

INTEGRITY LAND SOLUTIONS GROUP, INC.

Professional Land Surveying & Mapping

12345 Centralia Rd / P.O. Box 6890 Spring Hill, FL 34611

Phone: (352) 428-2351

Email: ILSG@tampabay.rr.com

WORK ORDER: 25-06 MAP DATE: 1/31/2025 SECTION: 6 TOWNSHIP: 21 S RANGE: 18 E

CERTIFIED TO THE FOLLOWING ONLY:

- JOSEPH COTRONEO

DESCRIPTION:

LOT 9 AND LOT 10, BLOCK 84, ROYAL HIGHLANDS UNIT NO. 1-B, according to the plat thereof, as recorded in Plat Book 11, Pages 82 - 91, inclusive of the Public Records of Hernando County, Florida.

PARCEL KEY: 00675996

Physical Address: @ MACEK RD

Surveyor Notes

1. Survey based on the description furnished by the Client and without benefit of a title search.
2. Survey is subject to notes, statements, and notations shown hereon.
3. Underground utilities and subsurface improvements not located unless otherwise shown hereon.
4. The property shown hereon may be subject to Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. Requirements of said Rules, Regulations, Ordinances and/or the limits of said Jurisdictions were not determined by this Surveyor, unless otherwise shown hereon.
5. According to FEMA, FIRM map panel 12053C0041E, dated January 15, 2021, subject property appears to lie within Flood Zone(s): "X"
6. Bearings shown hereon are based on the West R/W line of Martin Road (Macek Rd.), as it is shown on the plat referenced hereon. Record Bearing: NORTH is assumed by this Surveyor designated hereon by the graphical entry "NACD" at aforementioned bearing. North arrow is assumed per stated plat bearing.
7. All easements shown hereon are for drainage and/or utility purposes unless otherwise shown.
8. Subject property may be subject to Reservations, Restrictions, and/or Easements of Record and not of Record that an accurate title search may disclose. Determination was not made by this Surveyor for the aforementioned and shall not be held liable in any way for damages caused as a result.
9. Any reproduction or photocopy of this map of survey, partially or in its entirety, is prohibited without the written consent and permission of Integrity Land Solutions Group, Inc., and in such cases shall be considered not valid and of uncertified information only. In such case, reliance upon information is at the sole risk of user and Integrity Land Solutions Group, Inc., and/or its affiliates, will not be held liable in any way.
10. This map shall not be used for any other purposes than what it was created for and shall be considered in such case, general information only and not valid. This map of survey is not to be used for design and/or construction purposes without the expressed permission of Integrity Land Solutions Group, Inc., which reserves the right to deny any additional use of this map other than the purpose for which it was created. THIS IS NOT A SITE PLAN.
11. This map of survey is solely for the benefit of those named in the certification box shown hereon and is NOT TRANSFERABLE. Integrity Land Solutions Group, Inc., assumes no responsibility for any and all damages caused as a result of using this map contrary to above stated.
12. This map of survey is not for design and/or construction purposes.

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Chris T. Gordon

Digitally signed by Chris T. Gordon
Date: 2025.02.12 15:10:18 -0500



CHRIS T. GORDON,
Professional Surveyor & Mapper
Florida Registration # 6191
Integrity Land Solutions Group, Inc. LB #8065

