

BOUNDARY SURVEY

DESCRIPTION:

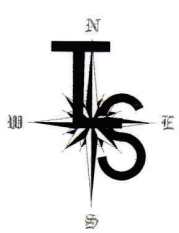
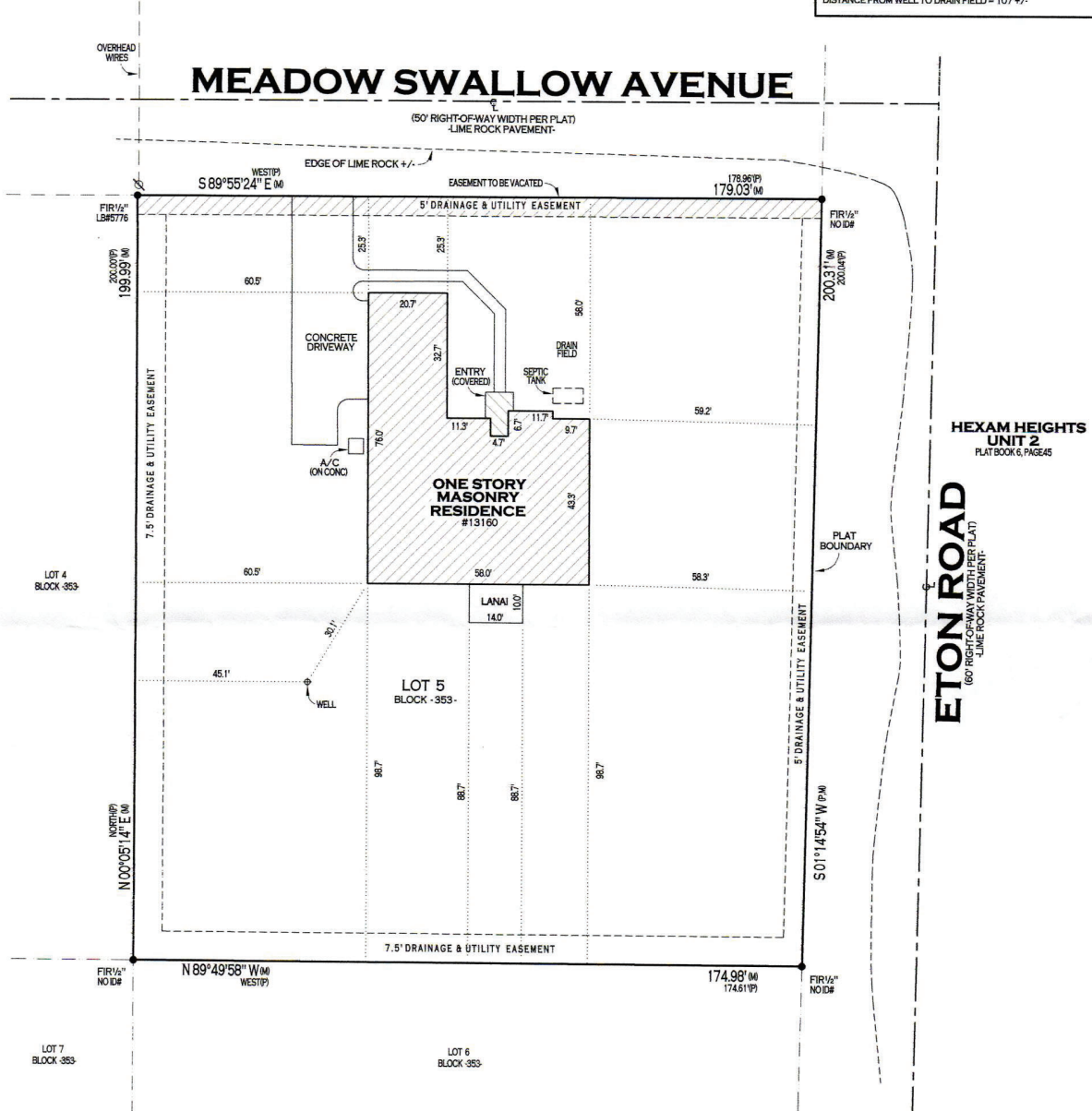
**LOT 5, BLOCK 353,
ROYAL HIGHLANDS UNIT No. 5**
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 45
THROUGH 59, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

VACATION OF EASEMENT DESCRIPTION:

VACATING THE PLATTED NORTH 5 FEET OF DRAINAGE & UTILITY EASEMENT THAT LIES
ALONG THE SOUTH RIGHT OF WAY LINE OF MEADOW SWALLOW AVENUE AND THE
NORTH LINE OF LOT 5 BLOCK 353 ROYAL HIGHLANDS UNIT NO. 5, ACCORDING TO THE
PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGES 45 THROUGH 59, INCLUSIVE, OF
THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

SURVEYORS NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS, OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP, EASEMENTS OR RIGHTS OF WAY WERE FURNISHED TO THE UNDERSIGNED, UNLESS OTHERWISE SHOWN HEREON.
3. THIS SURVEY IS IN NO WAY A GUARANTEE OF OWNERSHIP OF THIS PROPERTY.
4. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
5. BEARINGS SHOWN HEREON ARE PER PLAT
6. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND IS ONLY FOR INFORMATIONAL PURPOSES UNLESS SO VALIDATED.
7. PURPOSE OF SURVEY: VACATE EASEMENT
8. DISTANCE FROM WELL TO SEPTIC = 96' +/-
DISTANCE FROM WELL TO DRAIN FIELD = 107' +/-



APPARENT FLOOD HAZARD ZONE: "X" COMMUNITY PANEL No. 12053C0159D EFFECTIVE DATE: 02/02/2012	
TLS SURVEYORS AND MAPPERS, INC. LB#8009 PSM6929@GMAIL.COM 13167 SPRING HILL DRIVE SPRING HILL, FL 34609 (352)-277-6550	
DRAWN: ESS CHECKED BY: ESS SCALE: 1"=30' FILE: MEADOW L5	I HEREBY CERTIFY THAT THIS SURVEY HAS BEEN MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES. DATE: 12.02.22 DATE: 12.02.22
BASIS OF BEARINGS: THE EAST LINE OF SUBJECT PARCEL BEING S 01°14'54" W	DATE OF SURVEY: 10.29.18 TIE IN SURVEY: 06.27.19 FINAL SURVEY: 12.26.19 UPDATE CERTS: 01.13.20
LEGEND: (C)= CALCULATED DATA, (D)= DEED DATA, (M)= MEASURED DATA, (P)= PLAT DATA, § = CENTERLINE, A/C = AIR CONDITIONER, GLF= CHAIN LINK FENCE, CONC= CONCRETE, COVD= COVERED, P/E= POOL EQUIPMENT, F/C= FENCE CORNER, "X"CF= POUND CROSS SCRIBE, FIP= FOUND IRON PIPE, FIR= FOUND IRON ROD, FN&D= FOUND NAIL & DISK, LFE= LOWEST FLOOR ELEVATION, O.R.= OFFICIAL RECORD BOOK, P.B.= PLAT BOOK, PCP= PERMANENT CONTROL POINT, PRM= PERMANENT REFERENCE MONUMENT, R/W= RIGHT OF WAY, SIR= SET 5/8" IRON ROD & CAP LB#8009, SN&D= SET NAIL & DISK, (BT)= BUILDING TIE, W/F= WOOD FENCE, D.U.E.= DRAINAGE/UTILITY EASEMENT, ⚡ = POWERPOLE, V/F= VINYL FENCE, F/E= FENCE END, LB= LICENSED BUSINESS	S-TR: 09-22S-18E NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER