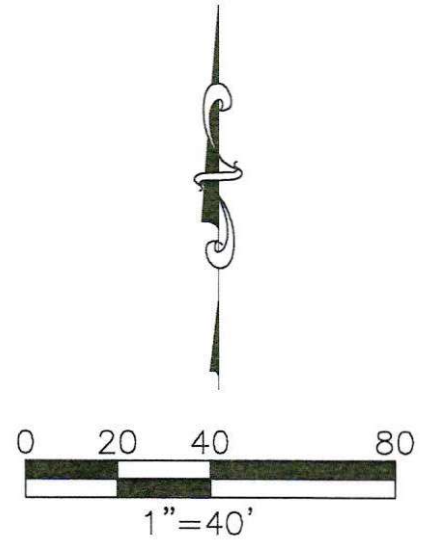
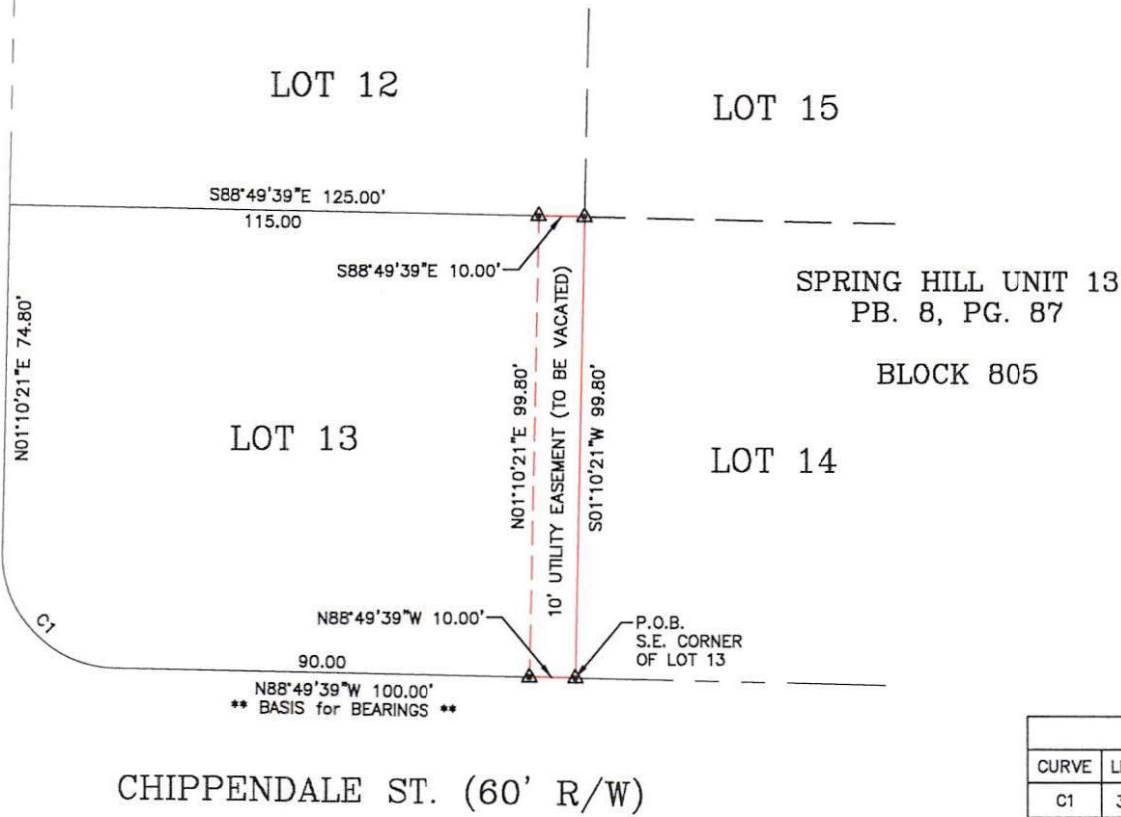


SECTION 22, TOWNSHIP 23 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

CORONADO DR. (70' R/W)



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	39.27'	25.00'	90°00'00"	N43°49'39"W	35.36'

