

BM DATA :
Elevations based on N.G.V.D. Datum from
F.D.O.T. Bench Marks along U.S. Highway No. 19
1. F.D.O.T. BM 139-88, Elev. 25.938'
2. F.D.O.T. BM 138-88, Elev. 22.911'

F.D.O.T. Denotes Florida Department of Transportation

P.O.B.
PARCEL 'C'

NOTE : SEE SHEET 2 OF 2 FOR WETLAND BOUNDARY'S
AND DESCRIPTIONS

ABBREVIATIONS LEGEND

AC	Air Conditioner	PL	Property Line
AGP	Above Ground Pool	PLTR	Planter
ALUM	Aluminum	POB	Point of Beginning
ASMS	Aluminum Shed No Slab	POC	Point of Commencement
ASMS	Aluminum Shed on Slab	POL	Point on Line
BM	Benchmark	PP	Power Pole
C	Calculated from field measurements	PFF	Pool Pump & Filter
C1	Curve #1	PR	Point of Reverse Curve
C2	Curve #2	PRM	Permanent Reference Monument
CO	Chain	PS	Power Stub
CBS	Concrete Block Structure	PT	Point of Tangency
CBS	Concrete Curb	PWR	Power
CDS	CU-De-Soc	R	Record Plat or Deed
CE	Covered Entry	RAD	Radius
CH	Chord Bearing & Distance	RCP	Reinforced Concrete Pipe
CH	Chain Line Fence	RES	Residence
CM	Concrete Monument	REV	Revised
CMP	Corrugated Metal Pipe	ROS	Road over Slab
CONC	Concrete	ROW	Road over Wingwall
CP	Capot	RNS	Road No Slab
CPAD	Concrete Pool & Deck	R/W	Right of Way
CR	County Road	RNG	Range
C/S	Concrete Slab	SCE	Screened Covered Entry
CW	Concrete Walk	SEC	Section
D	Delta or Central Angle	SECP	Screened Enclosed Concrete Pool
DL	Decorative Ledger	SEENP	Screened Enclosed Fencible Pool
DOT	Department of Transportation	SES	Screened Enclosed Slab
DRA	Drainage Retention Area	SEVP	Screened Enclosed Vinyl Pool
DROW	Drainage Right-of-way	SEW	Sewer
EL	Elevation	SFR	Stucco Over Frame Residence
EP	Edge of pavement	S/S	Sewer in Street
DWL	Decorative Wall	SP	Screen Poles
FB	Feld Book	SR	State Road
FF	Finished Floor	SROS	Suspended Road Over Slab
FI	Fire Hydrant	STA	Station
FM	Field Measurement	STY	Style
FPAD	Fearglass Pool & Deck	SUB	Subdivision
FR	Florida Room	SVE	Screen & Vinyl Enclosure
GP	Guy Pole	T	Telephone Box
GW	Guy Wire	TAN	Tangent
HWF	Hog Wire Fence	TBM	Temporary Bench Mark
GV	Kingston Valve Box	TOB	Top of Bank
L1	Line #1	TR	Tract
LB	Land Surveyor Business	TRANS	Transformer
LP	Light Pole	TV	Television
LLP	Light Post	TWP	Township
LS	Land Surveyor	UGPS	Underground Power Service
MES	Mitered End Section	UP	Underground Power
MI	Manhole	VPAD	Vinyl Pool & Deck
MOL	More or Less	WC	Waste Corner
MP	Meter Pole	WD	Wood
MSL	Mean Sea Level	WF	Wire Fence
N&D	Nail & Disk	WM	Water Meter
NGVD	National Geodetic Vertical Datum	WN	Water Main
NT	Not to Scale	WO	Wood
OE	Overhead Electric Wire	WP	Wood Post Wire Fence
OF	Official Record	WRF	Wood Rail Fence
OTW	Overhead Telephone Wire	WV	Water Valve
OTV	Overhead Television Wire	(U)	Existing Elevation
PB	Plot Book	(D)	Proposed Elevation
PC	Point of Curvature	→	Proposed Surface Flow
PCD	Point of Compound Curve		
PP	Permanent Control Point		
PE	Plot Error		
PI	Point of Intersection		
PK	Stationing		

