

A BOUNDARY AND IMPROVEMENTS SURVEY FOR MICHAEL K. CALLAWAY

LEGAL DESCRIPTION AS FURNISHED:

LOTS 460 THRU 465 INCLUSIVE, CRYSTAL PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 2 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA

LESS AND EXCEPT THE FOLLOWING PARCEL:

RIGHT-OF-WAY ACQUISITION FOR BETZ FARM ROAD EXTENSION, A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: (PARCEL 1)

BEGIN AT THE NORTHEAST CORNER OF LOT 464 CRYSTAL PARK, AS RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE N 89°46'42" W ALONG THE NORTHERLY BOUNDARY OF SAID LOT 464, SAID BOUNDARY ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF TURKEY OAK STREET (40 FEET WIDE) A DISTANCE OF 169.72 FEET TO THE NORTHWEST CORNER OF SAID LOT 464, THENCE S 00°20'58" W ALONG THE WESTERLY BOUNDARY OF SAID LOT 464 A DISTANCE OF 70.28 FEET, THENCE S 89°47'57" E A DISTANCE OF 169.67 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID LOT 464, SAID EASTERLY BOUNDARY ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 495 (100 FOOT RIGHT-OF-WAY); THENCE N 00°23'33" E ALONG SAID EASTERLY BOUNDARY AND SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 70.22 FEET TO THE POINT OF BEGINNING. CONTAINING 0.2736 ACRES.

AND LESS AND EXCEPT THE FOLLOWING PARCEL:

RIGHT-OF-WAY ACQUISITION FOR BETZ FARM ROAD EXTENSION, A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: (PARCEL 2)

BEGIN AT THE NORTHEAST CORNER OF LOT 465 CRYSTAL PARK, AS RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE N 89°46'42" W ALONG THE NORTHERLY BOUNDARY OF SAID LOT 465, SAID BOUNDARY ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF TURKEY OAK STREET (40 FEET WIDE) A DISTANCE OF 200.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 465, THENCE S 00°20'58" W ALONG THE WESTERLY BOUNDARY OF SAID LOT 465, SAID WESTERLY BOUNDARY ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF CHESTNUT AVENUE (40 FEET WIDE), A DISTANCE OF 70.36 FEET, THENCE S 89°47'57" E A DISTANCE OF 200.00 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID LOT 465, THENCE N 00°20'58" E ALONG SAID EASTERLY BOUNDARY A DISTANCE OF 70.28 FEET, TO THE POINT OF BEGINNING. CONTAINING 0.3228 ACRES, MORE OR LESS.

AND LESS AND EXCEPT THE FOLLOWING PARCEL:

RIGHT-OF-WAY ACQUISITION FOR BETZ FARM ROAD EXTENSION, A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 18 SOUTH, RANGE 17 EAST, CITRUS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: (PARCEL 31)

COMMENCE AT THE NORTHWEST CORNER OF LOT 465, CRYSTAL PARK, AS RECORDED IN PLAT BOOK 1, PAGE 2, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, THENCE S 00°20'58" W ALONG THE WESTERLY BOUNDARY OF SAID LOT 465, SAID WESTERLY BOUNDARY ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF CHESTNUT AVENUE (40 FEET WIDE), A DISTANCE OF 70.36 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S 00°20'58" W ALONG SAID WESTERLY BOUNDARY AND EASTERLY RIGHT-OF-WAY LINE 129.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 465, THENCE S 89°46'34" E ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 465 A DISTANCE OF 90 FEET, THENCE N 00°20'58" E PARALLEL WITH THE WESTERLY BOUNDARY OF SAID LOT 465 A DISTANCE OF 129.80 FEET, THENCE N 89°47'57" W 90 FEET TO THE POINT OF BEGINNING. CONTAINING 0.2681 ACRES, MORE OF LESS.

NOTES AND LEGEND:

- F - FIELD MEASUREMENT
- R - RECORDED OR DESCRIPTION
- - CONCRETE MONUMENT SET, CAP No 2970 4"x4"
- - CONCRETE MONUMENT FOUND NOT CAPPED
- △ - INDICATES DESCRIPTIVE POSITION
- - IRON ROD FOUND
- ▲ - INDICATES TRAFFIC SIGN
- F.E.M.A. FLOOD ZONE: A-11 EL. 8.0
- PANEL No. 120063 0115P
- BEARING AND NORTH ARROW RELATED TO: LEGAL DESCRIPTIONS AS FURNISHED

FIELD BOOK 14, PAGES 67-70
THIS SURVEY IS OF SURFACE FEATURES ONLY
ALL ELEVATIONS SHOWN ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM OF 1929 AND ARE BASED UPON A CLOSED BENCH LOOP FROM A UNITED STATES COAST AND GEODETIC SURVEY BENCH MARK LOCATED AT THE N.W. QUADRANT OF THE INTERSECTION OF U.S. HIGHWAY 19 AND C.R. 495 AND IS STAMPED ELEVATION 4.200.
WORK ORDER: 107-92, 152-93, 2-95

