

BOUNDARY SURVEY

DESCRIPTION:

LOTS 12 AND 13 BLOCK 495, ROYAL HIGHLANDS, UNIT NO. 7

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 83 THROUGH 110, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA

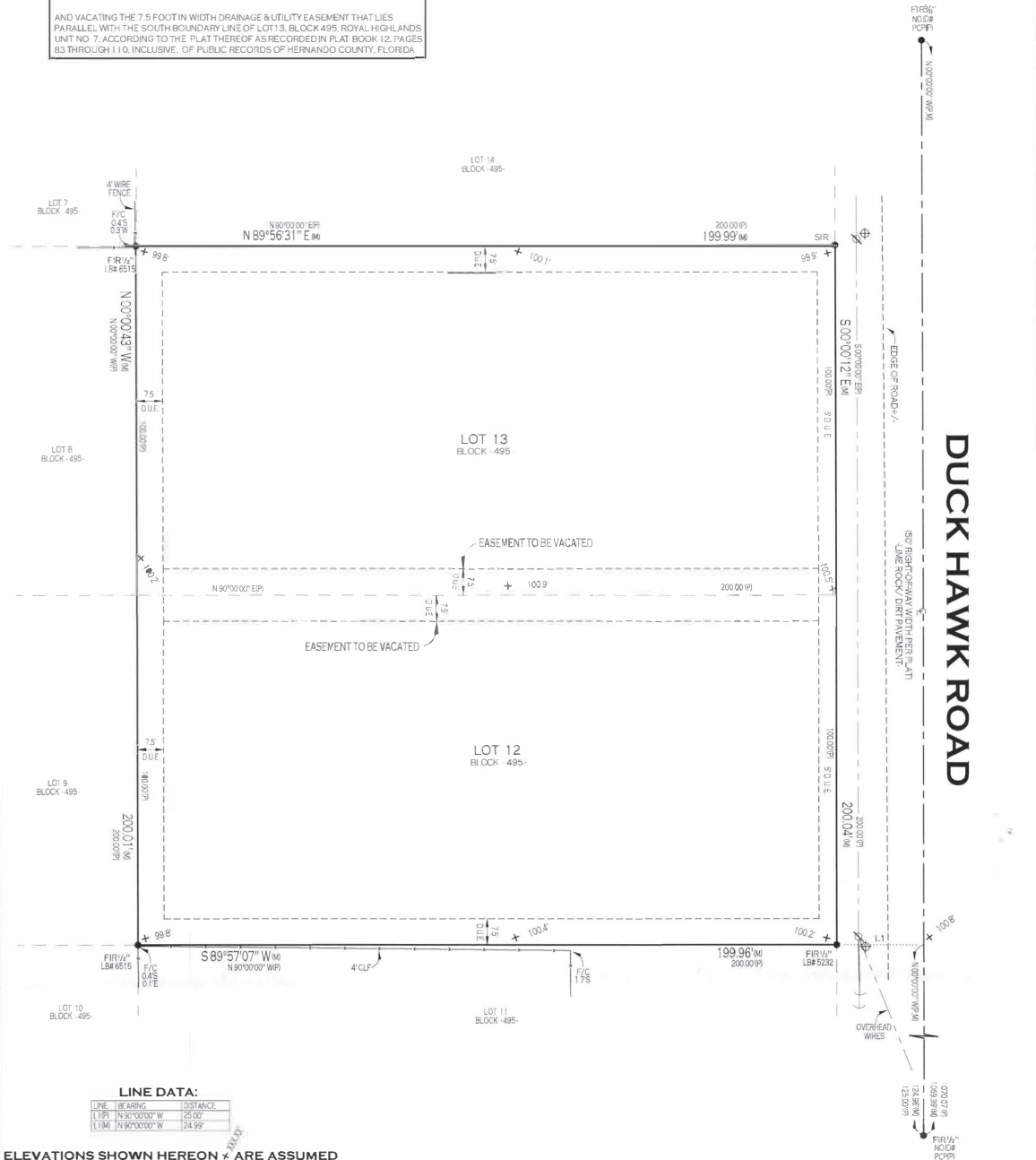
VACATION OF EASEMENT DESCRIPTIONS:

VACATING THE 7.5 FOOT IN WIDTH DRAINAGE & UTILITY EASEMENT THAT LIES PARALLEL WITH THE NORTH BOUNDARY LINE OF LOT 12, BLOCK 495 ROYAL HIGHLANDS UNIT NO. 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 83 THROUGH 110, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA

AND VACATING THE 7.5 FOOT IN WIDTH DRAINAGE & UTILITY EASEMENT THAT LIES PARALLEL WITH THE SOUTH BOUNDARY LINE OF LOT 13, BLOCK 495 ROYAL HIGHLANDS UNIT NO. 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 83 THROUGH 110, 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: PURCHASE, SALE, MORTGAGE



APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL No. 12053C0044D 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: ESS CHECKED BY: ESS SCALE: 1"=30' FILE: ROYAL BLK495 JOB#: 7H012495	I HEREBY CERTIFY THAT THIS SURVEY 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 CHARGE OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES. Eric S. Smith DATE: 2025-04-14 08:43:00-0400 PSM No. 6929 LB#8009
BASIS OF BEARINGS: THE CENTERLINE OF DUCK HAWK ROAD BEING N 00°00'00" W	DATE OF SURVEY: 03.13.25 STR: 21-21S-18E
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
LEGEND: (P) = UTILITY PEDESTAL, (L) = GUY WIRE, (C) = CALCULATED DATA, (D) = DEED DATA, (M) = MEASURED DATA, (P) = PLAT DATA, (C) = CENTERLINE, A/C = AIR CONDITIONER, CLF = CHAIN LINK FENCE, CON = CONCRETE, COVD = COVERED, P/E = POOLEQUIPMENT, F/C = FENCE CORNER, "X" CF = FOUND CROSS SCRIBE, FIP = FOUND IRON PIPE, FIRM = 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, FRM = PERMANENT REFERENCE MONUMENT, R/W = RIGHT OF WAY, SIR = SET 5/8" IRON ROD & CAP No. 8009, SN&D = SET NAIL & DISK, BTI = BUILDING TIE, W/F = WOOD FENCE, D.U.E. = DRAINAGE/UTILITY EASEMENT, N = POWERPOLE, V/F = VINYL FENCE, F/E = FENCE END, LB = LICENSED BUSINESS	