

MAP OF SURVEY – BOUNDARY SURVEY AND SKETCH FOR VACATING EASEMENTS

NUM.	BEARING	DISTANCE
L1	S58°10'35"W	80.00
L2	S28°10'35"W	25.19
L3	S28°10'35"W	54.77
L4	S28°10'35"W	58.15
L5	S28°14'07"W	21.96
L6	S28°10'35"W	100.00
L7	S31°50'25"W	89.87
L8	N81°50'25"E	27.38
L9	N81°50'25"E	59.48
L10	N81°50'25"E	62.96
L11	N81°50'25"E	23.85
L12	N81°50'25"E	113.12
L13	N58°10'35"E	80.00
L14	S28°10'35"E	80.00
L15	N81°50'25"E	89.87
L16	N81°50'25"E	85.87

NUM.	BEARING	DISTANCE
L1	S58°10'35"W	80.00
L2	S28°10'35"W	25.19
L3	S28°10'35"W	54.77
L4	S28°10'35"W	58.15
L5	S28°14'07"W	21.96
L6	S28°10'35"W	99.97
L7	S31°50'25"W	89.03
L8	S28°14'05"W	21.85
L9	N81°50'08"E	59.48
L10	N81°50'08"E	62.96
L11	N81°43'35"E	23.85
L12	N81°50'35"E	113.12
L13	N58°10'25"E	79.96
L14	N58°10'25"E	80.12
L15	N81°50'25"E	89.86
L16	N81°51'58"E	85.81

LINE	BEARING	DISTANCE
L17	N21°10'12"W	5.00
L18	S58°10'35"W	7.50
L19	N81°50'25"E	8.15
L20	N81°50'25"E	8.15
L21	S58°10'35"W	7.50
L22	N21°10'12"W	5.00
L23	S58°10'35"W	7.50
L24	N81°50'25"E	8.15
L25	S58°10'35"W	7.50
L26	S58°10'35"W	20.00
L27	S58°10'35"W	20.00
L28	N81°50'25"E	8.15
L29	N81°43'35"E	8.15
L30	N81°43'35"E	8.15
L31	S58°10'35"W	20.00
L32	S58°10'35"W	7.50
L33	S58°10'35"W	7.50
L34	S58°10'35"W	12.50
L35	S58°10'35"W	1.94

EASEMENT "A", TO BE VACATED:

7.5 foot Easement along the Westerly side of the Easterly Property Line of Lot 10 and the Easterly side of the Westerly Property Line of Lot 11, Block 68, Ridge Manor Estates Unit No. 4, according to the Map or Plat thereof, as recorded in Plat Book 11, Page 1, of the Public Records of Hernando County, Florida, further described as follows:

Commence at the Southeast corner of said Lot 10, Block 68, Ridge Manor Estates, Unit No. 4; Thence run N 31°10'19" W, a distance of 5.00 feet; along the Easterly Line of said Lot 10, to the Point of Beginning for Easement "A"; Thence run S 58°10'35" W, a distance of 7.50 feet; Thence run N 31°10'19" W, a distance of 441.45 feet along a Line Parallel to the Easterly Line of said Lot 10, to a point at the Rear Line of Property; Thence run N 81°50'25" E, a distance of 8.15 feet to the Northeast corner of above mentioned Lot 10, Block 68; Thence continue N 81°50'25" E, a distance of 8.15 feet; Thence run S 31°10'19" E, a distance of 434.51 feet; Thence run S 58°10'35" W, a distance of 7.50 feet back to the Point of Beginning.

Containing: 0.151 Acres (6,572.67 Sq. Ft.) More or Less.

DETAIL OF EASEMENT "B" (NOT TO SCALE)

EASEMENT "B", TO BE VACATED:

7.5 foot Easement along the Westerly side of the Easterly Property Line of Lot 11 and the Easterly side of the Westerly Property Line of Lot 12, Block 68, Ridge Manor Estates Unit No. 4, according to the Map or Plat thereof, as recorded in Plat Book 11, Page 1, of the Public Records of Hernando County, Florida, further described as follows:

Commence at the Southeast corner of said Lot 11, Block 68, Ridge Manor Estates, Unit No. 4; Thence run N 31°10'22" W, a distance of 5.00 feet; along the Easterly Line of said Lot 11, to the Point of Beginning for Easement "B"; Thence run S 58°10'35" W, a distance of 7.50 feet;

ABBREVIATIONS LEGEND		P.K.	Parker Kalon Ltd.
ALUM.	Aluminum	P.C.	Point of Commencement
ASNS	Aluminum shed No Slab	P.P.	Point of Beginning
ASOS	Aluminum shed on Slab	P.P.	Point of Commencement
BM	Benchmark	P.P.	Point of Beginning
C	Calculated from field measurements	P.R.	Record Plot of Tangency
CATV	Cable, Television Box	RA	Radius
CALC	Calculated	RAO	Reinforced Concrete Pipe
CC	Corb Slab	RES	Residence
C.B.S.	Concrete Block Structure	R.F.W.	Right of Way
CE	Ceased Entry	RNG	RNG Range
CB	Cable Boring & Distance	SEC	Section
CLP	Chain Link Fence	S.R.	S.R. State Road
CH	Chain	SUB	SUB Subdivision
CMP	Corrugated Metal Pipe	T	T Telephone
CCNC	Concrete	TAN	TAN Tangent
CON	Concrete	T.B.M.	Temporary Bench Mark
CR	Curve or Central Angle	T.O.B.	TOB Top of Bank
D.O.T.	Department of Transportation	T.O.S.	Top of Slope
D.A.	Drainage Area	TRANS.	TRANS Transformer
D.R.O.W.	Drainage Right-of-way	TWP	TWP Township
EL	Elevation	W.C.	Witness Corner
E.P.	End of pavement	WOOD	WOOD Wood
F.B.	Finished Floor	WM	WM Water Meter
F.C.M.	Finished Concrete	W.W.	W.W. Water Meter
F.F.	Finished Floor	WV	WV Water Valve

