

302 Richey Road, Leesburg, Florida 34748



LEGEND:

- ROGERS SURVEYING
AND MAPPING, INC. ♦ 352-735-8734
357 E 7TH AVE, MOUNT DORA, FL 32757 ♦ LB 8163**

302 Holdings, LLC, a Florida limited liability company
Carl Begley and Dewdrop Begley
Old Republic National Title Insurance Company
Shipley Law Firm & Title Company

SCALE: 1" = 30'

PROJECT ID: 18--822

FILE NAME: PB53PG64 LOT2 18-822

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

BRIAN S. ROGERS, PSM ♦ LS 7067
FLORIDA LICENSED SURVEYOR AND MAPPER

Lot 2, West Pointe Commerce Center, according to the Map or Plat thereof, as recorded in Plat Book 53, Page 64, Public Records of Lake County, Florida.

- 1) North and the bearings shown hereon are referenced to the plat bearing of N00°24'30"E, along the east right of way line of Richey Road.
- 2) An abstract of title was not performed by or furnished to the undersigned. Any easements or encumbrances that may appear as a result of said abstract is not certified hereon.
- 3) Underground improvements, if existing, were not located as a part of this survey, except as may be shown.
- 4) Based upon a graphic determination, this property is located in Zones X, and AE, according to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Lake County, Florida; Map Number 12069C0316E, dated December 18, 2012. This note is provided for information purposes only, and the undersigned assumes no liability for the correctness of the cited map.
- 5) The subject property as depicted hereon contains 0.700 acres, more or less.