



DENNIS V. MOYLAN, P.S.M.
LAND SURVEYS
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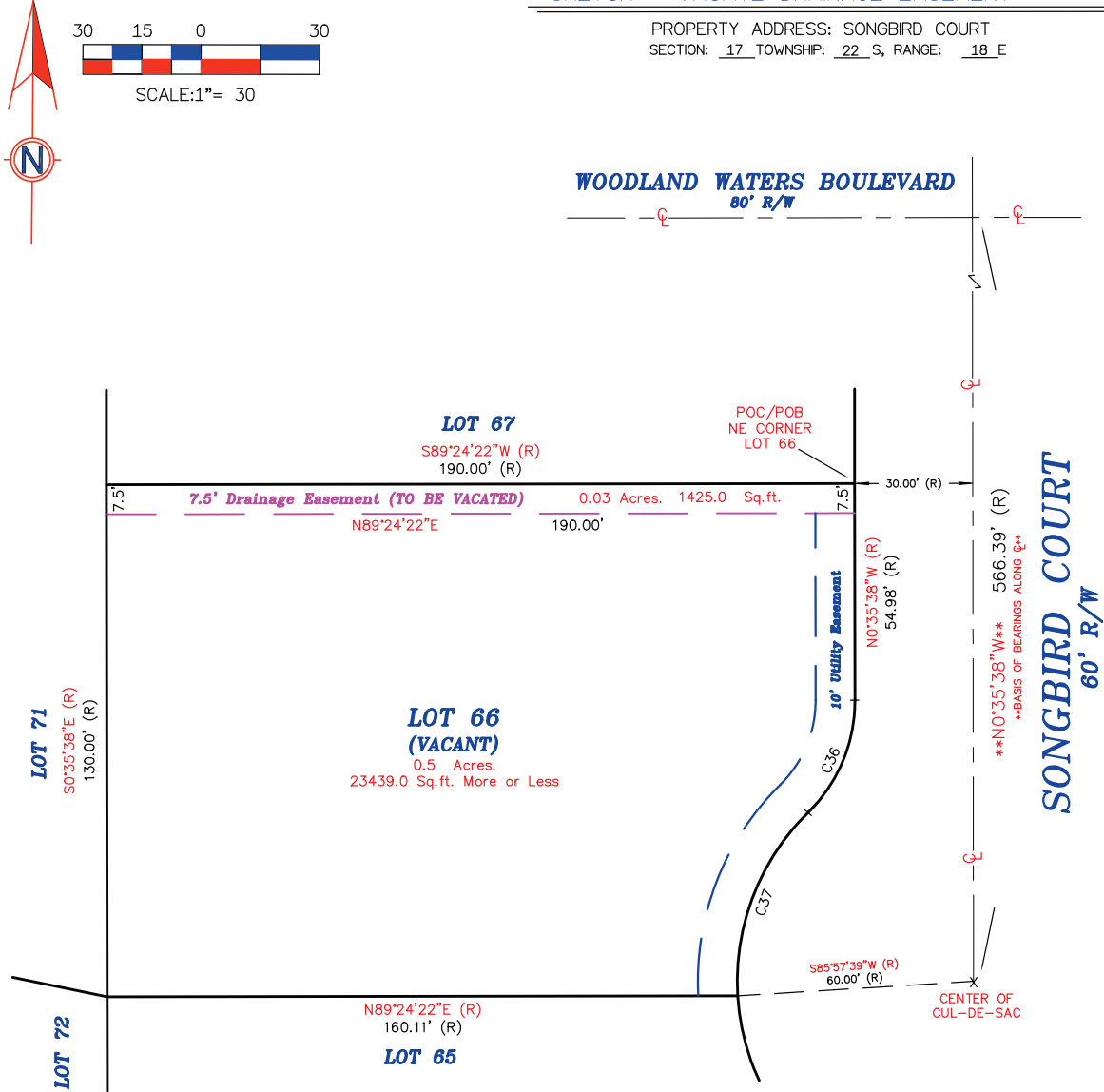
CERTIFIED TO THE FOLLOWING ONLY:
SWEETWATER HOMES OF CITRUS INC.

DESCRIPTION: Vacate 7.50' drainage easement
Woodland Waters Phase Six Lot 66
according to the plat thereof as recorded in Plat Book 40 Page 1
of the Public Records of Hernando County, Florida.
Commencing at the Northeast corner of Lot 66
thence S89°24'22"W for 190.00 feet;
thence S0°35'38"E for 7.50 feet;
thence N89°24'22"E for 190.00 feet;
thence N0°35'38"W for 7.50 feet;
to the Point of Beginning, of Lot 66 containing 0.03 acres more or less.