LEGEND AND ABBREVIATIONS

- C1 = SEE CURVE TABLE
- L1 = SEE LINE TABLE
- (C) = CALCULATED
- (R) = RECORD OR PLAT
- R/W = RIGHT OF WAY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- SEC = SECTION
- C.L.F. = CHAIN LINK FENCE
- O.R. = OFFICIAL RECORD
- P.G. = PAGE
- FN&D = FOUND NAIL AND DISK
- SIPC = SET IRON PIN AND CAP
- FIPC = FOUND IRON PIN AND CAP
- FCM = FOUND CONCRETE MONUMENT
- ▲ = DESCRIPTIVE POINT
- = FOUND CONCRETE MONUMENT (AS SHOWN)
- = FOUND IRON PIN AND CAP (AS SHOWN)
- △ = FOUND NAIL AND DISK (AS SHOWN)
- FM = FORCEMAIN GATE VALVE

1. BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 13, ESTABLISHING AN ASSUMED BEARING OF N88°49'39"W AS SHOWN ON THE PLAT OF RECORD. BEARINGS SHOWN HEREON ARE BASED ON ASSUMED COORDINATES AND ARE NOT GRID BEARINGS.
2. BASIS FOR SKETCH IS SITE PLAN, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
3. NO UNDERGROUND OR IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DIGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
4. UNDERGROUND ENCROACHMENTS, IF ANY, WERE NOT LOCATED. GUTTERS, OVERHANGS, WINDOW SILLS, OR UNDERGROUND FOUNDATIONS NOT LOCATED.
5. THE OWNERSHIP OF FENCES, IF ANY EXIST, ON OR NEAR THE PROPERTY LINES IS NOT KNOWN BY THIS SURVEYOR.
6. ADDITIONS, DELETIONS REPRODUCTION OF SKETCH DRAWINGS BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED BY LAW WITHOUT WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.
7. THIS SKETCH MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SKETCH MAP.
8. ELEVATIONS AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED.
9. THIS SKETCH WAS CONDUCTED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT OR TITLE ABSTRACT AND THEREFORE MAY NOT NECESSARILY SHOW ALL RIGHT-OF-WAYS, EASEMENTS OR OTHER ENCUMBRANCES OF THIS SKETCH MAP.
10. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT BE RECORDED.
11. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (SP-17) OF THE FLORIDA ADMINISTRATIVE CODE, IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
12. THE PROPERTY DESCRIBED HEREON APPEARS TO BE IN FLOOD ZONE "X" (AREA DETERMINED TO FALL OUTSIDE OF THE 1% CHANCE ANNUAL FLOODPLAIN) AS SCALED FROM THE FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 120110, MAP NUMBER 12053C, PANEL NUMBER 0000-D, EFFECTIVE DATE 02/02/2012.

DATE	DRAWN BY	SURVEYOR
09/18/23	RAA	SMI
DATE	REVISION	COMMENTS

REUSE OF DOCUMENT

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Coastal engineering associates, inc.

Engineering
Planning
Surveying
Environmental
Transportation
Construction Management

966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 798-9423 - Fax (352) 799-8359
EB-0000142

SURVEYOR'S CERTIFICATE

THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 12G-17 OF THE FLORIDA ADMINISTRATIVE CODE.

Emmit Riley 9/21/23

COASTAL ENGINEERING ASSOCIATES, INC. (Firm Seal)

EMMIT RILEY, SURVEYOR

PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. 18,808

SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR PAPER COPIES OR DIGITIZED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES

SKETCH & LEGAL DESCRIPTION
OF A 10' UTILITY EASEMENT
TO BE VACATED
NOT A BOUNDARY SURVEY

PREPARED FOR AND CERTIFIED TO:
EMMIT RILEY

1 OF 2 SHEETS

23081-SKT

SECTION 22, TOWNSHIP 23 SOUTH, RANGE 18 EAST
HERNANDO COUNTY, FLORIDA

LEGAL DESCRIPTION OF 10' UTILITY EASEMENT TO BE VACATED

BEGINNING AT THE SOUTHEAST CORNER OF LOT 13, BLOCK 805, UNIT 13, SPRING HILL, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 84-100 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 13, AND THE NORTH RIGHT-OF-WAY LINE OF CHIPPENDALE STREET, RUN N88°49'39"W, 10.00 FEET; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE, RUN N01°10'21"E, 99.80 FEET TO THE NORTH BOUNDARY LINE OF SAID LOT 13; THENCE ALONG THE NORTH LINE OF SAID LOT 13, RUN S88°49'39"E, 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE ALONG THE EAST BOUNDARY LINE OF SAID LOT 13, RUN S01°10'21"W, 99.80 FEET TO THE NORTH RIGHT-OF-WAY LINE OF CHIPPENDALE STREET AND THE POINT OF BEGINNING.

