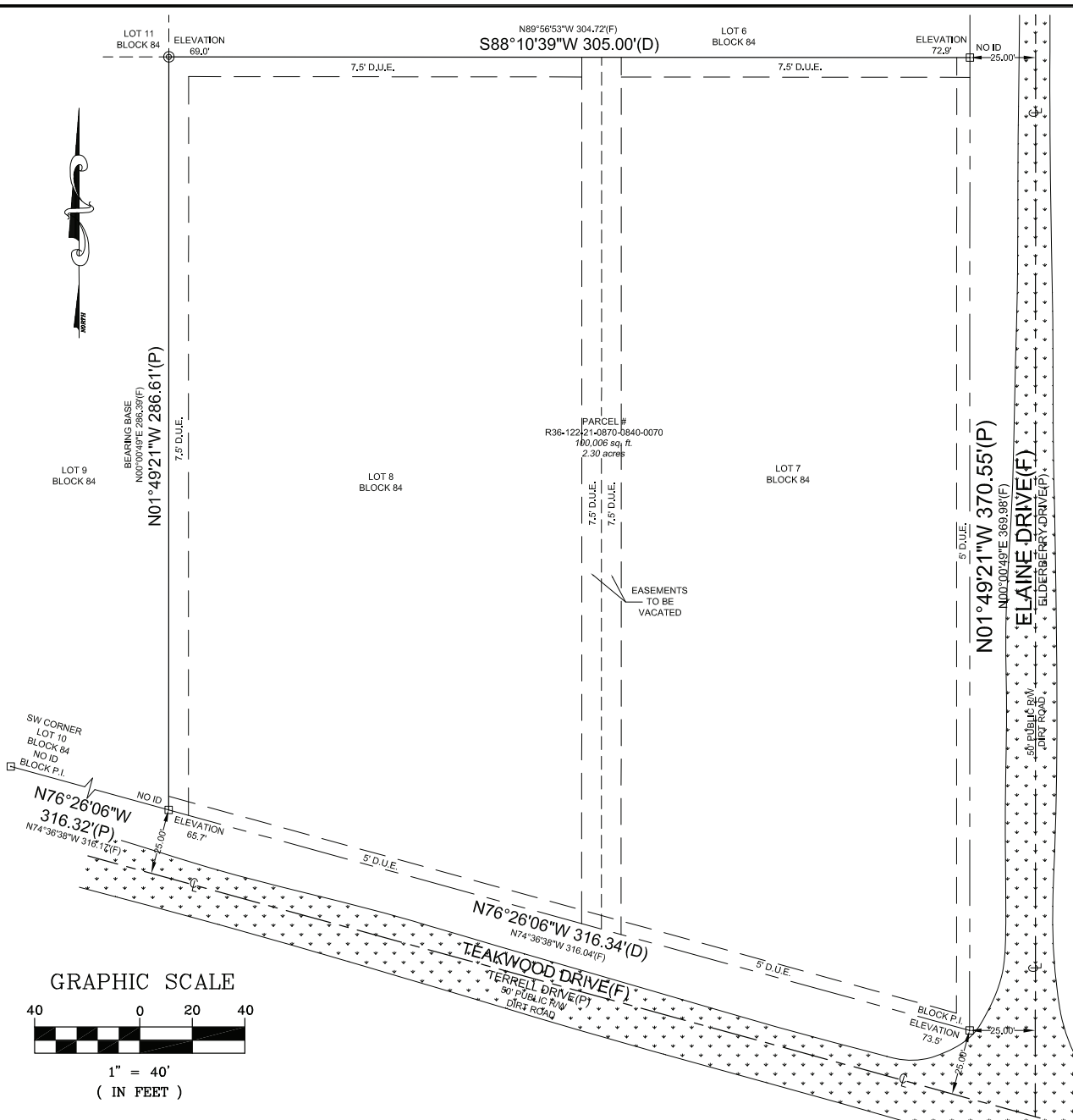




DESCRIPTION:
LOTS 7 & 8, BLOCK 84, RIDGE MANOR ESTATES, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE(S) 2 THROUGH 27, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

EASEMENTS TO BE VACATED:
A 7.50 FOOT PLATTED UTILITY EASEMENT AS SHOWN ON LOTS 7 & 8, BLOCK 84, RIDGE MANOR ESTATES, UNIT NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE(S) 2 THROUGH 27, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID UTILITY EASEMENT IS 7.50 FEET IN WIDTH BEING ADJACENT TO AND PARALLEL WITH THE COMMON PLATTED LOT LINE BETWEEN SAID LOTS 7 & 8, BLOCK 84, RIDGE MANOR ESTATES, UNIT NO. 2, SAID EASEMENT TERMINATES AT THE NORTH AND SOUTH PLATTED BOUNDARY OF SAID LOTS 7 & 8, BLOCK 84, SAID LANDS HAVING AN AREA OF 4973 SQUARE FEET, 0.11 ACRES±.

