

**SKETCH OF DESCRIPTION FOR:
HERNANDO COUNTY
SECTION 32, TOWNSHIP 22 SOUTH, RANGE 21 EAST,
HERNANDO COUNTY, FLORIDA
"UTILITY EASEMENT AND PUMP STATION
PER OFFICIAL RECORDS BOOK 444, PAGE 697"**

DESCRIPTION:

UTILITY EASEMENT: TO BE VACATED

A 10 FOOT UTILITY LYING 5 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED LINE IN SECTION 32, TOWNSHIP 22 SOUTH, RANGE 21 EAST. HERNANDO COUNTY, FLORIDA:

COMMENCE AT THE NORTHEAST CORNER OF LOT 34 OF RIDGE MANOR WEST, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 32 AND 33 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N.89°38'20"E., A DISTANCE OF 178.00 FEET; THENCE N00°21'40"W., A DISTANCE OF 70 FEET; THENCE N.89°38'20"E., A DISTANCE OF 10.03 FEET TO THE POINT OF BEGINNING; THENCE N.05°03'07"W., A DISTANCE OF 69.10 TO THE POINT OF TERMINUS.

PUMP STATION: TO BE VACATED

THAT PART OF SECTION 32, TOWNSHIP 22 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 34 OF RIDGE MANOR WEST, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 32 AND 33 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N.89°38'20"E., A DISTANCE OF 178.00 FEET; THENCE N.00°21'40"W., A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING; CONTINUE N.00°21'40"W, A DISTANCE OF 20 FEET; THENCE N.89°38'20"E., A DISTANCE OF 20 FEET; THENCE S.00°21'40"E., A DISTANCE OF 20 FEET; THENCE S.89°38'20"W., A DISTANCE OF 20 FEET TO THE POINT OF BEGINNING.

UTILITY EASEMENT: TO BE VACATED

A 50 FOOT UTILITY EASEMENT, LYING 25.00 FEET ON EACH SIDE OF THE CENTERLINE BETWEEN STATION 0+00 AND STATION 10+10, AND A 10 FOOT UTILITY EASEMENT, LYING 5 FEET ON EACH SIDE OF THE CENTERLINE BETWEEN STATION 10+10 AND STATION 11+85 IN SECTION 32, TOWNSHIP 22 SOUTH, RANGE 21 EAST, HERNANDO COUNTY, FLORIDA, SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 34 OF RIDGE MANOR WEST, AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGES 32 AND 33 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE N.00°21'40"W, A DISTANCE OF 25 FEET TO STATION 0+00 AND THE POINT OF BEGINNING; THENCE N.89°38'20"E., A DISTANCE OF 525 FEET; THENCE S.30°21'40"E., A DISTANCE OF 135 FEET; THENCE N.59°38'20"E., A DISTANCE OF 200 FEET; THENCE S.89°55'30"E., A DISTANCE OF 150 FEET TO STATION 10+10; CONTINUE THENCE S.89°55'30"E., A DISTANCE OF 175 FEET; MORE OR LESS TO STATION 11+85 A POINT ON THE WEST RIGHT OF WAY OF MORNINGSIDE BOULEVARD, SAID POINT BEING THE POINT OF TERMINUS.

NOTES:

1. DATE OF SKETCH: JANUARY 8, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
5. BEARINGS SHOWN HEREON ARE BASED ON GRANT OF PERPETUAL EASEMENT FOR SANITARY SEWER PUMP STATIONS AS RECORDED IN OFFICIAL RECORDS BOOK 444, PAGE 697 OF HERNANDO COUNTY, FLORIDA.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SKETCH 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 JCH CONSULTING GROUP, INC.

****NOTE: THIS IS NOT A SURVEY****

SHEET 1 OF 4

ONE IS NOT COMPLETE
WITHOUT THE OTHERS

LEGEND:

- LINE BREAK
R/W RIGHT-OF-WAY
CONC. CONCRETE
LS LAND SURVEYOR
LB LICENSED BUSINESS
NO. NUMBER
CL CENTERLINE
P.C. POINT OF CURVATURE
P.I. POINT OF INTERSECTION
L ARC LENGTH
R RADIUS
Δ DELTA (CENTRAL ANGLE)
CB CHORD BEARING
CH CHORD DISTANCE
○ CHANGE IN DIRECTION



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

01/08/20204

CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
OF JCH CONSULTING GROUP, INC.

