ALTA/ACSM LAND TITLE SURVEY

S88°55'55"E 66.45' MEAS

S89°07'10"E 65.97' DESC

WOODEN PAVILION

6' CLF W/BARBED WIRE

ASPHALT

GRASS

S89°14'22"E 225.83' MEAS

∕− FND 5/8" IR

/6' CLF W/BARBED WIRE

STATE OF FLORIDA R/W

DEED BOOK 200, PAGE 339

RESERVATION PER

6' CLF W/BARBED WIRE

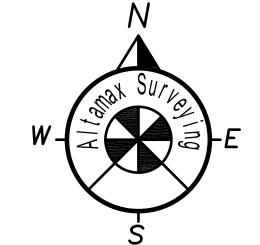
APPROXIMATE

-PERPETUAL EASEMENT

LINE PER LAKE COUNTY'S SPECIAL PURPOSE SURVEY OF COUNTY ROADS 466A & 25A, DATED 11-11-2010

N89°11'57"W 634.04' DESC

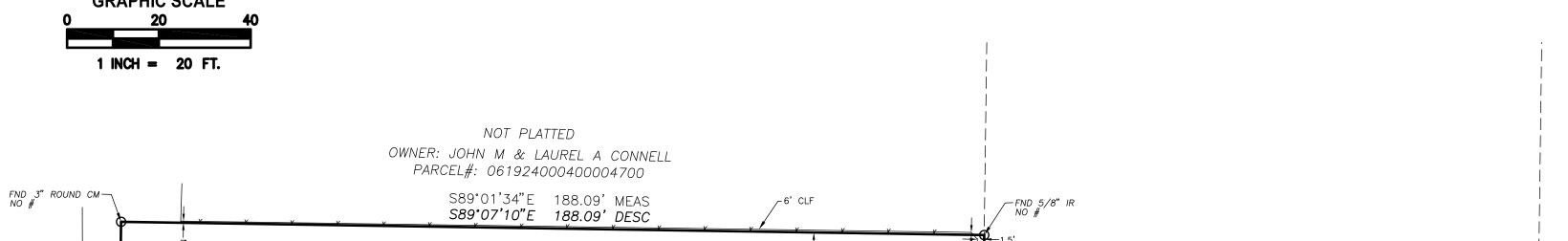
S89°07'10"E 1 225.00' RECORD



GRAPHIC SCALE

LAND AREA 73,083 SQ. FT.

1.6778 ACRES



/-6' CLF W/BARBED WIRE

1 STORY CONC

SIGN -

N89°11'57"W 284.03' RECORD

N89°08'07"W 283.98' MEAS

15' BUILDING SETBACK OWNER: CHARLES O MCNEELY TRUSTEE

NOT PLATTED OWNER: DARRIN J & PAULA KLING

PARCEL#: 061924000400004200

3,232 SQ. FT. HEIGHT=14.4

50' BUILDING SETBACK GRAVEL

N89°11'46"W 254.02' MEAS 30.00' RECORD N89°11'57"W 254.03' DESC FND 3" ROUND CM \$ (BEARING BASIS)

GRAVEL

CONC

- NORTHERLY R/W LINE

COUNTY ROAD 466A

COUNTY ROAD 466A (R/W-80') (MILLER BOULEVARD)

P.O.C SE CORNER, NE 1/4, SE 1/4, SECTION 6-19-24

EAST LINE -OF SE 1/4

VICINITY MAP (Not to Scale)



DESCRIPTION:

Commencing at the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of Section 6, Township 19 South, Range 24 East, Lake County, Florida, run N00°46'00"E along the East line of said Northeast 1/4 of the Southeast 1/4 a distance of 40.00 feet, more or less, to the Northerly right-of-way of State Road No. 466-A; thence run N89°11'57"W along said Northerly right-of-way a distance of 634.04 feet to the Point of Beginning; from said Point of Beginning, continue along said Northerly right-of-way N89°11'57"W, 254.03 feet; thence N00°45'20"E, 301.96 feet; thence S89°07'10"E, 188.09 feet; thence S00°45'40"W, 54.23 feet; thence S89°07'10"E, 65.97 feet; thence S00°45'40"W, 247.38 feet to the Point of Beginning.

SCHEDULE B-II EXCEPTIONS:

NO SURVEY MATTERS TO PLOT OR NOTE

GENERAL SURVEY NOTES:

1. BEARING STRUCTURE BASED ON THE MONUMENTED NORTH RIGHT OF WAY LINE OF COUNTY ROAD 466A; BEING: N89°11'57"W PER BOOK 3176, PAGE 1774, PUBLIC RECORDS OF LAKE COUNTY,

2. THIS SURVEY REFLECTS ONLY MATTERS OF RECORD AS PROVIDED BY THE CLIENT OR CLIENTS

3. THIS SURVEY WAS MADE ON THE GROUND. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

4. THIS SITE LIES IN ZONE "X", BASED ON FLOOD INSURANCE RATE MAP NO. 12069C0305E, CITY OF FRUITLAND PARK, FLORIDA AND HAVING AN EFFECTIVE DATE OF 12/18/2012.

