

BOUNDARY SURVEY

(INCLUDES DETAILS FOR VACATION OF EASEMENT)

LEGAL DESCRIPTION:

LOTS 3 AND 7, BLOCK 301 OF ROYAL HIGHLANDS UNIT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE(S) 45-59, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

LEGAL DESCRIPTION:

(VACATED EASEMENT PORTION)
 AN AREA OF PLATTED LAND CONTAINED WITHIN THE 15 FOOT UTILITY AND DRAINAGE EASEMENT AS INDICATED ON PLAT OF ROYAL HIGHLANDS UNIT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 45 THROUGH 59 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID LANDS LYING BETWEEN LOT 3 AND LOT 7, BLOCK 301 OF SAID PLAT AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 301 OF THE PLAT OF ROYAL HIGHLANDS UNIT NO. 5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 45 THROUGH 59 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID POINT FALLS ON THE WESTERLY RIGHT OF WAY LINE OF JENNY WREN ROAD AS SHOWN ON SAID PLAT, THENCE RUN NORTH ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE OF 7.5', THENCE RUN WEST FOR 192.5 FEET ALONG THE NORTH LINE OF A 7.5' PLAT REFERENCED UTILITY AND DRAINAGE EASEMENT AND IT'S PROJECTION THEREOF, TO THE POINT OF BEGINNING.

THENCE RUN NORTH FOR 85.0 FEET TO THE SOUTH LINE OF A 7.5' PLAT REFERENCED UTILITY AND DRAINAGE EASEMENT; THENCE RUN WEST FOR 15.0' TO THE WEST LINE OF A 7.5' PLAT REFERENCED UTILITY AND DRAINAGE EASEMENT; THENCE RUN SOUTH ALONG SAID EASEMENT LINE FOR A DISTANCE OF 83.69 FEET, SAID LINE TERMINATES AT THE NORTH LINE OF A 7.5' PLAT REFERENCED UTILITY AND DRAINAGE EASEMENT, THENCE RUN SOUTH 80°48'41" EAST ALONG SAID LINE FOR 8.21 FEET, THENCE RUN EAST ALONG THE CONTINUED EASEMENT LINE FOR A DISTANCE OF 6.90 FEET TO THE POINT OF BEGINNING.

DESCRIBED AREA TO BE VACATED RESIDES ON LOT 3 AND LOT 7, BLOCK 301 OF THE AFORESAID PLAT OF ROYAL HIGHLANDS UNIT NO. 5.

