

Professional Land Surveying  
3701 Commercial Way  
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(352) 683-5993 FAX = (352) 683-

James & Sherie Hance  
MidFlorida Credit Union  
All Performance Title Company Inc.  
Westcor Land Title Insurance Company

Pastore Custom Builders

**DESCRIPTION:** LOTS 17 & 18, BLOCK 38, Ridge Manor Estates, UNIT 2, according to the Plat thereof as recorded in Plat Book 10, Pages 2 - 27 inclusive of the Public Records of Hernando County, Florida.

Party Chief: <u>C. Coffin</u>	W.O. <u>24 - 266</u>
Drawn By: <u>C. Coffin</u>	DATE: <u>08-19-2024</u>
Checked By: <u>J. Coffin</u>	FR <u>1008</u> PG <u>48 - 49</u>

Physical Address: Octavia Lane

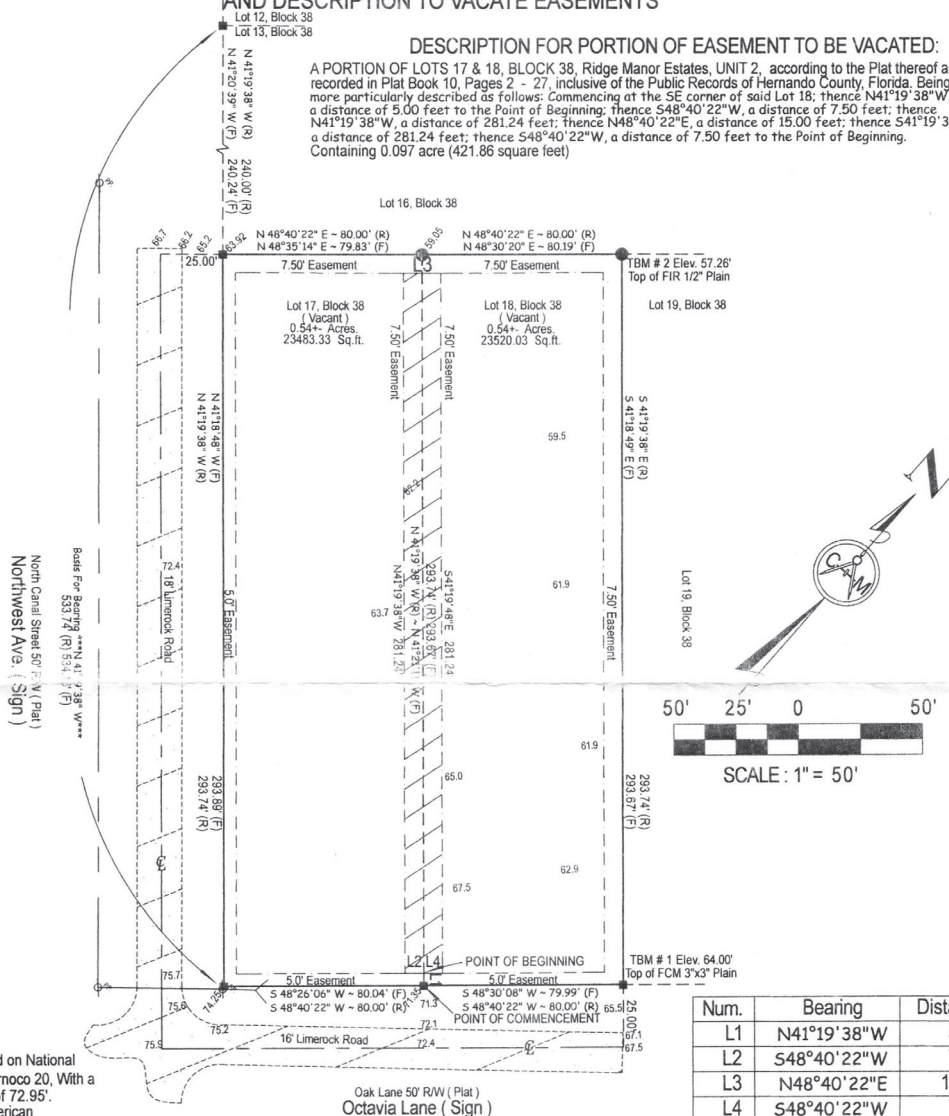
Parcel ID: R36 122 21 0870 0380 0170 (Lot 17) Parcel ID: R36 122 21 0870 0380 0180 (Lot 18)

