

MAP OF SURVEY - BOUNDARY SURVEY AND SKETCH FOR VACATING EASEMENTS

NUM.	BEARING	DISTANCE
L1	S58°10'35"W	80.00
L2	S58°10'35"W	25.19
L3	S58°10'35"W	64.77
L4	S58°10'35"W	58.15
L5	S58°14'07"W	21.96
L6	S58°14'07"W	100.00
L7	S81°54'55"W	86.87
L8	N81°52'08"E	27.88
L9	N81°52'08"E	69.48
L10	N81°52'08"E	23.86
L11	N81°52'25"E	73.89
L12	N81°52'25"E	113.07
L13	N81°52'35"E	80.00
L14	N81°52'35"E	80.00
L15	N81°52'35"E	86.87
L16	N81°52'25"E	86.87

NUM.	BEARING	DISTANCE
L1	S58°10'35"W	80.00
L2	S58°10'35"W	25.19
L3	S58°17'21"W	54.77
L4	S58°17'21"W	58.15
L5	S58°14'07"W	21.96
L6	S58°14'07"W	100.00
L7	S81°54'55"W	86.01
L8	N81°54'55"W	27.88
L9	N81°52'08"E	69.48
L10	N81°52'08"E	62.86
L11	N81°54'35"E	118.95
L12	N81°43'35"E	114.14
L13	N81°50'35"E	79.56
L14	N81°52'35"E	80.00
L15	N81°54'25"E	86.85
L16	N81°52'58"E	86.85

EASEMENT "A", TO BE VACATED:

7.5 foot Easement along the Westerly side of the Easterly Property Line of Lot 10 and the Easterly side of the Westerly Property Line of Lot 11, Block 68, Ridge Manor Estates Unit No. 4, according to the Map or Plat thereof, as recorded in Plat Book 11, Page 1, of the Public Records of Hernando County, Florida, further described as follows:

Commence at the Southeast corner of said Lot 10, Block 68, Ridge Manor Estates, Unit No. 4; Thence run N 31°10'19" W, a distance of 441.45 feet along a Line Parallel to the Easterly Line of said Lot 10, to a point at the Rear Line of Property; Thence run N 81°54'55" E, a distance of 8.15 feet to the Northeast corner of above mentioned Lot 10, Block 68; Thence continue N 81°54'55" E, a distance of 8.15 feet; Thence run S 31°10'19" E, a distance of 434.91 feet; Thence run S 58°16'35" W, a distance of 7.50 feet back to the Point of Beginning.

Containing: 0.181 Acres (6,572.67 Sq. Ft.) More or Less.

EASEMENT "B", TO BE VACATED:

7.5 foot Easement along the Westerly side of the Easterly Property Line of Lot 11 and the Easterly side of the Westerly Property Line of Lot 12, Block 68, Ridge Manor Estates Unit No. 4, according to the Map or Plat thereof, as recorded in Plat Book 11, Page 1, of the Public Records of Hernando County, Florida, further described as follows:

Commence at the Southeast corner of said Lot 11, Block 68, Ridge Manor Estates, Unit No. 4; Thence run N 31°10'22" W, a distance of 5.00 feet, along the Easterly Line of said Lot 11, to the Point of Beginning for Easement "B"; Thence run S 58°16'35" W, a distance of 7.50 feet; Thence run N 31°10'47" W, a distance of 406.61 feet along a Line Parallel to the Easterly Line of said Lot 11, to a point at the Rear Line of Property; Thence run N 81°55'08" E, a distance of 8.15 feet to the Northeast corner of above mentioned Lot 11, Block 68; Thence continue N 81°55'08" E, a distance of 8.15 feet; Thence run S 31°10'47" E, a distance of 400.07 feet; Thence run S 58°16'35" W, a distance of 7.50 feet; back to the Point of Beginning.

Containing: 0.139 Acres (6,050.02 Sq. Ft.) More or Less.

EASEMENT "C", TO BE VACATED:

7.5 foot Easement along the Westerly side of the Easterly Property Line of Lot 12 and the Easterly side of the Westerly Property Line of Lot 13, Block 68, Ridge Manor Estates Unit No. 4, according to the Map or Plat thereof, as recorded in Plat Book 11, Page 1, of the Public Records of Hernando County, Florida, further described as follows:

Commence at the Southeast corner of said Lot 12, Block 68, Ridge Manor Estates, Unit No. 4; Thence run S 58°16'35" W, a distance of 20.00 feet, along the Northerly R/W Line of Rim Rock Street; to the Southwest corner of a Retention Pond across above mentioned Lot 12 and Lot 13, Block 68; Thence run N 31°12'58" W, a distance of 150.00 feet along the Westerly Line of said Retention Pond; Thence run N 58°16'35" E, a distance of 20.00 feet to the Point of Beginning for Easement "C"; Thence run N 31°58'16'35" W, a distance of 7.50 feet; Thence run N 31°12'58" W, a distance of 226.85 feet along a Line parallel to the Easterly Line of said Lot 12, to a point at the Rear Line of Property; Thence run N 81°43'35" E, a distance of 8.15 feet to the Northeast corner of above mentioned Lot 12, Block 68; Thence run N 81°43'35" E, a distance of 8.15 feet; Thence run S 31°12'58" E, a distance of 220.36 feet; Thence run S 58°16'35" W, a distance of 7.50 feet back to the Point of Beginning.

