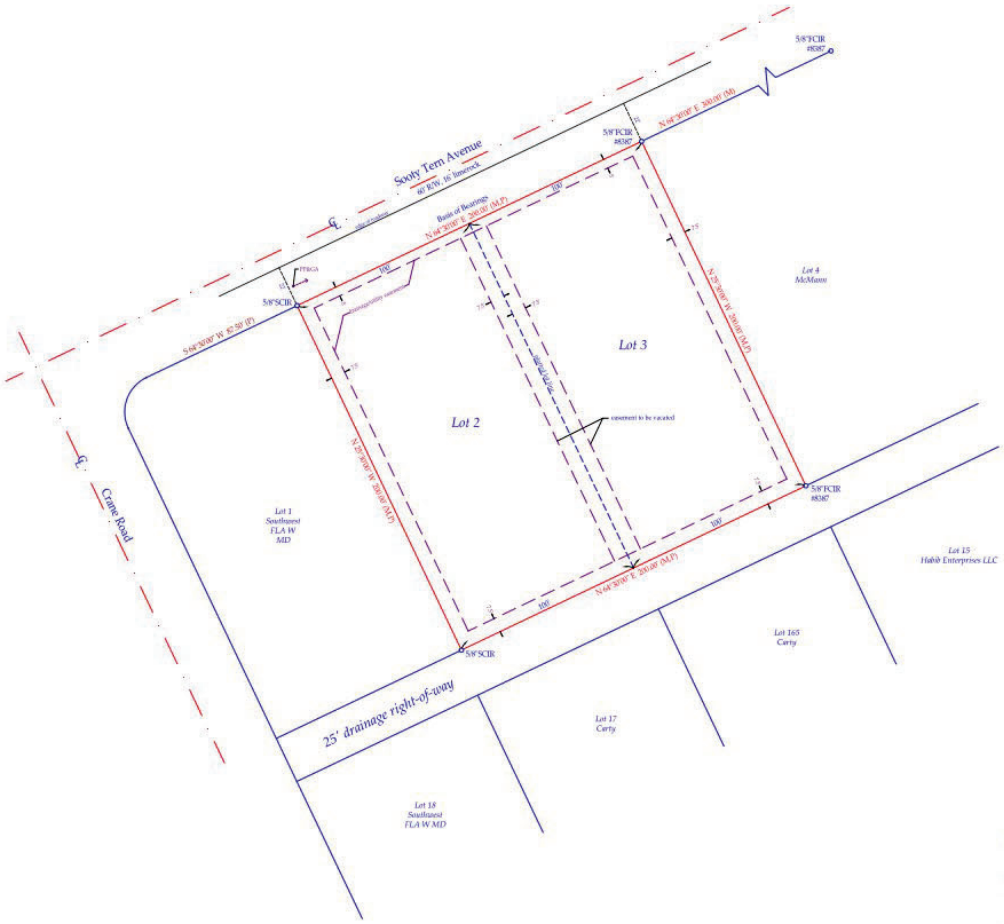
BOUNDARY SURVEY &
EASEMENT VACATION
PARCEL IDs: R01 221 17 3360 0739 0020 &
R01 221 17 3360 0739 0030

Sec. 15, Twp. 21 SOUTH, Rng. 18 EAST

REVISED on 10/01/2025: Added proposed easement vacation



0 1" = 30' 30

LEGEND

℄	CENTERLINE
C	CALCULATED
Conc.	CONCRETE
Cov.	COVERED
C.S.	CONCRETE SLAB
DNSF	DID NOT SET OR FIND
EL	ELEVATION
FCIR	FOUND CAPPED IRON ROD
FCM	FOUND CONCRETE MONUMENT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
GA	GUY ANCHOR
HYD	HYDRANT
M	MEASURED
M.E.S.	MITERED END SECTION
MOL	MORE OR LESS
N&D	NAIL & DISC
O/A	OVERALL
PL	PLATTED
PP	POWER POLE
R	RECORD
RIN	RESE/MACK
R/W	RIGHT OF WAY
SCIR	SET CAPPED IRON ROD #8387
TBM	TEMPORARY BENCHMARK
T.O.B.	TOP OF BANK
WM	WATER METER

Legal Description:

Lot 2, Block 739, ROYAL HIGHLANDS, UNIT NO. 8, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 3 through 31, inclusive, of the Public Records of Hernando County, Florida.

AND

Lot 3, Block 739, ROYAL HIGHLANDS, UNIT NO. 8, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 3 through 31, inclusive, of the Public Records of Hernando County, Florida.

Vacating the 15 foot wide drainage & utility easement lying on the East 7.5 feet of Lot 2 and the West 7.5 feet of Lot 3, Block 739, as per plat thereof recorded in Plat Book 13, Pages 3 - 13, Public Records of Hernando County, Florida.

Total area of drainage & utility easement to be vacated is 2,812.3 square feet.

Legal description obtained from deed recorded in OR Book 4450, Page 411, Public Records of Hernando County, Florida.

Certified to:

Gordon McMann

Order No.

KEYS812829+812838(SOOTYTERN)

Field Book 15, Page 12,
Field Work Date: 03/06/2025

Flood Plane Certification according to the F.I.R.M. Map, Community Panel Number:

12053C0061D

Effective Date: 02/02/2012

Property appears to be in Flood Zone "X" Area of minimal hazard

This survey was prepared without the benefit of a title search and may be subject to easements, agreements and other matters of record not shown hereon. No information regarding such easements and agreements was supplied except as may be shown. The survey depicted here is not covered by professional liability insurance.

I hereby certify that a survey of the property described hereon was made under my supervision and that the survey meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is a true and accurate representation to the best of my knowledge and belief.

SUNSHINE SURVEY, LLC
1056 OSOWAW BLVD.
HERNANDO BEACH, FL. 34607-3730

LB # 8387
(863) 245-8442

Drawn by: E.I.P.
Checked by:

PLAT OF SURVEY

Frank Julian

Digitally signed by Frank Julian
DN: cn=Frank Julian, o, ou, email=frank95495@gmail.com, c=US
Date: 2025.10.04 22:34:04 -04'00'

Frank A. Julian, PSM # 5495
Not Valid Unless Signed, Dated and Stamped
With Embossed Seal or Electronic Signature.

CamScanner