

# BOUNDARY SURVEY

## DESCRIPTION:

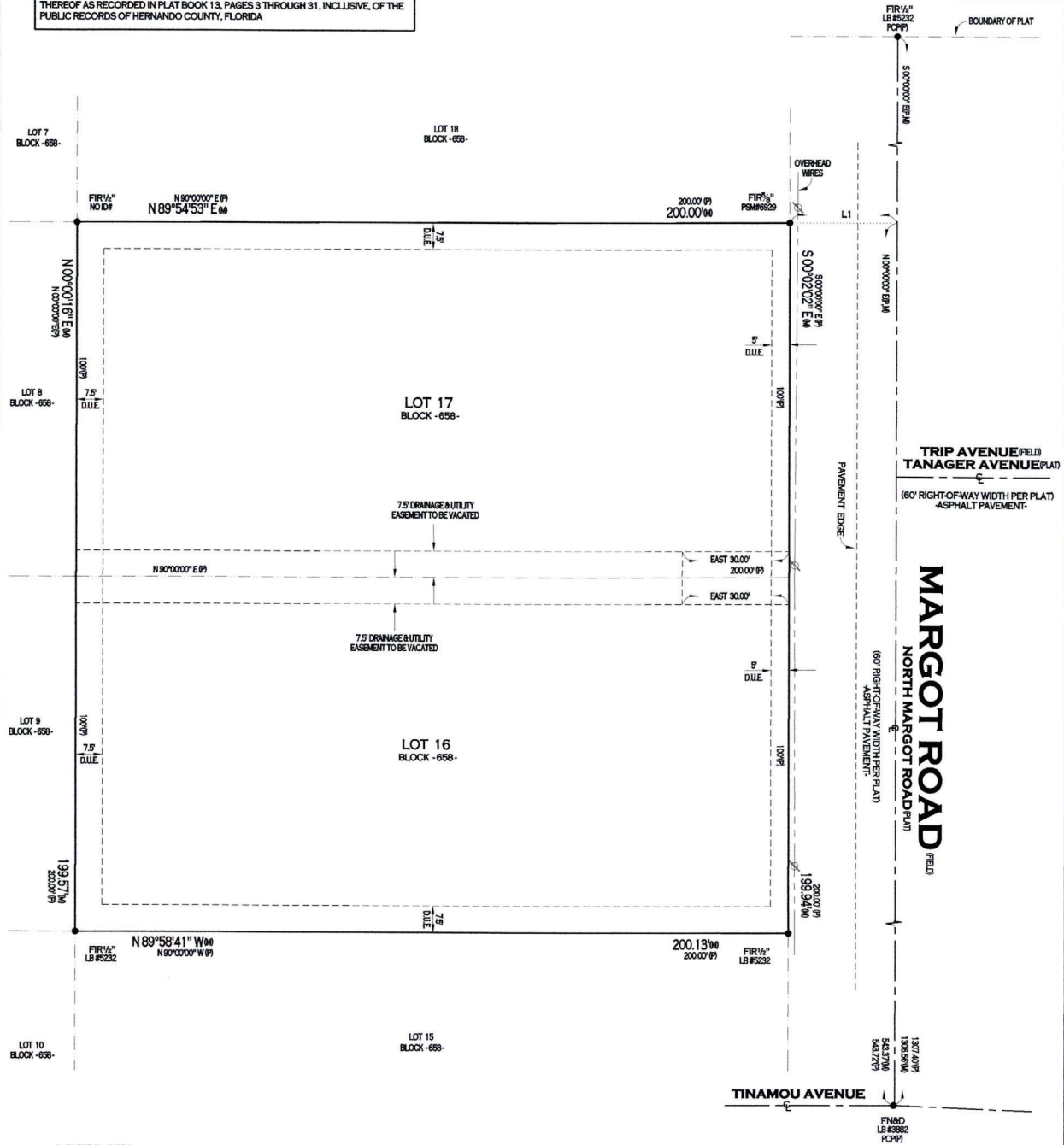
**LOT 16 & 17, BLOCK 658,  
ROYAL HIGHLANDS UNIT 8.**  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 3  
THROUGH 31, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

## EASEMENT DESCRIPTION:

VACATING THE 7.5 FOOT DRAINAGE & UTILITY EASEMENT LYING ON THE NORTH SIDE  
OF LOT 16, BLOCK 658 AND THE 7.5 FOOT DRAINAGE & UTILITY EASEMENT ON THE  
SOUTH SIDE OF LOT 17, BLOCK 658, LESS THE EAST 30 FEET THEREOF. PLATTED  
EASEMENTS DESCRIBED IN ROYAL HIGHLANDS UNIT NO. 8, ACCORDING TO THE PLAT  
THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 3 THROUGH 31, 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: VACATE EASEMENT



## LINE DATA

LINE	BEARING	DISTANCE
L1(P)	N 90° 00' 00" W	30.00'
L1(M)	N 90° 00' 00" W	30.00'

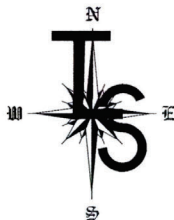
**APPARENT FLOOD HAZARD ZONE:** "X" COMMUNITY PANEL No. 12053C0041E EFFECTIVE DATE: 01/15/2021

**TLS SURVEYORS AND MAPPERS, INC.**  
L.B.#8009  
PSM6929@GMAIL.COM  
13167 SPRING HILL DRIVE  
SPRING HILL, FL 34609 (352)277-6550

DRAWN: MJW  
CHECKED BY: ESS  
SCALE: 1"=30'  
FILE: MARGOT 16423

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 CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

ERIC S. SMITH DATE: 07.12.23  
PSM No. 6929 L.B.#8009



DATE OF SURVEY: 05.06.21  
BASIS OF BEARINGS: CENTERLINE OF MARGOT ROAD BEING S 00° 00' 00" E

ST-R: 17-21S-18E

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND: PSM= PROFESSIONAL SURVEYOR & MAPPER  
(C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, C= CENTERLINE, A/C= AIR CONDITIONER, CLF= CHAIN LINK FENCE, CONC= CONCRETE, COVD= COVERED, P/E= POOL EQUIPMENT, F/C= FENCE CORNER, "X"CF= FOUND CROSS SCRIBE, FIP= FOUND IRON PIPE, FIR= 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, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, SIR= SET 5/8" IRON ROD & CAP LB#8009, SN&D= SET NAIL & DISK, (BT)= BUILDING TIE, W/F= WOOD FENCE, D.U.E.= DRAINAGE/UTILITY EASEMENT, P= POWERPOLE, V/F= VINYL FENCE, F/E= FENCE END, LB= LICENSED BUSINESS