

CARDINAL SURVEYING SERVICES OF FLORIDA INC

GRAPHIC SCALE IN FEET



MAP OF SURVEY

TYPE OF SURVEY: "BOUNDARY"

Section 17, Township 21 South, Range 18 East

Date of Survey (field measurements): 06/24/2021

NOTE: BEARING MERIDIAN ESTABLISHED BETWEEN POINT "A" AND POINT "B". BEARING = S 00°00'00" E.

ABBREVIATIONS

A/C = AIR CONDITIONER PAD, C/S = CONC SLAB,
 (C) = CALCULATED, (D) = DESCRIPTION, PC = POINT OF CURVATURE
 CL = CENTERLINE, ELEV = ELEVATION, RES = RESIDENCE, STY = STORY
 CONC = CONCRETE, (F) = AS FIELD MEASURED, (R) = PER RECORD DEED
 COL = COLUMN, (P) = PER RECORD PLAT, POB = POINT OF BEGINNING
 COV = COVERED, FCM = FOUND CONC MONUMENT (# AS NOTED)
 FIR = FOUND IRON ROD (SIZE & # AS NOTED), # = NUMBER
 FIP = FOUND IRON PIPE (SIZE & # AS NOTED),
 FN&D = FOUND NAIL & DISK (# AS NOTED), FN = FOUND NAIL (NO #)
 SIR = SET 5/8" IRON ROD LB # 8400) SN&D = SET NAIL & DISC #8400

SYMBOL LEGEND

● - INDICATES CORNER MONUMENT (TYPE, SIZE, NUMBER AS NOTED)
 --- INDICATES EASEMENT (USE AND SIZE AS NOTED)

NOTES

- 1) ACCURACY: MEETS OR EXCEEDS ACCURACY STANDARD 1 PART IN 7,500.
- 2) THIS SURVEY IS NOT VALID UNLESS DISPLAYED AT THE NOTED SCALE.
- 3) MAP EXPECTED SCALE IS WITHIN 1/20" OF DISPLAYED SCALE.
- 4) DESCRIPTION IS PER CURRENT RECORD DEED UNLESS OTHERWISE NOTED AND DONE WITHOUT THE BENEFIT OF A TITLE SEARCH.
- 5) THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AND OTHER MATTERS OF RECORD NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS. SURVEY WAS PREPARED ACCORDING TO DOCUMENTS PROVIDED BY CLIENT AND/OR SHOWN ON RECORD PLAT.
- 6) ENVIRONMENTAL, JURISDICTIONAL AREAS NOT SHOWN UNLESS NOTED.
- 7) NO APPARENT USE ONTO OR FROM ADJOINING PROPERTY UNLESS NOTED.
- 8) UNDERGROUND IMPROVEMENTS, IRRIGATION SYSTEMS NOT SHOWN.
- 9) ROOF OVERHANGS AND/OR EAVES NOT SHOWN UNLESS NOTED.
- 10) IF THIS SURVEY IS TO BE USED FOR NEW CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CLIENT TO FURNISH CORRECT DATA FOR PLACEMENT OF PROPOSED IMPROVEMENTS.
- 11) ADDITIONAL UNSIGNED, NOT SEALED COPIES AND/OR ANY MODIFICATION, DELETIONS OF DATA TO THIS MAP IS PROHIBITED & IS NOT VALID.
- 12) FIELD MEASUREMENTS IN ACCORDANCE WITH THE U.S. STANDARD FEET.
- 13) THIS SURVEY IS VALID ONLY FOR NOTED EXPECTED USE OF SURVEY.
- 14) ROAD RIGHT-OF-WAYS SHOWN ON THIS SURVEY ARE PER PLAT RECORDED IN PLAT BOOK AND PAGE AS SHOWN IN DESCRIPTION UNLESS NOTED OTHERWISE.

FLOOD ZONE NOTE: THIS LOT APPEARS TO LIE WITHIN FLOOD ZONE X COMMUNITY PANEL #12053C0042D EFFECTIVE DATE 02/02/2012 FLOOD ELEVATION = N/A FEET. FLOOD ZONE NOTE IS NOT TO BE RELIED ON FOR NEW CONSTRUCTION. CONTACT PROPER AGENCY FOR FINAL DETERMINATION.

FOR THE BENEFIT OF:

JARED HOMAN
 AMELIA HOMAN

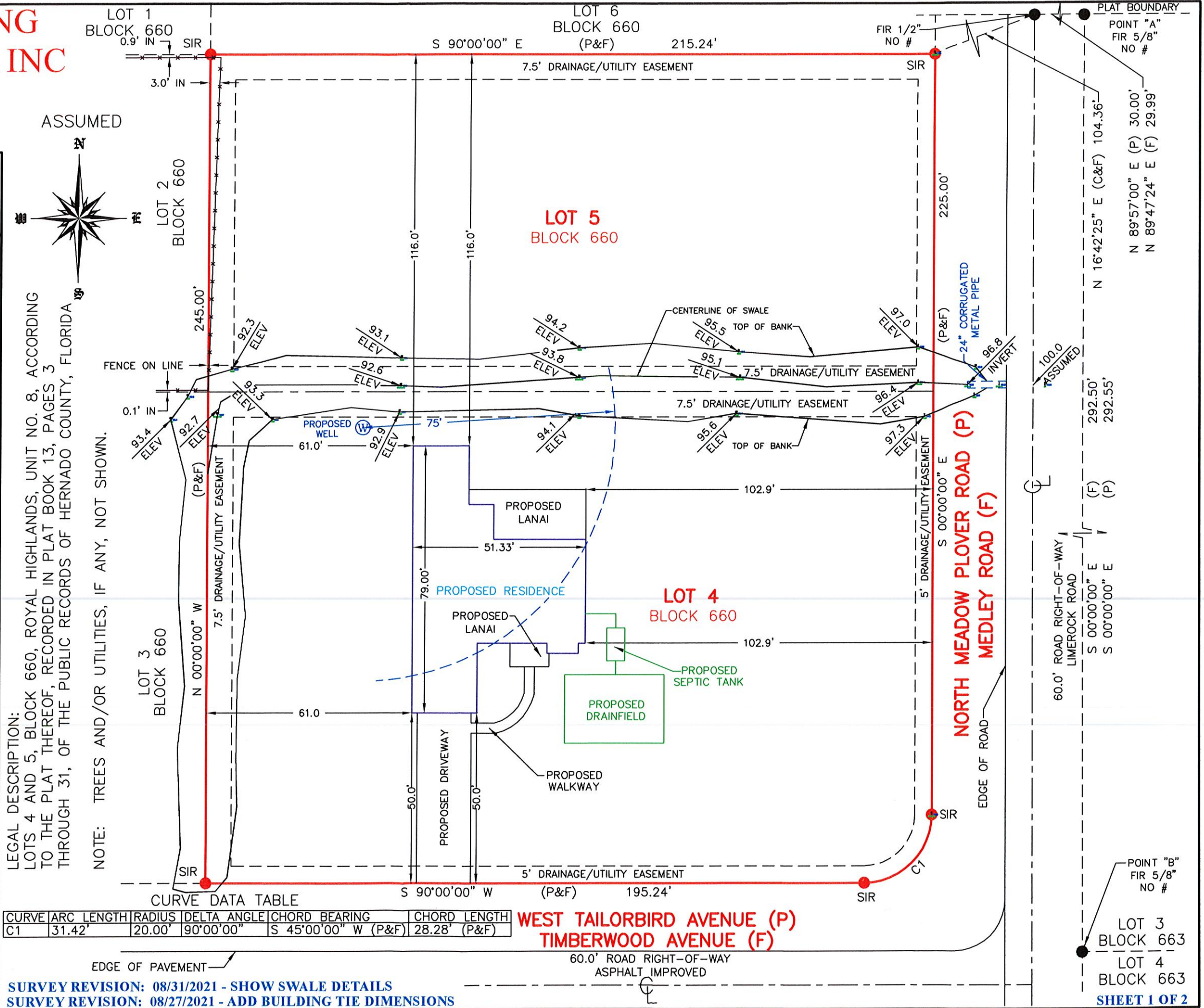
Chad E. White 8/31/21

CHAD E. WHITE, FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NUMBER 6226.
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER.
 6415 HYPERION DRIVE, PORT RICHEY, FLORIDA 34668
 PHONE #: (727) 859-9313, (813) 995-9850

WORK ORDER NUMBER: 21294

LEGAL DESCRIPTION:
 LOTS 4 AND 5, BLOCK 660, ROYAL HIGHLANDS, UNIT NO. 8, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGES 3 THROUGH 31, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA

NOTE: TREES AND/OR UTILITIES, IF ANY, NOT SHOWN.



SURVEY REVISION: 08/31/2021 - SHOW SWALE DETAILS
 SURVEY REVISION: 08/27/2021 - ADD BUILDING TIE DIMENSIONS

CARDINAL SURVEYING SERVICES OF FLORIDA INC

LEGAL DESCRIPTION & SKETCH (DRAINAGE & UTILITY EASEMENT TO BE VACATED) NOT TO SCALE

Section 17, Township 21 South, Range 18 East
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WORK ORDER NUMBER: 21294

LEGAL DESCRIPTION:

A DRAINAGE/UTILITY EASEMENT TO BE VACATED BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF LOT 5, BLOCK 660, ROYAL HIGHLANDS, UNIT NO. 8, PLAT BOOK 13, PAGES 3 THROUGH 31, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE RUN ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MEDLEY ROAD, S 00°00'00" E, A DISTANCE OF 92.50 FEET; THENCE N 90°00'00" W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE S 00°00'00" E, A DISTANCE OF 15.00 FEET; THENCE S 90°00'00" W, A DISTANCE OF 202.74 FEET; THENCE N 00°00'00" W, A DISTANCE OF 15.00 FEET; THENCE N 90°00'00" E, A DISTANCE OF 202.74 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.07 ACRES ±