SECTION: 34 TOWNSHIP: 22S RANGE: 21E Parcel KEY#: 00R855051(I of 17) 00R855060 (I of 18)

MAP OF SURVEY, BOUNDARY SURVEY  
AND DESCRIPTION TO VACATE EASEMENTS

DESCRIPTION FOR PORTION OF EASEMENT TO BE VACATED:

A PORTION OF LOTS 17 & 18, BLOCK 38, Ridge Manor Estates, UNIT 2, according to the Plat thereof as recorded in Plat Book 10, Pages 2 - 27, inclusive of the Public Records of Hermand County, Florida. Being more particularly described as follows: Commencing at the SE corner of said Lot 18; thence N41°19'38"W, a distance of 5.00 feet to the Point of Beginning; thence S48°40'22"W, a distance of 7.50 feet; thence N41°19'38"W, a distance of 281.24 feet; thence N48°40'22"E, a distance of 15.00 feet; thence S41°19'38"E, a distance of 281.24 feet; thence S48°40'22"W, a distance of 7.50 feet to the Point of Beginning. Containing 0.097 acre (421.86 square feet)



## ELEVATION NOTE:


Elevation Shown hereon are Based on National Geodetic Survey Bench Mark Hernoco 20, With a PID#: A17323, And a Elevation of 72.95'. Elevation are based on North American Vertical Datum 1988

## SURVEYOR NOTES:

- |   |  |  |  |
|---|--|--|--|
| <p>1. Survey was made on the description furnished by the client and without benefit of a title search.</p> <p>2. Bearings shown hereon are assumed by this Surveyor and Mapper in accordance with the Record Plat or Deed and the distances shown are as to said bearings as depicted by ** next to the bearing.</p> <p>3. Underground utilities and improvements not located or shown hereon.</p> | <p>4. There are no visible encroachments unless shown hereon.</p> <p>5. The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.</p> <p>6. Fences located near the property line are as to location. The distances shown as to said fences are correct.</p> <p>7. The distances shown hereon as to ties to existing occupation are at right angles to subject property line.</p> | <p>8. Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon.</p> <p>9. The property shown hereon may be subject to the Rules, Regulations, Ordinances and the laws of the United States, and/or Federal Agencies. The requirements of said Rules, Regulations, Ordinances and the limits of said Jurisdictions are not shown hereon, unless stated otherwise.</p> | <p>10. All easements shown hereon are for drainage and/or utilities unless shown otherwise.</p> <p>11. The property shown hereon is subject to Reservations, Restrictions, and Easements of Record and not of Record.</p> <p>12. The Ties to Property Lines are Calculated from Field Measurement unless otherwise shown and are Perpendicular Ties.</p> |
|---|--|--|--|

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 ( formerly 61G17-6) 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.

SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

  
JAMES W. COFFIN,  
Professional Surveyor & Mapper  
Florida Registration # 3882  
Coffin & McLean Assoc., Inc. LB #5232

08/20/2024  
DATE OF  
LAST FIELD WORK

### CONTROL & CORNER LEGEND

- SIR: Set 1/2" Iron Rod LB# 5232    □ Set 4" x 4" C.M. LS# 3882    △ Set Mag Nail & Disk PLS# 3882  
 ● FIR 1/2" Plain    ■ FCM 3"x3" Plain    ▲ Found Nail & Disk Plain    ⊕ Found Iron Pipe    ✕ Found X Cut

## ABBREVIATIONS | LEGEND

- [illegible]

Elevations Shown Refer to: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Assumed Datum

OFFICE USE ONLY: C:\DRAWING\2024\200\24-266\24-266.DWG | LAST PLOTTED: 08/26/2024

Flood Plane Certification:	REVISIONS	DATE
According to the F.I.R.M. Map.	BOUNDARY SURVEY AND PLAT	08/20/2024

Community Panel: 12053C 0237 D

Dated: 02-02-12

This property appears to be in:  
Flood Zone "X"

Flood Zone	X
Base Flood Elevation	

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND NOT VALID

FILE 24-266 CR5