

SPECIFIC PURPOSE SURVEY

MERIDIAN BASED ON THE EASTERLY
RIGHT OF WAY LINE OF SHARON COURT
AS BEARING S01°49'29"E (P)

SCALE 1" = 50'

LINE	BEARING	DISTANCE
L1	N88°10'31"E	5.00'
L2	N01°49'29"W	7.50'
L3	S01°49'29"E	15.00'
L4	N01°49'29"W	7.50'

DESCRIPTION:

A portion of the Drainage and/or Utility Easement lying within Lots 19 and 20, Block 91, Ridge Manor Estates Unit No. 2 Replat No. 1, according to the plat thereof, as recorded in Plat Book 10, Page 88, of the Public Records of Hernando County, Florida, described as follows:
Commence at the Northwest corner of said Lot 20, thence N88°10'31"E along the North boundary thereof a distance of 5.00 feet for a Point of Beginning; thence N01°49'29"W 7.50 feet; thence N88°10'31"E 292.48 feet; thence S01°49'29"E 15.00 feet; thence S88°10'31"W 292.48 feet; thence N01°49'29"W 7.50 feet to the Point of Beginning.

Prepared for and Certified to:
Lauren A. Miley and Daniel A. Miley

Property Address:
6208 Sharon Court
Webster, Florida 33597

LEGEND	
PLS	= Professional Land Surveyor
LB	= Licensed Business
SCIR	= Set Capped Iron Rod
FOIR	= Found Capped Iron Rod
FOIP	= Found Capped Iron Pipe
FIR	= Found Iron Rod
FIP	= Found Iron Pipe
FCM	= Found Concrete Monument
SN&D	= Set Nail and Disk
FN&D	= Found Nail and Disk
(P)	= Plat Dimension
(F)	= Field Measurement
(D)	= Deed Information
(R)	= Radial Line
POB	= Point of Beginning
TBM	= Temporary Benchmark
A/C	= Air Conditioner
Conc.	= Concrete
P/E	= Pool Equipment
○	= Utility Pole
⊗	= Fire Hydrant
⊕	= Water Meter
⊙	= Telecommunications Box
⊖	= Guy Anchor
⊗	= Electric Utility Box
⊕	= Street Sign
⊖	= Water Valve
⊗	= Mail Box

NOTES:

1. Certifying Surveyor accepts no responsibility for right of way, easement restrictions or other matters affecting title to land surveyed other than those recited in the current deed and or instruments of records furnished by the client and or their agents.
2. Underground encroachments, if any, NOT located.
3. Unless it bears the signature and original raised seal of a Florida Licensed Land Surveyor and Mapper, this drawing, sketch, plat or map is for informational purposes only and is not valid.
4. Occupation other than shown, not measured.

STATE OF FLORIDA
COUNTY OF HERNANDO
I, JEFFERY A. COPELAND, PLS No. 5279
do hereby certify that this Survey of the property described herein was surveyed and drawn under my supervision, and complies with the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 53-17.050 through 053 Florida Administrative Code, pursuant to 472.027, Florida Statutes.
JEFFERY A. COPELAND, PLS No. 5279

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JOB NO. 21-469A
Field Book No. 180 Page No. 48
DATE 6/19/23 Party Chief JBC Drawn By JAC Checked By PC

