

BOUNDARY SURVEY

MINERAL STONE DRIVE (FIELD) WILFORD STREET (PLAT) (50' RIGHT-OF-WAY WIDTH PER PLAT) -LIME ROCK PAVEMENT-

END OF
PAVEMENT

EDGE OF ROAD +/-

327.02(C)
326.76 (M)

S88°41'07" W P#0

5' DRAINAGE & UTILITY EASEMENT

163.51 (P)

5' DRAINAGE & UTILITY EASEMENT

163.51 (P)

FCM
47'4"
NO ID#

S01°49'54" E 100'
50' (M) (P)

7.5' DRAINAGE & UTILITY EASEMENT

LOT 4
BLOCK -60-

7.5'
EASEMENT
TO BE VACATED

7.5'
EASEMENT
TO BE VACATED

7.5'
EASEMENT
TO BE VACATED

7.5' DRAINAGE & UTILITY EASEMENT

LOT 5
BLOCK -60-

FCM
47'4"
NO ID#

7.5' DRAINAGE & UTILITY EASEMENT

250.03 (M)

WHEYSTONE DRIVE (FIELD)
WILFORD STREET (PLAT)
(50' RIGHT-OF-WAY WIDTH PER PLAT)
-LIME ROCK PAVEMENT-

250.11 (M)

N88°40'11" E 0'
N88°41'07" E (P)

7.5' DRAINAGE & UTILITY EASEMENT

LOT 9
BLOCK -60-

LOT 10
BLOCK -60-

326.89 (M)
327.02 (C)

FCM
47'4"
NO ID#

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: PURCHASE, SALE, MORTGAGE.

DESCRIPTION:

LOT'S 4 & 5, BLOCK 60,
RIDGE MANOR ESTATES UNIT No. 4.

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 1 THROUGH 22, INCLUSIVE, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

VACATING THE 7.5 FOOT WIDE DRAINAGE & UTILITY EASEMENT LYING ON THE WEST BOUNDARY LINE OF LOT 5, BLOCK 60, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 1 THROUGH 22, INCLUSIVE, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

AND
VACATING THE 7.5 FOOT WIDE DRAINAGE & UTILITY EASEMENT LYING ON THE EAST BOUNDARY LINE OF LOT 4, BLOCK 60, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 1 THROUGH 22, INCLUSIVE, OF PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

TOTAL WIDTH OF DRAINAGE & UTILITY EASEMENT TO BE VACATED IS 15 FEET

TLS SURVEYORS AND MAPPERS, INC.

LB#8009

PSM6929@GMAIL.COM

13167 SPRING HILL DRIVE
SPRING HILL, FL 34609 (352)-277-6550

BASIS OF BEARINGS:

THE NORTH LINE OF SUBJECT PARCEL

BEING N 88°41'07" E

FILE:

MINERAL L4

DATE OF SURVEY: 12.10.19

VACATE EASEMENT: 03.10.20

S-T-R:

23-22S-21E

DRAWN:

ESS

CHECKED BY:

ESS

SCALE:

1"=40'

LEGEND:

(C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, = 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, LFE= LOWEST FLOOR ELEVATION, 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, = POWERPOLE, V/F= VINYL FENCE, F/E= FENCE END, F/C= FENCE CORNER.

APPARENT FLOOD HAZARD ZONE: "X"

COMMUNITY PANEL No. 12053C0241D

EFFECTIVE DATE: 02/02/2012

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
PSM No. 6929

DATE OF

03.10.20

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