SURVEY NOTES

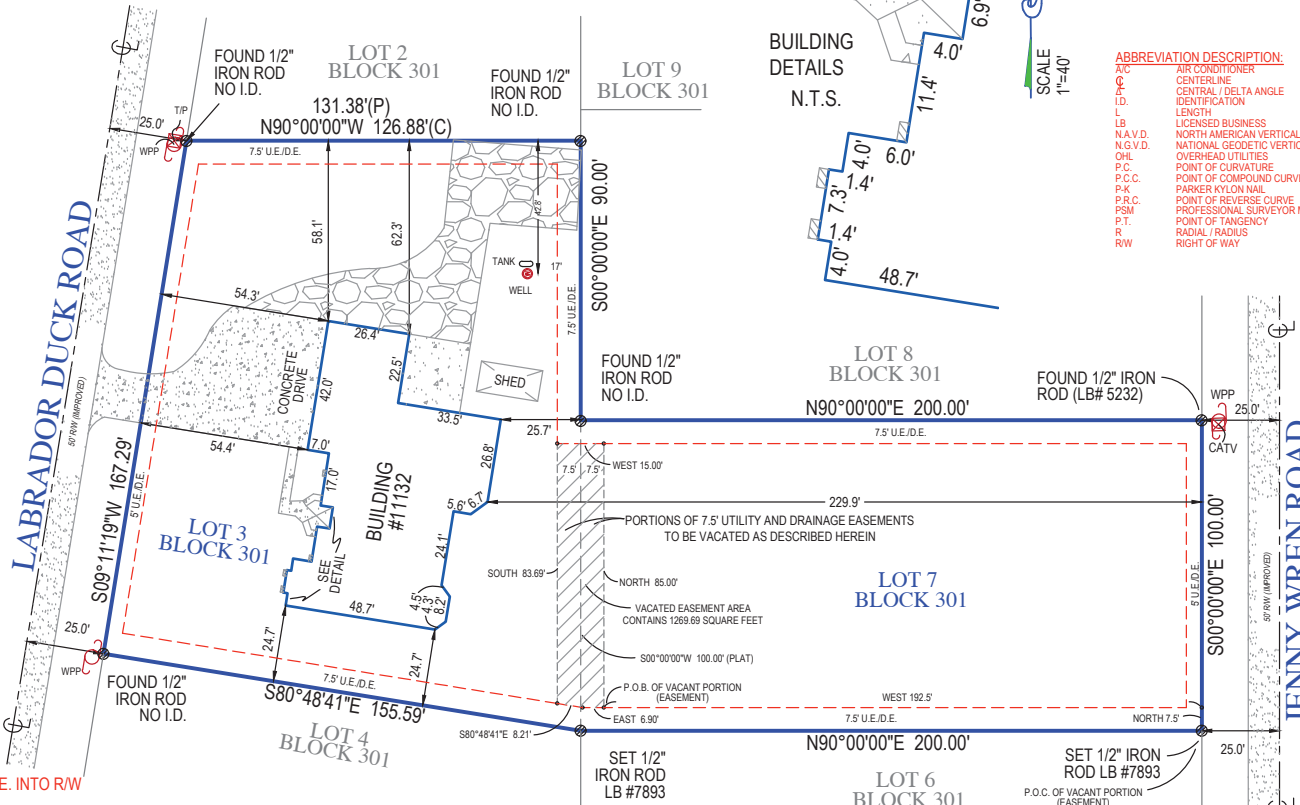
CONCRETE DRIVE CROSSING THROUGH 5' U.E./D.E. INTO R/W ON WESTERLY SIDE OF LOT.

GRAVEL CROSSING INTO 7.5' U.E./D.E. ON THE NORTHERLY AND NORTHEASTERLY SIDE OF LOT.

WPP - WOOD POWER POLE

CERTIFIED TO:
 WOLLINKA WIKLE TITLE INSURANCE AGENCY

FIELD WORK: 4/7/2022
 SURVEY NUMBER: 534282



PROPERTY ADDRESS:
 11132 LABRADOR DUCK ROAD
 WEEKI WACHEE, FLORIDA 34614

COMMUNITY NUMBER: 120110
 PANEL: 0158
 SUFFIX: D
 FLOOD ZONE: X
 FIELD WORK: 4/7/2022

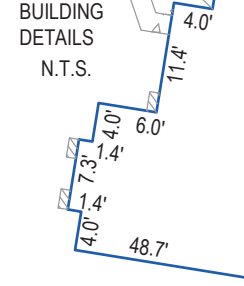
SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

ABBREVIATION DESCRIPTION:

AC	AIR CONDITIONER
CL	CENTERLINE
CA	CENTRAL / DELTA ANGLE
ID	IDENTIFICATION
L	LENGTH
LB	LICENSED BUSINESS
N.A.V.D.	NORTH AMERICAN VERTICAL DATUM
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
O.H.L.	OVERHEAD UTILITIES
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVE
P.K.	PARKER KYLON NAIL
P.R.C.	POINT OF REVERSE CURVE
PSM	PROFESSIONAL SURVEYOR MAPPER
P.T.	POINT OF TANGENCY
R	RADIAL / RADIUS
R/W	RIGHT OF WAY

SCALE
 1"=40'



GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS ARE LOCATED.
- 6) DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- 7) FENCE OWNERSHIP NOT DETERMINED
- 8) ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED.
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS:
 ADDED VACATION - 4-14-2022 - DANL

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SURVEYORS CERTIFICATE: THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION, NOT VALID WITHOUT A RAISED EMBOSSED SIGNATURE. Digitally signed by KENNETH J. OSBORNE
 Date: 2022.04.14 14:04:24 -0400
 KENNETH J. OSBORNE
 PROFESSIONAL SURVEYOR AND MAPPER #6415