

**DENNIS V. MOYLAN, P.S.M.**  
LAND SURVEYS  
5342 Birchwood Road  
Spring Hill, FL 34608  
(352) 684-5450 FAX (352) 684-9955

Party Chief: D. MOYLAN W.O. 24-188  
 Drawn By: dvm DATE: 12-16-2024  
 Checked By: D. MOYLAN F.B. 135 PG. 21

CERTIFIED TO THE FOLLOWING ONLY:

SWEETWATER HOMES OF CITRUS INC.

DESCRIPTION:

\*SEE INSET

SECTION: TOWNSHIP: S. RANGE: E.

SKETCH - VACATE DRAINAGE EASEMENT

PROPERTY ADDRESS: SONGBIRD COURT  
SECTION: 17 TOWNSHIP: 22 S. RANGE: 18 E.



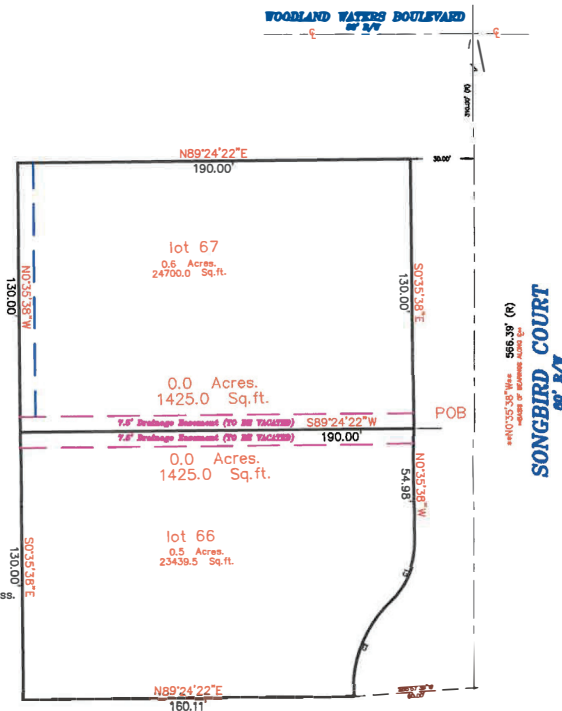
60 30 0 60

SCALE: 1" = 60'

Vacate 7.50 drainage easement  
Woodland Waters Phase Six Lot 67  
according to the plat thereof as recorded in Plat Book 40 Page 1  
of the Public Records of Hernando County, Florida.  
Commencing at the Southeast corner of Lot 67  
thence S89°24'22"W for 190.00 feet;  
thence N0°35'38"W for 7.50 feet;  
thence N89°24'22"E for 190.00 feet;  
thence S0°35'38"E for 7.50 feet;  
to the Point of Beginning of Lot 67, containing 0.03 acres or less.

vacate 7.50 drainage easement

Woodland Waters Phase Six Lot 66  
according to the plat thereof as recorded in Plat Book 40 Page 1  
of the Public Records of Hernando County, Florida.  
Commencing at the Northeast corner of Lot 66  
thence S89°24'22"W for 190.00 feet;  
thence S0°35'38"E for 7.50 feet;  
thence N89°24'22"E for 190.00 feet;  
thence N0°35'38"W for 7.50 feet;  
to the Point of Beginning of LOT 3, containing 0.03 acres more or less



NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C1	45°34'23"	31.82	40.00	N22°11'34"E	30.88
C2	49°01'08"	51.33	60.00	S20°28'12"W	49.78

## SURVEYOR NOTES

- |  |  |
|--|--|
| 1. Survey based on the documents furnished by the client and without benefit of a title search.  | 6. Outlets, overhangs, underground foundations and irrigation systems are not located unless shown hereon.   |
| 2. The bearings shown hereon are based on the State of Florida State Plane Coordinates, North American 1983 Adjustment of 1990. The bearings shown hereon are grid bearings. The declination is not shown. | 7. The property shown hereon may be subject to the Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, Federal and/or Indian Governments, and the Rules, Regulations, Ordinances and/or the limits of said Jurisdictions are not shown hereon, unless stated. |
| 3. Underground utilities and improvements not located or shown hereon.   | 8. All easements shown hereon are for drainage and/or other purposes unless otherwise stated.  |
| 4. There are no visible encroachments unless shown hereon.   | 9. The property shown hereon is subject to Reservations, Easements, Encumbrances and/or other matters of Record.   |
| 5. The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.  | 10. The Tax to Property Lines are Calculated from Field Measurements unless otherwise shown and are nonbinding.  |
| 6. Fences located near the property line are not to locate. The distances shown as ties to existing occupants.   |  |
| 7. The distances shown hereon as ties to existing occupants.   |  |

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY FEEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-17 (FORMERLY 63817-6) 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.

DENNIS V.  
MOYLAN

Digitally signed by DENNIS V  
MOYLAN  
Date: 2025.05.13 16:09:38 -04'00'

12/16/2024

DATE OF  
LAST FIELD WORK

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RED INK SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND NOT VALID.

## ABBREVIATIONS LEGEND

AC	Air Conditioner	FCM	Fire Concrete Murement	P/P	Pool Pump & Filter
AGS	Aluminum Shed No Slab	FH	Fire Hydrant	P/PV	Pavement
BN	Benckmark	Fnc.	Fence	R/R	Reinforced Rict or Deed
CRF	Corbed Wyes Fence	GP	Gay Pole	R/R	Reinforced Concrete Pipe
CS	Calculated	GP	Gay Pole	R/W	Right of Way
C	Curve 41	INV	Inv	R/W	Right of Way
CTV	Cable Television Box	LB	Low Surveyor Business	SEC	Screed Covered Entry
CO	Cool Boath	LP	Light Pole	SECP	Screed Enclosed Concrete Foot
CE	Covered Entry	LS	Land Surveyor	SES	Screed Enclosed Slab
CC	Concrete solid	NES	Niland End Section	SE	Sell Iron Rod
CM	Concrete Monument	NMA	North American Vertical Datum	SP	Soren Porch
D	Deed	NGVD	North American Vertical Datum	TBM	Temporary Bench Mark
DR	Drop Inlet	OE	Overhead Electric Wire	TRANS	Transformer
DRA	Drage Retention Area	OR	Official Record	TP	Township
DRW	Drage Right-of-way	PC	Point of Curvature	TP	Typical
EL	Elevation	POC	Point of Commencement	WV	Water Meter
		PP	Pipe	WV	Water Meter

### CONTROL & CORNER LEGEND

COMMUNITY PANEL: 12053C-01590 DATE: 02/02/12 FLOOD ZONE: "X" BASE FLOOD ELEVATION:  
Elevations Shown Refer to: ☐ NAVD 1988 ☐ Assumed Datum ☐

	REVISED	DATE
● Found _____ Iron Rod _____		
○ Found _____ Iron Rod _____		
○ Set 1/2" Iron Rod # 6115 _____		
⊗ Found _____ Iron Pipe _____		
■ Found _____ C.M. _____		
▲ Found _____ Nail _____		
□ Set 4" x 4" C.M. # 6115 _____		
△ Set Nail & Deck #6115 _____		