

# Sketch of Description

Easement Vacation

## Legal Description:

A portion of Lot 21, Block 1453, Spring Hill, Unit 21, according to the plat thereof as recorded in Plat Book 09, Pages 81 through 96 of the public records of Hernando County, Florida; Being more particularly described as the following:

Begin at the Northwest corner of Lot 21, Block 1453, Spring Hill, Unit 21, according to the plat thereof as recorded in Plat Book 09, Pages 81 through 96 of the public records of Hernando County, Florida; Thence the following (5) five calls: South 45°21'28" East 6.00 feet; Thence South 44° 38'32" West 115.00 feet; Thence South 45°21'28" East 68.00 feet; Thence South 44°38'32" West 10.00 feet; Thence North 45°21'28" West 74.00 feet to the Southwest corner of said Lot 21, Block 1453; Thence North 44°38'32" East 125.00 feet to the Point of Beginning.

Containing 1,430.00 square feet more or less.

Patrick K Ireland Digitally signed by  
Patrick K Ireland  
Date: 2025.12.09  
13:23:42 -05'00'

This is **NOT** a Survey.  
This is **ONLY** a Description.  
This Sketch and Description consist of two sheets and is not full and or complete without both sheets.

Sketch Date: 12/09/25
Drawn By: JW
Approved By: PKI
Field: N/A

Sketch and Description Certified To: <i>CLARENCE AND CINDY L. BAILEY</i>
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-Legend-	
C	- Calculated
CL	- Centerline
CB	- Concrete Block
CM	- Concrete Monument
Conc.	- Concrete
D	- Description
DE	- Drainage Easement
Esmt.	- Easement
F.E.M.A.	- Federal Emergency Management Agency
FFE	- Finished Floor Elevation
Fnd.	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
N.R.	- Non-Radial
ORB	- Official Records Book
P	- Plat
P.B.	- Plat Book
-□-	- Wood Fence
PC	- Point of Curvature
Pg.	- Page
PI	- Point of Intersection
P.O.B.	- Point of Beginning
P.O.L.	- Point on Line
PP	- Power Pole
PRM	- Permanent Reference Monument
PT	- Point of Tangency
R	- Radius
Rad.	- Radial
R&C	- Rebar & Cap
Rec.	- Recovered
Rfd.	- Roofed
Set	- Set 1/2" Rebar & Cap "LB 7623"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
△	- Delta (Central Angle)
-X-	- Chain Link Fence



Gulf Coast Land Surveying, Inc.  
4943 Pelican Dr. New Port Richey, FL 34652  
www.GulfCoastLandSurveying.com  
Office: 727.844.0001

-Notes-

- >Sketch is Based upon the Legal Description Supplied by Client.
- >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
- >Subject to any Easements and/or Restrictions of Record.
- >Bearing Basis shown hereon, is Based upon the Line Denoted with a "BB".
- >Building Ties are NOT to be used to reconstruct Property Lines.
- >Fence Ownership is NOT determined.
- >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- >Use of This Sketch for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

I hereby Certify that this Sketch and Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

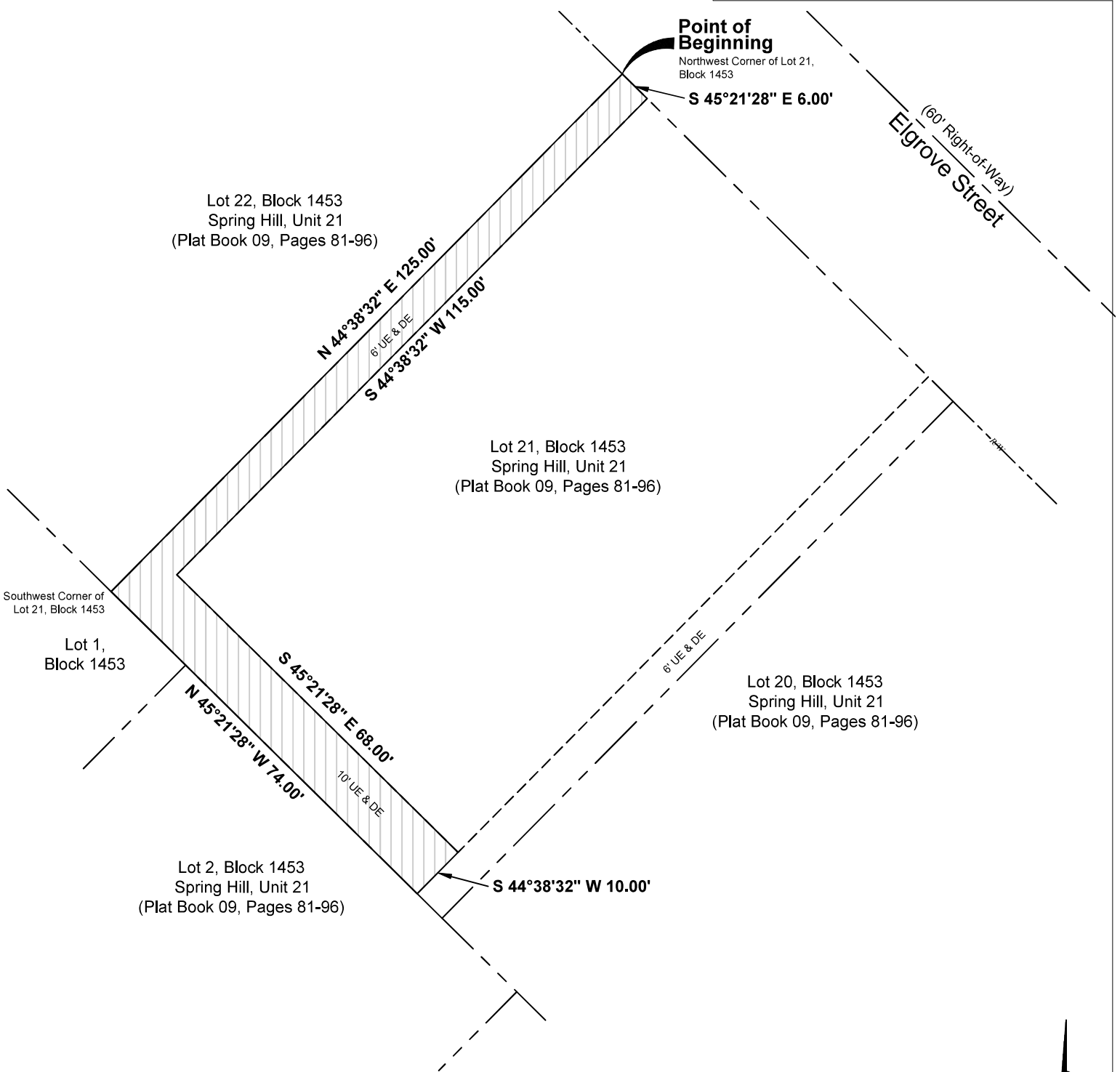


Patrick K. Ireland PSM 6637 LB 7623  
Date Signed: 12/09/25

This Sketch is intended **ONLY** for the use of Said Certified Parties.  
This Sketch **NOT VALID UNLESS** Digitally Signed.  
File No. 25208

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