NOTES

1.) 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 SAID RULES, REGULATIONS, ORDINANCES AND/OR THE LIMITS OF SAID JURISDICTIONS ARE NOT SHOWN HEREON UNLESS STATED OTHERWISE.

2.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY BE SUBJECT TO EASEMENTS, RIGHT-OF-WAYS AND OTHER MATTERS OF RECORD.

3.) PROPOSED BUILDING DIMENSIONS NOT TO BE RELIED UPON FOR USE DURING CONSTRUCTION PHASES.

4.) ALL EASEMENTS SHOWN HEREON ARE FOR DRAINAGE AND/OR UTILITIES UNLESS SHOWN OTHERWISE.

5.) ANGLES, BEARINGS, AND/OR DISTANCES DEPICTED HEREON ARE DESCRIBED UNLESS SHOWN OTHERWISE.

6.) THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND CERTIFIES TO THE DATE OF FIELD WORK AND NOT THE SIGNATURE DATE.

7.) THIS SURVEY OR SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.

DESCRIPTION:

VACATION OF A 7.5 FOOT EASEMENT ALONG EACH SIDE AND PARALLEL TO A BOUNDARY LINE BETWEEN LOTS 1 AND 2, BLOCK 23, RIDGE MANOR ESTATES UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 94, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SOUTHERLY PROPERTY CORNER BETWEEN SAID LOTS 1 AND 2, FOR A POINT OF BEGINNING: THENCE N01°30'40"W ALONG THE BOUNDARY LINE BETWEEN SAID LOTS 1 AND 2, 291.05 FEET(PLAT) 291.49 FEET(CALCULATED) TO THE POINT OF TERMINUS AT THE NORTHERLY PROPERTY CORNER BETWEEN SAID LOTS 1 AND 2,, EACH EASEMENT LINE TO SHORTEN OR LENGTHEN TO THE SOUTHERLY AND NORTHERLY BOUNDARY LINES.

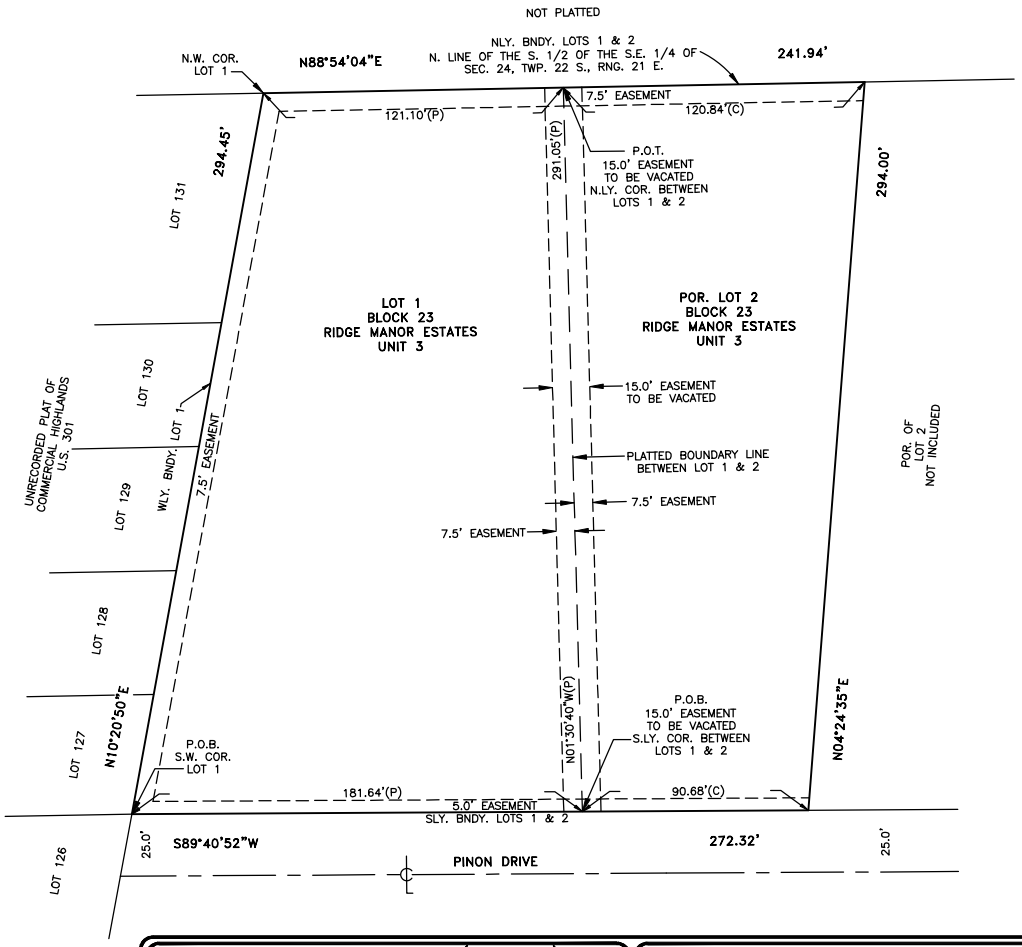
DESCRIPTION:

