

INTEGRITY LAND SOLUTIONS GROUP, INC.

Professional Land Surveying & Mapping

12345 Centralia Rd./P.O. Box 6890 Spring Hill, FL 34611

Phone: (352) 428-2351 Email: ILSG@tampabay.rr.com

WORK ORDER : 24 - 13 MAP DATE: 2/24/2024 SECTION: 19 TOWNSHIP: 21 S RANGE: 18 E

CERTIFIED TO THE FOLLOWING ONLY:
- ROBERT E. & JANIS M. MEYER

Parcel ID: R01 221 17 3357 5990 0190 Physical Address: 11233 SHIVERING OWL AVE

Abbreviations & Symbol Legend

AC - Air Conditioner	P - Plat
CLF - Chain Link Fence	PP - Power Pole
F - Derived from Field Measurement	PVC - Poly-Vinyl Chloride Pipe
FCIR - Found Capped Iron Rod	R - Record Plat or Deed
FIR - Found Iron Rod	S - Sign
ID - Identification	SE - Southeast
L# - Line Table Number	SO, FT - Square Footage
LB - Land Surveyor Business	SW - Southwest
LS - Land Surveyor	TEL - Telephone
NE - Northeast	WRF - Wood Rail Fence
NW - Northwest	
OHW - Overhead Wire(s)	

● - Found Monument
± - More or Less

Surveyor Notes

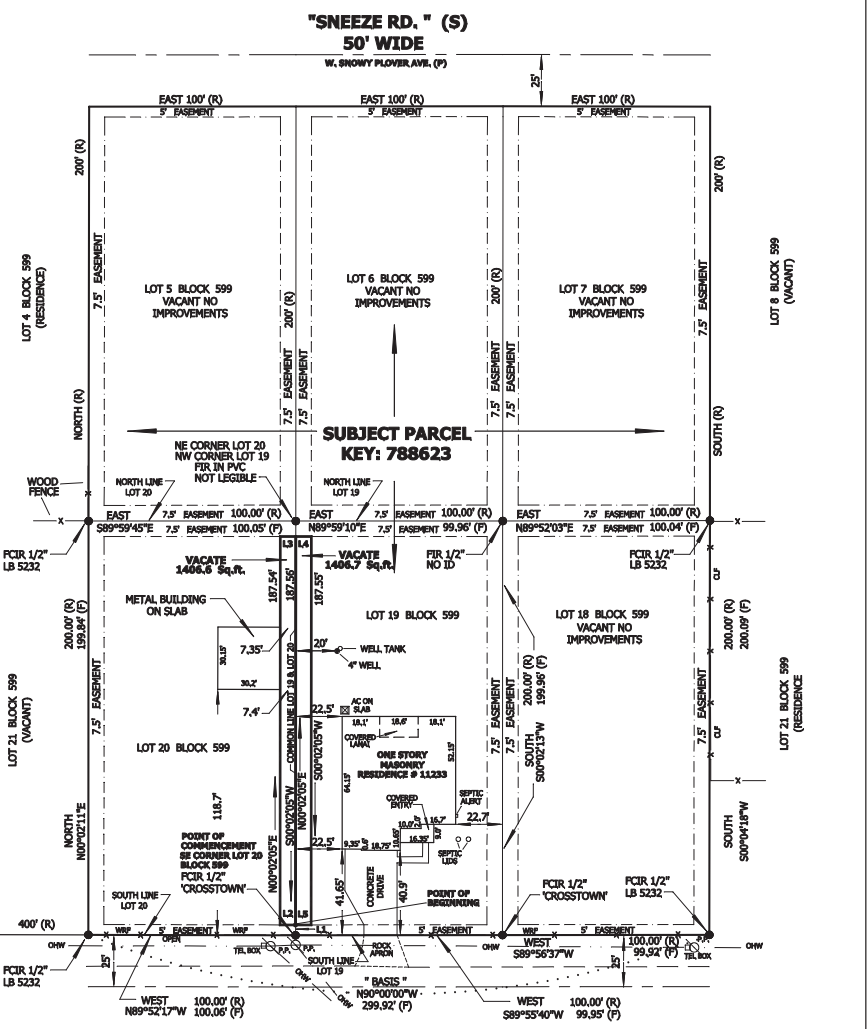
- Survey based on the description furnished by the Client and without benefit of a title search.
- Survey is subject to notes, statements, and notations shown hereon.
- Underground utilities and subsurface improvements not located unless otherwise shown hereon.
- There are no visible encroachments unless otherwise shown hereon.
- Ownership of fences located on or near property line(s) was not determined by this Surveyor.
- The measured distance from existing improvements to designated features, such as, but not limited to, property lines and/or other lines, or other existing improvements, are perpendicular unless otherwise shown hereon.
- Gutters, overhangs, underground foundations and irrigation systems are not located unless otherwise shown hereon.
- The property shown hereon may be subject to Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. Requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions were not determined by this Surveyor, unless otherwise shown hereon.
- According to FEMA, FIR# map panel 12053C043E, dated January 12, 2021, subject property appears to lie within Flood Zone(s) "X".
- Flood zone information (Note #9) is taken from State and local governing agency's website portals. The source and accuracy of this data was not determined by this Surveyor. Reliance on this flood zone information is at the sole risk of those to whom it is certified.
- Bearings shown hereon are based along the East Line, NW 1/4, NE 1/4, Section 36-22-20. Bearing: N90°00'00"W (WEST) is assumed and designated hereon by the graphical entry "BASIS" at aforementioned bearing. North arrow is assumed per stated bearing.
- Subject property may be subject to Reservations, Restrictions, and/or Easements of Record and not of Record that an accurate title search may disclose. Determination was not made by this Surveyor for the aforementioned and shall not be held liable in any way for damages caused as a result.
- Held monuments found in place set by previous surveyors, unless otherwise shown hereon.
- Any reproduction or photocopy of this map of survey, partially or in its entirety, is prohibited without the written consent and permission of Integrity Land Solutions Group, Inc., and in such cases shall be considered not valid and of uncertified information only. In such case, reliance upon information is at the sole risk of user and Integrity Land Solutions Group, Inc., and/or its affiliates, will not be held liable in any way.
- This map shall not be used for any other purposes than what it was created for and shall be considered in such case, general information only and not valid. This map of survey is not to be used for design and/or construction purposes without the expressed permission of Integrity Land Solutions Group, Inc., which reserves the right to deny any additional use of this map other than the purpose for which it was created. THIS IS NOT A SITE PLAN.
- Certifying Surveyor accepts no responsibility for right of way, easement restrictions or other matters affecting title to land surveyed other than those recited in the current deed and/or instruments of records furnished by the client and/or their agents.
- This map of survey is solely for the benefit of those named in the certification box shown hereon and is NOT TRANSFERABLE. Integrity Land Solutions Group, Inc., assumes no responsibility for any and all damages caused as a result of using this map contrary to above stated.

