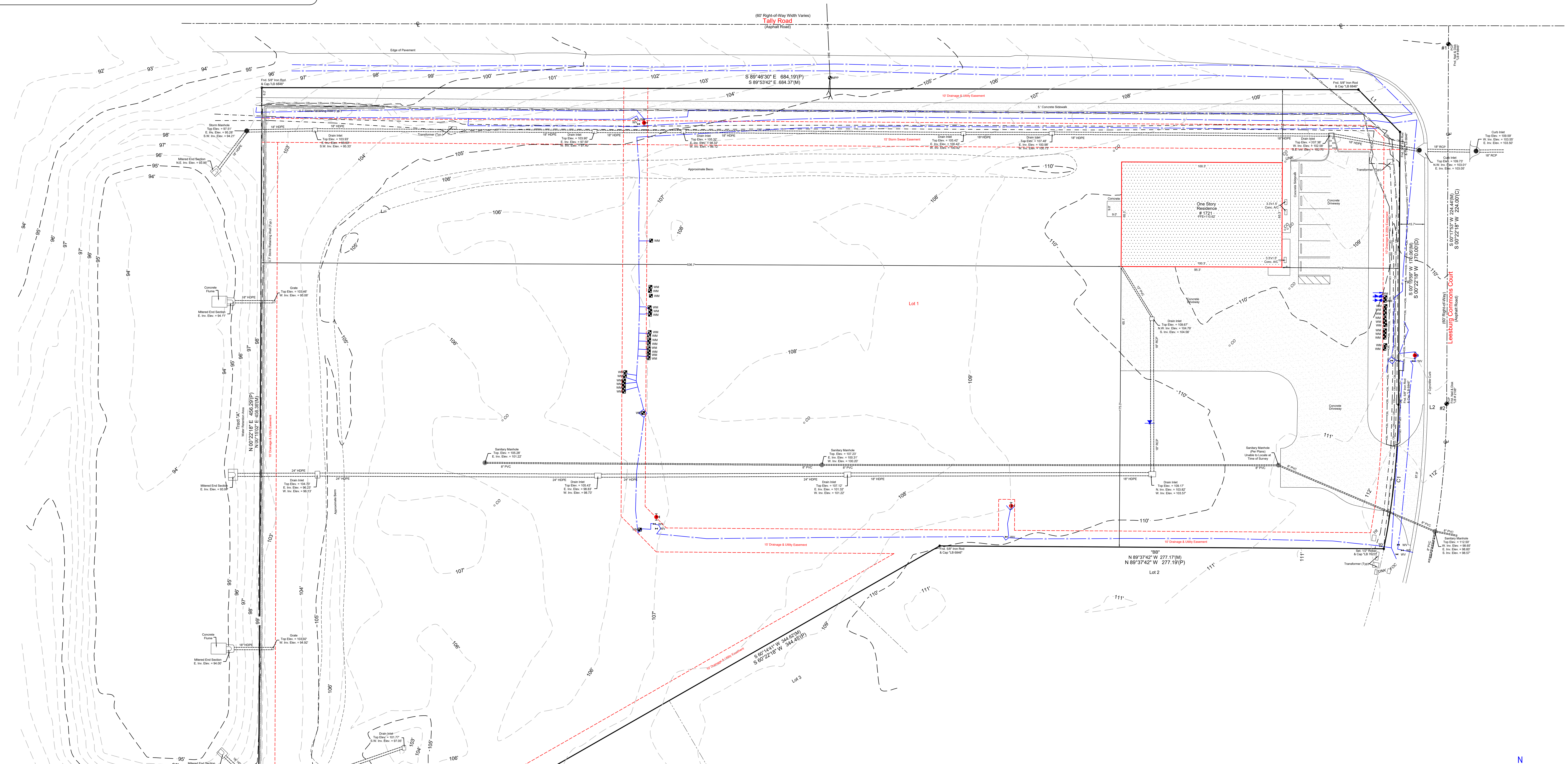
Boundary Survey

Legal Description:

LOT 1, LEESBURG COMMONS BUSINESS PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 64, PAGE(S) 33 AND 34, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

FLOOD DISCLAIMER:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN CITY OF LEESBURG, COMMUNITY NUMBER 120136, DATED 12/18/2012.

CERTIFIED TO:
PHILLIP FUDGE



L1
S 44°37'42" E 36.51'(P)
S 44°25'08" E 37.03'(M)

L2
S 89°46'30" W 30.00'(P)
S 89°04'58" W 30.06'(M)

C1
R= 470.00'(P)
L= 90.56'(P)
Δ= 11°02'25"(P)
Chord Bearing=
S 05°53'30" W 90.42'(P)
S 05°46'46" W 90.41'(M)

Graphic Scale
0' 15' 30' 60'
Scale: 1"=30'

-Site Benchmark Information-

#1
Fnd. Nail & Disk "LB 6846" in Asphalt
Elevation: 110.06'

#2
Fnd. Nail & Disk "LB 2108" in Asphalt
Elevation: 111.33'

-Benchmark Information-
Lake County Datum
Benchmark: 95-26
Benchmark Elevation = 80.94'
(Elevations are based upon NAVD 88 Datum)

-Legend-

- GUY ANCHOR
- CLEANOUT
- BACK FLOW PREVENTOR
- UNKNOWN RISER
- TELEPHONE RISER
- SANITARY VALVE
- SIGN
- SANITARY MANHOLE
- FIBER OPTIC CABLE
- FIRE HYDRANT
- STORM MANHOLE
- POWER LINE
- X Water Line
- Cable Line
HDPE - High Density Polyethylene Pipe
RCP - Reinforced Concrete Pipe

Field Date: 12/02/24	Date Completed: 12/12/24
Drawn By: SMT	File Number: IS-137174

-Legend-

C	- Calculated	PC	- Point of Curvature
℄	- Centerline	Pg.	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set Rebar	- Set ½" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Typ.	- Typical
N.R.	- Non-Radial	UE	- Utility Easement
ORB	- Official Records Book	WM	- Water Meter
P	- Plat	Δ	- Delta (Central Angle)
P.B.	- Plat Book	–O–	- Chain Link Fence
–□–	- Wood Fence		

-Notes-

>Survey 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 Assumed and 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.
>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
>Use of This Survey 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.
>Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.

I hereby Certify that this Boundary Survey 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

PATRICK IRELAND CERTIFICATE NO. 6637 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

FOR THE FIRM

Patrick K. Ireland PSM 6637 LB 7623

This Survey is intended ONLY for the use of Said Certified Parties.
This Survey NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.

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