

SKETCH AND LEGAL

NOT A SURVEY

DESCRIPTION:

**LOT 10 & 11, BLOCK 187,
ROYAL HIGHLANDS UNIT 4**

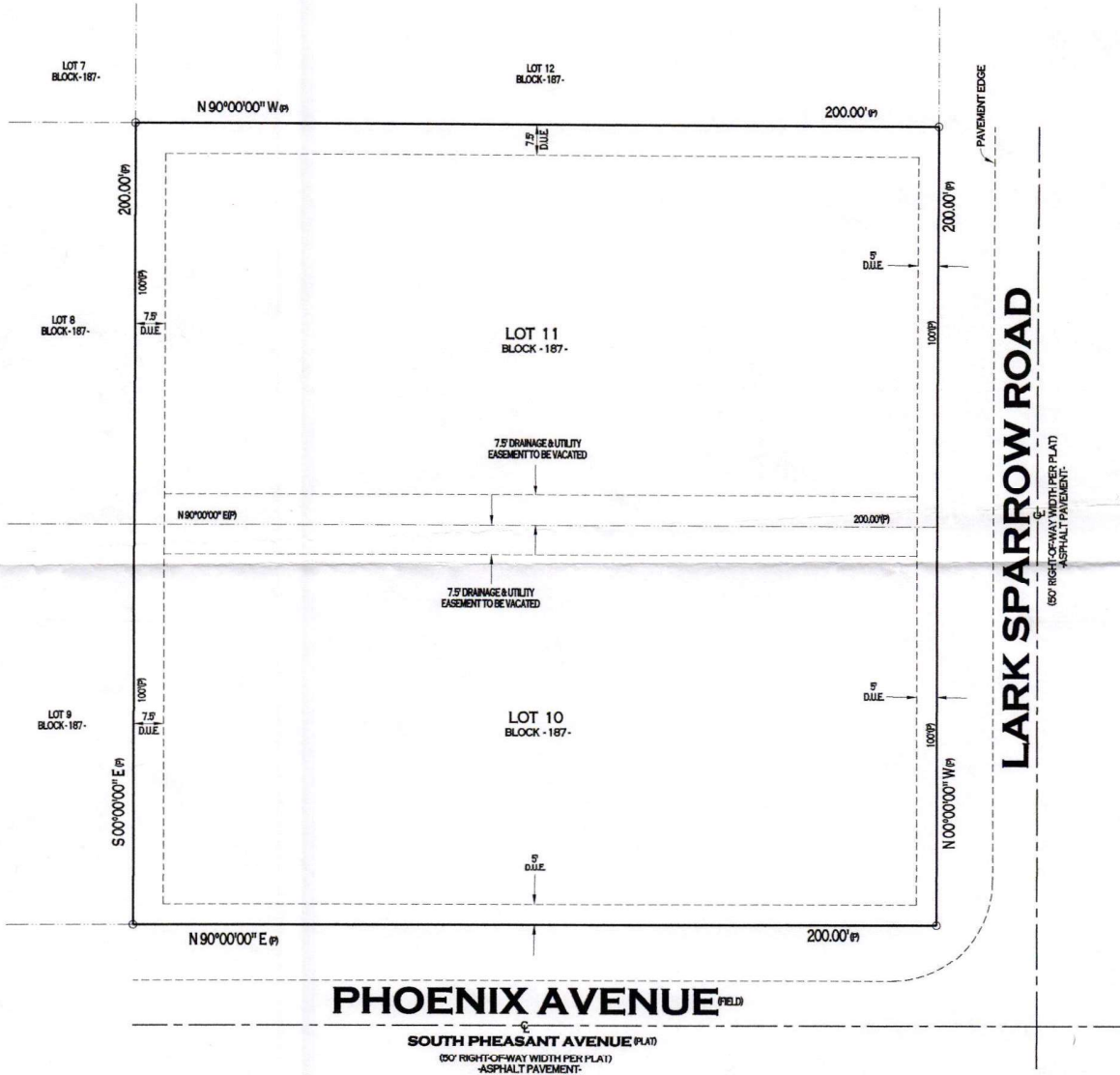
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 33 THROUGH 44, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

EASEMENT DESCRIPTION:

VACATING THE PLATTED 7.5 FOOT DRAINAGE & UTILITY EASEMENT LYING ON THE NORTH SIDE OF LOT 10, BLOCK 187 AND THE PLATTED 7.5 FOOT DRAINAGE & UTILITY EASEMENT ON THE SOUTH SIDE OF LOT 11, BLOCK 187, PLATTED EASEMENTS DESCRIBED ON ROYAL HIGHLANDS UNIT No. 4 PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 33 THROUGH 44, INCLUSIVE, OF THE 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



PHOENIX AVENUE (Rt. 1)

SOUTH PHEASANT AVENUE (PLAT)
(60' RIGHT-OF-WAY WIDTH PER PLAT)
- ASPHALT PAVEMENT -

LARK SPARROW ROAD
(60' RIGHT-OF-WAY WIDTH PER PLAT)
- ASPHALT PAVEMENT -

APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL, No. 12053C0157D EFFECTIVE DATE: 02/02/2012

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'

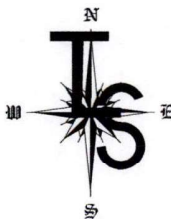
FILE: LARK SPARROW L11 TIE

DATE: 05-22-18E

I HEREBY CERTIFY THAT THIS SKETCH 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 617, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02, FLORIDA STATUTES.

