

DESCRIPTION OF PROPOSED VACATED EASEMENT

A portion of the 7.5' Drainage & Utility Easements lying along the common boundary between Lot 1 and Lot 2, Block 58, as shown on the plat of (RIDGE MANOR ESTATES, UNIT NO. 2, as per Plat recorded in Plat Book 10, Pages 2 through 27, of the Public Records of Hernando Florida, being more particularly described as follows:

Commence at the common corner at the rear (Southwesterly) end of said Lot 1 and Lot 2, Block 58 (South corner of Lot 1, Block 58); thence N 48°40'27" E, along the common line, 7.50 feet to the intersection of the rear Drainage & Utility Easement line with the common lot line between said Lot 1 and Lot 2, and the Point of Beginning; thence N 41°19'38" W, 7.50 feet, to the Westerly line of said side easement; thence N 48°40'27" E, 292.50 feet, parallel with said common lot line, to the front Drainage & Utility Easement line; thence S 41°19'38" E, 15.00 feet, to the Easterly line of said side easement; thence S 48°40'27" W, 292.50 feet, parallel with said common lot line, to the rear Drainage & Utility Easement line; thence N 41°19'38" W, 7.50 feet, to the Point of Beginning.

Containing 4,387.5 sq ft (± 0.1007 acres).

Note: This vacation affects only the interior side-easement area between the rear and front easement lines; the front and rear Drainage & Utility Easements remain.

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.50'	N48°40'27"E
L2	7.50'	N41°19'38"W
L3	292.50'	N48°40'27"E
L4	15.00'	S41°19'38"E
L5	292.50'	S48°40'27"W
L6	7.50'	N41°19'38"W

NOTES

- NEITHER UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES, NOR ROOF OVERHANGS WERE LOCATED BY THIS SURVEY.
- ADDITIONS OR DELETIONS TO THIS SURVEY BY ANYONE OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS WHICH MAY BE SHOWN OR NOTED ON THE RECORD PLAT AND WITHIN THE PUBLIC RECORDS OF THE COUNTY THE SUBJECT PROPERTY IS LOCATED. THIS SURVEY ONLY DEPICTS SURVEY RELATED INFORMATION SUCH AS EASEMENTS AND SETBACKS THAT ARE SHOWN ON A RECORD PLAT OR HAVE BEEN FURNISHED TO THE SURVEYOR.
- BUILDING TIES AND DIMENSIONS FOR IMPROVEMENTS SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

PROPERTY ADDRESS:
SMALLMAN STREET
WEBSTER, FLORIDA 33597

FLOOD ZONE INFORMATION
PROPERTY LIES WITHIN FLOOD
ZONE "X" PER COMMUNITY PANEL
NO. 12053C0237D, EFFECTIVE
DATE 2/2/2012.

(PER INFORMATION OBTAINED
FROM WWW.MSC.FEMA.GOV)

Alan Morgan

I HEREBY CERTIFY THAT THIS SURVEY IS A
TRUE AND ACCURATE REPRESENTATION OF
A SURVEY PREPARED UNDER MY DIRECTION.
THE SEAL APPEARING ON THIS DOCUMENT
WAS AUTHORIZED BY ALAN W. MORGAN,
P.S.M 5731 ON 2/6/2024.

Digitally signed by Alan
Morgan
Date: 2025.10.08 14:19:03
-04'00'
Alan W. Morgan
License Number
5731
STATE OF
FLORIDA
Professional Surveyor and Mapper

Job: PSMCO 24-0702
Field Date: 2/1/24 (R.R.B.A.)
Revision 2 (10/08/25)
Add description of easement vacated
Scale: 1"=60'

60' 0' 30' 60'

LEGAL DESCRIPTION (O.R. BOOK 3978, PAGE 904):
LOTS 1 AND 2, BLOCK 58, RIDGE MANOR ESTATES, UNIT
NO. 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK
10, PAGES 2 THROUGH 27, PUBLIC RECORDS OF
HERNANDO COUNTY, FLORIDA.