PARCEL "C" - A METES AND BOUNDS LEGAL DESCRIPTION

For a Point of Beginning, commence at the Northeast Corner of Section 16, Township 23 South, Range 17 East, said Northeast Corner being monumented with a 4"x4" concrete marker with nail & ds4, having the number 3903; Thence run South 37°29'11" East, a distance of 391.82 feet, to a point on the Northwestern Right of Way of U.S. Highway No. 19, said point being monumented with a 3"x3" concrete marker having no inscription; Thence run along said Right of Way line, South 39°17'31" West, a distance of 159.66 feet, to a 4"x4" concrete monument having no inscription; Thence continue along said Right of Way line, South 39°18'12" West, a distance of 1227.06 feet, to an intersecting point with the Northernly line of a 50 foot wide street, as recorded in Official Record Book 898, Page 0971, inclusive, Public Records of Hernando County, Florida, said intersecting point being monumented with a 4"x4" concrete marker having no inscription; Thence leaving the Northwestern Right of Way of U.S. Highway No. 19, run North 50°39'48" West, along the said Northernly line of a 50 foot wide street, a distance of 200.15 feet, to an intersecting point with the Northwesternly line of Weeki-Wachee Woodlands, Unit Two, as recorded in Plot Book 7, Page 10, inclusive, Public Records of Hernando County, Florida, said intersecting point being monumented with a 4"x4" concrete marker having no inscription; Thence run along the said Northwesternly line of Weeki-Wachee Woodlands, Unit Two, South 39°11'03" West, a distance of 49.90 feet, to the Southerly line of said 50 foot wide street, said point being monumented with a 4"x4" concrete marker having no inscription; Thence run along the Southerly line of said 50 foot wide street, South 50°38'55" East, a distance of 200.11 feet, to a point on the Northwesternly Right of Way of U.S. Highway No. 19, said point being monumented with a 4"x4" concrete marker having no inscription; Thence run along the said Northwesternly Right of Way line of U.S. Highway No. 19, South 39°19'23" West, a distance of 499.69 feet, to the Northeast Corner of a property described in Official Record Book 570, Pages 1664 & 1665, inclusive, Public Records Hernando County, Florida, said Northeast Corner being monumented with a 4"x4" concrete marker having the number 3903; Thence leaving the said Northwesternly Right of Way line of U.S. Highway No. 19, run along the Northernly line of said property, described in Official Record Book 570, Pages 1664 & 1665, North 50°42'33" West, a distance of 1149.04 feet, to the Northwest Corner of said property described in Official Record Book 570, Pages 1664 & 1665, said Northwest Corner being monumented with 5/8" Iron Rod unnumbered; Thence run North 50°42'32" West, a distance of 996.87 feet, to a point on the West Boundary line of the Northeast 1/4 of Section 16, Township 23 South, Range 17 East, said point being monumented with a 1/2" Iron Rod having the number LB 5232; Thence run along the said West line of the Northeast 1/4 of said Section 16, North 00°35'26" East, a distance of 468.95 feet, to the Northwest Corner of the Northeast 1/4 of Section 16, Township 23 South, Range 17 East, said Northwest Corner being monumented with a 4"x4" concrete marker having no inscription; Thence run along the North line of the Northeast 1/4 of said Section 16, South 89°36'08" East, a distance of 1322.22 feet, to the Northeast Corner of the Northwest 1/4 of the Northeast 1/4 of said Section 16, said Northeast Corner being monumented with a 4"x4" concrete marker having the number 3903; Thence continue to run along the said North line of the Northeast 1/4 of said Section 16, North 89°35'30" East, a distance of 1321.98 feet, to the Point of Beginning.

Containing 72.39 Acres More or Less.

NOTE 'A'
Verify Flood Zoning with Hernando
County, Fla., prior to Construction

P.O.B.
PARCEL 'C'

[illegible]

DETAIL ' A '
SCALE : 1"=100'

Disk : A-288. 05-234

SHEET 1 OF 2

COFFIN & McLEAN ASSOC., INC.

