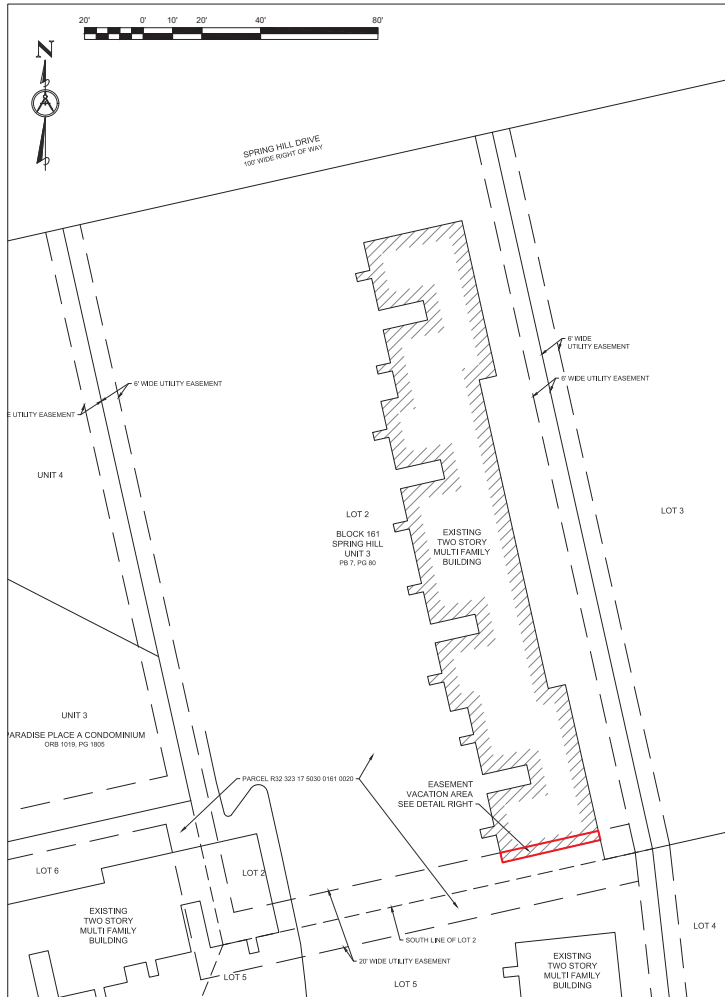
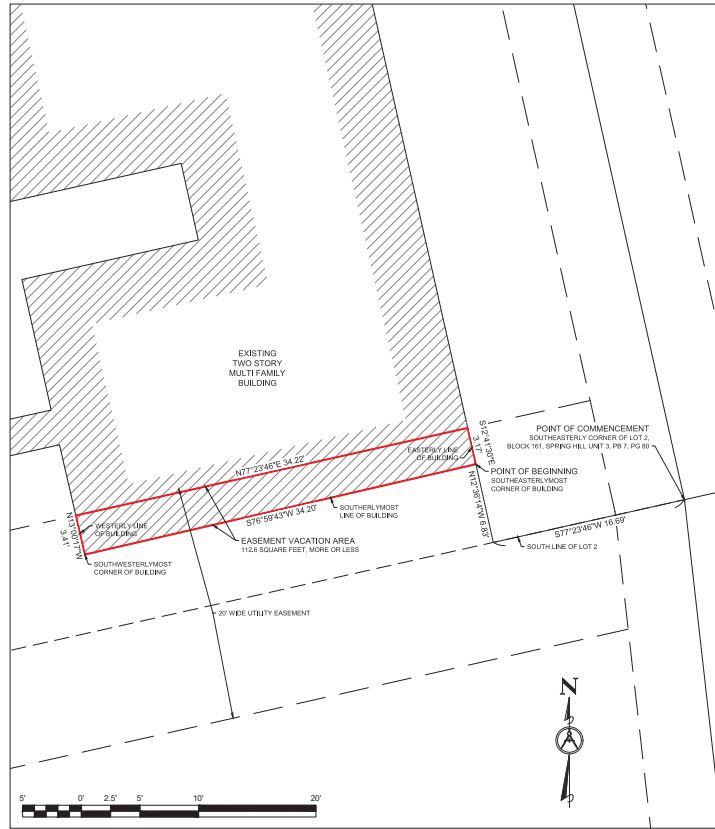