LOT 1, AND A PORTION OF LOT 2, BLOCK 23, RIDGE MANOR ESTATES, UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT BOOK 10, PAGE 94, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. MORE PARTICULLARY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1, FOR A POINT OF BEGINNING; THENCE NORTH 10°21'24" EAST ALONG THE WESTERLY BOUNDARY LINE OF SAID LOT 1, 294.97 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 88°56'18" EAST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 1 AND 2, 241.94 FEET; THENCE SOUTH 04°24'35" WEST, 294.00 FEET; THENCE SOUTH 89°40'52" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 1 AND 2, 272.32 FEET TO THE POINT OF BEGINNING.

CONTAING: 1.72 ACRES M.O.L.

SEC 24 TWP 22 S. RNG 21 E. SCALE 1"=50'



BOUNDARY SKETCH & LEGAL ONLY

ABBREVIATIONS

F=FIELD	CT. = COURT	PG.=PAGE
P=PLATTED	AVE.=AVENUE	P.B.=PLAT BOOK
M=MEASURED	DR.=DRIVE	APP.=APPROXIMATE
D=DESCRIBED	ST.=STREET	P.C.=POINT OF CURVATURE
C=CALCULATED	LA.=LANE	P.I.=POINT OF INTERSECTION
NO.=NUMBER	BLVD.=BOULEVARD	P.O.B.=POINT OF BEGINNING
SEC.=SECTION	CIR.=CIRCLE	P.O.T.=POINT OF TERMINUS
TWP.=TOWNSHIP	B.M.=BENCHMARK	P.S.M.=PROFESSIONAL SURVEYOR AND MAPPER
RNG.=RANGE	ENC.=ENCROACHMENT	L.S.=LAND SURVEYOR
COR=CORNER	BDRY.=BOUNDARY	L.B.=LAND SURVEYOR BUSINESS
BRNG.=BEARING	R/P=REFERENCE POINT	L.U.B.M.=LINE USED FOR BEARING MERIDIAN
TYP.=TYPICAL	R/W=RIGHT-OF-WAY	O.R.BK.=OFFICIAL RECORD BOOK
POR. = PORTION	C/L=CLOSURE LINE	℄=CENTERLINE
	≄=NOT TO SCALE	

DJT LAND SURVEYING LLC (L.B.8340)
PHONE (352) 942-7833 / EMAIL: DONT6505@GMAIL.COM
8017 FOLKSTONE STREET BROOKSVILLE, FL. 34613

SENT TO AND CERTIFIED FOR:

ARCHBOLD

DREAM CUSTOM HOMES

CREW CHIEF: D.H. NOTES FILED: SUBFILE

DRAWN BY:	D.J.T.
CHECKED BY:	D.J.T.
DATE:	01/20/26
ORDER NO.	25-165
MAP NO.	B-26401

CERTIFICATION NOT VALID AFTER 90 DAYS FROM DATE OF SURVEY OR UPDATE

DATE	UPDATES AND/OR REVISIONS

CERTIFICATION

I HEREBY CERTIFY THE BOUNDARY SKETCH AND LEGAL SHOWN HEREON

Digitally signed by DONALD J TRUCKENBROD
Date: 2026.01.22 22:49:52 -05'00'

DONALD J. TRUCKENBROD P.S.M. NO. 6505
NOT VALID WITHOUT EMBOSSED SEAL