Professional Land Surveying
3701 Commercial Way
P.O. Box 5145
Spring Hill, FL 34611-0145

Party Chief: <u>C. COFFIN</u>	W.O. <u>05-235-WTL8</u>
Drawn By: <u>C. CARINCI</u>	DATE OF MAP: <u>02-16-05</u>
Checked By: <u>J. COFFIN</u>	FR 680 PG 33-39

CERTIFIED TO THE FOLLOWING ONLY:

FLAG METS I, LLC, A FLORIDA LIMITED LIABILITY COMPANY
FAIRFIELD FINANCIAL SERVICES, INC., A GEORGIA CORPORATION
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
THE HOGAN LAW FIRM
FOLEY AND LARDNER, LLP

DESCRIPTION

(SEE LEGAL DESCRIPTION ABOVE)

SECTION: 15&16 TWP. 23 S. RANGE: 17 E.

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 61B17-6 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.

JAMES W. COFFIN
Professional Surveyor and Mapper
Florida Registration # 3882
Coffin & McLean Associates, Inc. LR #5232

Unless it bears the signature and original raised seal of a Florida Licensed Surveyor and Mapper, the drawing is not valid.

CONTROL & CORNER LEGEND

● Found _____ Iron Rod _____ ■ Found 4" 4" CM # 3903
 ① Found _____ Iron Rod _____ ■ Found _____
 ○ Set 1/2" Iron Rod LB# 5232 △ Set 4"X4" CM LB# 5232
 ○ Set _____ Iron Pipe _____ △ Set N&D _____

Elevations shown refer to: ☐ NGVD or ☐ Assumed Datum
 Flood Plain Notification _____

REVISIONS	DATE
Revised Survey	11-13-0
New Legal & Rev.	06-04-0
Added Wetland Areas	10-16-0
Revised Wetland Lines	11-14-0

FILE OF RECORD 42033046-000

MAP OF SURVEY, BOUNDARY SURVEY AND WETLAND SURVEY

LAKE IN THE WOODS
PHASE I
P.B. 17, PGS. 96 & 98

UNPLATTED LAND

GREENBELT
TRACT 'A'

LAKE IN THE WOODS
PHASE VI
P.B. 18, PGS. 83 & 84

NW Corner, NE 1/4
of Section 16-23-17

1500 FT. Road Right-of-Way
per O.R. BOOK 665, PAGE 1602

UNPLATTED LAND

NE 1/4 OF THE NW 1/4 OF SECTION 16-23-17
LESS: THE NORTH, EAST AND SOUTH 1500 FT. FOR ROAD RIGHT-OF-WAY
AND LESS: THE EAST 1/2 OF THE SE 1/4 OF THE NW 1/4
OF SECTION 16-23-17

(SEE SHEET 1 OF 8)

N 00°35'24" E

WETLAND 'A'
191,406.30 SQ.FT. ±
4.394 Acres ±

Flood Zone 'B'

WETLAND LINE 'B'

WETLAND LINE 'A'

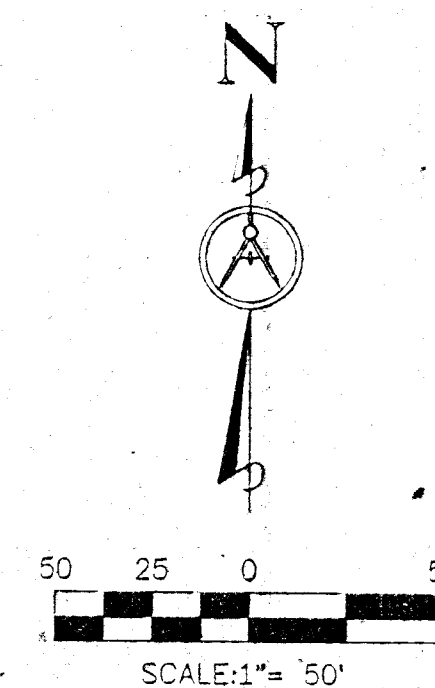
Approximate Flood Zone Line
per Flood Insurance Rate Map
and Hernando County Planning Department

