SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY/TREE

Legal Description:

Lot 5, Block 23, CRYSTAL MANOR UNIT 2 according to Plat thereof, as recorded in Plat Book 8, Page(s) 112, of the Public Records of Citrus County, Florida.

Property Address:

7696 N BITTERROOT DRIVE
CRYSTAL RIVER, Florida 34429

25-4783
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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.

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.
–7.5' U.E./D.E. ALONG NORTHERLY BOUNDARY LINE OF SUBJECT LOT.
–7.5' U.E./D.E. ALONG SOUTHERLY BOUNDARY LINE OF SUBJECT LOT.
–7.5' U.E./D.E. ALONG WESTERLY BOUNDARY LINE OF SUBJECT LOT.
–5' U.E./D.E. ALONG EASTERLY BOUNDARY LINE OF SUBJECT LOT.

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.

CERTIFIED TO:
CB Homes

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
E.	EAST	P.I.	POINT OF INTERSECTION
ELEV.	ELEVATION	P.K.	PARKER-KAYLON NAIL
EMP	ELECTRIC METER POST	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 UTILITY EASEMENT	P.O.B.	POINT OF BEGINNING
		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
Δ	CENTRAL ANGLE/DELTA
	CONCRETE
	CONC. BLOCK WALL TYPICAL
	COVERED AREA
10.50	EXISTING ELEVATION
	PVC FENCE
	PROPERTY CORNER
	SITE BENCH MARK
W	WELL
x–x–	WIRE FENCE
	WOOD DECK
	WOOD FENCE

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 120063-0157 E, LAST REVISION DATE 1/15/2021. 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.

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL. ©

Section 30, Township 17 South, Range 17 East

Drawn By: AV | Survey Number: 25–4783

NO.	REVISIONS	BY	DATE
4			
3			
2			
1			

Prepared By
LakeRidge Surveying & Mapping, LLC
17316 DEER ISLAND ROAD
DEER ISLAND, FL 32778
CERTIFICATE OF AUTHORIZATION LB7723
PHONE 407–385–3151
407–385–3152
FAX 1–866–941–8789

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: 09-22-2025

ROBERT W. RICHMOND LICENSE NUMBER 6616 STATE OF FLORIDA Professional Surveyor and Mapper

Robert w Richmond

Digitally signed by Robert w Richmond
Date: 2025.09.23 12:58:35 -04'00'

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

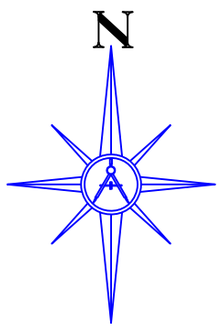
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.

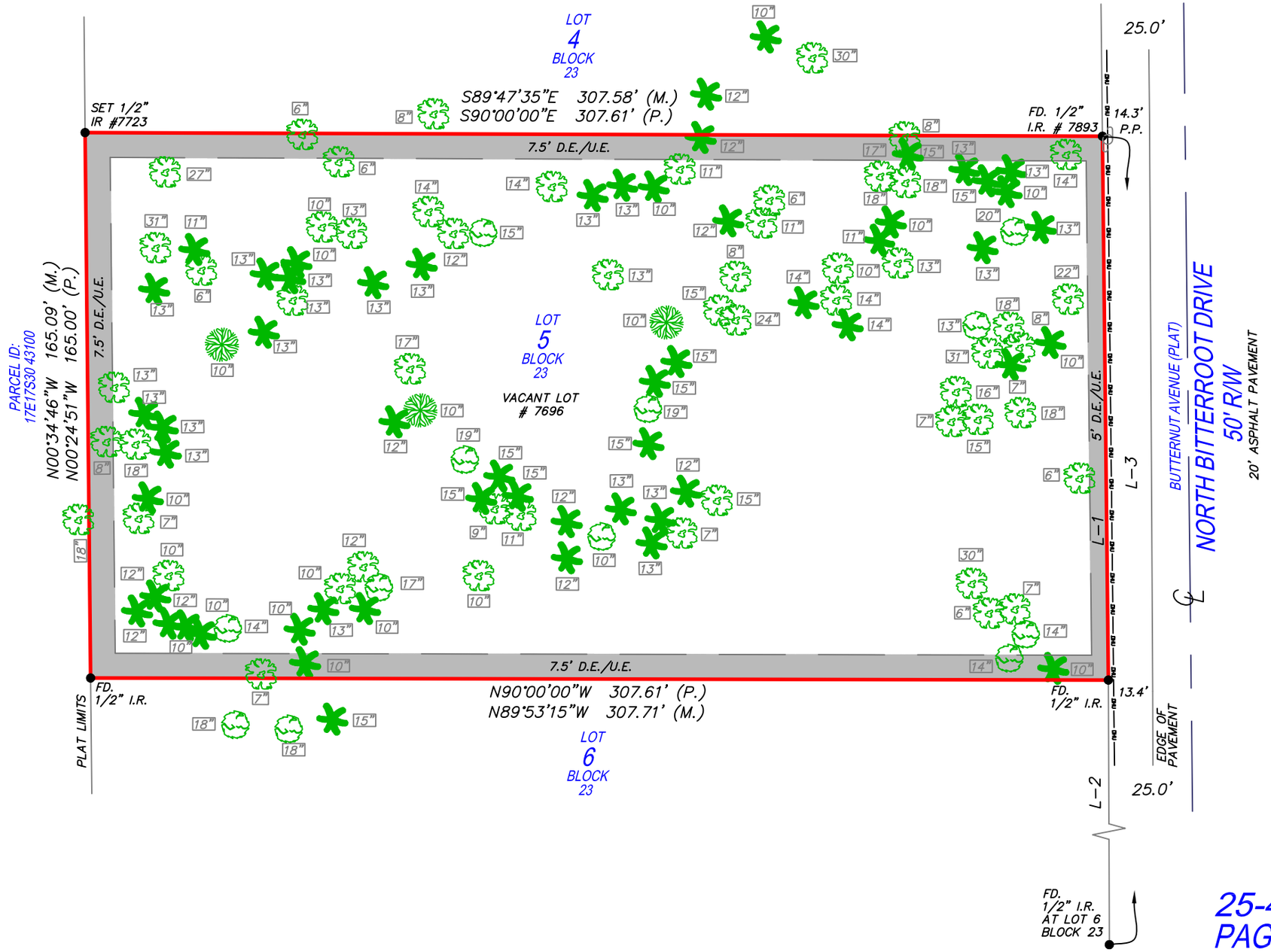
SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY/TREE

30 0 15 30

GRAPHIC SCALE (In Feet)
1 inch = 30 ft.





PALM TREE

OAK TREE

CEDAR TREE

PINE TREE

L-1
S00°24'51"E 165.00' (P.)
S00°37'35"E 164.58' (M.)

L-2
S00°24'51"E 165.00' (P.)
S00°12'09"E 165.00' (M.)

L-3
S00°24'51"E 330.00' (P.)
B.R. 329.58' (M.)

25-4783
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