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



JCH

CONSULTING GROUP, INC.

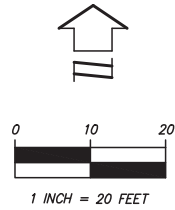
LAND DEVELOPMENT • SURVEYING & MAPPING

PLANNING • ENVIRONMENTAL • G.I.S.

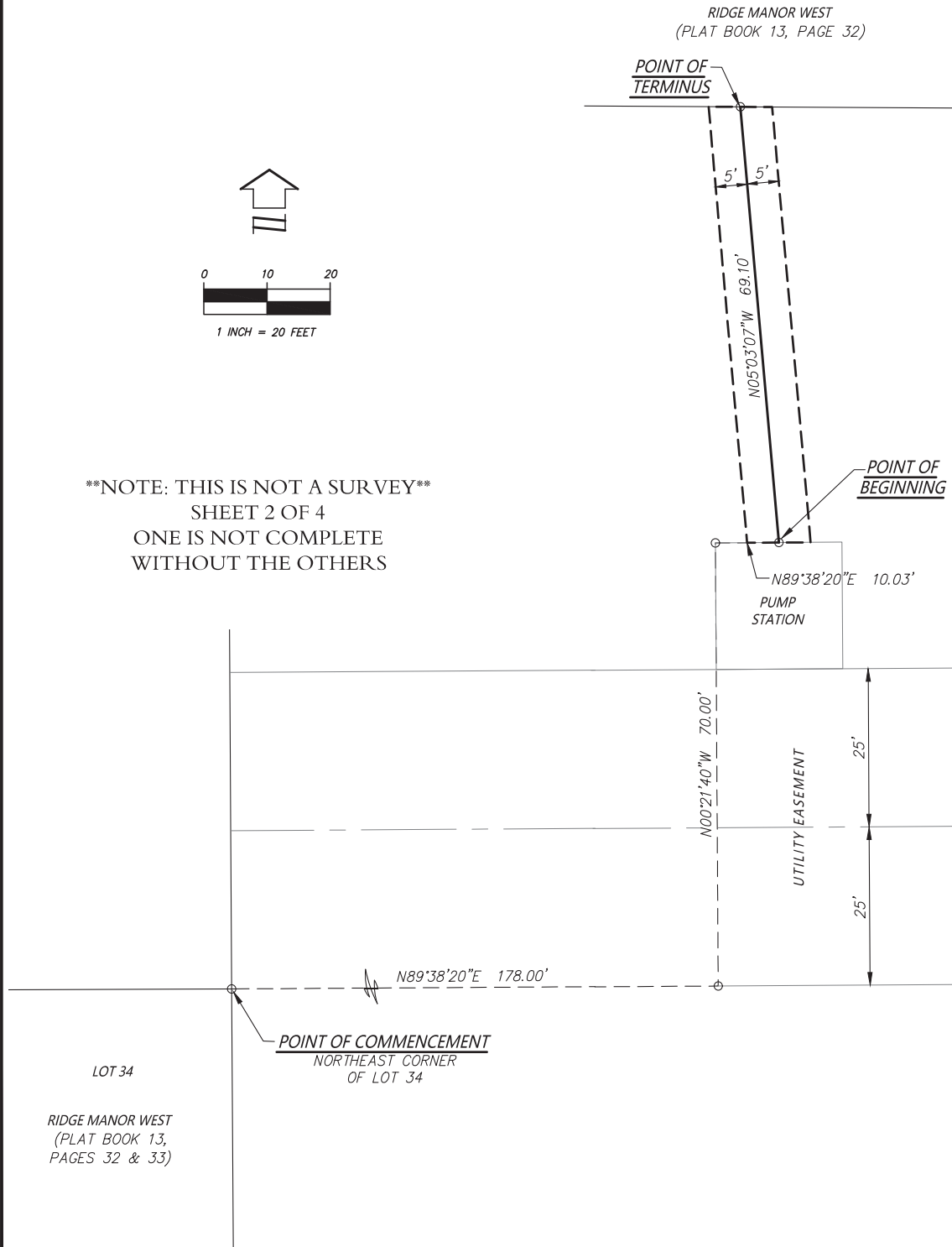
CERTIFICATE OF AUTHORIZATION NO. 1B 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553
426 SW 15TH STREET, OCAIA, FLORIDA 34471
PHONE: (352) 405-1482 FAX: (888) 272-8335 www.jchgrp.com

