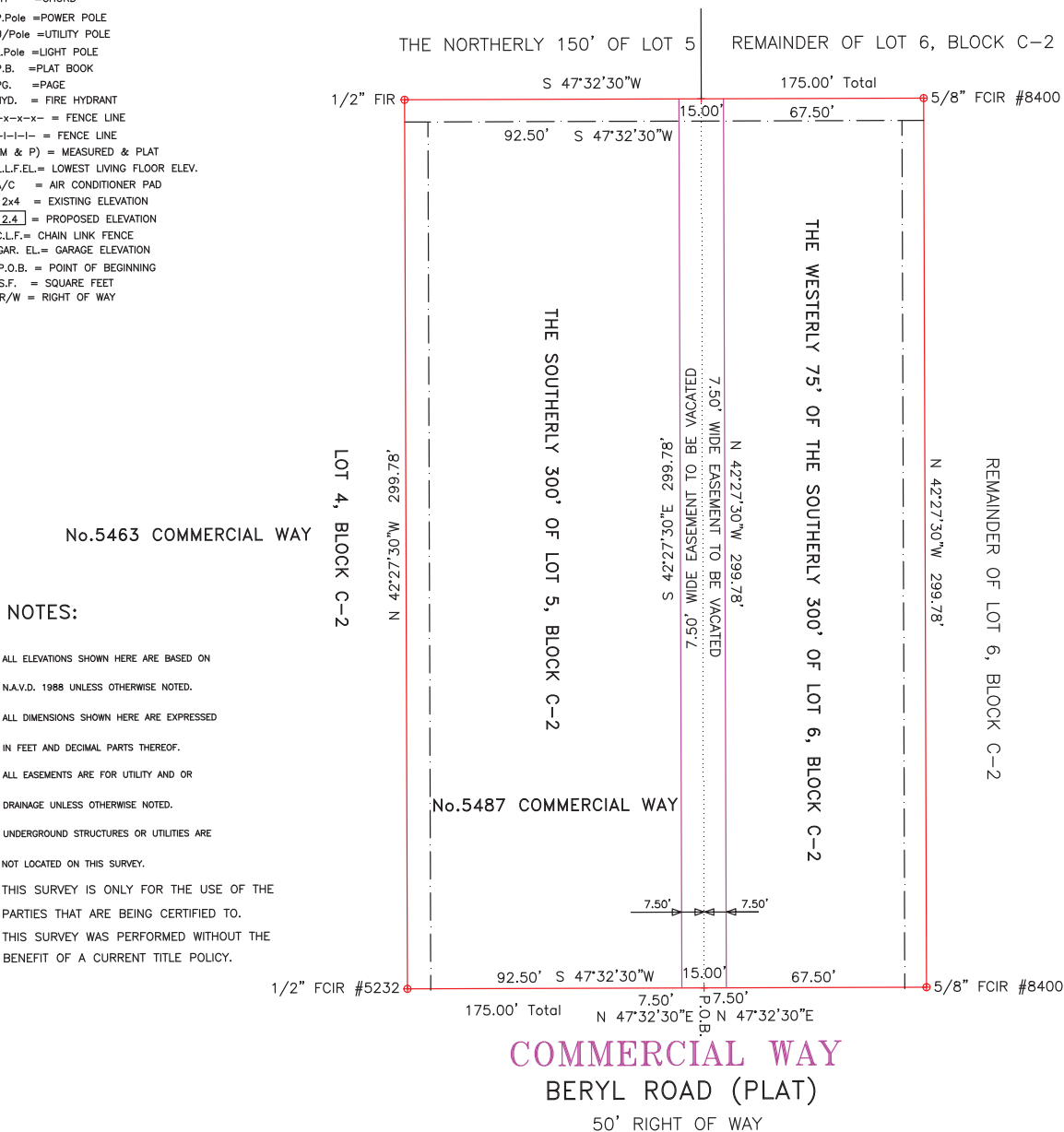


40 0 40 80 120

GRAPHIC SCALE - FEET

LEGAL DESCRIPTION FOR THE EASEMENT TO BE VACATED:

BEGINNING AT THE MOST SOUTHERLY CORNER OF LOT 6, BLOCK C-2, RIVER COUNTRY ESTATES, AS RECORDED IN PLAT BOOK 17, PAGES 1 THROUGH 7, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. THENCE N 47°32'30" E, 7.50'; THENCE N 42°27'30" W, 299.78'; THENCE S 47°32'30"W, 15.00'; THENCE S 42°27'30" E, 299.78'; THENCE TURNING AND RUNNING N 47°32'30" E, ALONG THE RIGHT OF WAY LINE OF COMMERCIAL WAY, 7.50' TO THE POINT OF BEGINNING. CONTAINING 4,496.70 S.F. OR 0.1032 ACRE MORE OR LESS.



NOTES:

ALL ELEVATIONS SHOWN HERE ARE BASED ON
N.A.V.D. 1988 UNLESS OTHERWISE NOTED.

ALL DIMENSIONS SHOWN HERE ARE EXPRESSED
IN FEET AND DECIMAL PARTS THEREOF.

ALL EASEMENTS ARE FOR UTILITY AND OR
DRAINAGE UNLESS OTHERWISE NOTED.

UNDERGROUND STRUCTURES OR UTILITIES ARE
NOT LOCATED ON THIS SURVEY.

THIS SURVEY IS ONLY FOR THE USE OF THE
PARTIES THAT ARE BEING CERTIFIED TO.

THIS SURVEY WAS PERFORMED WITHOUT THE
BENEFIT OF A CURRENT TITLE POLICY.

LEGAL DESCRIPTION:	SEC. 02 TWP. 23 S RNG. 17 E
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" SEE ABOVE "

SUBJECT TO SETBACKS, EASEMENTS AND RESTRICTIONS OF RECORD

FLOODPLAIN CERTIFICATION: ACCORDING TO THE F.I.R.M. MAP, COMMUNITY
PANEL NUMBER:12053C/0164/E DATED:01/15/21. THIS PROPERTY
APPEARS TO BE IN FLOOD ZONE " X " AND THE BASE 100
YEAR FLOOD ELEVATION IS ---- ABOVE MEAN SEA LEVEL.

CERTIFIED TO: ANDREW BISHAY

DRAWN BY: M.B.F.
CHECKED BY: MBF
SCALE: 1" = 40'

FIELD WORK DATE: 08/10/22
FIELD BOOK NO.: MISC.
PAGE NO.: SHEET
JOB NUMBER: 240730

REV. NO. 1
REV. NO. 2
REV. NO. 3
REV. NO. 4

MOHAMMAD B. FAR

3152 LITTLE ROAD #333

TRINITY, FL 34655

(727) 375-1740 . FAX(727) 375-1741
e-mail: MOHAMMADBFAAR@AOL.COM

This certifies that a survey of this legal described hereon was made under my supervision and that the survey complies with the Standards of Practice set forth by the Florida Board of Professional Land Surveyors & Mappers in Chapter 5J-17 F.A.C., pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is a true and accurate representation thereof to the best of my knowledge and belief, subject to notes and notations shown hereon.

NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH
MY EMBOSSED SEAL. FOR REFERENCE ONLY.

08/01/24

DATE _____

MOHAMMAD B. FAR P.L.S. #5545



Digitally signed by
MOHAMMAD B FAR
Date: 2024.08.02
12:53:12 -04'00'