DENNIS V. MOYLAN, P.S.M.
LAND SURVEYS
5342 Birchwood Road
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(352) 684-5450 FAX (352) 684-9955

Party Chief: D. MOYLAN
Drawn By: J. CALLERI
Checked By: D. MOYLAN

W.O. 19-167
DATE: 09/04/19
F.B. 113 PG. 59-61

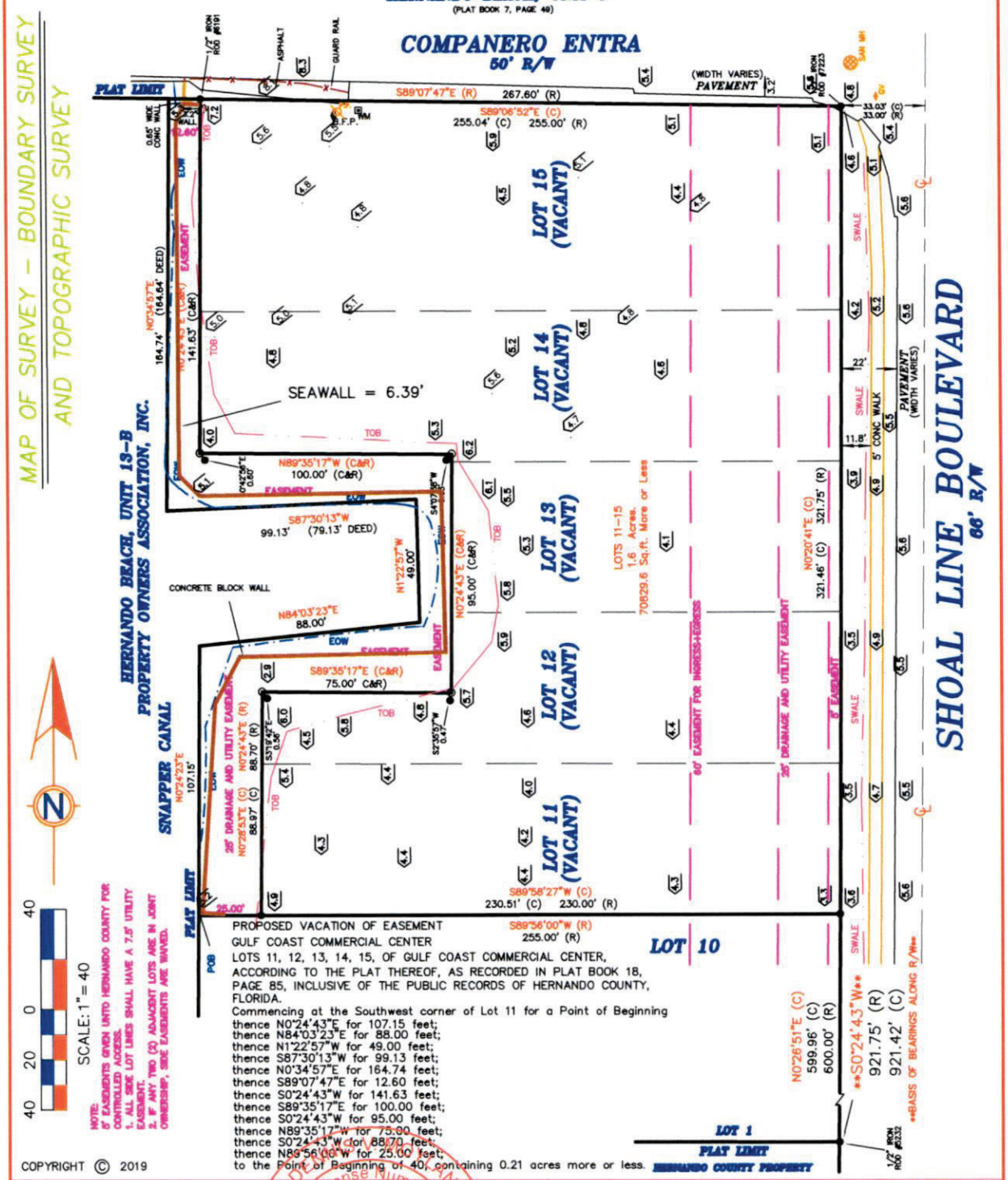
CERTIFIED TO THE FOLLOWING ONLY:
DAVID A. GRINER

DESCRIPTION:

LOTS 11, 12, 13, 14, 15, OF GULF COAST COMMERCIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 85, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

SECTION: 13 TOWNSHIP: 23 S, RANGE: 16 E

*TBM-TEMPORARY BENCHMARK-TOP OF SET NAIL & DISK PSM #6115 ● ELEV. 5.60' (NAVD '88)



MAP OF SURVEY - BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY

NOTE:
IF EASEMENTS GIVEN UNTO HERNANDO COUNTY FOR CONTROLLED ACCESS.
1. ALL SIDE LOT LINES SHALL HAVE A 7.5' UTILITY EASEMENT.
2. IF ANY TWO (2) ADJACENT LOTS ARE IN JOINT OWNERSHIP, SIDE EASEMENTS ARE WAIVED.

PROPOSED VACATION OF EASEMENT
GULF COAST COMMERCIAL CENTER
LOTS 11, 12, 13, 14, 15, OF GULF COAST COMMERCIAL CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 85, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Commencing at the Southwest corner of Lot 11 for a Point of Beginning
thence N0°24'43"E for 107.15 feet;
thence N84°03'23"E for 88.00 feet;
thence N1°22'57"W for 49.00 feet;
thence S87°30'13"W for 99.13 feet;
thence N0°34'57"E for 164.74 feet;
thence S89°07'47"E for 12.60 feet;
thence S0°24'43"W for 141.63 feet;
thence S89°35'17"E for 100.00 feet;
thence S0°24'43"W for 95.00 feet;
thence N89°35'17"W for 75.00 feet;
thence S0°24'43"W for 88.70 feet;
thence N89°56'00"W for 25.00 feet;
to the Point of Beginning of 40, containing 0.21 acres more or less.

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Community Panel: 12053C-0282D Dated: 02/02/12 Flood Zone: "AE" Base Flood Elevation: 12'

Elevations Show Refer to: ☒ NAVD '88 or ☐ Assumed Datum.

I, THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

DENNIS V MOYLAN Digitally signed by DENNIS V MOYLAN Date: 2024.09.06 13:42:14 -04'00'

STATE OF FLORIDA

08-10-2022
DATE OF LAST FIELD WORK

DENNIS V. MOYLAN,
Florida Registration # 6115
Professional Surveyor & Mapper

LEGEND: A complete list of abbreviations used in this survey are shown on the back of this page.

- ● Found 5/8" Iron Rod PLAIN
- ◉ Found Iron Rod
- ○ Set 1/2" Iron Rod # 6115
- ○ Found Iron Pipe
- ■ Found C.M.
- ▲ Found Nail
- □ Set 4" x 4" C.M. # 6115
- △ Set Nail & Disk PSM #6115

REVISIONS	DATE
SEAWALL	9-17-21
SEAWALL ELEV.	8-10-22

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.

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