DRAWN:	M.A.	J.O.#190782
REVISED:		DWG.# 190782SKR
CHECKED:	C.J.H.	SHEET 1 OF 4
APPROVED:	C.J.H.	UTILITY EASEMENT AND PUMP STATION
---		COPYRIGHT © SEPTEMBER, 2023

SKETCH OF DESCRIPTION FOR:
HERNANDO COUNTY
SECTION 32, TOWNSHIP 22 SOUTH, RANGE 21 EAST,
HERNANDO COUNTY, FLORIDA
"UTILITY EASEMENT"



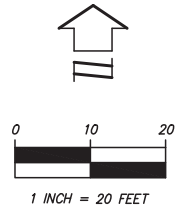
NOTE: THIS IS NOT A SURVEY
SHEET 2 OF 4
ONE IS NOT COMPLETE
WITHOUT THE OTHERS



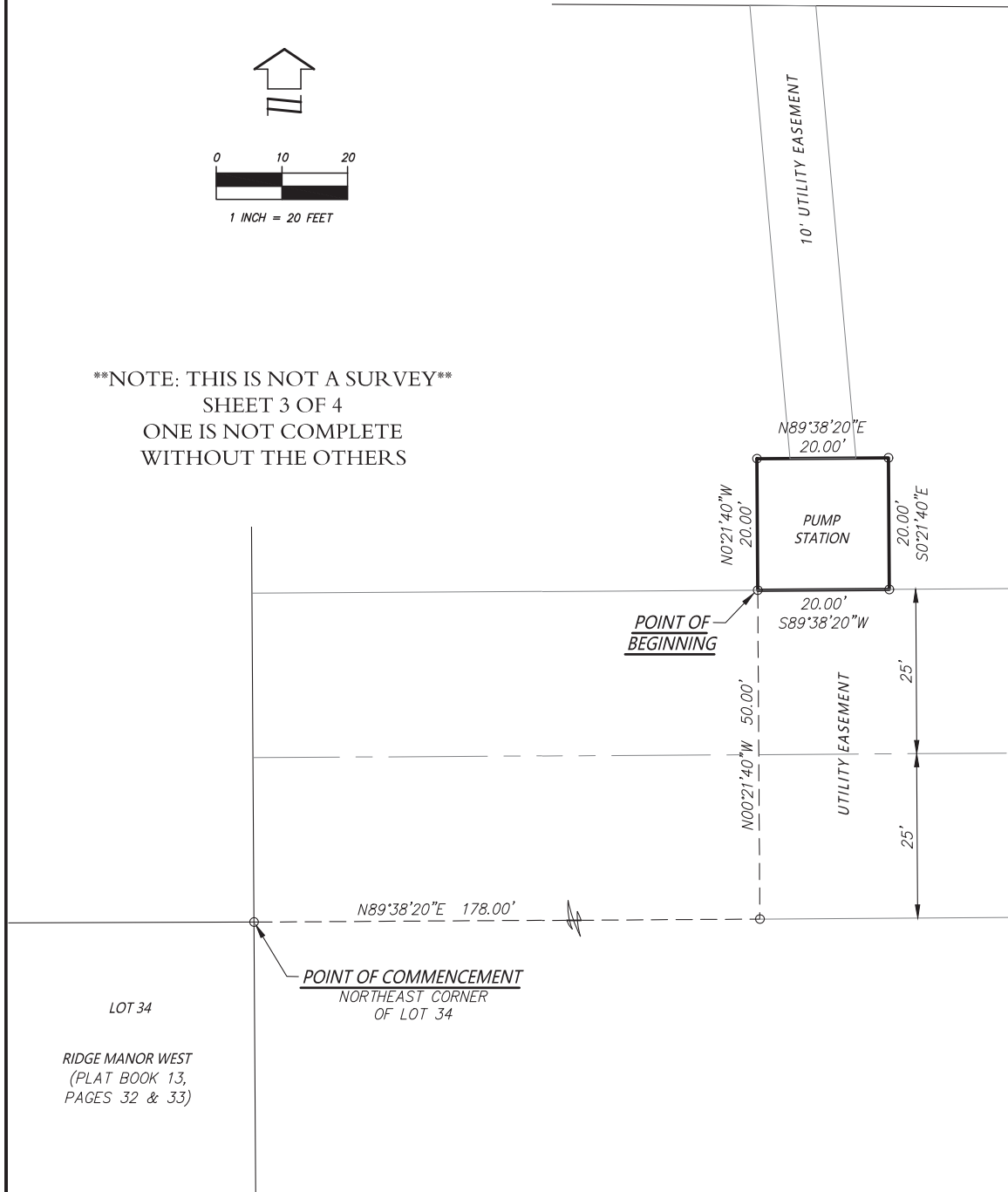
<p>JCH CONSULTING GROUP, INC. LAND DEVELOPMENT • SURVEYING & MAPPING PLANNING • ENVIRONMENTAL • G.I.S. CERTIFICATE OF AUTHORIZATION NO. 1B 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - 15 6553 426 SW 15TH STREET, Ocala, FLORIDA 34471 PHONE (352) 465-1482 FAX (888) 272-8335 www.JCHg.com</p>	DRAWN:	M.A.	J.O.#190782
	REVISED:		DWG.# 190782SKR
	CHECKED:	C.J.H.	SHEET 2 OF 4
	APPROVED:	C.J.H.	UTILITY EASEMENT
	SCALE: 1" = 20'		COPYRIGHT © SEPTEMBER, 2023

SKETCH OF DESCRIPTION FOR:
HERNANDO COUNTY
SECTION 32, TOWNSHIP 22 SOUTH, RANGE 21 EAST,
HERNANDO COUNTY, FLORIDA
"PUMP STATION"

RIDGE MANOR WEST
(PLAT BOOK 13, PAGE 32)



NOTE: THIS IS NOT A SURVEY
SHEET 3 OF 4
ONE IS NOT COMPLETE
WITHOUT THE OTHERS



JCH

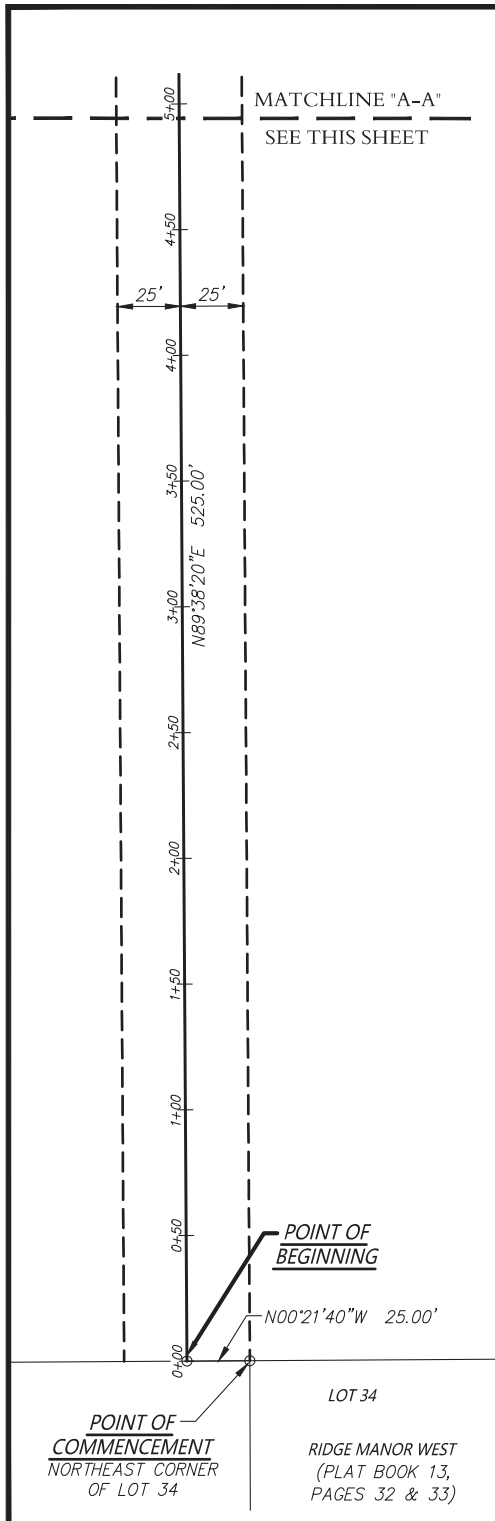
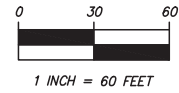
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING

PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. 1B 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - 15 6553
426 SW 15TH STREET, Ocala, FLORIDA 34471
PHONE (352) 405-1482 FAX (888) 272-8335 www.JCHg.com

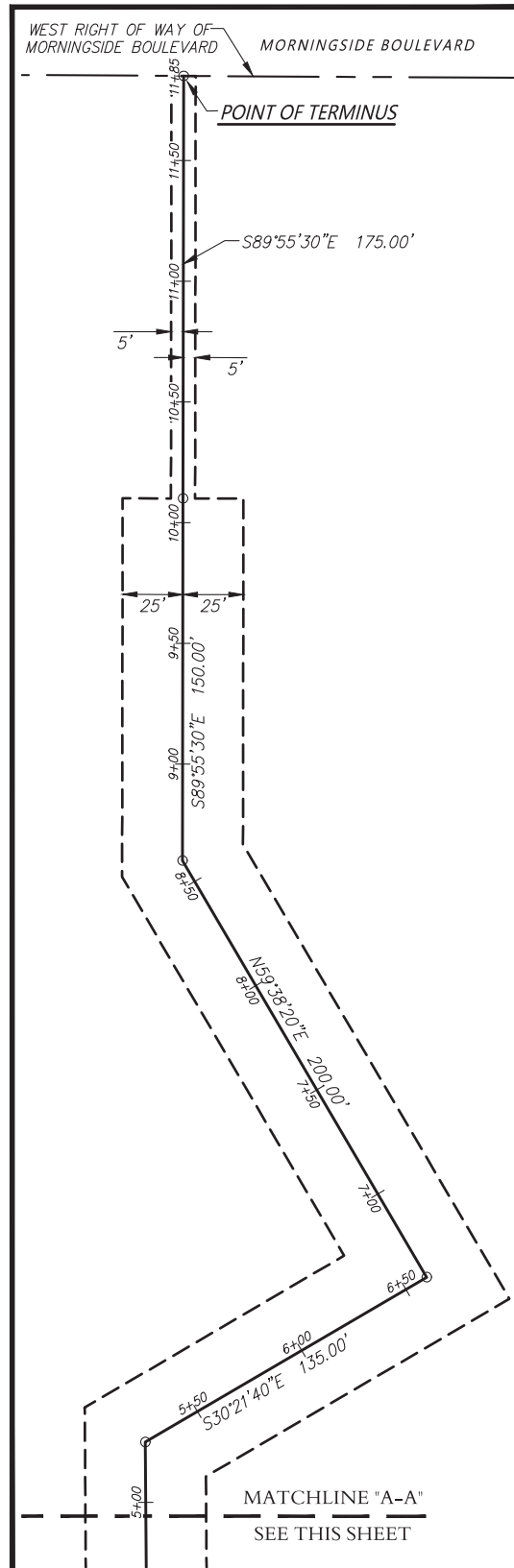
DRAWN:	M.A.	J.O.#190782
REVISED:		DWG.# 190782SKR
CHECKED:	C.J.H.	SHEET 3 OF 4
APPROVED:	C.J.H.	PUMP STATION
SCALE: 1" = 20'		COPYRIGHT © SEPTEMBER, 2023



SKETCH OF DESCRIPTION FOR:
HERNANDO COUNTY
SECTION 32, TOWNSHIP 22 SOUTH, RANGE 21 EAST,
HERNANDO COUNTY, FLORIDA
UTILITY EASEMENT



****NOTE: THIS IS NOT A SURVEY****
SHEET 4 OF 4
ONE IS NOT COMPLETE WITHOUT
THE OTHERS



JCH

CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING • MAPPING

PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. 1B 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - 15 6553
426 SW 15TH STREET, Ocala, Florida 34471
PHONE (352) 405-1482 FAX (888) 272-8335 www.JCHg.com

DRAWN:	M.A.	J.O.#190782
REVISED:		DWG.# 190782SKR
CHECKED:	C.J.H.	SHEET 4 OF 4
APPROVED:	C.J.H.	UTILITY EASEMENT
SCALE: 1" = 60'	COPYRIGHT © SEPTEMBER, 2023	