SEE SHEET 1 OF 2

PARCEL 'C'
3,153,476.22 SQ.FT. ±
72.39 Acres ±

NOTE: SEE SHEET 1 OF 2 FOR OVERALL BOUNDARY
AND LEGAL DESCRIPTION

Flood Zone 'C'
UPLAND AREA



WETLAND LINE 'A'		
Line	Bearing	Distance
11	N24°58'36"E	60.45'
12	N17°24'06"E	57.06'
13	N30°28'48"E	76.74'
14	N01°03'03"W	37.58'
15	N09°16'02"E	37.79'
16	N06°05'50"E	79.65'
17	N45°53'26"E	49.54'
18	N40°45'02"E	66.22'
19	N00°49'42"E	24.79'
20	S62°15'33"E	40.87'
21	N64°56'37"E	34.22'
22	N28°43'09"E	72.22'
23	N71°18'33"E	30.84'
24	N49°50'39"E	48.76'
25	N72°48'02"E	57.23'
26	N13°56'48"W	45.57'

WETLAND LINE 'B'		
Line	Bearing	Distance
1	S02°14'57"E	81.07'
2	S11°34'21"W	47.19'
3	S09°39'34"W	52.42'
4	S25°55'59"W	81.81'
5	S30°34'57"W	78.77'
6	S41°35'39"W	79.31'
7	S41°35'39"W	1.71'

NOTE 'A'
Verify Flood Zoning with Hernando
County, Fla. prior to Construction

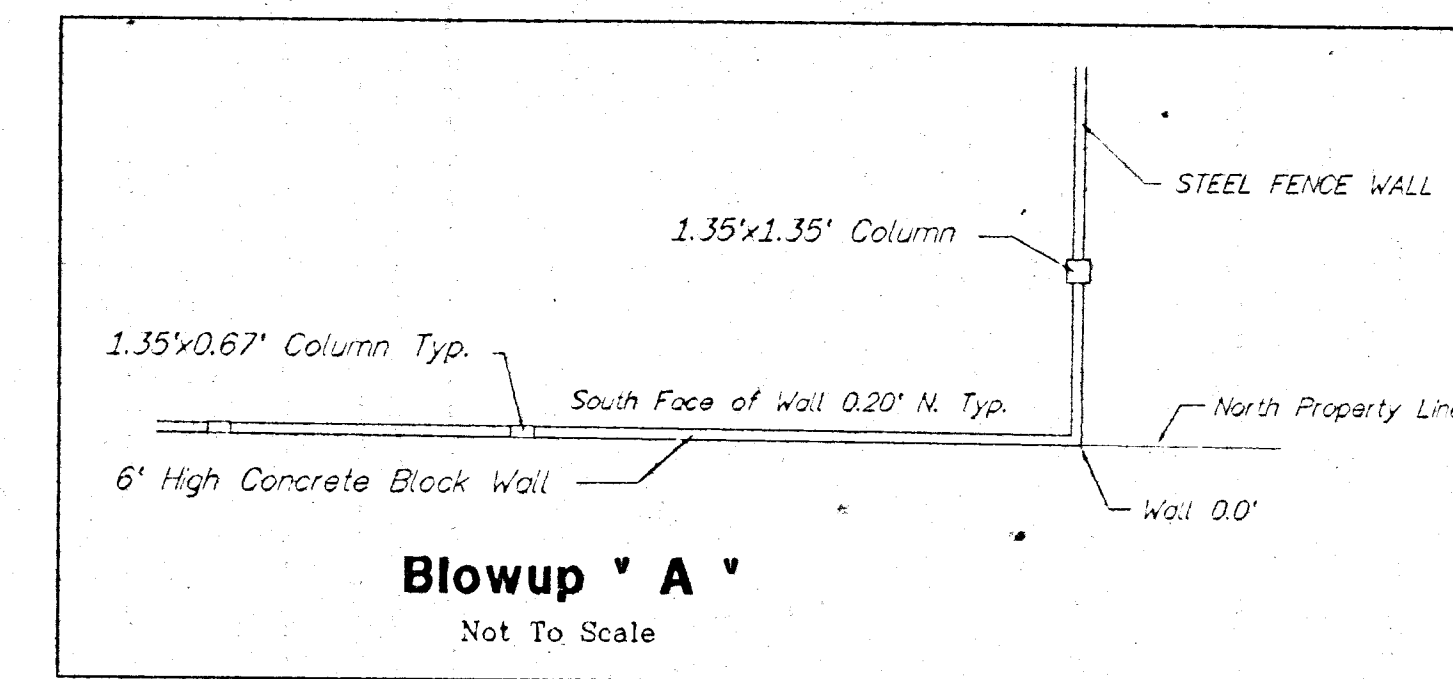
COFFIN & McLEAN ASSOC., INC.
Professional Land Surveying
3701 Commercial Way
P.O. Box 5145
Spring Hill, FL 34611-0145
(352) 683-5993 FAX (352) 683-9156

