

ABBREVIATIONS LEGEND :

AC	Air Conditioner	PL	Property Line
AGP	Above Ground Pool	POB	Point of Beginning
ASNS	Aluminum Shed No Slab	POC	Point of Commencement
ASOS	Aluminum Shed on Slab	POL	Point on Line
BLVD	Boulevard	PP	Power Pole
BM	Benchmark	PPF	Pool Pump & Filter
(C)	Calculated from field measurements	PRC	Point of Reverse Curve
C1	Curve #1	P.R.M.	Permanent Reference Monument
(CALC)	Calculated	PT	Point of Tangency
CB	Catch Basin	(R)	Record Plat or Deed
CBS	Concrete Block Structure	RAD	Radius
CE	Covered Entry	RCP	Reinforced Concrete Pipe
CH	Chord Bearing & Distance	RCWS	Reclaimed Water Service
CLP	Concrete Light Pole	RES.	Residence
CLF	Chain Link Fence	RNG.	Range
C.M.	Concrete Monument	RNS	Roof No Slab
CMP	Corrugated Metal Pipe	ROS	Roof over Slab
CO	Cleanout	R/W	Right of Way
COL	Column	SAN	Sanitary
CONC.	Concrete	SCE	Screened Covered Entry
CS	Concrete Slab	S.C.M.	Set Concrete Monument
CW	Concrete Walk	SE	Southeast
D	Delta or Central Angle	SEC.	Section
D.O.T.	Department of Transportation	S.E.C.P.	Screened Enclosed Concrete Pool
D.R.A.	Drainage Retention Area	SES	Screened Enclosed Slab
D.R.O.W.	Drainage Right-of-way	SEW	Sewer
DWS	Domestic Water Service	SFR	Stucco Over Frame Residence
ELEC	Electric Box	SIS	Sewer in Street
EOW	Edge of water	S.I.R.	Set Iron Rod
F.B.	Field Book	SMH	Sanitary Manhole Cover
F.F.	Finished Floor	SP	Screen Porch
F.C.M.	Found Concrete Monument	SUB	Subdivision
FH	Fire Hydrant	SVE	Screen & Vinyl Enclosure
F.I.P.	Found Iron Pipe	SW	Southwest
F.I.R.	Found Iron Rod	TEL	Telephone Box
(FM)	Field Measurement	TAN	Tangent
GP	Guy Pole	TBM	Temporary Bench Mark
GW	Guy Wire	TOB	Top of Bank
HWF	Hog Wire Fence	TRANS	Transformer
L1	Line #1	TV	Television Box
LP	Light Pole	TWP	Township
LLP	Lamp Post	TYP	Typical
LS	Land Surveyor	UGS	Underground Service
MES	Mitered End Section	VP&D	Vinyl Pool & Deck
MH	Manhole	WC	Witness Corner
MP	Meter Pole	WF	Wire Fence
MSL	Mean Sea Level	WFSNS	Wood Frame Shed No Slab
N&D	Nail & Disk	WFSOS	Wood Frame Shed On Slab
N.A.V.D.	National Average Vertical Datum	WM	Water Meter
NE	Northeast	W.O.	Work order
N.G.V.D.	National Geodetic Vertical Datum	WPWF	Wood Post Wire Fence
N.T.S.	Not to Scale	WRF	Wood Rail Fence
NW	Northwest	WV	Water Valve
DHW	Overhead Wire		
O.R.	Official Record		
OS	On Concrete Slab		
P.B.	Plat Book		
PC	Point of Curvature		
P.C.P.	Permanent Control Point		
P.E.	Plat Error		
PI	Point of Intersection		
PK	Parker Kalon Nail		

SYMBOLS :

oo oo	BASIS FOR BEARINGS
⊕	Centerline Symbol
°	Degree Symbol
′	Minutes Symbol
″	Seconds Symbol
---	Existing Easement Line
<u>0.00</u>	Existing Elevation
<u>0.00</u>	Proposed Elevation
—W—	Proposed Surface Flow

SURVEYORS NOTES :

- Survey based on the description furnished by the client and without benefit of a title search.
- Bearings shown hereon are assumed by this Surveyor and Mapper in accordance with the Record Plat or Deed and the location of the line used for the **BASIS FOR BEARINGS is depicted by ** next to the bearing.
- Underground utilities and improvements not located or shown.
- There are no visible encroachments unless shown hereon.
- 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 scale. The distances shown as ties to said fences are correct.
- The distances shown hereon as ties to existing occupation are at right angles to subject property line.
- Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon.
- 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.
- Prior to construction and/or reliance on Flood Zone Note, the County Building Department should be contacted for verification of Flood Zone.
- All easements shown hereon are for drainage and/or utilities unless shown otherwise.
- The property shown hereon is subject to Reservations, Restrictions, and Easements of Record and not of Record.



DENNIS V. MOYLAN, P.S.M.

LAND SURVEYS
5342 Birchwood Road
Spring Hill, FL 34608
(352) 684-5450 FAX (352) 684-9955

CERTIFIED TO THE FOLLOWING ONLY:
THOMAS E. WILSON

DESCRIPTION:
LOT 24 AND 23, BLOCK 81, ROYAL HIGHLANDS, UNIT NO. 1-B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 82, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Party Chief: D. MOYLAN W.O. 23-031
Drawn By: DVM DATE: 03-01-2023
Checked By: D. MOYLAN F.B. 130 PG. 17-18

SECTION: 6 TOWNSHIP: 21 S, RANGE: 18 E #18245

EASEMENT TO VACATE

LOT 24, BLOCK 81, ROYAL HIGHLANDS, UNIT NO. 1-B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 82, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Commencing at the Southeast corner of Lot 24
thence S0°00'00"W for 7.50 feet;
thence S90°00'00"W for 200.00 feet;
thence N0°00'00"E for 7.50 feet;
thence N90°00'00"E for 200.00 feet;
to the Point of Beginning of LOT 24, containing 0.03 acres more or less.