Party Chief: D. MOYLAN W.O. 24-189
Drawn By: dvm DATE: 12/16/2024
Checked By: D. MOYLAN F.B. 135 PG. 21

SKETCH - VACATE DRAINAGE EASEMENT

PROPERTY ADDRESS: SONGBIRD COURT
SECTION: 17 TOWNSHIP: 22 S, RANGE: 18 E



CURVE DATA

NUM	DELTA	ARC	RADIUS	BEARING	DISTANCE
C36 (R)	45°34'23"	31.82'	40.00'	N22°11'33"E	30.98'
C37 (R)	49°00'58"	51.33'	60.00'	N20°28'16"E	49.78'

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SURVEYOR NOTES

- Survey based on the description furnished by the client and without benefit of a title search.
- The Bearings shown hereon are based on the State of Florida State Plane Coordinates, West Zone, North American 1983 Adjustment of 1990. The Bearings shown hereon are grid Bearings are depicted by **BASES FOR BEARINGS**.
- Underground utilities and improvements not located or shown.
- There are no visible encroachments unless shown hereon.
- The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.
- Fences located near the property line are not to scale. The distances shown are ties to said fences are correct.
- The distances shown hereon as ties to existing occupation are at right angles to subject property line.
- Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon.
- The property shown hereon may be subject to the Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. The requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions are not shown hereon, unless stated.
- All easements shown hereon are for drainage and/or utilities unless shown otherwise.
- The property shown hereon is subject to Reservations, Restrictions, and Easements of Record and not of Record.
- The Ties to Property Lines are Calculated from Field Measurement unless otherwise shown and are Perpendicular Ties.

ABBREVIATIONS LEGEND

AC	Air Conditioner	FCM	Found Concrete Monument	PFF	Post Pump & Filter
ASNS	Aluminum Shed No Slab	FH	Fire Hydrant	PVMT	Pavement
BM	Benchmark	Fnc	Fence	R	Record Plot or Deed
BWf	Barbed Wire Fence	GP	Guy Pole	RCP	Reinforced Concrete Pipe
C	Calculated	GV	Guy Wire	Rng	Range
C1	Curve #1	INV	Invert	R/W	Right of Way
CATV	Cable Television Box	LB	Land Surveyor Business	SCE	Screened Covered Entry
CB	Catch Basin	LP	Light Pole	SECP	Screened Enclosed Concrete Pool
CE	Covered Entry	LS	Land Surveyor	SES	Screened Enclosed Slab
CS	Concrete Slab	MES	Mitered End Section	SF	Set Iron Rod
CM	Concrete Monument	NAVD	North American Vertical Datum	SP	Screen Porch
D	Dead	NGVD	National Geodetic Vertical Datum	TBM	Temporary Bench Mark
DI	Drop Inlet	OE	Overhead Electric Wire	TRANS	Transformer
DRA	Drainage Retention Area	OR	Official Record	TYP	Typical
DRW	Drainage Right-of-way	PC	Point of Curvature	VH	Water Meter
EB	Electric Box	POC	Point of Commencement	VV	Water Valve
EL	Elevation	PP	Power Pole		

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 15-17 (FORMERLY 61017-6) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02(7) FLORIDA STATUTES, AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF TO THE BEST OF MY KNOWLEDGE AND BELIEF SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

DENNIS V. MOYLAN
Professional Surveyor & Mapper
Florida Registration # 6115
DATE OF FIELD WORK
12/16/2024
STATE OF FLORIDA
Professional Surveyor and Mapper

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RED INK SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND NOT VALID.

CONTROL & CORNER LEGEND

COMMUNITY PANEL: 12053C01590 DATE: 2/2/2012 FLOOD ZONE: "X" BASE FLOOD ELEVATION:
Elevations Shown Refer to: ☐ NAVD 1988 ☐ Assumed Datum ☐

- Found _____ Iron Rod _____
- Found _____ Iron Rod _____
- Set 1/2" Iron Rod # 6115 _____
- Found _____ Iron Pipe _____
- Found _____ C.M. _____
- ▲ Found _____ Nail _____
- ▲ Set 4" x 4" C.M. # 6115 _____
- Δ Set Nail & Disk P.S.M. #6115 in Red _____

REVISIONS	DATE
REV EASEMENT VACATION	7-21-25