

NOTES

- 1.) THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO THE RULES, REGULATIONS, ORDINANCES, AND/OR JURISDICTIONS OF LOCAL, STATE, AND/OR FEDERAL AGENCIES. THE REQUIREMENTS OF SAID RULES, REGULATIONS, ORDINANCES AND/OR THE LIMITS OF SAID JURISDICTIONS ARE NOT SHOWN HEREON UNLESS STATED OTHERWISE.
- 2.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND OTHER MATTERS OF RECORD.
- 3.) PROPOSED BUILDING DIMENSIONS NOT TO BE RELIED UPON FOR USE DURING CONSTRUCTION PHASES.
- 4.) ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND/OR UTILITIES UNLESS SHOWN OTHERWISE.
- 5.) ANGLES, BEARINGS, AND/OR DISTANCES DEPICTED HEREON ARE DESCRIBED UNLESS SHOWN OTHERWISE.
- 6.) THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND CERTIFIES TO THE DATE OF FIELD WORK AND NOT THE SIGNATURE DATE.
- 7.) THIS SURVEY OR SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.

ABBREVIATIONS

F=FIELD	B.M.=BENCHMARK	PG.=PAGE
P=PLATTED	ENC.=ENCROACHMENT	P.B.=PLAT BOOK
M=MEASURED	BDRY.=BOUNDARY	APP.=APPROXIMATE
D=DESCRIBED	R/P=REFERENCE POINT	P.C.=POINT OF CURVATURE
C=CALCULATED	R/W=RIGHT-OF-WAY	P.I.=POINT OF INTERSECTION
NO.=NUMBER	C/L=CLOSURE LINE	P.O.B.=POINT OF BEGINNING
SEC.=SECTION	BRNG.=BEARING	P.O.T.=POINT OF TERMINUS
TWP.=TOWNSHIP	TYP.=TYPICAL	P.R.M.=PERMANENT REFERENCE MONUMENT
RNG.=RANGE	POR.=PORTION	P.C.P.=PERMANENT CONTROL POINT MAPPER
COR.=CORNER	CL.=CENTERLINE	P.S.M.=PROFESSIONAL SURVEYOR
	NLY.=NORTHERLY	L.S.=LAND SURVEYOR
	ELY.=EASTERLY	L.B.=LAND SURVEYOR BUSINESS
		L.U.B.M.=LINE USED FOR BEARING MERIDIAN
		O.R.B.K.=OFFICIAL RECORD BOOK



DESCRIPTION:

VACATION OF 5.0 FOOT UTILITY EASEMENTS EACH SIDE OF THE FOLLOWING DESCRIBED BOUNDARY LINE BETWEEN LOTS 2 AND 3, BLOCK 25, HIGH POINT MOBILE HOME SUBDIVISION, UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 29 & 30, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EASTERLY CORNER OF SAID LOT 2 AND ALSO SAID LOT 3 NORTHERLY LOT CORNER BOTH ARE ONE IN THE SAME, FOR A POINT OF BEGINNING, THENCE SOUTH 53°00'00" WEST ALONG THE BOUNDARY LINE BETWEEN SAID LOTS 2 AND 3, A DISTANCE OF 95.00 FEET TO THE REAR UTILITY EASEMENT LINE OF SAID LOTS 2 AND 3, FOR A POINT OF TERMINUS.

BOUNDARY SKETCH & LEGAL ONLY

DJT LAND SURVEYING LLC (L.B.8340)
 PHONE (352) 942-7833 / EMAIL: DONT8505@GMAIL.COM
 8017 FOLKSTONE STREET BROOKSVILLE, FL. 34613

SENT TO AND CERTIFIED FOR:
 CHAD DENNY & BARBARA DENNY

DRAWN BY:
 K.W.B.
 CHECKED BY:
 D.J.T.
 DATE:
 04/29/24
 ORDER NO.
 24-131
 MAP NO.
 B-24279

CERTIFICATION NOT VALID AFTER 90 DAYS FROM DATE OF SURVEY OR UPDATE	
DATE	UPDATES AND/OR REVISIONS

CERTIFICATION

I HEREBY CERTIFY TO THIS BOUNDARY SKETCH AND LEGAL DESCRIPTION SHOWN HEREON.



Digitally signed by
 DONALD J
 TRUCKENBROD
 Date: 2024.04.29
 19:52:09 -04'00'
 DONALD J. TRUCKENBROD P.S.M. NO. 6505
 NOT VALID WITHOUT DIGITAL SEAL

1481085