



DENNIS V. MOYLAN, P.S.M.
LAND SURVEYS
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Spring Hill, FL 34608
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CERTIFIED TO THE FOLLOWING ONLY:
MICHAEL R. RYAN AND APRIL R. RYAN

GCLS CONTRACTING INC.

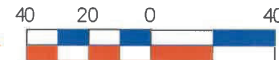
Party Chief: D. MOYLAN W.O. 25-090
Drawn By: dvm DATE: 07/24/2025
Checked By: D. MOYLAN F.B. 135 PG. 57

DESCRIPTION: LOTS 3 AND 4, BLOCK 671, ROYAL HIGHLANDS, UNIT NO. 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 3-31, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

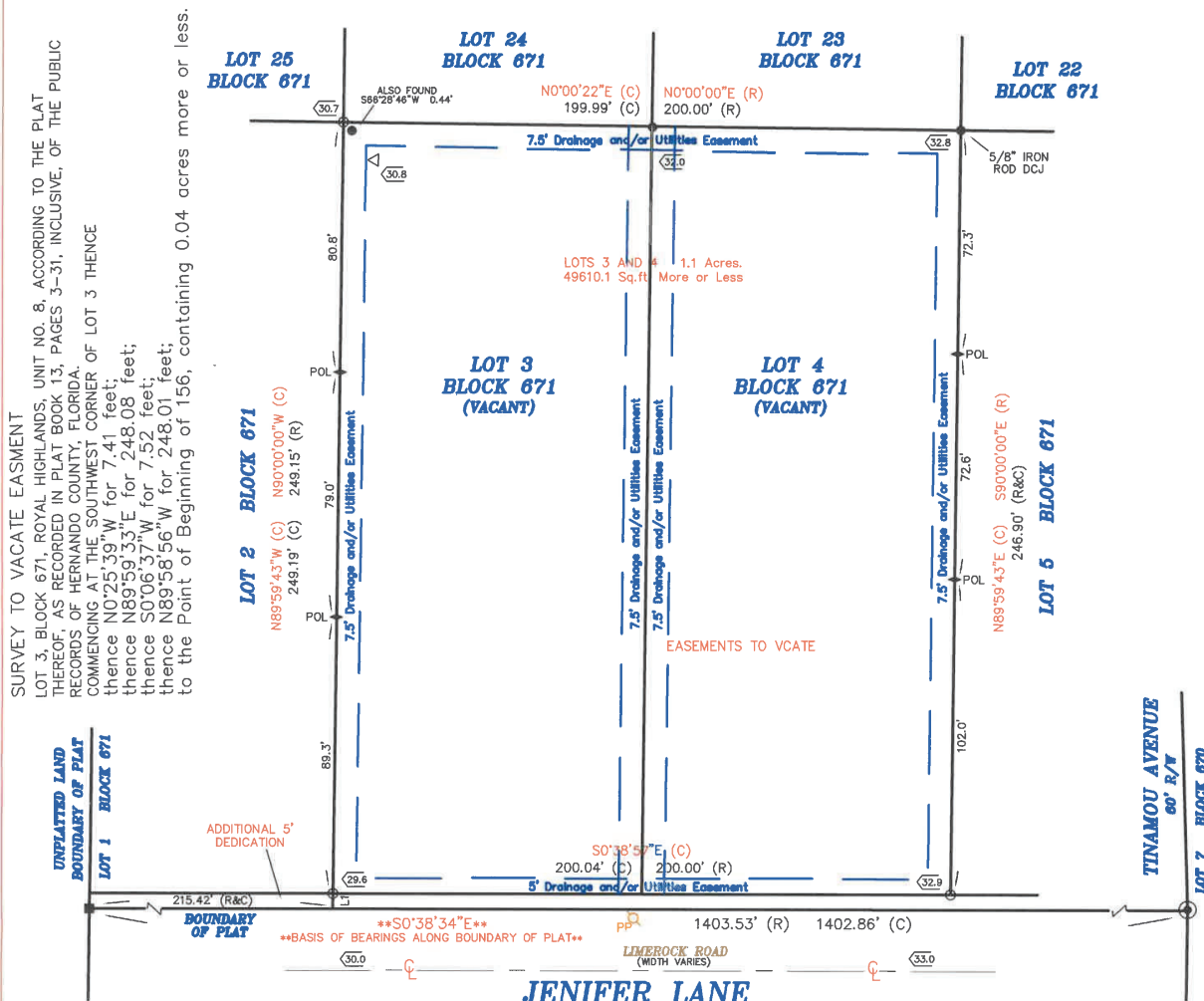
SECTION: 17 TOWNSHIP: 12 S, RANGE: 18 E

MAP OF SURVEY - BOUNDARY SURVEY

AND TOPOGRAPHIC SURVEY
PROPERTY ADDRESS: JENIFER LANE



SCALE: 1" = 40'



