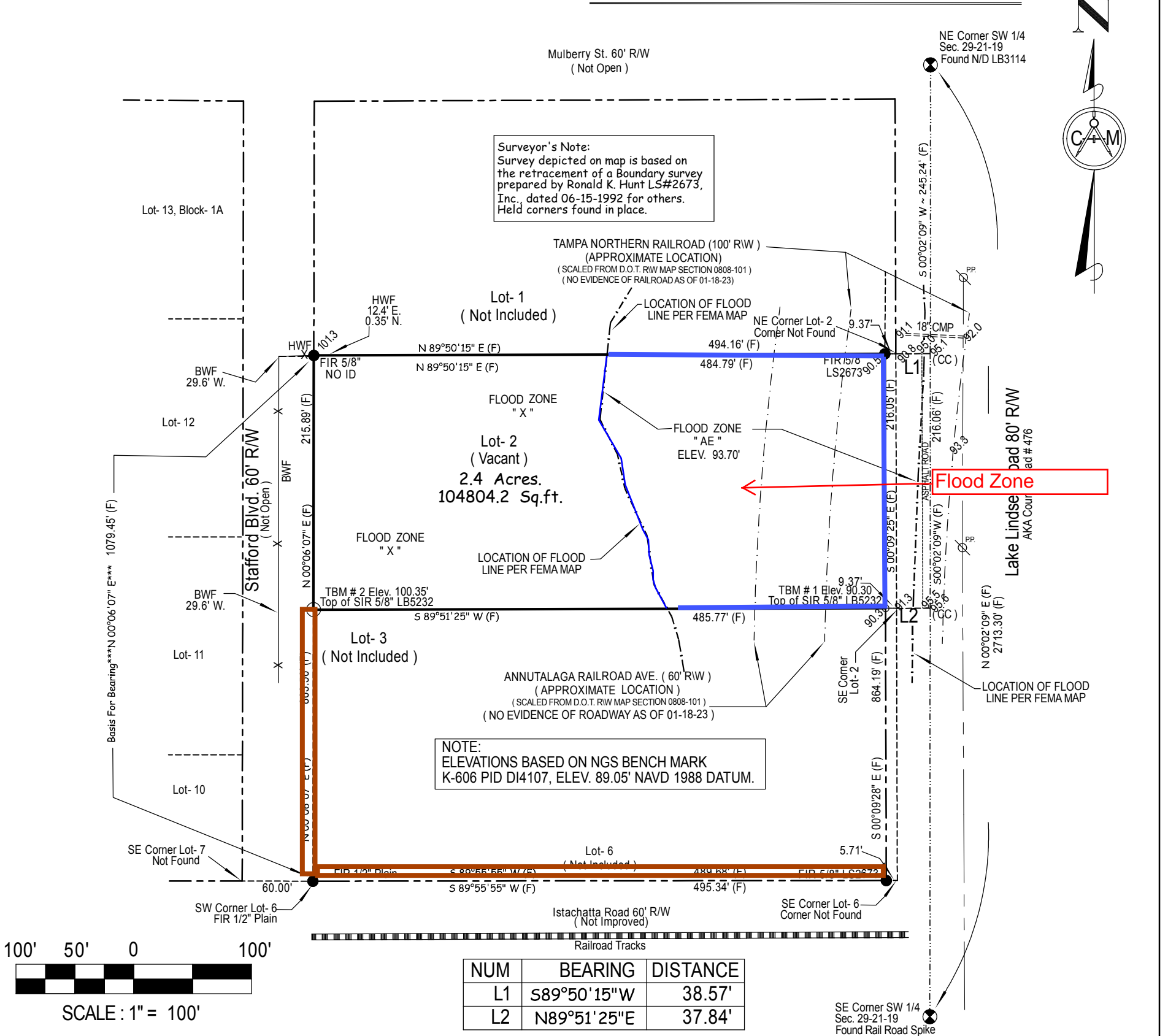
Gary Schraut

**DESCRIPTION:**

LOT 2, in the NE 1/4 of the SW 1/4 of Section 29, Township 21 South, Range 19 East: All of the above described lots being a part of the Town of Stafford, according to the Plat thereof, as recorded in Plat Book 5, Page 6, inclusive of the Public Records of Hernando County, Florida KEY #: 00076090

SECTION: 29 TOWNSHIP: 21 S, RANGE: 19 E Physical Address: LAKE LINDSEY ROAD

**MAP OF SURVEY, BOUNDARY SURVEY**



- 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 \*\* 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 Measurement unless otherwise shown and are Perpendicular Ties.