Containing: 0.077 Acres (3,354.02 Sq. Ft.) More or Less.

SURVEYOR NOTES

- Survey based on the description furnished by the client and without benefit of a title search.
- Bearings shown hereon are assumed by this Surveyor and Mapper in accordance with the Record Plat or Deed and the location of the line used for the "BASIS FOR BEARINGS" is shown hereon.
- The property shown hereon may be subject to the Rules, Regulations, Ordinances and/or Jurisdiction 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. They are stated for information only.

[illegible]

DEEDED LEGAL : Lots 10,11,12 and 13, Block 68, Ridge Manor Estates, Unit No. 4, according to the Map or Plat Thereof, as recorded in Plat Book 11, Page 1, of the Public Records of Hernando County, Florida.

SHEET 1 of 1

COFFIN & McLEAN ASSOC., INC.
Professional Land Surveying
3701 Commercial Way
P.O. Box 5145
Spring Hill, FL 34611-5145
(352) 683-5993 FAX (352) 683-9156

Party Chief: <u>C. COFFIN</u>	W.O. <u>25-141 VAC</u>
Drawn By: <u>C. CARINCI</u>	Date of Map: <u>05-05-2</u>
Checked By: <u>J. COFFIN</u>	F.B. <u>732</u> PG. <u>75-76</u>
	F.B. <u>N/A</u> PG. <u>N/A</u>

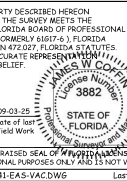
CERTIFIED TO THE FOLLOWING ONLY:
GENNY & JAMES SIKES
ANGELA & WILLIAM WOODHAM
STACY BURGAN & MELISSA GULVIN

DESCRIPTION:
(SEE LEGAL DESCRIPTIONS ABOVE)

Parcel I.D. : R23 122 21 0890 0680 0100
Key # : 00763711

SECTION 23 TWP. 22 S., RANGE 21 E

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY WAS MADE UNDER MY SUPERVISION AND THAT THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA SURVEYORS AND MAPPERS IN CHAPTER 5J-17 (F.A.C.) ADMINISTRATIVE CODE, PURSUANT TO SECTION 119.07(1), F.S., HAVE BEEN FOLLOWED IN THE PREPARATION AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.



CONTROL & CORNER LEGEND			
● Found	AS LABELLED	▲ Found	AS LABELLED
● Found	AS LABELLED	▲ Found	AS LABELLED
○ Set 1/2" Iron Rod LB# 5232		□ Set 4"x4" CM LB# 5232	
● Found	AS LABELLED	▲ Set	AS LABELLED

Elevations shown refer to: ☐ NGVD 1929 ☐ NAVD 1988 ☐ ASSUMED

Flood Plane Certification: According to the F.R.M. Map Community Panel 05-01-0233.D, Dated: <u>02-02-12</u> The property appears to be Flood Zone(s) <u>"XAE-A"</u> , and the Base Flood Elevation is <u>63.30'</u> NAVD 1988 Datum.		REVISIONS BOUNDARY SURVEY RECONFIGURE LOTS VACATING EASEMENTS	DATE 06-19-25 07-03-25 11-18-25
ED SURVEYOR AND MAPPER, ALID.		FILE : 25-141.CR5	
Date Plotted : 11-18-25			

SURVEYOR NOTES

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| 1. Survey based on the description furnished by the client and without benefit of a title search. | 6. The property shown herein may be subject to Rules, Regulations, Ordinances and/or Jurisdictions of Local, State, and/or Federal Agencies. The requirements of such Rules, Regulations, Ordinances and/or the limits of said jurisdiction are not shown herein, unless stated otherwise. |
| 2. Based on the description furnished by this Surveyor and Mapper in accordance with the Record Plat or Deed and the manner in which the use of the word "Bearing" is depicted by "N" next to the bearing. | 7. All easements shown herein are for drainage and/or utility easements shown on the plat. |
| 3. Underground utilities and improvements not located or shown. | 8. The property shown herein is subject to Reservations, Easements, and Encumbrances. |
| 4. There are no visible encroachments unless shown herein. | 9. The Ties to Property Lines are Collocated from Field Measurements and/or Survey Data. |
| 5. The location of the field monuments used to locate the property shown is not known by this Surveyor and Mapper. The location of the field monuments used to locate the distances shown is ties to said fences are correct. The distances shown have been measured and/or located on or right angles to subject property line. | 10. The Ties to Property Lines are otherwise shown and are Perpendicular Ties. |
| 6. Outlets, overhangs, underground foundations and irrigation systems are not located unless shown herein | |