*TBM-TEMPORARY BENCHMARK-TOP OF SET NAIL
& DISK P.S.M. #6115 IN RED @ ELEV. 29.36' (ASSUMED)

LINE DATA

NUM	BEARING	DISTANCE
L1 (R)	N90°00'00"E	5.00'
L1 (C)	N89°49'05"E	4.98'

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JENIFER LANE

SURVEY TO VACATE EASMENT

LOT 4, BLOCK 671, ROYAL HIGHLANDS, UNIT NO. 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 3-31, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. COMMENCING AT THE NORTHWEST CORNER OF LOT 4 THENCE
thence S89°58'56"E for 248.01 feet;
thence S0°06'01"E for 7.51 feet;
thence N89°59'01"W for 247.91 feet;
thence N0°50'33"W for 7.52 feet;
to the Point of Beginning of 156, containing 0.04 acres more or less.

SURVEYOR NOTES

- Survey based on the description furnished by the client and without benefit of a title search.
- The bearings shown herein are based on the State of Florida State Plane Coordinates, West Zone, North American 1983 Adjustment of 1980. The bearings shown herein are grid bearings as depicted by the BASES FOR BEARINGS.
- Underground utilities and improvements not located or shown.
- There are no visible encroachments unless shown herein.
- The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.
- Fences located near the property line are not to be used. The distances shown on this map to existing occupation are at right angles to subject property line.
- Utilities, overhangs, underground foundations and irrigation systems are not located unless shown herein.
- The property shown herein may be subject to the Rules, Regulations, Ordinances and/or Jurisdiction of Local, State, and/or Federal Agencies. The requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdiction are not shown herein, unless stated.
- All easements shown herein are for drainage and/or utilities unless shown otherwise.
- The property shown herein is subject to Reservations, Restrictions, and Easements of Record and not of Record.
- The line to Property Lines are Calculated from Field Measurements unless otherwise shown and are Perpendicular Lines.

ABBREVIATIONS LEGEND

AC	Air Conditioner	FCM	Found Concrete Monument	FFF	Pool Pump & Filter
ASB	Aluminum Shed No. 10	PH	Pre Hydrant	PVMT	Pavement
B1	Benchmark	FR	Fence	R	Record Plat or Deed
BVF	Barbed Wire Fence	GP	Guy Pole	RCP	Reinforced Concrete Pipe
C	Calculated	GM	Guy Wire	RNG	Range
C1	Curve #1	IN	Invert	R/W	Right of Way
CATV	Cable Television Box	LS	Land Surveyor Business	SEC	Screened Enclosed Entry
CB	Catch Basin	LP	Light Pole	SES	Section
CE	Covered Entry	LS	Land Surveyor	SEC	Screened Enclosed Concrete Pool
CS	Concrete slab	NES	Noted End Section	SES	Screened Enclosed Stab
CM	Concrete Monument	NAV	North American Vertical Datum	SP	Set Iron Rod
D	Dead	NAV	North American Vertical Datum	SP	Screened Enclosed Stab
DI	Drop Inlet	OE	Overhead Electric Wire	SP	Screened Enclosed Stab
DRA	Drainage Retention Area	OR	Official Record	SP	Screened Enclosed Stab
DRM	Drainage Right-of-way	PC	Point of Commencement	SP	Screened Enclosed Stab
EB	Electric Box	PP	Power Pole	SP	Screened Enclosed Stab
EL	Elevation				

CONTROL & CORNER LEGEND

COMMUNITY PANEL: 1205300040 DATE: 2/2/2012 FLOOD ZONE: "X" BASE FLOOD ELEVATION:
Elevations Shown Refer to: ☐ NAVD 1988 ☒ Assumed Datum.

- Found 1/2" Iron Rod LB6869
- Found 1/2" Iron Rod #5232
- Found 1/2" Iron Rod # 6115
- Found Iron Pipe
- Found 4"x4" C.M. PLAIN
- Found Nail
- Set 4" x 4" C.M. # 6115
- Set Nail & Disk P.S.M. #6115 in Red

REVISIONS	DATE

Professional Surveyor & Mapper
Florida Registration # 6115

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RED INK SEAL OF THE SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND NOT VALID.