30 15 0 30



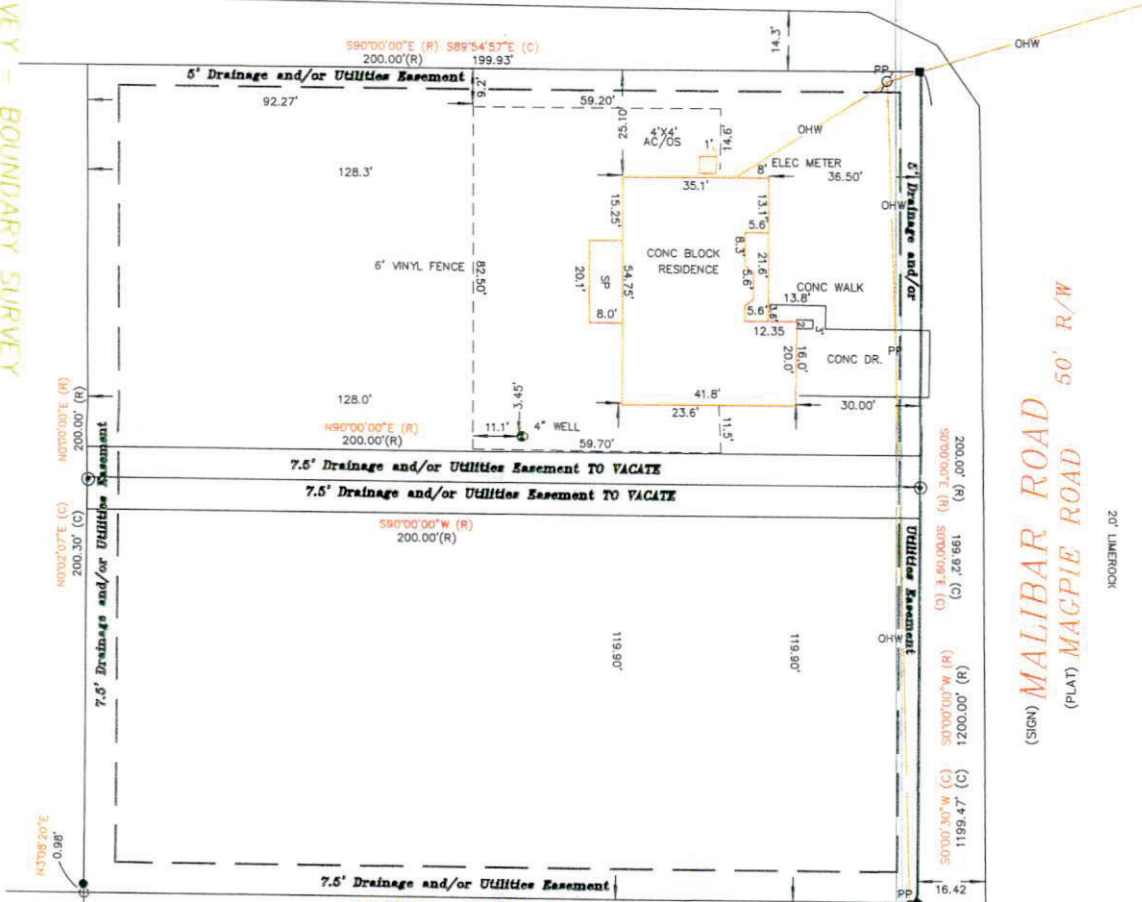
SCALE: 1" = 30'



MAP OF SURVEY - BOUNDARY SURVEY
AND TOPOGRAPHIC SURVEY

50' R/W
YELLOWTHROAT AVENUE (PLAT)
YELLOW TAIL AVENUE (SIGN)

20' LIMEROCK



EASEMENT TO VACATE

LOT 23, BLOCK 81, ROYAL HIGHLANDS, UNIT NO. 1-B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGES 82, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

Commencing at the Northeast corner of Lot 23
thence S0°00'00"E for 7.50 feet;
thence S90°00'00"W for 200.00 feet;
thence N0°00'00"E for 7.50 feet;
thence N90°00'00"E for 200.00 feet;
to the Point of Beginning of LOT 23, containing 0.03 acres more or less.

N0°22'11"W

BASIS OF BEARINGS ALONG EAST LINE OF PLAT BOUNDARY THE EAST LINE OF SECTION 6-21-18

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Community Panel: 12053C-0041 E Dated: 01/15/21 Flood Zone: "X" Base Flood Elevation:

Elevations Show Refer to: NAVD '88 or Assumed Datum.

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTIONS 472.04, FLORIDA STATUTES, AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LEGEND: A complete list of abbreviations used in this survey are shown on the back of this page.

DENNIS V MOYLAN Digitally signed by DENNIS V MOYLAN
MOYLAN
Date: 2023.04.11 16:59:27 -0400

6115

3-01-2023

DENNIS V. MOYLAN,
Florida Registration # 6115
Professional Surveyor & Mapper

STATE OF FLORIDA
DATE OF LAST FIELD WORK

- Found 1/2" Iron Rod L55232
- Found 5/8" Iron Rod LSR009
- Set 1/2" Iron Rod # 6115
- Found Iron Pipe
- Found 3"x3" C.M. PLAIN
- ▲ Found Nail
- Set 4" x 4" C.M. # 6115
- △ Set Nail & Disk in Red #6115

REVISIONS	DATE
Vacate easement	4-11-23

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