## VACATION OF EASEMENT - SKETCH & DESCRIPTION 0 120 LEGEND =FOUND IRON ROD FIR GRAPHIC SCALE - FEET =PINCHED PIPE FOEP =FOUND OPEN END PIPE LEGAL DESCRIPTION FOR THE EASEMENT TO BE VACATED: =FOUND CONC. MONUMENT FCM CONC. =CONCRETE BEGINING AT THE MOST SOUTHERLY CORNER OF LOT 6, BLOCK C-2, RIVER COUNTRY ESTATES, AS RECORDED IN PLAT =SET 1/2" IRON ROD #5545 SCIR BOOK 17, PAGES 1 THROUGH 7, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. FCIR =FOUND CAPPED IRON ROD 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, -ARC 299.78'; THENCE TURNING AND RUNNING N 47'32'30" E, ALONG THE RIGHT OF WAY LINE OF COMMERCIAL WAY, 7.50' C.B. =CHORD BEARING =RADIUS TO THE POINT OF BEGINNING. CONTAINING 4,496.70 S.F. OR 0.1032 ACRE MORE OR LESS. СН =CHORD P.Pole =POWFR POLF U/Pole =UTILITY POLE THE NORTHERLY 150' OF LOT 5 REMAINDER OF LOT 6, BLOCK C-2 L.Pole =LIGHT POLE P.B. =PLAT BOOK PG. =PAGE HYD. = FIRE HYDRANT S 47'32'30"W 175.00' Total 95/8" FCIR #8400 1/2" FIR # 15.00 -x-x-x- = FENCE LINE67.50' -I-I-I- = FENCE LINE 92.50 S 47°32'30"W (M & P) = MEASURED & PLAT L.L.F.EL.= LOWEST LIVING FLOOR ELEV. A/C = AIR CONDITIONER PAD 12x4 = EXISTING ELEVATION 12.4 = PROPOSED ELEVATION 품 C.L.F.= CHAIN LINK FENCE GAR. EL.= GARAGE ELEVATION P.O.B. = POINT OF BEGINNING WESTERLY = SQUARE FEET R/W = RIGHT OF WAY SOUTHERLY 300' 75 VACATED 유 H 299.78 78, EASEMENT TO EASEMENT REMAINDER 42°27'30"W SOUTHERLY 300' 42'27'30"E 유 No.5463 COMMERCIAL WAY V 299.78 TO BE 덛 유 WIDE S Ω VACATED NOTES: 7.50 ģ 유 ALL ELEVATIONS SHOWN HERE ARE BASED ON **BLOCK** N.A.V.D. 1988 UNLESS OTHERWISE NOTED. ᄗ C-2 ALL DIMENSIONS SHOWN HERE ARE EXPRESSED ģ IN FEET AND DECIMAL PARTS THEREOF BLOCK ALL EASEMENTS ARE FOR UTILITY AND OR DRAINAGE UNLESS OTHERWISE NOTED. No.5487 COMMERCIAL WAY $^{\circ}$ UNDERGROUND STRUCTURES OR UTILITIES ARE THIS SURVEY IS ONLY FOR THE USE OF THE 7.50 7.50 PARTIES THAT ARE BEING CERTIFIED TO. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY. 92.50' S 47\*32'30"W 15.00 67.50 5/8" FCIR #8400 1/2" FCIR #5232 7.50' D7.50' N 47'32'30"E ON 47'32'30"E 175.00' Total COMMERCIAL WAY BERYL ROAD (PLAT) 50' RIGHT OF WAY

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

" 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 REV NO. 2 FIELD BOOK NO .: MISC. REV. NO. 3 PAGE NO.: SHEET REV. NO. 4 JOB NUMBER: 240730

REV. NO. 1

## MOHAMMAD B. FAR

3152 LITTLE ROAD #333 TRINITY, FL 34655 (727) 375-1740 . FAX(727) 375-1741 e-mail: MOHAMMADBFAR@AOL.COM

e-mail: MUTAMMADE TARGAUL.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 V

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

Maumad B. Far MOHAMMAD BOFARD P.L.S. #5545 DATE



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