SKETCH OF DESCRIPTION

LOT 2, BLOCK 161, SPRING HILL UNIT 3
HERNANDO COUNTY, FLORIDA



EASEMENT AREA
SCALE: 1" = 20'



DETAIL
SCALE: 1" = 5'

LEGAL DESCRIPTION

A PARTIAL UTILITY EASEMENT LYING IN LOT 2, BLOCK 161, SPRING HILL UNIT 3, AS RECORDED IN PLAT BOOK 7, PAGES 80 THROUGH 86, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 2, BLOCK 161, SPRING HILL UNIT 3, AS RECORDED IN PLAT BOOK 7, PAGES 80 THROUGH 86, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, THENCE RUN S77°23'45"W, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 16.59 FEET; THENCE DEPARTING SAID SOUTH LINE OF LOT 2, RUN N17°23'45"E A DISTANCE OF 34.22 FEET TO THE SOUTHEASTERLY MOST CORNER OF AN EXISTING BUILDING, SAID CORNER LYING AT THE POINT OF BEGINNING; THENCE S78°59'43"W ALONG THE SOUTHERLY MOST LINE OF SAID BUILDING, A DISTANCE OF 34.20 FEET TO THE SOUTHWESTERLY MOST CORNER OF SAID BUILDING; THENCE N17°23'45"W ALONG THE WESTERLY LINE OF SAID BUILDING, A DISTANCE OF 31.22 FEET; THENCE DEPARTING SAID WESTERLY LINE OF SAID BUILDING, RUN N77°23'45"E A DISTANCE OF 34.22 FEET TO THE EASTERLY LINE OF SAID BUILDING; THENCE S12°41'30"E, ALONG SAID EASTERLY LINE OF BUILDING, A DISTANCE OF 3.17 FEET TO THE POINT OF BEGINNING, CONTAINING THEREIN 112.8 SQUARE FEET, MORE OR LESS.

SURVEY NOTES

1. ADDITIONS TO OR DELETIONS FROM THIS SURVEY ARE NOT VALID WITHOUT THE WRITTEN EXPRESSED CONSENT OF THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS SKETCH WAS PREPARED IN SEPTEMBER OF 2022.

LEGEND AND ABBREVIATIONS

- ORB OFFICIAL RECORDS BOOK
- PG PAGE OR PAGES
- FB FLAT BOOK

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON IS IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

Developed by:
Donald Holt
-LS 3989 (2) HO-...



DONALD LEE HOLT
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NUMBER LS3989

NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS DIGITALLY SIGNED BY THE REGISTERED LAND SURVEYOR USING A 3RD PARTY DIGITAL SIGNATURE SERVICE.