Party Chief: C. COFFIN
Drawn By: C. CARINCI
Checked By: J. COFFIN
W.O. 05-235WT
DATE OF MAP: 02-16-05
F.B. 680 PG. 33-39

REVISIONS:	DATE:
Revised Wetland Line	11-14-07

CERTIFIED TO THE FOLLOWING ONLY:
FLAG METS I, LLC, A FLORIDA LIMITED LIABILITY COMPANY
FAIRFIELD FINANCIAL SERVICES, INC., A GEORGIA CORPORATION
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
THE HOGAN LAW FIRM
FOLEY AND LARDNER, LLP
DESCRIPTION:
(SEE LEGAL DESCRIPTIONS SHEET 1 OF 2)
SECTION: 15&16TWP. 23 S. RANGE: 17 E

See Blowup 'A'

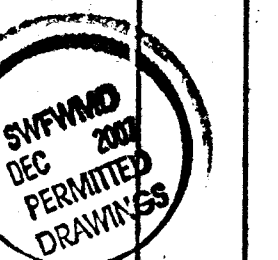


Blowup 'A'
Not To Scale

LINE

MATCH

SEE SHEET 1 OF 2



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Elevations based on N.G.V.D. Datum from
F.D.O.T. Bench Marks along U.S. Highway No. 19
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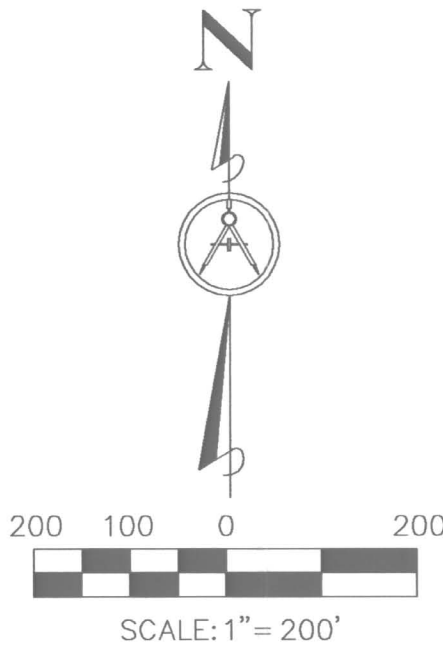
F.D.O.T. Denotes Florida Department of Transportation

