

# SKETCH AND LEGAL

NO. A SURVEY

## PARCEL DESCRIPTION:

**LOTS 14 AND 15, BLOCK 51,  
RIDGE MANOR ESTATES, UNIT NO. 2**  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES, 2 THROUGH 27, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

## EASEMENT VACATION DESCRIPTION:

VACATING THE 7.50 FEET DRAINAGE AND UTILITY EASEMENT ON THE WEST LINE OF LOT 14 BLOCK 51, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES, 2 THROUGH 27, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA AND VACATING THE 7.50 FEET DRAINAGE AND UTILITY EASEMENT ON EAST LINE OF LOT 15 BLOCK 51, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGES, 2 THROUGH 27, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

## SURVEYORS NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. THIS SURVEY WAS PREPARED WITHOUT 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: VACATE EASEMENT.



## TLS SURVEYORS AND MAPPERS, INC.

LB#8009  
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13167 SPRING HILL DRIVE  
SPRING HILL, FL 34609 (352)-277-6550

**APPARENT FLOOD HAZARD ZONE: "X"**  
COMMUNITY PANEL No. 12053C0241D  
EFFECTIVE DATE: 02/02/2012

BASIS OF BEARINGS:

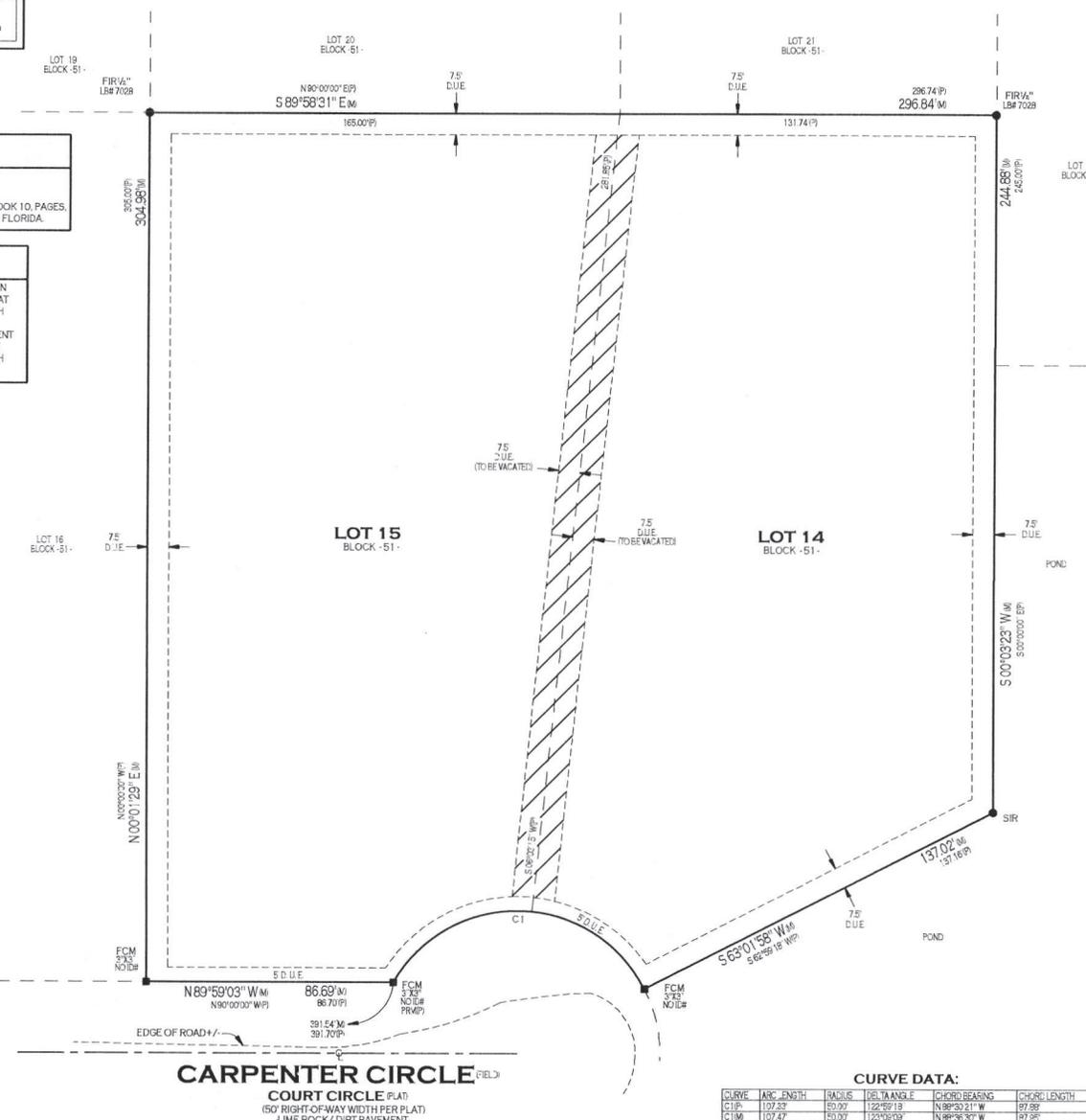
DATE OF SURVEY:	DRAWN:	MIW
FILE: RIDGE BLK 51	CHECKED BY:	ESS
JOB#:	SCALE:	1"=40'
S.T.R.:	35 - 225 - 21E	

LEGEND: = WELL CASING, (C) = CALCULATED DATA, (D) = DEED DATA, (M) = MEASURED DATA, (P) = PLAT DATA, C = CENTERLINE, A/C = AIR CONDITIONER, CLF = CHAIN LINK FENCE, CONC = CONCRETE, COVD = COVERED, P/E = POOL EQUIPMENT, F/C = FENCE CORNER, "X" = FOUND CROSS SCRIBE, FIP = FOUND IRON PIPE, FIR = FOUND IRON ROD, FNSD = FOUND NAIL & DISK, LFE = LOWEST FLOOR ELEVATION, O.R. = OFFICIAL RECORD BOOK, P.B. = PLATBOOK, 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, D.E. = DRAINAGE EASEMENT, P = POWERPOLE, V/F = VINYL FENCE, F/E = FENCE END, LB = LICENSED BUSINESS

I HEREBY CERTIFY THAT THIS SKETCH HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 475, F.S., FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

ERIC S. SMITH  
P.S.M. No. 6929 LB#8009

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



## CARPENTER CIRCLE

COURT CIRCLE PLAT  
(50' RIGHT-OF-WAY WIDTH PER PLAT)  
LIME ROCK/DIRT PAVEMENT

## CURVE DATA:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARINGS	CHORD LENGTH
C1	107.83	50.00	122°05'18"	N86°32'21" W	97.99
C1M	107.47	50.00	122°02'09"	N86°36'30" W	97.95