

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



- NOTES**
- 1.) THE PROPERTY SHOWN HEREON MAY BE SUBJECT TO THE 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, CONSTRUCTION PHASES.
 - 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.) ALL BEARINGS AND DISTANCES DEPICTED HEREON ARE DESCRIBED UNLESS SHOWN OTHERWISE.
 - 6.) THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE OF THE SURVEYOR, IS DATED AND CERTIFIED TO THE DATE OF FIELD WORK AND NOT THE SIGNATURE DATE.
 - 7.) THIS SURVEY OR SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.

DESCRIPTION:

LOT 3, AND 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 PARTICULARLY DESCRIBED AS FOLLOWS:

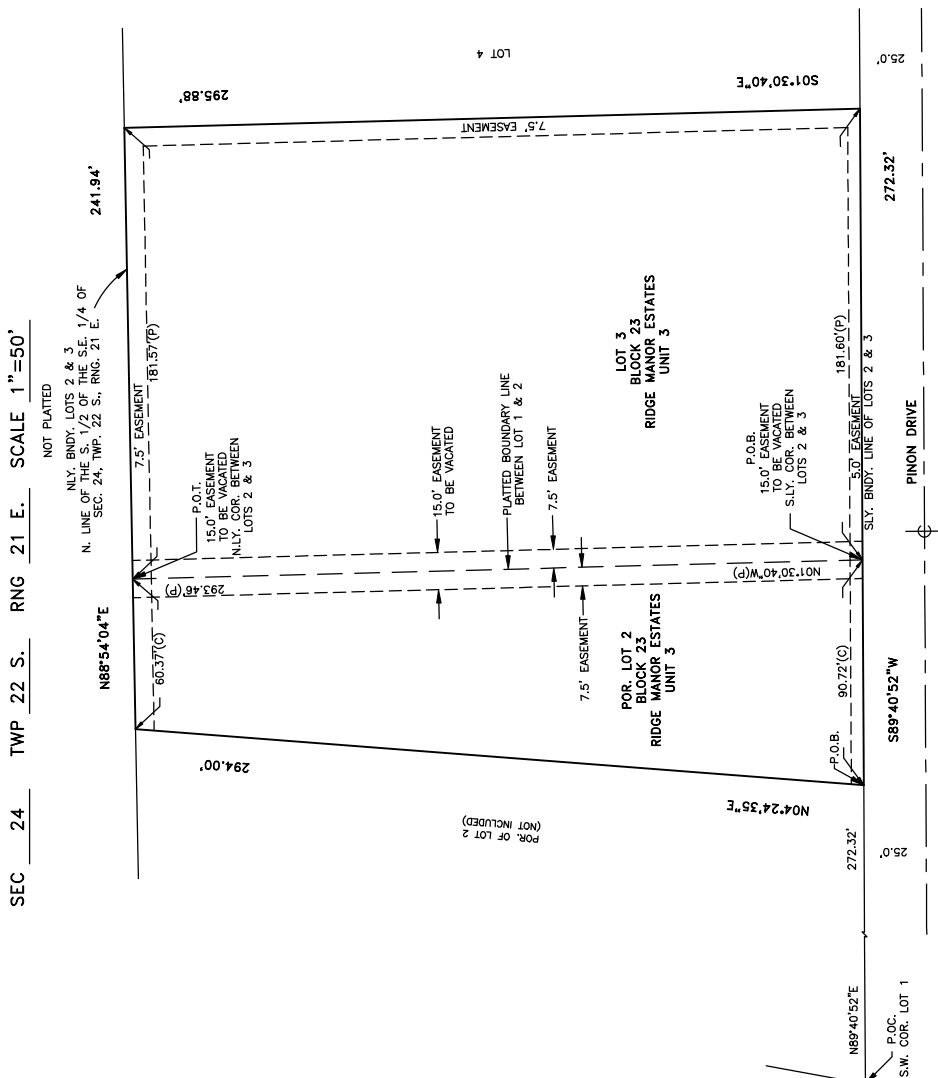
COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 23, RIDGE MANOR ESTATES, UNIT 3; THENCE NORTH 89°40'52" EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LOT 1 AND 2, 272.32 FEET TO THE POINT OF BEGINNING; THENCE NORTH 04°24'35" EAST, 294.00 FEET; THENCE NORTH 88°56'18" EAST, ALONG THE NORTHERLY BOUNDARY LINE OF SAID LOT 2 AND 3, 241.94 FEET; THENCE SOUTH 01°30'40" EAST, 296.20 FEET; THENCE SOUTH 89°40'52" WEST, ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 2 AND 3, 272.32 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1.74 ACRES M.O.L.