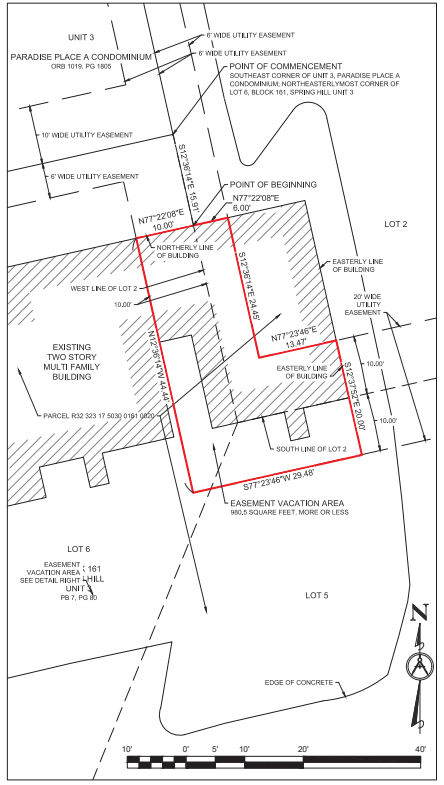
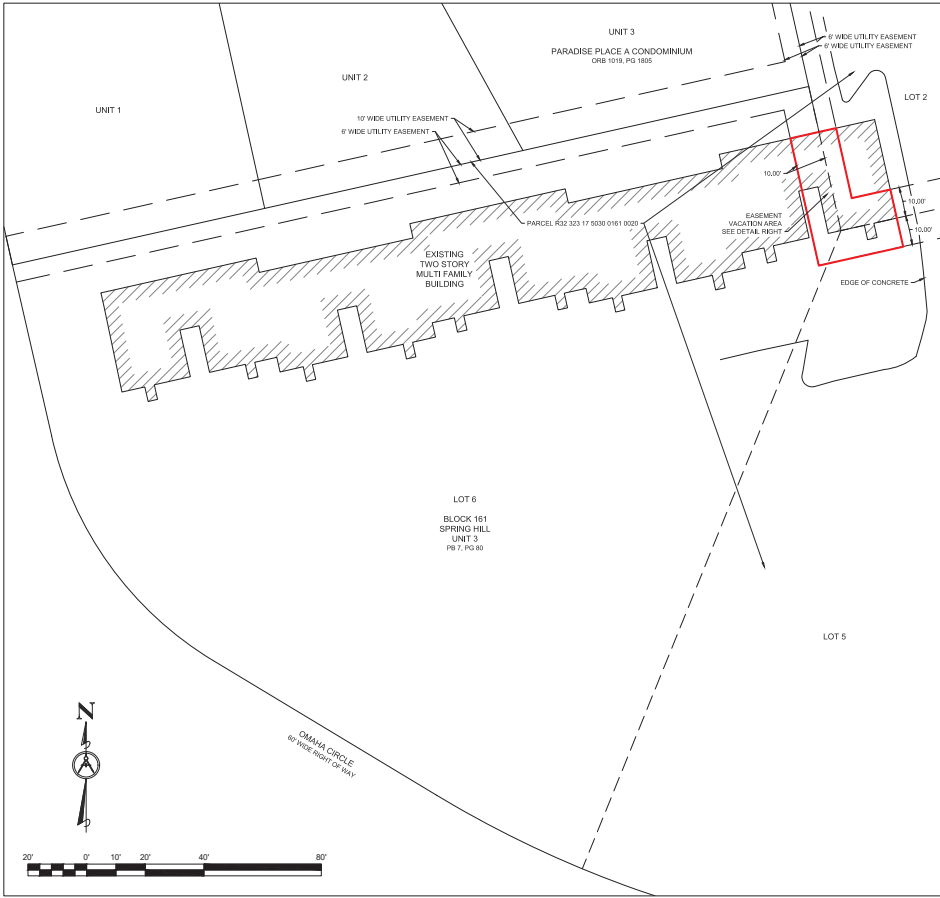
SKETCH OF DESCRIPTION PARTIAL EASEMENT VACATION
LOT 2, BLOCK 161, SPRING HILL UNIT 3
HERNANDO COUNTY, FLORIDA

