

# BOUNDARY SURVEY

## DESCRIPTION:

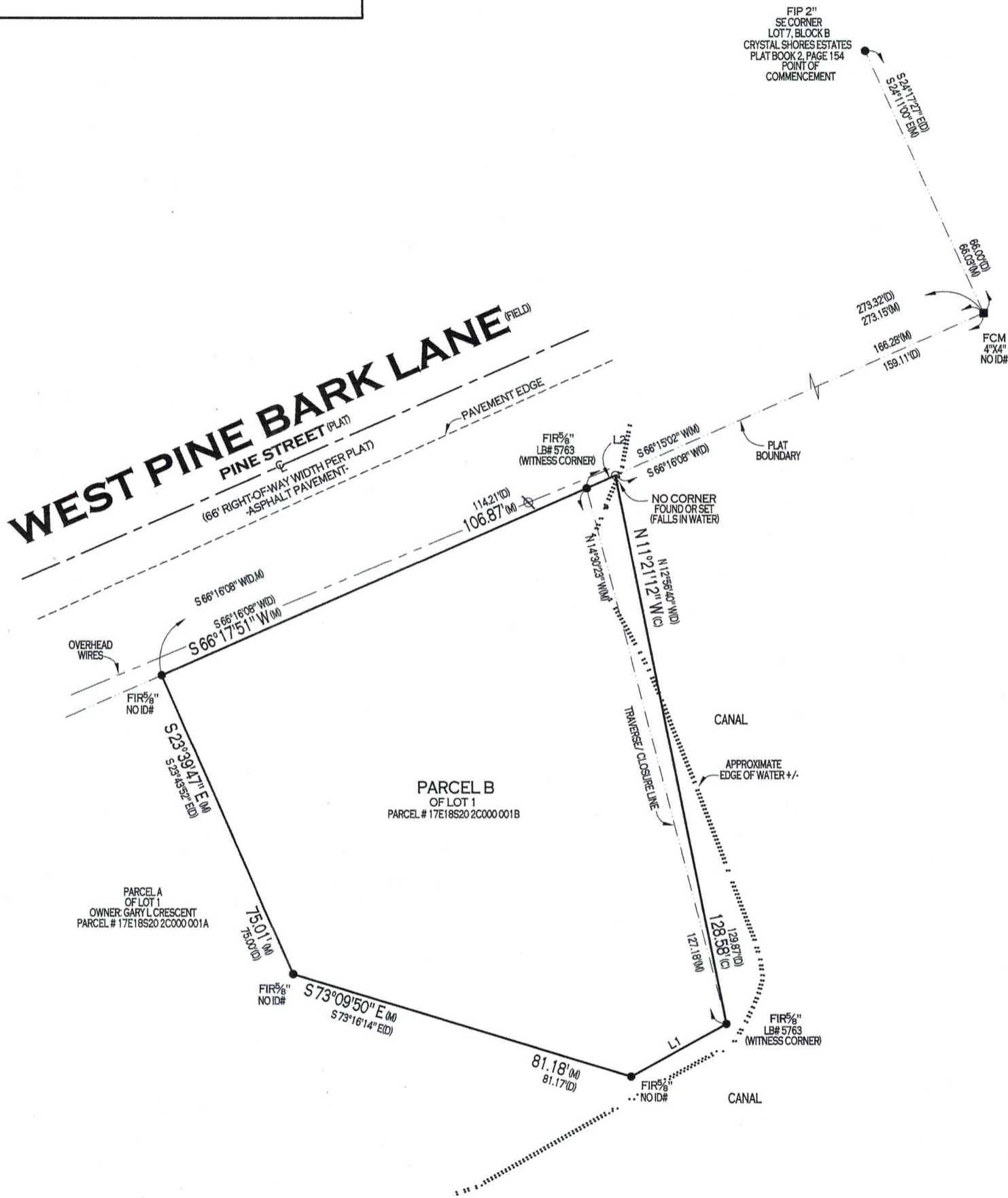
**CRYSTAL SHORES ESTATES UNRECORDED SUB,**  
 PARCEL B OF LOT 1: COMMENCE AT THE SE CORNER OF LOT 7 BLOCK B, CRYSTAL SHORES ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 154, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE S 24°17'27" E. 66 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PINE STREET, AS SHOWN ON SAID PLAT; THENCE S 66°16'08" W. A DISTANCE OF 159.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 66°16'08" W. A DISTANCE OF 114.21 FEET; THENCE S 23°43'52" E. A DISTANCE OF 75.00 FEET; THENCE S 73.16'14" E. A DISTANCE OF 81.17 FEET, MORE OR LESS TO THE WATERS EDGE OF A CANAL; THENCE N 61°19'46" E. ALONG WATERS EDGE A DISTANCE OF 24.79 FEET; THENCE N 12°56'40" W. ALONG SAID WATERS EDGE A DISTANCE OF 129.87 FEET TO THE POINT OF BEGINNING.

## PREPARED FOR AND CERTIFIED TO:

RSJ REAL ESTATE LLC  
 TITLE USA, LLC  
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

## SURVEYORS NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
3. THIS SURVEY IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
4. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
5. BEARINGS SHOWN HEREON ARE PER PLAT
6. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
7. PURPOSE OF SURVEY: PURCHASE, SALE, MORTGAGE.



LINE	BEARING	DISTANCE
L1(D)	N 61°19'46" E	24.79'
L1(M)	N 61°11'13" E	25.01'
L2(M)	S 66°50'28" W	7.17'

APPARENT FLOOD HAZARD ZONE: "AE" COMMUNITY PANEL No. 12017C0188E EFFECTIVE DATE: 01/15/2021

TLS SURVEYORS AND MAPPERS, INC.  
 LB#8009  
 PSM6929@GMAIL.COM  
 13167 SPRING HILL DRIVE  
 SPRING HILL, FL 34609 (352)-277-6550

DRAWN: MJW  
 CHECKED BY: ESS  
 SCALE: 1"=30'  
 FILE: PINE BARK10730

I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.  
 ERIC S. SMITH  
 PSM No. 6929 LB#8009  
 DATE: 07.07.22

BASIS OF BEARINGS: THE SOUTH RIGHT OF WAY OF WEST PINE BARK LANE BEING S 66°16'08" W  
 DATE OF SURVEY: 6.28.22  
 S-T-R: 20-18S-17E

STATE OF FLORIDA  
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND:  
 (C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, CL= CENTERLINE, A/C= AIR CONDITIONER, CLF= CHAIN LINK FENCE, CONC= CONCRETE, COVD= COVERED, P/E= POOL EQUIPMENT, F/C= FENCE CORNER, "X"CF= FOUND CROSS SCRIBE, FIP= FOUND IRON PIPE, FIR= FOUND IRON ROD, FN&D= FOUND NAIL & DISK, FCM= FOUND CONCRETE MONUMENT, O.R.= OFFICIAL RECORD BOOK, P.B.= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, SIR= SET 5/8" IRON ROD & CAP LB#8009, SN&D= SET NAIL & DISK, (BT)= BUILDING TIE, W/F= WOOD FENCE, U.E.= UTILITY EASEMENT, P= POWERPOLE, V/F= VINYL FENCE, F/E= FENCE END, LB= LICENSED BUSINESS

