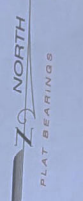


- 11) This Survey has been prepared without the preparation of an Abstract of Title and is subject to any Deductions, Limitations, Restrictions, Reservations, and/or Easements of Record. No instruments of record reflecting easements, rights-of-way, and/or ownership were furnished this survey except as shown.
- 12) There may be additional Easements, Restrictions and/or Reservations affecting this property that may or may not be found in the public records of this county.
- 13) No information on adjoining property owners or adjoining property recording information was provided to this surveyor.
- 14) The Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- 15) This Survey does not reflect or determine ownership lines, lines affected by adverse use, lines of conflicting/overlapping deeds, or other lines that may otherwise be determined by a court of law.
- 16) This Survey is of visible above ground features only. No underground foundations, structures, installations or improvements have been located unless otherwise shown hereon.
- 17) Underground utility locations and identifications shown hereon are between the utilities visible above ground appurtenances and do not necessarily show all utility locations.
- 18) This Survey has been prepared expressly for the named entities and is not transferable. No other person or entity is entitled to rely upon and/or re-use this survey for any purpose whatsoever, without the express written consent of W. KEMP MORRIS JR. and the certifying Professional Surveyor and Mapper.
- 19) Nothing herein shall be construed to give any rights or benefits to anyone other than those certified to on this survey.
- 20) Flood Zone and/or Flood Zone Lines if shown are approximate and are based upon scaled interpretation from the Flood Insurance Rate Map as published by the Federal Emergency Management Agency.
- 21) Flood Zone determination is based on the Flood Insurance Rate Map as published by the Federal Emergency Management Agency and does not imply that the map may be increased by man-made or natural causes. The Flood Insurance Rate Map states in the Notes to User that "This Map is for Insurance Purposes Only".
- 22) Fences shown along the boundaries in this section shall not create liability on the part of W. KEMP MORRIS JR. or the signing Professional Surveyor.
- 23) Specifically designated points are based upon field location, fence lines along other property boundaries meander and are approximate. Prior to the reconstruction of any fences it would be prudent to have the boundary line staked.
- 24) Printed dimensions shown on the Map of Survey supersede scaled dimensions. There may be items drawn out of scale to graphically show their location.
- 25) Survey only valid for 90 days from last date of Field Survey.
- 26) The words "Certified To", as shown and used hereon, means an expression of the Professional Surveyor's opinion regarding the facts of the survey based on his best knowledge, information and belief, and that it thus constitutes neither a guarantee nor a warranty, either expressed or implied.
- 27) Acceptance of this survey plot or use of the corner Monuments found or set during the performance of the field survey hereby limit the undersigned liability related to professional negligent acts, errors, or omissions to an amount not to exceed the fee charged.
- 28) Accuracy: The expected use of surveyed lands, as classified in the Minimum Technical Standards (5J-17, Florida Administrative Code), is "Rural". The minimum relative distance accuracy for this type of boundary is one foot in five thousand feet. The accuracy obtained by field-measured control measurements and calculations was found to exceed this requirement.
- 29) * - Denotes distance not supported by Field Measurement.
- 30) * - The purpose of the survey is to obtain a Sketch & Description Survey to Vacate a Drainage and/or Utilities Easement Per Client's Request.
- 31) Map of Survey is being certified according to the Title & Description Survey to Vacate a Drainage and/or Utilities Easement Per Client's Request.
- 32) This Survey shall not be filed for public records without the Surveyor's knowledge and consent.
- 33) Dimensions shown in feet and decimal parts thereof are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.
- 34) This property was Surveyed based on the Land Description as shown hereon which was provided by the client.

