

**CARDINAL SURVEYING
SERVICES OF FLORIDA INC**

0 30 60 90



GRAPHIC SCALE IN FEET

MAP OF SURVEY

TYPE OF SURVEY: "BOUNDARY"
Section 05, Township 22 South, Range 18 East
Date of Survey (field measurements): 03/13/2023

NOTE: BEARING MERIDIAN ESTABLISHED BETWEEN POINT "A" AND POINT "B". BEARING = WEST

ABBREVIATIONS

A/C = AIR CONDITIONER PAD, C/S = CONC SLAB,
(C) = CALCULATED, (D) = DESCRIPTION, PC = POINT OF CURVATURE
CL = CENTERLINE, ELEV = ELEVATION, RES = RESIDENCE, STY = STORY
CONC = CONCRETE, (F) = AS FIELD MEASURED, (R) = PER RECORD DEED
COL = COLUMN, (P) = PER RECORD PLAT, POB = POINT OF BEGINNING
COV = COVERED, FCM = FOUND CONC MONUMENT (# AS NOTED)
FIR = FOUND IRON ROD (SIZE & # AS NOTED), # = NUMBER
FIP = FOUND IRON PIPE (SIZE & # AS NOTED),
FN&D = FOUND NAIL & DISK (# AS NOTED), FN = FOUND NAIL (NO #)
SIR = SET 5/8" IRON ROD LB # 8400, SN&D = SET NAIL & DISC #8400

SYMBOL LEGEND

- - INDICATES CORNER MONUMENT (TYPE, SIZE, NUMBER AS NOTED)
- ▲ - INDICATES NAIL & DISC (NUMBER AS NOTED)
- - INDICATES CONC. MONUMENT (SIZE & NUMBER AS NOTED)
- - INDICATES EASEMENT (USE AND SIZE AS NOTED)

NOTES

- 1) ACCURACY: MEETS OR EXCEEDS ACCURACY STANDARD 1 PART IN 7,500.
- 2) THIS SURVEY IS NOT VALID UNLESS DISPLAYED AT THE NOTED SCALE.
- 3) MAP EXPECTED SCALE IS WITHIN 1/20" OF DISPLAYED SCALE.
- 4) DESCRIPTION IS PER CURRENT RECORD DEED UNLESS OTHERWISE NOTED AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
- 5) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AND OTHER MATTERS OF RECORD NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS. SURVEY WAS PREPARED ACCORDING TO DOCUMENTS PROVIDED BY CLIENT AND/OR SHOWN ON RECORD PLAT.
- 6) ENVIRONMENTAL, JURISDICTIONAL AREAS NOT SHOWN UNLESS NOTED.
- 7) NO APPARENT USE ONTO OR FROM ADJOINING PROPERTY UNLESS NOTED.
- 8) UNDERGROUND IMPROVEMENTS, IRRIGATION SYSTEMS NOT SHOWN.
- 9) ROOF OVERHANGS AND/OR EAVES NOT SHOWN UNLESS NOTED.
- 10) IF THIS SURVEY IS TO BE USED FOR NEW CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CLIENT TO FURNISH CORRECT DATA FOR PLACEMENT OF PROPOSED IMPROVEMENTS.
- 11) ADDITIONAL UNSIGNED, NOT SEALED COPIES AND/OR ANY MODIFICATION, DELETIONS OF DATA TO THIS MAP IS PROHIBITED & IS NOT VALID.
- 12) FIELD MEASUREMENTS IN ACCORDANCE WITH THE U.S. STANDARD FEET.
- 13) THIS SURVEY IS VALID ONLY FOR NOTED EXPECTED USE OF SURVEY.
- 14) ROAD RIGHT-OF-WAYS SHOWN ON THIS SURVEY ARE PER PLAT RECORDED IN PLAT BOOK AND PAGE AS SHOWN IN DESCRIPTION UNLESS NOTED OTHERWISE.