DATE OF LAST
FIELD ACQUISITION:
1/29/2025

SHEET 1 OF 1

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

OFFICE USE ONLY: C:\SURVEYS\2025\2025-02-12-15-10-18-0500.dwg

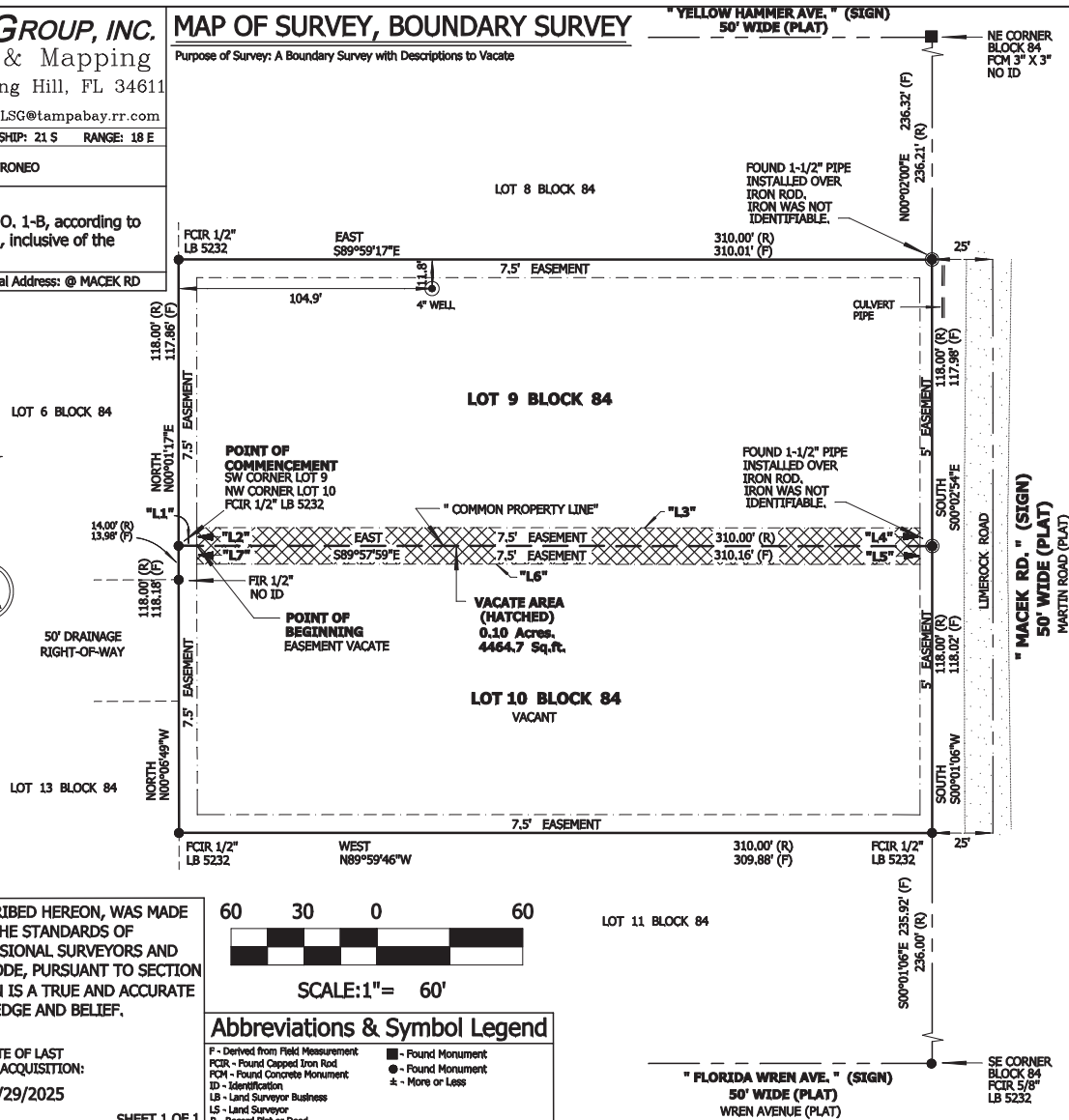
LAST PLOTTED: 2/12/2025

Field Book: 50 Page(s): 30

Drawn By: CTG Checked By: CTG

MAP OF SURVEY, BOUNDARY SURVEY

Purpose of Survey: A Boundary Survey with Descriptions to Vacate



Description to Vacate

Commence at the SW corner of Lot 9, also known as the NW corner Lot 10, all in Block 84, Royal Highlands Unit No. 1-B, according to the plat thereof as recorded in Plat Book 11, pages 82 - 91, inclusive of the Public Records of Hernando County, Florida, point being now established with a capped 1/2" iron rod stamped "LB 5232"; thence run along the common property line of said Lot 9 & Lot 10, S89°57'59"E, 7.50 feet to the POINT OF BEGINNING. Thence run parallel with the West line of Lot 9, as it is now established, N00°01'17"E, 7.50 feet; thence run parallel to the common property line of said Lot 9 & Lot 10, S89°57'59"E, 297.65 feet to a point that is 5.00 feet West of the East line of said Lot 9, as it is now established; thence run parallel with the said East line, S00°02'54"E, 7.50 feet to a point on the common property line of said Lot 9 & Lot 10; thence run parallel to the East line of Lot 10, as it is now established, S00°01'06"W, 7.50 feet; thence run parallel to the common property line of said Lot 9 & Lot 10, N89°57'59"W, 297.64 feet to a point that is 7.50 feet East of the West line of said Lot 10, as it is now established; thence run parallel to the said West line, N00°06'49"W, 7.50 feet to the Point of Beginning. Said vacate containing 4464.7 square feet more or less.

VACATE LINE DETAIL

NUM	BEARING	DISTANCE
L1	S89°57'59"E	7.50'
L2	N00°01'17"E	7.50'
L3	S89°57'59"E	297.65'
L4	S00°02'54"E	7.50'
L5	S00°01'06"W	7.50'
L6	N89°57'59"W	297.64'
L7	N00°06'49"W	7.50'

Revision

Prepare Descriptions for Easement Vacate 2/11/25