MAP OF SURVEY, BOUNDARY SURVEY AND WETLAND SURVEY

NOTE : SEE SHEET 2 OF 2 FOR WETLAND BOUNDARY'S
AND DESCRIPTIONS

ABBREVIATIONS LEGEND

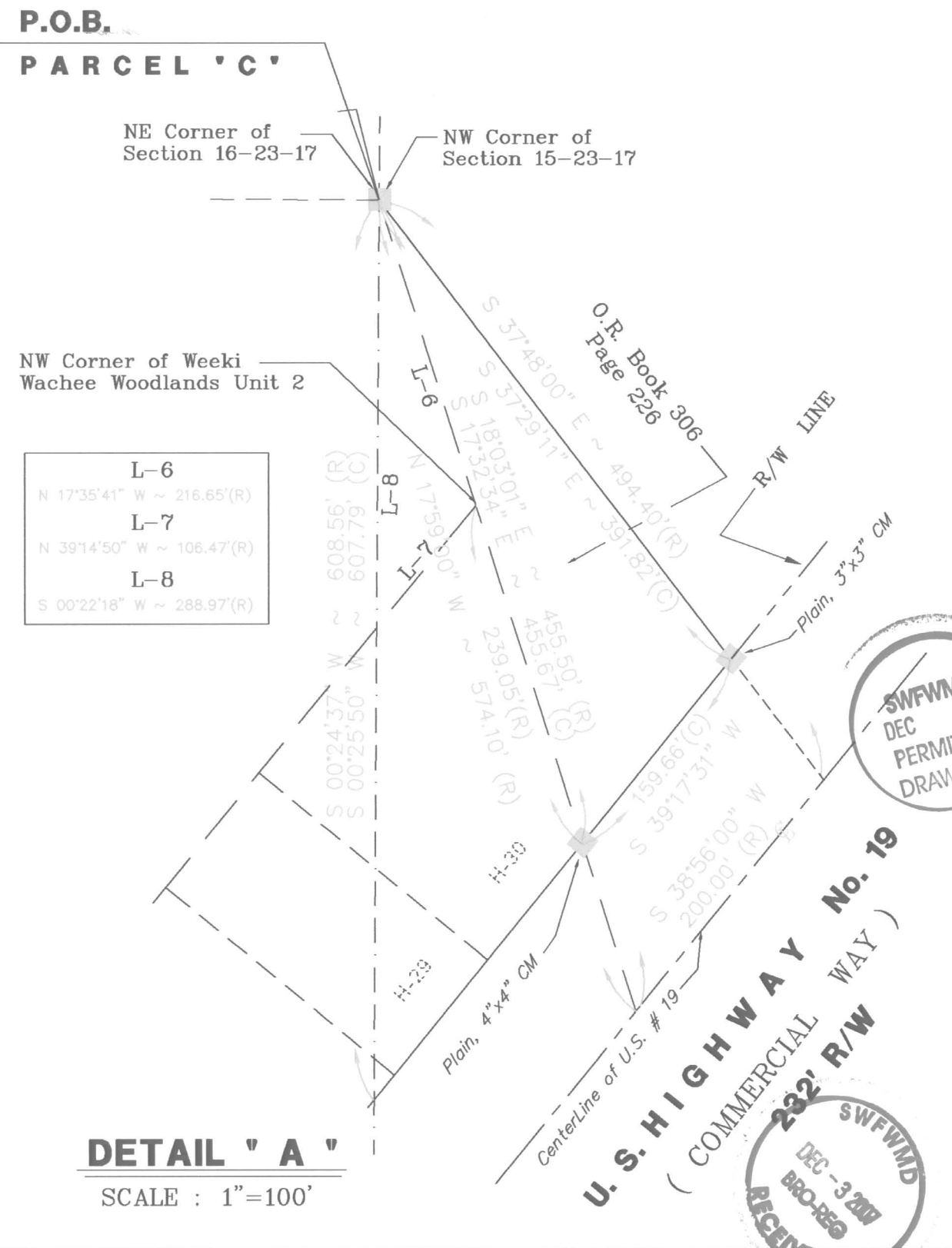
AC Air Conditioner	PL Property Line
AGP Above Ground Pool	PLIR Planter
ALUM Aluminum	PBS Point of Beginning
ASNS Aluminum Shed No Slab	POC Point of Commencement
ASOS Aluminum Shed on Slab	POL Point on Line
BM Benchmark	PP Power Pole
C Calculated from field measurements	PPF Pool Pump & Filter
C1 Curve #1	PRC Point of Reverse Curve
CALC Calculated	PRM Permanent Reference Monument
CB Catch Basin	PS Power Stub
CBS Concrete Block Structure	PT Point of Tangency
CC Concrete Curb	PWR Power
CDS Cui-De-Sac	R Record Plat or Deed
CE Covered Entry	RAD Radius
CH Chord Bearing & Distance	RCP Reinforced Concrete Pipe
CLF Chain Link Fence	RES Residence
CM Concrete Monument	REV Revised
CMP Corrugated Metal Pipe	ROS Roof over Slab
CNCG Concrete	ROW Roof over Wingwall
CP Carport	RNS Roof No Slab
CP&D Concrete Pool & Deck	R/W Right of Way
CR County Road	RNG Range
C/S Concrete Slab	SCE Screened Covered Entry
CW Concrete Walk	SEC Section
D Delta or Central Angle	SECP Screened Enclosed Concrete Pool
DL Decorative Ledge	SEFP Screened Enclosed Fiberglass Pool
DOT Department of Transportation	SES Screened Enclosed Slab
DRA Drainage Retention Area	SEVP Screened Enclosed Vinyl Pool
DRW Drainage Right-of-way	SEW Sewer