CONTAINING 0.02 ACRES MORE OR LESS.


LEGEND AND ABBREVIATIONS

- | | |
|--------------------------------|---------------------------------------|
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| SEC = SECTION | ○ = FOUND IRON PIN AND CAP (AS SHOWN) |
| C.L.F. = CHAIN LINK FENCE | △ = FOUND NAIL AND DISK (AS SHOWN) |
| O.R. = OFFICIAL RECORD | ⊗ = FORCEMAIN GATE VALVE |

1. BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 13, ESTABLISHING AN ASSUMED BEARING OF N88°49'39"W AS SHOWN ON THE PLAT OF RECORD. BEARINGS SHOWN HEREON ARE BASED ON ASSUMED COORDINATES AND ARE NOT GRID BEARINGS.
2. BASIS FOR SKETCH IS SITE PLAN, RECORD PLAT, AND MONUMENTATION FOUND IN PLACE.
3. NO UNDERGROUND OR IMPROVEMENTS OR UTILITIES HAVE BEEN LOCATED EXCEPT AS NOTED. THE HORIZONTAL LOCATION OF UNDERGROUND IMPROVEMENTS IS BASED ON THE FLAGGED LOCATION PROVIDED BY THE CONTRACTOR. SOFT DIGS TO CONFIRM SAID LOCATIONS WERE NOT PERFORMED EXCEPT WHERE TOP OF PIPE ELEVATIONS ARE INDICATED.
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7. THIS SKETCH MAP IS VALID ONLY TO THOSE PERSONS OR ENTITIES NAMED HEREON. COASTAL ENGINEERING ASSOCIATES, INC. WILL ASSUME NO RESPONSIBILITY FOR THE UNAUTHORIZED REPRODUCTION AND/OR REDISTRIBUTION OF THIS SKETCH MAP.
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10. THIS PROPERTY IS SUBJECT TO ANY DEDICATION, LIMITATIONS, RESERVATIONS, RESTRICTIONS, AND/OR EASEMENTS OF RECORD AND NOT OF RECORD.
11. THE EXPECTED USE OF THE PROPERTY AS DESCRIBED HEREON, AS CLASSIFIED IN THE STANDARDS OF PRACTICE (5-1-1) OF THE FLORIDA ADMINISTRATIVE CODE, IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO MEET OR EXCEED THIS REQUIREMENT.
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SHEET 2 OF 2 23081-SKT	DATE	DRAWN BY	SURVEYOR	REUSE OF DOCUMENT THIS DOCUMENT, COMPRISED OF THE INCORPORATED IDEAS AND DESIGNS, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF COASTAL ENGINEERING ASSOCIATES, INC. AND IS NOT TO BE USED, IN WHOLE OR IN PART FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF COASTAL ENGINEERING ASSOCIATES, INC.
	09/18/23	RAA	SHD	
	REVISION			
	DATE	COMMENTS		

engineering associates, inc.
 986 Candlelight Boulevard - Brooksville - Florida 34601
 (352) 796-9423 - Fax (352) 799-8359
 EB-0000142

SURVEYORS CERTIFICATE
 I, THE SURVEYOR, HAVE ALL APPLICABLE REQUIREMENTS OF THE FLORIDA STANDARD OF PRACTICE AS CONTAINED IN CHAPTER 5A-17 OF THE FLORIDA ADMINISTRATIVE CODE.

 9-21-23
 EMMIT RILEY, P.E.
 DATE ISSUED: 09/18/23
 PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. 13 5002
 SURVEY NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR HAND COPIES OR DIGITIZED SIGNATURE AND SEAL ACCOMPANIED BY A VALID ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER FOR ELECTRONIC COPIES.

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