SURVEYOR'S CERTIFICATION:

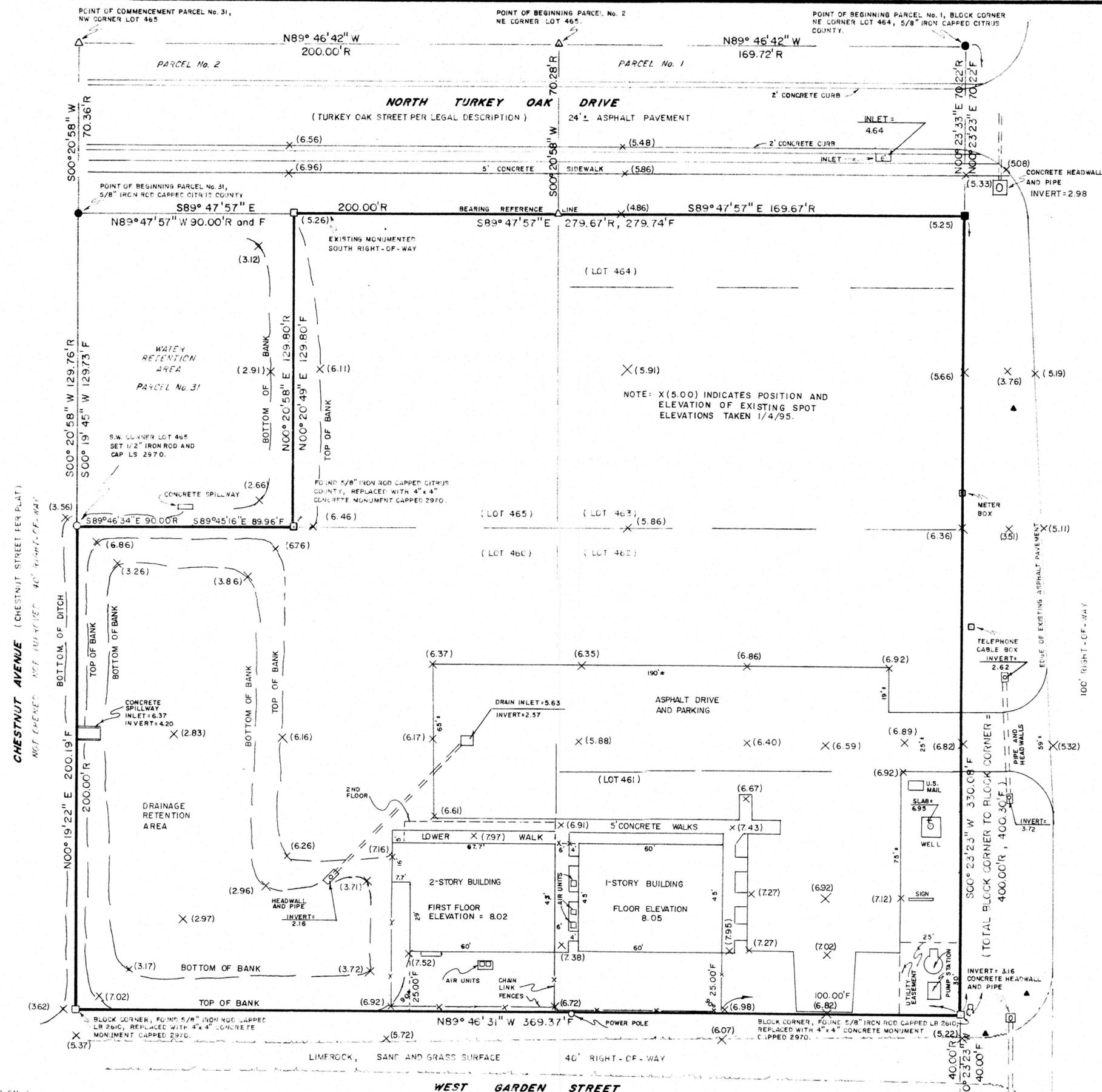
I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECTION AND MEETS THE TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS UNDER FLORIDA STATUTE 472.027, CH. 21HH-6. THE CERTIFICATION SHOWN HEREON IS NOT VALID UNLESS EMBOSSED WITH SEAL AND APPLIES SPECIFICALLY TO AND FOR THE FOLLOWING: MICHAEL K. CALLAWAY.

UPDATED FIELD INSPECTION 1/4/95

FIELD INSPECTION DATE 8/11/92

JOHN L. WESLICK P.L.S. No. 2970

RIVERLAND SURVEYING COMPANY
9203 NORTH JUSTA DRIVE
CITRUS SPRINGS, FL. 34433
Phone (904) 489-6666



SCALE: 1" = 30'

COUNTY ROAD 495 NORTH CITRUS AVENUE (CITRUS AVENUE PER PLAT)

BENCH MARK, SET 50 PENNY NAIL IN WEST FACE OF POWER POLE ELEVATION = 8.00'