

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

Legal Description:
 Lot 15, Block 8, Ridge Manor Estates
 Unit No. 2, according to plat
 thereof as recorded in Plat Book 10,
 Page 2, of the Public Records of
 Hernando County, Florida.

Property Address:
 7470 Wagers Drive
 Webster, Florida 33597

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
- 2) UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
- 3) BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
- 4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
- 5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
- 7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
- 8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
- 9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
- 10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP, OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
- 11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
- 12) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
- 13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
- 14) THIS IS NOT AN ALTA/ACSM LAND TITLE SURVEY. NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
- 15) THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

LEGEND & ABBREVIATIONS

A/C	AIR CONDITIONER	M.E.	MAINTENANCE EASEMENT
B.R.	BEARING REFERENCE	N.	NORTH
C.	CALCULATED	N&D	NAIL & DISC
C.M.	CONCRETE MONUMENT	N.R.	NON RADIAL
CONC.	CONCRETE	O.H.L.	OVERHEAD LINES
CALC.	CALCULATED	O.R.B.	OFFICIAL RECORDS BOOK
CATV	CABLE TELEVISION RISER	P.	PLAT
CB	CHORD BEARING	P.B.	PLAT BOOK
CH	CHORD	P.C.	POINT OF CURVATURE
COR.	CORNER	P.C.C.	POINT OF COMPOUND CURVATURE
D	DESCRIPTION OR DEED	P.C.P.	PERMANENT CONTROL POINT
D.E.	DRAINAGE EASEMENT	PG.	PAGE
EL.	ELEVATION	P.I.	POINT OF INTERSECTION
ELEV.	ELEVATION	P.K.	PARKER-KAYLON NAIL
E.	EAST	P.O.L.	POINT ON LINE
E.O.P.	EDGE OF PAVEMENT	P.P.	UTILITY POLE
E.O.W.	EDGE OF WATER	PVC	POLYVINYL CHLORIDE
E.P.U.E.	ELECTRIC POWER	P.O.B.	POINT OF BEGINNING
	UTILITY EASEMENT	P.O.C.	POINT OF COMMENCEMENT
ESMT.	EASEMENT	P.R.C.	POINT OF REVERSE CURVE
F.F.	FINISHED FLOOR	P.R.M.	PERMANENT REFERENCE MONUMENT
FD.	FOUND	P.T.	POINT OF TANGENCY
F.H.	FIRE HYDRANT	R.	RADIUS
I.P.	IRON PIPE	RAD.	RADIAL
I.R.	IRON ROD	RAD. PT.	RADIUS POINT
L	ARC LENGTH	R/W	RIGHT OF WAY
M.	FIELD MEASURED	S.	SOUTH

N.A.V.D. 1988	NORTH AMERICAN VERTICAL DATUM 1988
N.G.V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM 1929
G.P.S.	GLOBAL POSITIONING SYSTEM
N.A.D. 27	NORTH AMERICAN HORIZONTAL DATUM 1927
N.A.D. 83	NORTH AMERICAN HORIZONTAL DATUM 1983

S/W	SIDEWALK
SEC.	SECTION
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TX	TRANSFORMER
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W.	WEST
W.M.	WATER METER
W.V.	WATER VALVE
SYMBOLS	
	CENTERLINE
	CENTRAL ANGLE/DELTA
	CONCRETE
	CONC. BLOCK WALL TYPICAL
	COVERED AREA
	EXISTING ELEVATION
	PVC FENCE
	PROPERTY CORNER
	SITE BENCH MARK
	WELL
	WIRE FENCE
	WOOD DECK
	WOOD FENCE

NOTE:
 IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.052 (2)(d)4, IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

FLOOD ZONE (FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", PER F.I.R.M. COMMUNITY & PANEL NUMBER 120110-0241 D, LAST REVISION DATE 2/2/2012. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

Section 26, Township 22 South, Range 21 East			
Drawn By: AV	Survey Number: 23-4279		
4			
3			
2			
1			
NO.	REVISIONS	BY	DATE
Prepared By LakeRidge Surveying & Mapping, LLC 17316 DEER ISLAND ROAD PHONE 407-385-3151 DEER ISLAND, FL 32778 407-385-3152 CERTIFICATE OF AUTHORIZATION LB7723 FAX 1-866-941-8789			

CERTIFIED TO:

Sonya Korhonen and Alan
 Korhonen and Sonya Korhonen;
 Arrow Title, LLC;
 Old Republic National Title
 Insurance Company / ATFS;

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL. © SHEET 1 OF 2

SURVEYOR'S CERTIFICATION
 I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.
 LAST DATE OF FIELD SURVEY: 10-31-2023



Robert w Richmond
 Digitally signed by Robert w Richmond
 Date: 2023.11.01 10:18:11 -04'00'

ROBERT W. RICHMOND, Professional Land Surveyor & Mapper No. 6616, State of Florida

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

SKETCH OF SURVEY

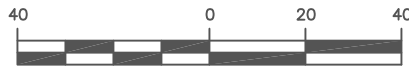
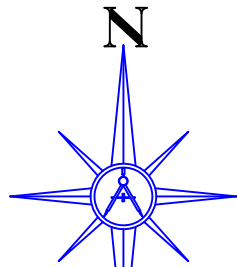
TYPE OF SURVEY: BOUNDARY

L-1
 S87°55'44"W 50.01' (P.)
 S87°53'40"W 50.03' (M.)

L-2
 N00°57'04"W 140.02' (P.)
 N00°49'21"W 140.79' (M.)

L-3
 N78°35'53"E 309.63' (M.)

L-4
 S00°57'04"E 305.04' (P.)
 S01°00'19"E 304.80' (M.)



GRAPHIC SCALE (In Feet)
 1 inch = 40 ft.