5. ACCORDING TO FLORIDA STATUTES, CHAPTER 472.025, A LAND SURVEYOR SHALL NOT AFFIX HIS SEAL OR NAME TO ANY PLAN OR DRAWING WHICH DEPICTS WORK WHICH HE IS NOT LICENSED TO PERFORM OR WHICH IS BEYOND HIS PROFESSION OR SPECIALTY THEREIN. THEREFORE, WE ARE UNABLE TO CERTIFY AS TO MUNICIPAL ZONING COMPLIANCE, INTERPRETATION OF ZONING CODES OR THE DETERMINATION OF VIOLATIONS THEREOF.

6. THIS SURVEY MADE WITH BENEFIT OF COMMITMENT FOR TITLE, AGENTS FILE REFERENCE 2013-0440, EFFECTIVE: SEPTEMBER 23, 2013, ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

7. THERE ARE ZERO STRIPED PARKING SPACES.

8. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS, OR SITE BEING USED AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

9. THERE WAS NO EVIDENCE FOUND OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. 10. THE FOLLOWING ZONING REGULATIONS WERE PROVIDED BY THE CITY OF FRUITLAND PARK BUILDING DEPARTMENT.

ZONING DISTRICT: C-2 (GENERAL COMMERCIAL)

BUILDING SETBACKS: FRONT 50 FEET SIDE 10/0 FEET

(ZERO LOT LINE ALLOWED ON ONE SIDE SETBACK ONLY WITH MINIMUM SETBACK OF 10 FEET ON THE OPPOSITE SIDE)

MAX. BUILDING HEIGHT: 35 FEET

ALTA/ACSM Land Title Survey Certification

To: CLH Ventures, Inc.; Old Republic Nation Title Insurance Company; BYRON B. HOWELL, P.A.; Sabrina & Cyrus Realestate, LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6a 7a, 7b1, 7c 8, 9, 11a, 13, 17 and 18 of Table A thereof. The field work was completed on 04-28-2014.

Date: 04-28-14

ROBERT C. JOHNSON PSM 5551

Not valid without the signature and the original raised seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature with ability to verify. The seal appearing on this document was authorized by Robert C Johnson on the Date of the electronic signature.



- AIR RELEASE VALVE AUTO SPRINKLER BOTTOM OF BANK
 BACK OF CURB
 BACKFLOW PREVENTER
- BURIED COMMUNICATION MARKER BACK FLOW PREVENTER

- BULLARU
 BURIED POWER CABLE
 CALCULATED
 CALCULATED & MEASURED
 CENTRAL ANGLE
 CONCRETE BLOCK WALL
 COVERED CONCRETE
- CONCRETE FLUME CONCRETE HEAD WALL
- CENTERLINE CONCRETE MONUMENT CORRUGATED METAL PIPE
- CLEAN OUT
 CONCRETE
 COVERED
 CONCRETE PAD - CONCRETE WALKWAY - DEED/DESC & MEASURED
- DRAINAGE EASEMENTDESCRIPTION - DOT INLET - DUMPSTER PAD
- DRIVEWAY - ELECTRICAL BOX - EASEMENT
- EDGE OF PAVEMENT FLOOD INSURANCE
- FIRE HYDRANT FLOW LINE FLOOD LIGHT FOUND FIBER OPTIC CABLE
- FLAG POLE
 GAS LINE
 GAS METER
 GUY WIRE ANCHOR
- HANDICAP PARKING HOG WIRED FENCE INVERT ELEVATION IRON PIPE
- IRON ROD STORM JUNCTION BOX - ARC LENGTH - LIGHT POLE
- LANDSCAPED AREAMEASURED - METAL FENCE
- MAILBOX · METAL SHED - MITERED END SECTION - MONITORING WELL
- OVERHEAD WIRE
- PLAT BOOK
 POINT OF CURVATURE
 PER DEPARTMENT OF TRANSPORTATION R/W MAP PEP - PER ENGINEERING PLANS
- POINT OF INTERSECTIONPLAT & MEASURED - POINT OF BEGINNING - POINT OF COMMENCEMENT
- PARKING SPACES POINT OF TANGENCY
- PLASTIC PIPE CURVE RADIUS RAMP
- SANITARY MANHOLE
- SANITARY LINE SIGN STOCK WIRE FENCE
- SPOT ELEVATION STORM/DRAIN LINE - STORM MANHOLE
- UNDERGROUND TELEPHONE - STORM INLET
- TRANSFORMER/JUNCTION BOX
- TELEPHONE RISER
- UTILITY EASEMENT UTILITY POLE WATER LINE WOOD FENCEWETLAND FLAG
- WOOD SHEDWATER VALVE
- NUMBER - EASEMENT NUMBER

ADDRESS:

833 County Road 466A Fruitland Park, FL 34731

Job Information

JOB NO. 900882 CF NO. 06-19-24-0004-000-04200 FIELD DATE: 04/28/2014

SCALE: 1" =20' DRAWN BY: PJT

	Revisions	
Date:	Description	Ву:
5-28-14	ADDED CERTS AND TIFF R/W	RCJ
5-04-15	ADDED PERPETUAL ESMT	RCJ

Altamax Surveying

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STATE OF FLORIDA J

SHEET 1 OF 1