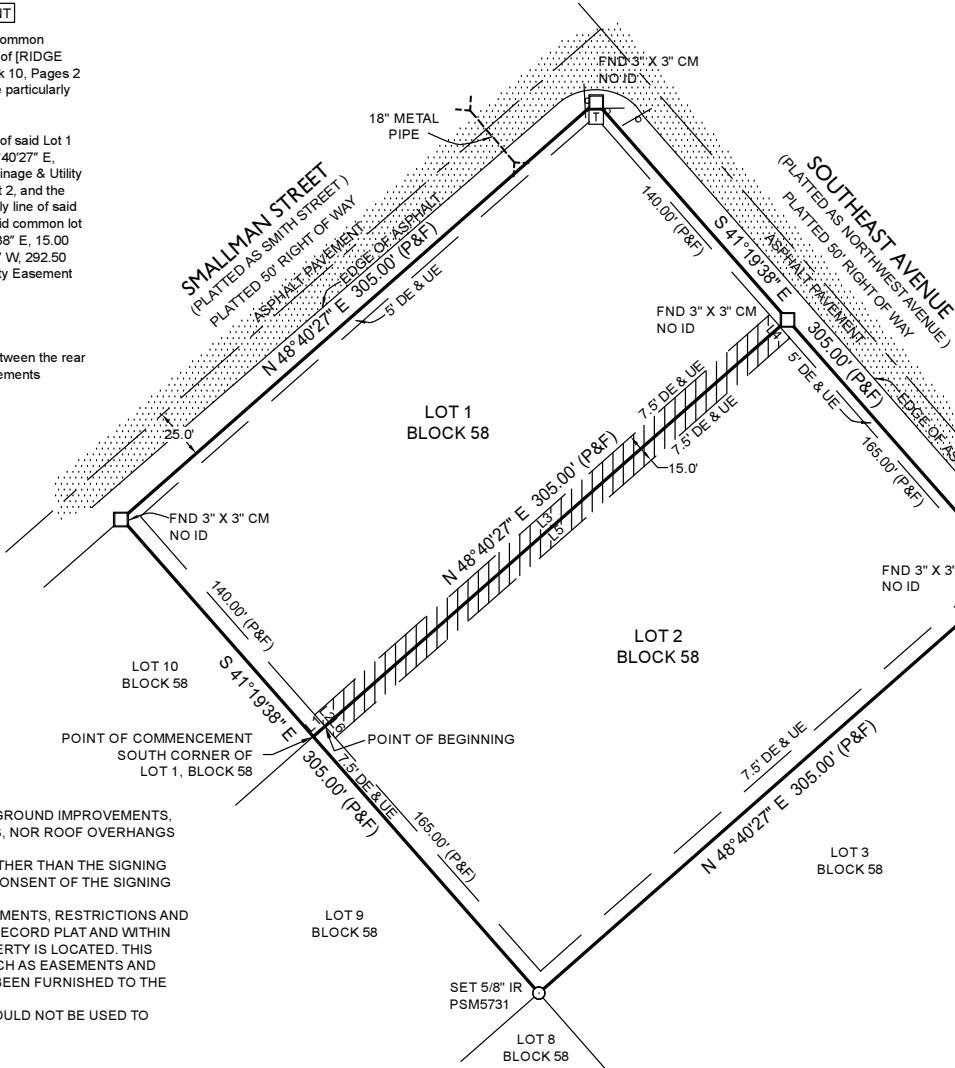
PENINSULA SURVEYING & MAPPING CO., LLC
38820 OTIS ALLEN RD., ZEPHYRHILLS, FLORIDA 33540
(407) 553-2688 www.pensurv.com
Certificate of Authorization: LB7249/LB8362

MAP OF BOUNDARY SURVEY

SECTION 34, TOWNSHIP 22 S, RANGE 21 E
HERNANDO COUNTY, FLORIDA

LEGEND

- = Concrete Monument (CM)
- ⊕ = Drill Hole (DH)
- = Iron Pipe & Cap (IP)
- = Iron Rod & Cap (IR)
- O.R. Book = Official Record Book
- PB = Plat Book
- Pg = Page
- FND = Found
- ID = Identification
- LB = Licensed Business
- LS = Licensed Surveyor
- TYP. = Typical
- (C) = Calculated Distance
- (D) = Deed Dimension
- (F) = Field Measurement
- (R) = Radial
- (P) = Plat Measurement
- = Sign
- = Telephone Riser
- UE = Utility Easement
- DE = Drainage Easement



I HEREBY CERTIFY THAT THIS SURVEY IS A TRUE AND ACCURATE
REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION.

ALAN W. MORGAN, PSM #5731 2/6/24
COPIES NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL
OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE.

NORTH
BASIS OF BEARING IS NORTHWEST LINE OF
LOT 1 OF SUBJECT PROPERTY,
WHICH HAS A BEARING OF N 48°40'27" E PER PLAT.