DESCRIPTION:

VACATION OF A 7.5 FOOT EASEMENT ALONG EACH SIDE AND PARALLEL TO A BOUNDARY LINE BETWEEN LOTS 2 AND 3, 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 2 AND 3, FOR A POINT OF BEGINNING; THENCE N01°30'40"W ALONG THE BOUNDARY LINE BETWEEN SAID LOTS 2 AND 3, 293.46 FEET(PLAT) 293.85 FEET(CALCULATED) TO THE POINT OF TERMINUS AT THE NORTHERLY PROPERTY CORNER BETWEEN SAID LOTS 2 AND 3; EACH EASEMENT LINE TO SHORTEN OR LENGTHEN TO THE SOUTHERLY AND NORTHERLY BOUNDARY LINES.



BOUNDARY SKETCH & LEGAL ONLY

DJT LAND SURVEYING LLC (L.B.8340)
 PHONE (352) 342-7939 / EMAIL: DJT@DJTLANDSURVEYING.COM
 5817 FOLDSHINE STREET BROWNSVILLE, FL 39953

SENT TO AND CERTIFIED FOR:
 RINESTONE
 DREAM CUSTOM HOMES

CREW CHIEF: D.H.

NOTES FILED: SUBFILE

ABBREVIATIONS

CT. = COURT	PG. = PAGE
DR. = DRIVE	APP. = APPROXIMATE
ST. = STREET	P.C. = POINT OF CURVATURE
LA. = LANE	P.I. = POINT OF INTERSECTION
BLVD. = BOULEVARD	P.O.E. = POINT OF EASEMENT
CIR. = CIRCLE	P.O.T. = POINT OF TERMINUS
SEC. = SECTION	P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
TWP. = TOWNSHIP	B.M. = BENCHMARK
BLK. = BLOCK	L.S. = LAND SURVEYOR
COR. = CORNER	BRG. = BEARING
BDY. = BOUNDARY	R/P = REFERENCE POINT
BRG. = BEARING	L.U.B.M. = LINE USED FOR BEARING
R/W = RIGHT-OF-WAY	Q.R.BK. = OFFICIAL RECORD BOOK
PT. = POINT	Q = CENTERLINE
1/4 = NOT TO SCALE	

CERTIFICATION

I HEREBY CERTIFY THE BOUNDARY SKETCH AND LEGAL SHOWN HEREON

Digitally signed by
 DONALD J. TRUCKENBROD
 Date: 2026.01.23 07:56:54-05'00'
 DONALD J. TRUCKENBROD P.S.M. NO. 6505
 NOT VALID WITHOUT EMBOSSED SEAL

CERTIFICATION

I HEREBY CERTIFY THE BOUNDARY SKETCH AND LEGAL SHOWN HEREON

Digitally signed by
 DONALD J. TRUCKENBROD
 Date: 2026.01.23 07:56:54-05'00'
 DONALD J. TRUCKENBROD P.S.M. NO. 6505
 NOT VALID WITHOUT EMBOSSED SEAL

CERTIFICATION

I HEREBY CERTIFY THE BOUNDARY SKETCH AND LEGAL SHOWN HEREON

Digitally signed by
 DONALD J. TRUCKENBROD
 Date: 2026.01.23 07:56:54-05'00'
 DONALD J. TRUCKENBROD P.S.M. NO. 6505
 NOT VALID WITHOUT EMBOSSED SEAL

CERTIFICATION

I HEREBY CERTIFY THE BOUNDARY SKETCH AND LEGAL SHOWN HEREON

Digitally signed by
 DONALD J. TRUCKENBROD
 Date: 2026.01.23 07:56:54-05'00'
 DONALD J. TRUCKENBROD P.S.M. NO. 6505
 NOT VALID WITHOUT EMBOSSED SEAL

CERTIFICATION

I HEREBY CERTIFY THE BOUNDARY SKETCH AND LEGAL SHOWN HEREON

Digitally signed by
 DONALD J. TRUCKENBROD
 Date: 2026.01.23 07:56:54-05'00'
 DONALD J. TRUCKENBROD P.S.M. NO. 6505
 NOT VALID WITHOUT EMBOSSED SEAL

CERTIFICATION

I HEREBY CERTIFY THE BOUNDARY SKETCH AND LEGAL SHOWN HEREON

Digitally signed by
 DONALD J. TRUCKENBROD
 Date: 2026.01.23 07:56:54-05'00'
 DONALD J. TRUCKENBROD P.S.M. NO. 6505
 NOT VALID WITHOUT EMBOSSED SEAL