E Elevation	SFR Stucco over Frame Residence
EP Edge of pavement	SIS Sewer in Frame
DWL Decorative Wall	SP Screen Porch
FB Field Book	SR State Road
FF Finished Floor	SROS Suspended Roof Over Slab
FH Fire Hydrant	STA Station
FM Field Measurement	STY Story
FR Florida Room	SUB Subdivision
GP Guy Pole	SVE Screen & Vinyl Enclosure
GW Guy Wire	T Telephone Box
HWF Hog Wire Fence	TAN Tangent
IGV Irrigation Valve box	TBM Temporary Bench Mark
L-1 Line #1	TOT Top of Bank
LB Land Surveyor Business	TR Tract
LP Light Pole	TRANS Transformer
LLP Lamp Post	TV Television
LS Land Surveyor	TWP Township
MES Mitered End Section	UGPS Underground Power Service
MH Manhole	UP Underground Power
MOL More or Less	VP&D Vinyl Pool & Deck
MP Meter Pole	WC Witness Corner
MSL Mean Sea Level	WO Work order
N&D Nail & Disk	WPWF Wood Post Wire Fence
NGVD National Geodetic Vertical Datum	WRF Wood Rail Fence
NTS Not to Scale	WV Water Valve
OE Overhead Electric Wire	WVWF Wood Post Wire Fence
OR Official Record	WV Water Valve
OTW Overhead Telephone Wire	WVWF Wood Post Wire Fence
OTV Overhead Television Wire	WV Water Valve
PB Plot Book	WVWF Wood Post Wire Fence
PC Point of Curvature	WV Water Valve
PCC Point of Compound Curve	WVWF Wood Post Wire Fence
PCP Permanent Control Point	WV Water Valve
PE Plot Error	WVWF Wood Post Wire Fence
PI Point of Intersection	WV Water Valve
PK Parker Kalon Nail	WVWF Wood Post Wire Fence