DESCRIPTION: EASEMENT VACATE

COMMENCE AT THE SE CORNER OF LOT 20, BLOCK 599, ROYAL HIGHLANDS UNIT 7, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 83 - 110, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. THENCE RUN ALONG THE COMMON LINE OF LOT 19 AND LOT 20, OF SAID BLOCK 599, N00°02'05"E A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE RUN PARALLEL WITH THE SOUTH LINE OF SAID LOT 20, N89°52'17"W A DISTANCE OF 7.50 FEET; THENCE RUN PARALLEL WITH THE SAID COMMON LINE OF LOT 19 AND LOT 20, N00°02'05"E A DISTANCE OF 187.54 FEET TO A POINT THAT IS 7.50 FEET SOUTH OF THE NORTH LINE OF SAID LOT 20; THENCE RUN PARALLEL WITH THE SAID COMMON LINE OF LOT 19 AND LOT 20, N00°02'05"E A DISTANCE OF 187.55 FEET TO A POINT THAT IS 5.00 FEET NORTH OF THE SOUTH LINE OF SAID LOT 19; THENCE RUN PARALLEL WITH THE SOUTH LINE OF SAID LOT 19, S89°55'40"W A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING. DESCRIPTION AS SHOWN ON THAT SPECIFIC PURPOSE SURVEY PREPARED BY INTEGRITY LAND SOLUTIONS GROUP, INC., DATED 2/23/2024.

MAP OF SURVEY, SPECIFIC PURPOSE SURVEY

Purpose of Survey: Boundary Survey, Locate Fixed Improvements for Vacate of Easements with Description



EASEMENT VACATE LINE DETAIL

NUM	BEARING	DISTANCE
L1	N00°02'05"E	5.00'
L2	N89°52'17"W	7.50'
L3	S89°55'45"E	7.50'
L4	N89°59'10"E	7.50'
L5	S89°55'40"W	7.50'

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Chris T. Gordon
Digitally signed by Chris T. Gordon
Date: 2024.02.25 13:07:58 -05'00'

DATE OF LAST FIELD ACQUISITION: 2/23/2024

CHRIS T. GORDON,
Professional Surveyor & Mapper
Florida Registration # 6191
Integrity Land Solutions Group, Inc. LB #8065

SHEET 1 OF 2

PARENT TRACT DESCRIPTION: KEY 788623
LOTS 5 THRU 7 AND LOTS 18 THRU 20, ALL LYING IN BLOCK 599, ROYAL HIGHLANDS UNIT 7, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 83 - 110, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.