

SKETCH TO ACCOMPANY LEGAL DESCRIPTION (VACATION OF PORTION OF UTILITY EASEMENT)



PERTINENT INFORMATION USED FOR THE PREPARATION OF THIS DOCUMENT:

- 1) "PLAT OF BERKELEY MANOR UNIT IV PHASE 2" as recorded in Plat Book 25, Page 21-22, Hernando County Records.
- 2) Topographic Survey of Building No.4385 Berkeley Heights Avenue Spring Hill, FLORIDA 34606, prepared by M.E. Land Surveying, Inc. with a Drawing Date of October 11, 2024.

Bearings shown hereon are based upon the West Right-of-Way line of Berkeley Heights Avenue, with a platted bearing of N 00° 32' 04" E, said line to be considered a well established line.


RESTRICTIONS:

This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:

I hereby certify: That the "Sketch to Accompany Legal Description (Vacation of portion of Utility Easement)" and the Survey Map resulting there from, was performed under my direction, and is true and correct to the best of my knowledge and belief and further that said "Sketch to Accompany Legal Description (Vacation of portion of Utility Easement)" meets the intent of the applicable provision of the " Standards of Practice for Land Surveying in the State of Florida", pursuant to Rules 5J-17.052 of the Florida Administrative Code and its implementing law, Chapter 42.027 of the Florida States.

M.E. Land Surveying, Inc.
Florida Certificate of Authorization Number LB7989
This item has been signed by:


Miguel Espinosa, PSM
Registered Surveyor and Mapper LS 5101
State of Florida

NOTICE: Printed copies of this document are not considered signed and sealed and the signature must be verified on the electronic copies. The above named Professional Surveyor & Mapper shall be responsible for the following sheets in accordance with Rule 5J-17, F.A.C.
This document consist of 2 pages and not valid, full and complete without all pages.

THIS IS NOT A BOUNDARY SURVEY

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DRAWN BY: LILI

DATE: 10/30/2024

REVISED: M.E.

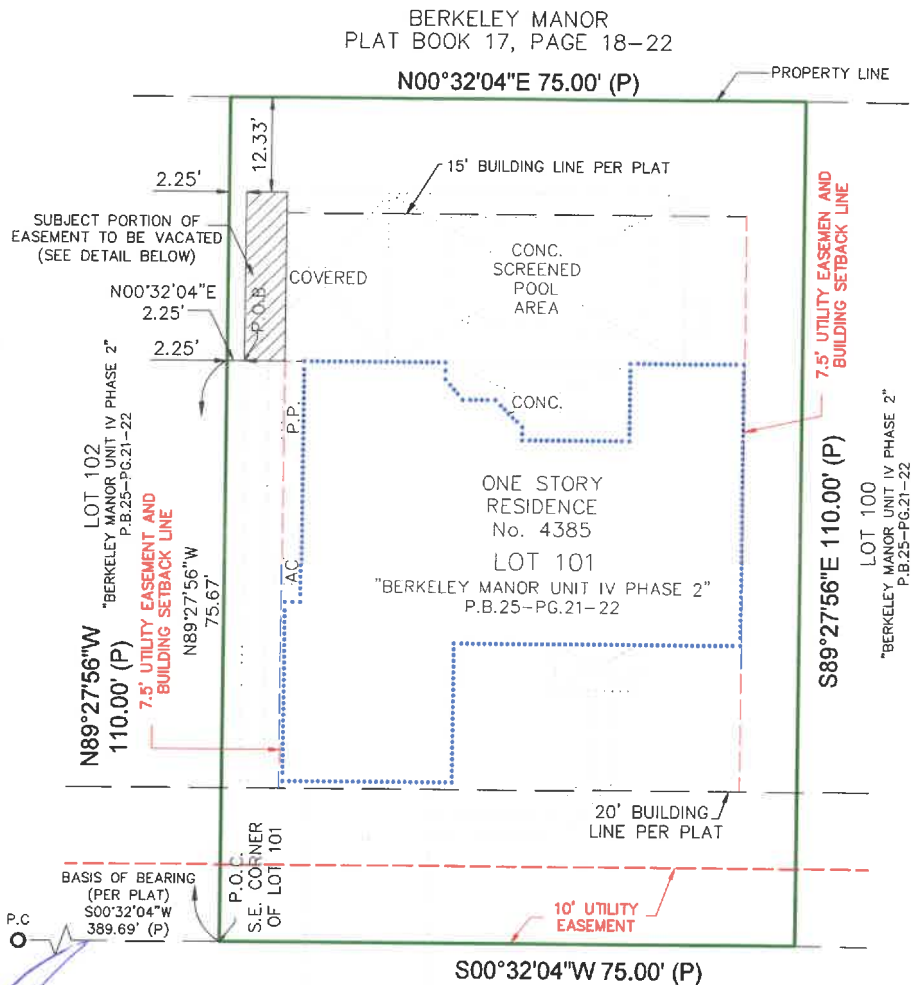
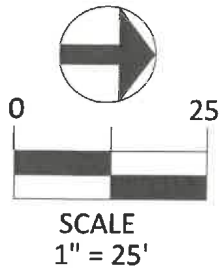
JOB No.B-145845

M.E. LAND SURVEYING, INC.

10665 S.W. 190th STREET - SUITE 3110
MIAMI, FLORIDA 33157

PHONE: (305) 740-3319 FAX: (305) 669-3190
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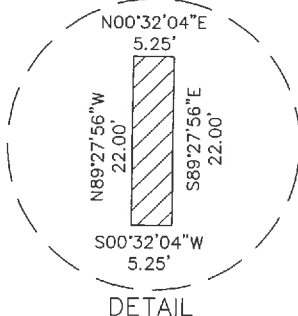
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PORTION TO BE DESCRIBED



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BERKELEY HEIGHTS AVENUE

60' TOTAL RIGHT-OF-WAY BY PLAT

LEGAL DESCRIPTION

A PORTION OF AN EXISTING UTILITY EASEMENT TO BE VACATED BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 101 "BERKELEY MANOR UNIT IV PHASE 2", ACCORDING TO PLAT BOOK 25 PAGE 21 THROUGH 22, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 101; THENCE RUN N89°27'56"W A DISTANCE OF 75.67 FEET; THENCE RUN N00°32'04"E A DISTANCE OF 2.25 FEET TO THE POINT OF BEGINNING OF SAID PORTION. THENCE RUN N89°27'56"W A DISTANCE OF 22.00 FEET; THENCE RUN N00°32'04"E A DISTANCE OF 5.25 FEET; THENCE RUN S89°27'56"E A DISTANCE OF 22.00 FEET; THENCE RUN S00°32'04"W A DISTANCE OF 5.25 FEET TO THE POINT OF BEGINNING. CONTAINING 115± SQ.FT.

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