PARCEL " C " -A METES AND BOUNDS LEGAL DESCRIPTION

For a Point of Beginning, commence at the Northeast Corner of Section 16, Township 23 South, Range 17 East, said Northeast Corner being monumented with a 4"x4" concrete marker with nail & disk, having the number 3903; Thence run South 37°29'11" East, a distance of 391.82 feet, to a point on the Northwestly Right of Way of U.S. Highway No. 19, said point being monumented with a 3"x3" concrete marker having no inscription; Thence run along said Right of Way line, South 39°17'31" West, a distance of 159.66 feet, to a 4"x4" concrete monument having no inscription; Thence continue along said Right of Way line, South 39°18'12" West, a distance of 1227.06 feet, to an intersecting point with the Northerly line of a 50 foot wide street, as recorded in Official Record Book 898, Page 0971, inclusive, Public Records of Hernando County, Florida, said intersecting point being monumented with a 4"x4" concrete marker having no inscription; Thence leaving the Northwestly Right of Way of U.S. Highway No. 19, run North 50°39'48" West, along the said Northerly line of a 50 foot wide street, a distance of 200.15 feet, to an intersecting point with the Northwestly line of Weeki-Wachee Woodlands, Unit Two, as recorded in Plat Book 7, Page 10, inclusive, Public Records of Hernando County, Florida, said intersecting point being monumented with a 4"x4" concrete marker having no inscription; Thence run along the said Northwestly line of Weeki-Wachee Woodlands, Unit Two, South 39°11'03" West, a distance of 49.90 feet, to the Southerly line of said 50 foot wide street, said point being monumented with a 4"x4" concrete marker having no inscription; Thence run along the Southerly line of said 50 foot wide street, South 50°38'55" East, a distance of 200.11 feet, to a point on the Northwestly Right of Way of U.S. Highway No. 19, said point being monumented with a 4"x4" concrete marker having no inscription; Thence run along the said Northwestly Right of Way line of U.S. Highway No. 19, South 39°19'23" West, a distance of 499.69 feet, to the Northeast Corner of a property described in Official Record Book 570, Pages 1664 & 1665, inclusive, Public Records Hernando County, Florida, said Northeast Corner being monumented with a 4"x4" concrete marker having the number 3903; Thence leaving the said Northwestly Right of Way line of U.S. Highway No. 19, run along the Northerly line of said property described in Official Record Book 570, Pages 1664 & 1665, North 50°42'37" West, a distance of 1149.04 feet, to the Northwest Corner of said property described in Official Record Book 570, Pages 1664 & 1665, said Northwest Corner being monumented with a 5/8" Iron Rod unnumbered; Thence run North 50°42'32" West, a distance of 996.87 feet, to a point on the West Boundary line of the Northeast 1/4 of Section 16, Township 23 South, Range 17 East, said point being monumented with a 1/2" Iron Rod having the number LB 5232; Thence run along the said West line of the Northeast 1/4 of said Section 16, North 00°35'26" East, a distance of 468.95 feet, to the Northwest Corner of the Northeast 1/4 of Section 16, Township 23 South, Range 17 East, said Northwest Corner being monumented with a 4"x4" concrete marker having no inscription; Thence run along the North line of the Northeast 1/4 of said Section 16, South 89°36'08" East, a distance of 1322.22 feet, to the Northeast Corner of the Northwest 1/4 of the Northeast 1/4 of said Section 16, said Northeast Corner being monumented with a 4"x4" concrete marker having the number 3903; Thence continue to run along the said North line of the Northeast 1/4 of said Section 16, South 89°35'30" East, a distance of 1321.98 feet, to the Point of Beginning. Containing 72.39 Acres More or Less

NOTE "A"
Verify Flood Zoning with Hernando
County, Fla., prior to Construction



Disk : A-288, 05-234

COFFIN & McLEAN ASSOC., INC.

Professional Land Surveying
3701 Commercial Way
P.O. Box 5145
Spring Hill, FL 34611-0145
(352) 683-5993 FAX (352) 683-9156

Party Chief: C. COFFIN
Drawn By: C. CARINCI
Checked By: J. COFFIN
W.O. 05-235-WTL8
DATE OF MAP: 02-16-05
F.B. 680 PG. 33-39

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FAIRFIELD FINANCIAL SERVICES, INC., A GEORGIA CORPORATION
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
THE HOGAN LAW FIRM
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DESCRIPTION:
(SEE LEGAL DESCRIPTION ABOVE)

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 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.

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

Date of last Field Work

CONTROL & CORNER LEGEND

● Found Iron Rod	■ Found 4"x4" CM # 3903
○ Found 1/2" Iron Rod LB# 5232	■ Found 4"x4" CM LB# 5232
○ Found Iron Pipe	△ Set N&D
Elevations shown refer to NGVD of 1988 Assumed Datum	
Flood Plane Certification: According to the F.I.R.M. Map Community Panel 12010-0280B, Dated 4-17-84, the property appears to be in Flood Zone(s) "A,B&C" and the Base Flood Elevation is NGVD. (See Note "A")	
REVISIONS	DATE
Revised Survey	11-13-06
New Legal & Rev.	06-04-07
Added Wetland Areas	10-16-07
Revised Wetland Lines	11-14-07

FILE OF RECORD

42088046.000