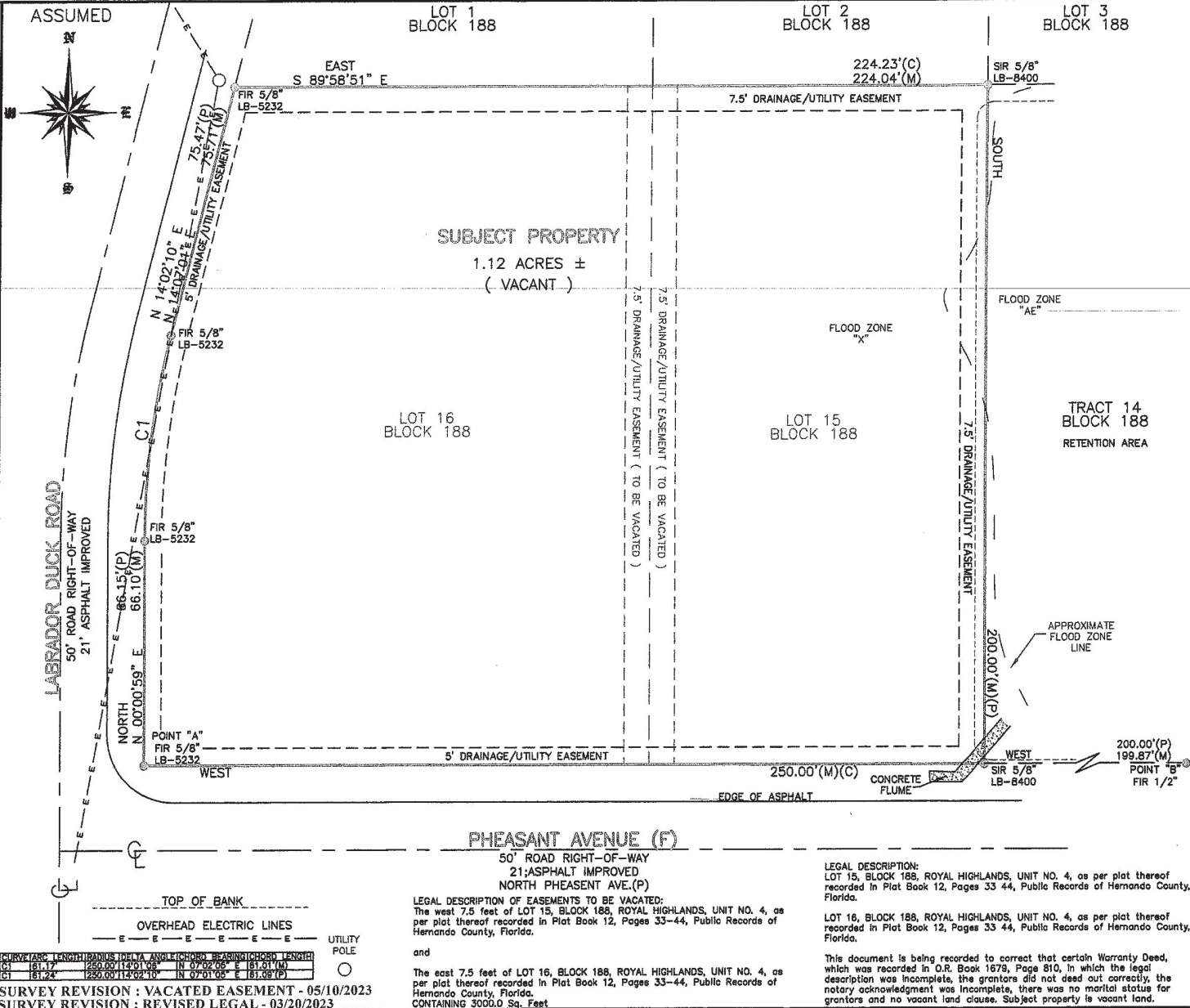
FLOOD ZONE NOTE: THIS LOT APPEARS TO LIE WITHIN FLOOD ZONE AE/X COMMUNITY PANEL #12053C0156E EFFECTIVE DATE 01/15/2021 FLOOD ELEVATION = 22.7 FEET. FLOOD ZONE NOTE IS NOT TO BE RELIED ON FOR NEW CONSTRUCTION. CONTACT PROPER AGENCY FOR FINAL DETERMINATION.

FOR THE BENEFIT OF:
ANTHONY PONTANTE
TANJER D. WALKER-PONTANTE
ALL PERFORMANCE TITLE, INC.
WESTCOR LAND TITLE INSURANCE COMPANY
SEACOAST NATIONAL BANK, ISAOA

Chad E. White 5/16/23

CHAD E. WHITE, FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NUMBER 6226.
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER.
2401 GRAND BOULEVARD, HOLDAWAY, FLORIDA 34690
PHONE #: (727) 858-9313, (813) 898-9850

WORK ORDER NUMBER: 23136



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	61.17	250.00	14.0210	N 07°02'05" E	181.91 (M)
C1	181.24	250.00	14.0210	N 07°01'05" E	181.98 (D)

SURVEY REVISION : VACATED EASEMENT - 05/10/2023
SURVEY REVISION : REVISED LEGAL - 03/20/2023

LEGAL DESCRIPTION OF EASEMENTS TO BE VACATED:
The east 7.5 feet of LOT 15, BLOCK 188, ROYAL HIGHLANDS, UNIT NO. 4, as per plat thereof recorded in Plat Book 12, Pages 33-44, Public Records of Hernando County, Florida.

and
The east 7.5 feet of LOT 16, BLOCK 188, ROYAL HIGHLANDS, UNIT NO. 4, as per plat thereof recorded in Plat Book 12, Pages 33-44, Public Records of Hernando County, Florida.
CONTAINING 3000.0 Sq. Feet

LEGAL DESCRIPTION:
LOT 15, BLOCK 188, ROYAL HIGHLANDS, UNIT NO. 4, as per plat thereof recorded in Plat Book 12, Pages 33-44, Public Records of Hernando County, Florida.

LOT 16, BLOCK 188, ROYAL HIGHLANDS, UNIT NO. 4, as per plat thereof recorded in Plat Book 12, Pages 33-44, Public Records of Hernando County, Florida.

This document is being recorded to correct that certain Warranty Deed, which was recorded in O.R. Book 1879, Page 810, in which the legal description was incomplete, the grantors did not deed out correctly, the notary acknowledgment was incomplete, there was no marital status for grantors and no vacant land clause. Subject property is vacant land.