DATE: 9-28-2022
SCALE: AS SHOWN
DRAWN BY: DONALD LEE HOLT
APPROVED BY: DONALD LEE HOLT
DRAWING: 2109E_assessment

Sheet

SKETCH OF DESCRIPTION

LOTS 2, 5 AND 6, BLOCK 161, SPRING HILL UNIT 3
HERNANDO COUNTY, FLORIDA



LEGAL DESCRIPTION

A PARTIAL UTILITY EASEMENT VACATION LYING IN LOTS 2, 5 AND 6, BLOCK 161, SPRING HILL UNIT 3, AS RECORDED IN PLAT BOOK 7, PAGES 83 THROUGH 86 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF UNIT 3, PARADISE PLACE, AS RECORDED IN OFFICIAL RECORDS BOOK 1019, PAGE 1808, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, SAID CORNER ALSO BEING THE NORTHEASTERLY CORNER OF LOT 8, BLOCK 161, SPRING HILL UNIT 3, AS RECORDED IN PLAT BOOK 7, PAGES 83 THROUGH 86 OF SAID PUBLIC RECORDS, THENCE RUN S12°38'14"E, ALONG THE WEST LINE LOT 2, OF SAID SPRING HILL UNIT 3, A DISTANCE OF 15.91 FEET TO A POINT ON THE NORTHERLY LINE OF AN EXISTING BUILDING, SAID POINT BEING THE POINT OF BEGINNING, THENCE RUN N77°22'08"E, ALONG SAID NORTHERLY LINE OF BUILDING, A DISTANCE OF 6.90 FEET, THENCE DEPARTING SAID NORTHERLY LINE OF BUILDING, RUN S12°38'14"E PARALLEL WITH AND 6.00 FEET EASTERLY OF, WHEN MEASURED PERPENDICULARLY TO THE AFORESAID WEST LINE OF LOT 2, A DISTANCE OF 24.45 FEET, THENCE RUN N77°22'48"E PARALLEL WITH AND 10.00 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULARLY TO THE SOUTH LINE OF AFORESAID LOT 2, A DISTANCE OF 13.47 FEET TO THE EASTERLY LINE OF SAID BUILDING, THENCE RUN S12°37'52"E, ALONG SAID EASTERLY LINE OF BUILDING AND A SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 20.00 FEET, THENCE RUN S77°23'46"W, PARALLEL WITH AND 10.00 FEET SOUTHERLY OF, WHEN MEASURED PERPENDICULARLY TO THE SAID SOUTH LINE OF LOT 2, A DISTANCE OF 20.44 FEET, THENCE RUN N12°38'14"W, PARALLEL WITH AND 10.00 FEET WESTERLY OF, WHEN MEASURED PERPENDICULARLY TO THE AFORESAID WEST LINE OF LOT 2, A DISTANCE OF 44.44 FEET TO THE NORTHERLY LINE OF SAID EXISTING BUILDING, THENCE N77°22'08"E ALONG SAID NORTHERLY LINE OF BUILDING, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING, CONTAINING THEREIN 960.5 SQUARE FEET, MORE OR LESS.

SURVEY NOTES

- ADDITIONS TO OR DELETIONS FROM THIS SURVEY ARE NOT VALID WITHOUT THE WRITTEN EXPRESSED CONSENT OF THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER.
- THIS IS NOT A BOUNDARY SURVEY.
- THIS SKETCH WAS PREPARED IN SEPTEMBER OF 2022.

LEGEND AND ABBREVIATIONS

ORB	OFFICIAL RECORDS BOOK
PG	PAGE OR PAGES
PB	PLAT BOOK

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON IS IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.



DONALD LEE HOLT
PROFESSIONAL SURVEYOR AND MAPPER
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NOT VALID WITHOUT THE SIGNATURE & THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, UNLESS DIGITALLY SIGNED BY THE REGISTERED LAND SURVEYOR USING A 3RD PARTY DIGITAL SIGNATURE SERVICE.

SKETCH OF DESCRIPTION PARTIAL EASEMENT VACATION
LOTS 2, 5 AND 6, BLOCK 161, SPRING HILL UNIT 3
HERNANDO COUNTY, FLORIDA

SCALE: 1" = 20' / 1" = 10'
DATE: 9-28-2022
DRAWN BY: DONALD LEE HOLT
APPROVED BY: DONALD LEE HOLT
DRAWING TITLE: EASEMENT