- NOTES:**
- 1) BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 WITH 2011 ADJUSTMENT, AS A REFERENCE FOR THIS SURVEY THE WEST LINE OF SUBJECT PARCEL HAS A BEARING OF N00°00'49"E.
 - 2) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND ENCUMBRANCES SUCH AS EASEMENTS ARE NOT SHOWN.
 - 3) BOUNDARY SURVEY FOR DELGADO GUZMAN.
 - 4) LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, AND/OR OTHER INSTRUMENTS OF RECORD BY THIS SURVEYOR.
 - 5) REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SIGNED & SEALED WITH AN EMBOSSED SURVEYORS SEAL.
 - 6) SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY, NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
 - 7) NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES, INCLUDING BUT NOT LIMITED TO SEPTIC TANKS, SEWER FORCE MAINS, POTABLE WATER FORCE MAINS, TELEPHONE AND/OR FIBEROPTIC CABLES, ETC., BEFORE EXCAVATIONS ARE BEGUN THE APPROPRIATE AGENCY SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATION.
 - 8) ELEVATIONS HEREON WERE OBTAINED USING THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK ON THE NORTH AMERICAN VERTICAL DATUM 88 (NAVD88).
 - 9) LANDS SHOWN HEREON ARE CONSIDERED TO BE IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOOD PLAIN, AS ESTABLISHED BY THE NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY PANEL #12053C-0239 D, DATED FEBRUARY 2, 2012.
 - 10) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM EUGENE F. HART #LS 2232.

- LEGEND AND ABBREVIATIONS**
- ANC. = ANCHOR WIRE
 - B/P = BRICK PAVER
 - (C) = CALCULATED DISTANCE OR BEARING
 - C.M.E.S. = CONCRETE MITERED END STRUCTURE
 - C.M.P. = CORRUGATED METAL PIPE
 - CONC. = CONCRETE
 - C.P.P. = CORRUGATED PLASTIC PIPE
 - (D) = DEED DISTANCE OR BEARING
 - D.E. = DRAINAGE EASEMENT
 - D.U.E. = DRAINAGE & UTILITY EASEMENT
 - ID = IDENTIFICATION
 - ILLEG. = ILLEGIBLE
 - L.B. = LICENSED BUSINESS
 - L.S. = LICENSED SURVEYOR
 - (F) = MEASURED DISTANCE OR BEARING
 - N= NORTH, E= EAST, S= SOUTH, W= WEST
 - (OR ANY COMBINATION)
 - OFF = OFF SUBJECT PARCEL
 - OIL = ON-LINE
 - ON = ON SUBJECT PARCEL
 - O.R.B. = OFFICIAL RECORDS BOOK
 - (P) = PLAT DISTANCE OR BEARING
 - P.B. = PLAT BOOK
 - P.G. = PAGE
 - P.I. = POINT OF INTERSECTION
 - P.T. = POINT OF TANGENCY
 - P.R.C. = POINT OF REVERSE CURVATURE
 - P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
 - R/W = RIGHT-OF-WAY
 - U.E. = UTILITY EASEMENT
- = SET 1/2" IRON ROD & CAP LB 8521
 - = FOUND 5/8" IRON ROD & CAP (AS DESCRIBED)
 - = FOUND CONCRETE MONUMENT (AS DESCRIBED)
 - = LINE NOT DRAWN TO SCALE
 - = POWER POLE
 - = LIGHT POLE
 - = CATV RISER
 - = PHONE RISER
 - = WATER METER
 - = ELECTRIC BOX
 - = CENTERLINE
 - = 4" WELL
 - = ASPHALT
 - = DIRT
 - = OVERHEAD WIRE
 - = RIGHT OF WAY LINE
 - = EASEMENT LINE
 - = CENTERLINE

CERTIFY TO: DELGADO GUZMAN

THIS IS A DIGITALLY SIGNED AND SEALED DRAWING OF A BOUNDARY SURVEY PERFORMED UNDER THE DIRECTION OF THE SURVEY IS AUTHORIZED ON OR ABOUT THE DATE OF THE SURVEY SHOWN HEREON AND CERTIFIED ONLY TO THOSE PERSONS AND/OR ENTITIES LISTED HEREON THE BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17 F.A.C. PURSUANT TO SECTION 472-027 FLORIDA STATUTES.

Eugene F. Hart
Digitally signed by Eugene F. Hart
Date: 2025.10.09 08:51:17 -0400
EUGENE F. HART LS #2232
NOTE: WITH THE EXCEPTION OF AN ELECTRONIC SIGNATURE, SEAL AND PRINTED TO SCALE, NO VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY SURVEY FOR: DELGADO GUZMAN		CFL SURVEYING SOLUTIONS, LLC		REVISION	
ADDRESS: TBD ELAINE DRIVE WEBSTER, FL 33597	SHEET: 1 OF 1	DATE: 7/11/24	BOOK/PAGE: N/A	NOTED EASEMENTS TO BE VACATED	ADDED LEGAL DESCRIPTION FOR EASEMENTS BEING VACATED
REVIEWED EPH	DRAWN: SG	DATE: 7/11/24	BY: SG	1	6/23/25
JOB: 24-218A	DATE: 7/11/24	DATE: 7/11/24	BY: SG	2	10/8/25
			BY: SG	3	

4012 NE 174TH COURT, SILVER SPRINGS, FL 34488
CFLSURVEYING@GMAIL.COM
(352) 454-4844