EASEMENT "A", TO BE VACATED:

7.5 Feet Easement along the Westerly side of the Eastery Property Line of Lot 10 and the Eastery side of the Westerly Property Line of Lot 11, Block 8, Ridge Manor Estates Unit No. 4, according to the plat of said property as recorded in Public Book 11, Page 1 of the Public Records of Hernando County, Florida. Further described as follows:

Commence at the Southeast corner of said Lot 10, Block 8, Ridge Manor Estates Unit No. 4; Thence run N 89° 50' 00" E, a distance of 434.91 feet to the intersection of the Eastery Line of the Point of Beginning for Easement "A"; Thence run S 58° 15' 30" E, a distance of 7.50 feet; Thence run N 31° 10' 10" W, a distance of 441.45 feet along a Line Parallel to the Eastery Line of Lot 10, to a point at the intersection of the Eastery Line of Lot 11, Block 8; Thence run S 89° 50' 00" E, a distance of 434.91 feet to the Southeast corner of said Lot 11, Block 8; Thence run N 81° 54' 50" E, a distance of 8.15 feet; Thence run S 89° 50' 00" E, a distance of 434.91 feet; Thence run S 58° 15' 30" E, a distance of 7.50 feet along the Point of Beginning.

Containing: 0.191 Acres (6,572.67 Sq. Ft.) More or Less.

7.5 Feet Easement along the Westerly side of the Eastern Property Line of Lot 11 and the Eastern side of the Westerly Property Line of Lot 12, Block 68, Ridge Manor Estates Unit No. 4, according to the Map 300-100-000, as recorded in Book 100, Page 1, of the Public Records of Nevada County, Florida. Further described as follows:

Commence at the Southeast corner of said Lot 11, Block 68, Ridge Manor Estates Unit No. 4. Thence run N 11° 08' 00" E, a distance of 105.00' to the intersection of the line of said Lot 11 and the line of said Lot 12, Block 68, Ridge Manor Estates Unit No. 4. Beginning for Easement "B". Thence run S 56° 35' 30" W, a distance of 7.50 feet. Thence run N 31° 10' 47" W, a distance of 406.61 feet along a Line Parallel to the Eastern Line of said Lot 11, to a point at the intersection of the line of said Lot 11 and the line of said Lot 12, Block 68, Ridge Manor Estates Unit No. 4. Thence run N 81° 55' 08" E, a distance of 8.15 feet to the Northeast corner of said Lot 12, Block 68, Ridge Manor Estates Unit No. 4. Thence run S 56° 35' 30" W, a distance of 8.15 feet. Thence run N 31° 10' 47" W, a distance of 400.07 feet. Thence run S 56° 35' 30" W, a distance of 7.50 feet, back to the Beginning. Containing: 0.139 Acres (6,050.77 Sq. Ft.) More or Less.

EASEMENT "C": BE VACATED :

75 feet Easement along the Westernly side of the Easternly Property Line of Lot 12 and the Easternly side of the Westernly Property Line of Lots 13, Block 68, Ridge Manor Estates Unit No. 4, according to the Map or Plan Thereto, as recorded in Plat Book 101, Page L of the Public Records of Hernando County.

The easement is located as follows:

Commence at the Southeast corner of said Lot 12, Block 68, Ridge Manor Estates, Unit No. 4; thence N 5°18'35" W, a distance of 2000 feet, along the Northerly &/Westerly Line of Kim Street, to the point where said Kim Street intersects the Easternly Boundary Line of Lot 12; thence S 31°12'58" W, a distance of 1500 feet along the Easternly side of said Retention Pond; thence run parallel to the Easternly Boundary Line of Lot 12, to the intersection of the Easternly Boundary Line of Lot 12 and the Easternly Boundary Line of Lot 13, Block 68, Ridge Manor Estates, Unit No. 4; thence N 31°12'58" W, a distance of 750 feet; thence run N 31°12'58" W, a distance of 226.85 feet along a line parallel to the Easternly Line of said Lot 12, to a point at the Rear Line of Property; thence Run S 79°43'35" W, a distance of 8.15 feet; thence Run S 31°12'58" W, a distance of 220.36 feet; thence Run N 79°43'35" E, a distance of 8.15 feet; thence Run S 31°12'58" W, a distance of 220.36 feet;

1. Survey based on the description furnished by the client and without benefit of a title search.
2. Bearings and distances are taken from the Survey and Map in accordance with the Record Plat or Deed and the line of the line used in the Survey and Map. If the bearing is depicted by "N" next to the bearing.
3. Underground utilities and improvements not located or shown.
4. There are no visible encroachments unless shown hereon.
5. The location of any Federal or State owned property or power lines is not known by this Surveyor and Mapper.
6. Distances shown near the line of the line are to isolate the distances shown to ties to said fences are correct.
7. Distances shown near the line of the line are to isolate the distances shown to ties to said fences are correct.
8. Gutters, overhangs, underground foundations and irrigation systems are not located unless shown hereon
9. 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 the Rules, Regulations, Ordinances and/or the limits of said Jurisdictions are not shown hereon, unless stated otherwise.
10. All easements shown hereon are for drainage and/or utilities shown hereon.
11. The property shown hereon is subject to Reservations, Easements, and Encumbrances.
12. The Ties to Property Lines are Collocated from Field Measurements and are shown as follows:
13. The Ties to Property Lines are otherwise shown and are indicated by:

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