- ABBREVIATIONS LEGEND**
- AC Air Conditioner
  - ADS Advanced Drainage System
  - AGL Above Ground Level
  - ALUM Aluminum
  - ASNS Aluminum Shed No Slab
  - BM Benchmark
  - BWF Barbed Wire Fence
  - BLDG Building
  - C Calculated from Record Information
  - C1 Curve #1
  - CATV Cable Television Box
  - CB Catch Basin
  - CBS Concrete Block Structure
  - CC Concrete Curb
  - CE Covered Entry
  - CLF Chain Link Fence
  - CM Concrete Monument
  - CPP Concrete Pole
  - CW Concrete Walk
  - CONC Concrete
  - D Deed
  - DCJ D.C. Johnson Assc. Inc.
  - DRA Drainage Retention Area
  - DROW Drainage Right-of-way
  - DI Drop Inlet
  - EB Electric Box
  - EOLR Edge of Limerock Road
  - EP Edge of pavement
  - EL Elevation
  - F Derived from Field Measurement
  - F.C.I.P. Found Capped Iron Pipe
  - F.C.I.R. Found Capped Iron Rod
  - FB Field Book
  - FCM Found Concrete Monument
  - FF Finished Floor
  - AGL Above Ground Level
  - FIP Found Iron Pipe
  - F.I.R. Found Iron Rod
  - F.M.N.&D Found Mag Nail & Disk
  - FND Found
  - FPK&D Found PK Nail & Disk
  - GP Guy Pole
  - GW Guy Wire
  - HWF Hog Wire Fence
  - IGV Irrigation Valve box
  - INV Invert
  - LB Land Surveyor Business
  - D Deed
  - LES Mitered End Section
  - MH Manhole
  - NAVD North American Vertical Datum
  - NCF No Climb Fence
  - NGVD National Geodetic Vertical Datum
  - OE Overhead Electric Wire
  - O.R. Official Record
  - PB Plat Book
  - PC Point of Curvature
  - PE Plat Error
  - PI Point of Intersection
  - POB Point of Beginning
  - POC Point of Commencement
  - PP Power Pole
  - PPF Pool Pump & Filter
  - PRM Permanent Reference Monument
  - PT Point of Tangency
  - FH Fire Hydrant
  - R Record Plat or Deed
  - RCP Reinforced Concrete Pipe
  - RRG Range
  - RPZ Reduced Pressure Zone
  - RW Right of Way
  - SCE Screened Covered Entry
  - SEC Section
  - SECP Screened Enclosed Concrete Pool
  - SES Screened Enclosed Slab
  - TRANS Transformer
  - TYP Typical
  - UGPS Underground Power Service
  - WC Witness Corner
  - WDF Wood Fence
  - WFSNS Wood Frame Shed No Slab
  - WFSOS Wood Frame Shed On Slab
  - WM Water Meter
  - WO Work order
  - WRF Wood Rail Fence
  - WV Water Valve
  - YL Yard lamp

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 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 & Mapper  
Florida Registration # 3882  
Coffin & McLean Assoc., Inc. LB #5232

DATE OF LAST FIELD WORK

**CONTROL & CORNER LEGEND**

- Found 5/8" Iron Rod LB# 5232
- Set 1/2" or 5/8" Iron Rod LB# 5232
- ▲ Found Nail & Disk PLS# 3882
- Set 4" x 4" C.M. PLS# 3882

Elevations Shown Refer to:  NGVD 1929  NAVD 1988  Assumed Datum.

OFFICE USE ONLY	C:\Drawing\2023\00\23-14\23-14.DWG	LAST PLOTTED:	01/30/23
Flood Plane Certification:	According to the F.I.R.M. Map, Community Panel: 12053C 0068 D	REVISIONS	DATE
Dated:	02-02-12	BOUNDARY SURVEY	01/18/23
This property appears to be in Flood Zone:	"X & AE"		
Base Flood Elevation:	93.70'		
Datum:	NAVD 1988	FILE:	23-14.CR5