



DENNIS V. MOYLAN, P.S.M.
LAND SURVEYS
5342 Birchwood Road
Spring Hill, FL 34608
(352) 684-5450 FAX (352) 684-9955

CERTIFIED TO THE FOLLOWING ONLY:
MICHAEL R. RYAN AND APRIL R. RYAN

GCLS CONTRACTING INC.

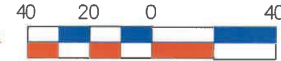
Party Chief: D. MOYLAN
Drawn By: dvm
Checked By: D. MOYLAN
W.O. 25-090
DATE: 07/24/2025
F.B. 135 PG. 57

DESCRIPTION: LOTS 3 AND 4, BLOCK 671, ROYAL HIGHLANDS, UNIT NO. 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 3-31, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

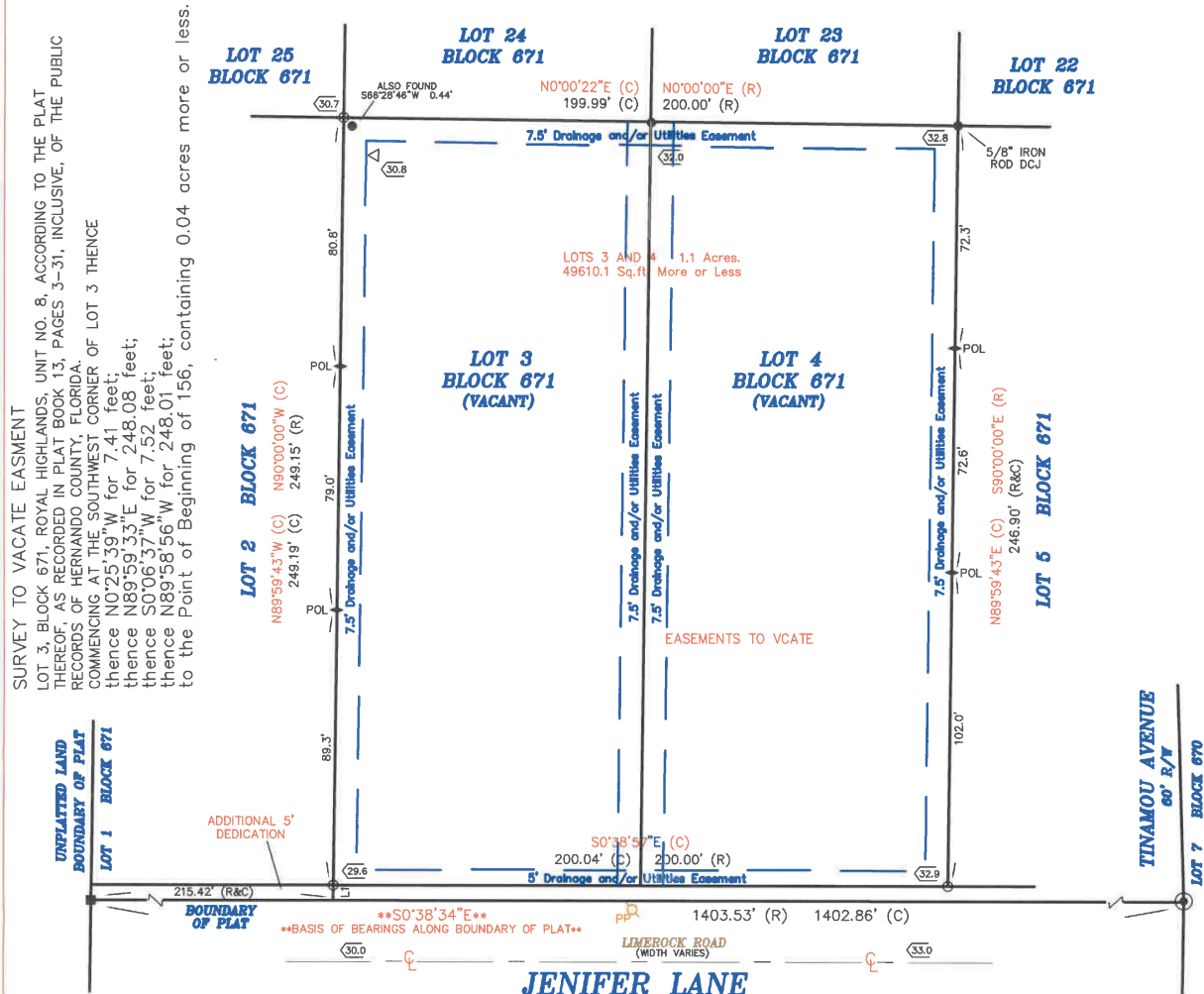
SECTION: 17 TOWNSHIP: 12 S, RANGE: 18 E

MAP OF SURVEY - BOUNDARY SURVEY

AND TOPOGRAPHIC SURVEY
PROPERTY ADDRESS: JENIFER LANE



SCALE: 1" = 40'