ERIC S. SMITH DATE: 5/23/18
PSM No. 6929 LB#8009

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



LEGEND: PSM= PROFESSIONAL SURVEYOR & MAPPER
(C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, (CL)= CENTERLINE, A/C= AIR CONDITIONER, CL#4= 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, D.U.E.= DRAINAGE/UTILITY EASEMENT, P= POWERPOLE, V/F= VINYL FENCE, F/E= FENCE END, LB= LICENSED BUSINESS

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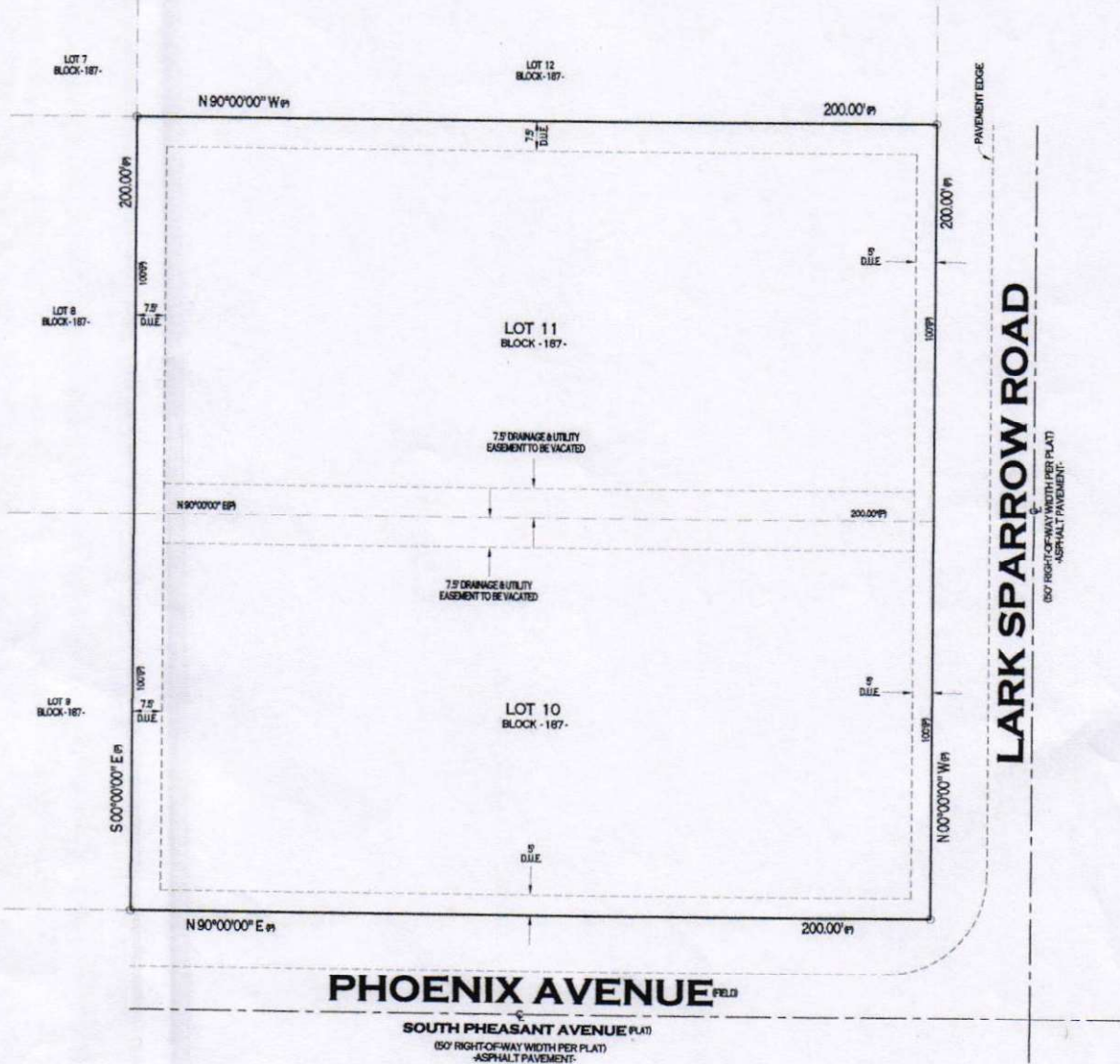
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SURVEYOR'S NOTES:

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<p>TLS SURVEYORS AND MAPPERS, INC. LB#8009 PSM6929@GMAIL.COM 13167 SPRING HILL DRIVE SPRING HILL, FL 34609 (352)277-6550</p>	
DRAWN: MJW CHECKED BY: ESS SCALE: 1"=30' FILE: LARK SPARROW L11 TIE	I HEREBY CERTIFY THAT THIS SKETCH 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 61, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES. DATE: 02/23/23 ERIC S. SMITH PSM No. 6829 LB#8009
BASIS OF BEARINGS: DATE OF SURVEY:	S-T-R: 05-22S-18E
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