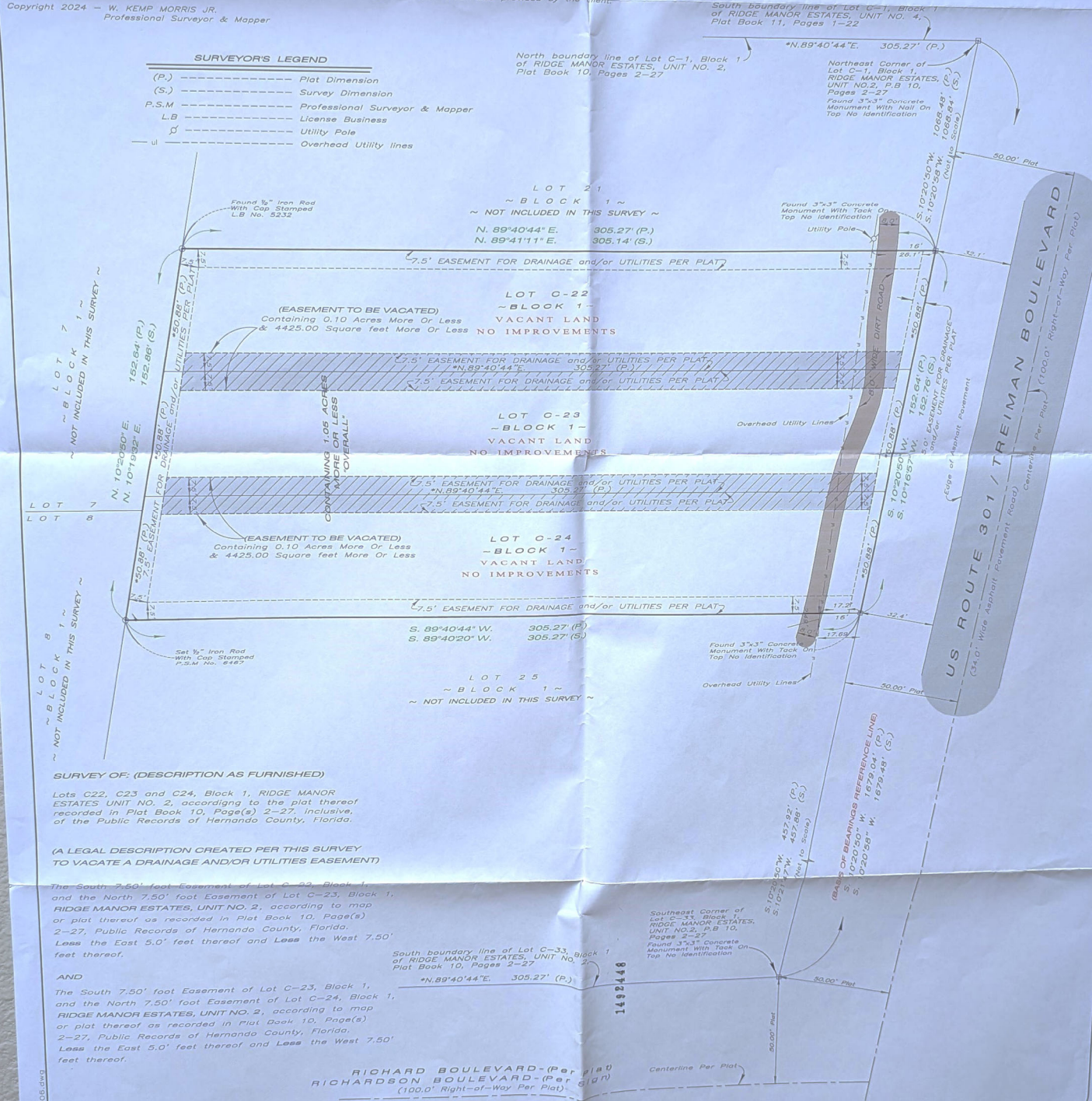


BASIS OF BEARINGS

The bearings shown hereon are based on the East Boundary line of Block 1, of Ridge Manor Estates Unit No. 2, according to map or plat thereof as recorded in Plat Book 10, Pages 2-27 of Hernando County, Florida. Said line has a Plat bearing of S. 10°20'50"E. See the Basis of Bearings Reference line below.

SURVEYOR'S LEGEND

- (P.) ----- Plot Dimension
- (S.) ----- Survey Dimension
- P.S.M. ----- Professional Surveyor & Mapper
- LB ----- License Business
- ⊙ ----- Utility Pole
- ul ----- Overhead Utility lines



SURVEY OF: (DESCRIPTION AS FURNISHED)

Lots C22, C23 and C24, Block 1, RIDGE MANOR ESTATES UNIT NO. 2, according to the plat thereof recorded in Plat Book 10, Page(s) 2-27, inclusive, of the Public Records of Hernando County, Florida.

(A LEGAL DESCRIPTION CREATED PER THIS SURVEY TO VACATE A DRAINAGE AND/OR UTILITIES EASEMENT)

The South 750' foot Easement of Lot C-23, Block 1, and the North 750' foot Easement of Lot C-22, Block 1, RIDGE MANOR ESTATES, UNIT NO. 2, according to map or plat thereof as recorded in Plat Book 10, Page(s) 2-27, Public Records of Hernando County, Florida. Less the East 5.0' feet thereof and Less the West 7.50' feet thereof.

AND

The South 750' foot Easement of Lot C-23, Block 1, and the North 750' foot Easement of Lot C-24, Block 1, RIDGE MANOR ESTATES, UNIT NO. 2, according to map or plat thereof as recorded in Plat Book 10, Page(s) 2-27, Public Records of Hernando County, Florida. Less the East 5.0' feet thereof and Less the West 7.50' feet thereof.

RICHARDSON BOULEVARD-(Per sign)
RICHARDSON BOULEVARD-(Per sign)
(100.0' Right-of-Way Per Plat)

The survey depicted here is not covered by professional liability insurance.

CERTIFIED TO: C & W Land Holdings LLC

Subdivision: RIDGE MANOR ESTATES, UNIT 2 | Plat Book: 10 | Page: 2-27
Section: 22 | Township: 22 | Range: 21 | Field Book: 30 | Pages: 27-28
Last Date of Field Survey: _____ | Drawn By: K.Morris Jr. | Checked By: K.Morris Jr.
Party Chief: _____

Job No. _____ Date _____ Dwn. _____ C'd. _____ P.C. _____

MAP OF SKETCH & DESCRIPTION SURVEY
To Vacate a Drainage and/or Utilities Easement
THIS IS NOT A BOUNDARY SURVEY

W. KEMP MORRIS JR.
Professional Surveyor & Mapper
Florida Registration Number 6487

27172 Ernest Leo Road,
Brooksville, Florida 34602
Phone No. (813) 949-3636
Morris.Surveying@gmail.com

MOV 17, 2024
Date of Signature