*TBM-TEMPORARY BENCHMARK-TOP OF SET NAIL
& DISK P.S.M. #6115 IN RED @ ELEV. 29.36' (ASSUMED)

LINE DATA

NUM	BEARING	DISTANCE
L1 (R)	N90°00'00"E	5.00'
L1 (C)	N89°49'05"E	4.98'

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JENIFER LANE

SURVEY TO VACATE EASEMENT

LOT 4, BLOCK 671, ROYAL HIGHLANDS, UNIT NO. 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGES 3-31, INCLUSIVE, OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA. COMMENCING AT THE NORTHWEST CORNER OF LOT 4 THENCE
thence S89°58'56"E for 248.01 feet;
thence S0°06'01"E for 7.51 feet;
thence N89°59'01"W for 247.91 feet;
thence N0°50'33"W for 7.52 feet;
to the Point of Beginning of 156, containing 0.04 acres more or less.

SURVEYOR NOTES

- Survey based on the description furnished by the client and without benefit of a title search.
- The bearings shown herein are based on the State of Florida State Plane Coordinates, West Zone, North American 1983 Adjustment of 1980. The bearings shown herein are grid bearings as depicted by the BASES FOR BEARINGS.
- Underground utilities and improvements not located or shown are not shown herein, unless stated.
- There are no visible encroachments unless shown herein.
- The ownership of fences, if any, which exist on or near property lines is not known by this Surveyor and Mapper.
- Fences located near the property line are not to be used. The distances shown on this map to existing occupation are at right angles to subject property line.
- Utilities, overhangs, underground foundations and irrigation systems are not located unless shown herein.
- The property shown herein 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 Jurisdiction are not shown herein, unless stated.
- All easements shown herein are for drainage and/or utilities unless shown otherwise.
- The property shown herein is subject to Reservations, Restrictions, and Easements of Record and not of Record.
- The line to Property Lines are Calculated from Field Measurements unless otherwise shown and are Perpendicular Lines.

ABBREVIATIONS LEGEND

AC	Air Conditioner	FCM	Found Concrete Monument	FFF	Pool Pump & Filter
ASBS	Aluminum Shed No. 10	PH	Pre Hydrant	PVMT	Pavement
B1	Benchmark	Fin	Fence	R	Record Plat or Deed
BVF	Barbed Wire Fence	GP	Guy Pole	RCP	Reinforced Concrete Pipe
C	Calculated	GM	Gay Wire	RNG	Range
C1	Curve #1	Inv	Invert	R/W	Right of Way
CATV	Cable Television Box	LS	Land Surveyor Business	SEC	Screened Enclosed Entry
CB	Catch Basin	LP	Light Pole	SEC	Screened Enclosed Section
CE	Covered Entry	LS	Land Surveyor	SES	Screened Enclosed Stab
CS	Concrete slab	NES	Noted End Section	SP	Set Iron Rod
CM	Concrete Monument	NAVJ	North American Vertical Datum	SP	Screened Porch
D	Dead	NAVJ	North American Vertical Datum	TBM	Temporary Bench Mark
DI	Drop Inlet	OE	Overhead Electric Wire	TRANS	Transformer
DRA	Drainage Retention Area	OR	Official Record	TYP	Typical
DRCM	Drainage Right-of-way	PC	Point of Curvature	WT	Water Meter
EB	Electric Box	POC	Point of Commencement	WV	Water Valve
EL	Elevation	PP	Power Pole		

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 35-17, (FORMERLY 61B17-6) 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 SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

DENNIS V MOYLAN
Professional Surveyor & Mapper
Florida Registration # 6115
DATE OF LAST FIELD WORK
07/24/2025
STATE OF FLORIDA

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RED INK SEAL OF THE SURVEYOR, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND NOT VALID.

CONTROL & CORNER LEGEND

COMMUNITY PANEL: 1205300040	DATE: 2/2/2012	FLOOD ZONE: "X"	BASE FLOOD ELEVATION:
Elevations Shown Refer to: ☐ NAVD 1988	☒ Assumed Datum.		
● Found 1/2" Iron Rod	LB6869	REVISIONS	DATE
○ Found 1/2" Iron Rod # 6115	#5232		
○ Found 1/2" Iron Rod # 6115			
● Found 1/2" Iron Pipe			
■ Found 4"x4" C.M. PLAIN			
▲ Found			
△ Set 4" x 4" C.M. # 6115			
△ Set Nail & Disk P.S.M. #6115 in Red			