BOUNDARY SURVEY LEGAL DESCRIPTION AS FURNISHED: LOT 2 OF THE CHRISTOPHER C. FORD COMMERCE PARK REPLAT #1, ACCORDING TO THE REPLAT THEREOF AS RECORDED IN PLAT BOOK 49, PAGE 85, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. GRAPHIC SCALE - 4" X 4" C.M. REC. L.B.#4709 (IN FEET) 1 inch = 40 ft.1/2" I.R. REC. L.B. #7045 TOP OF BANK LOW LYING AREA LOCATION MAP NOT TO SCALE CURVE DATA (P&M) SURVEY NOTES/REPORT-1/2" I.R. REC. DELTA= 3°36'43" L.B. #7045 RADIUS= 5889.58 1.) THIS BOUNDARY SURVEY REPRESENTED HEREON WAS PREPARED BY FORAN SURVEYING AND MAPPING, INC. LENGTH= 371.27 FLORIDA LICENSED BUSINESS NUMBER 7045., DAVID A. FORAN FLORIDA LICENSED SURVEYOR AND MAPPER CHORD= 371.21 P.S.M. NUMBER 5678., 30 EAST HERRICK AVE, EUSTIS FL 32726. CHORD BEARING= S69°39'40"E 2.) THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN FLORIDA ADMINISTRATIVE SPRINT CABLE RISER CODE 5J-17.05, PURSUANT TO FLORIDA STATUTE CHAPTER 472. 4" X 4" C.M. L.S. #5678 TOP OF BANK 3.) ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAPS, COMMUNITY MAP NUMBER 12069C0490 E, DATED FIRE HYDRANT, DECEMBER 18, 2012. THIS PROPERTY LIES IN FLOOD ZONE "X". WATER VALVE 4.) NO OTHER UTILITIES HAVE BEEN FIELD LOCATED OR INCLUDED IN THIS SURVEY, EXCEPT AS SHOWN. EDGE PAVEMENT-20' UTILITY EASEMENT 4" X 4" C.M. REC. → P.C. 5.) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING REFERENCE OF S71°16'53"E ALONG THE SOUTH L.S. #5678 LINE OF LOT 2, ACCORDING TO PLAT BOOK 49, PAGE 85. 6.) LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT OF WAYS, EASEMENTS, OWNERSHIP OR ANY INSTRUMENTS EDGE PAVEMENT OF RECORD BY THIS FIRM. NO TITLE COMMITMENT WAS PROVIDED TO SURVEYOR. 1/2" I.R. REC. L.B. #7045 7.) THIS SURVEY SHOWS ONLY RESTRICTIONS AND EASEMENTS PROVIDED TO THE SURVEYOR. IT IS POSSIBLE THERE ARE OTHER RECORDED INSTRUMENTS WHICH AFFECT THIS PROPERTY NOT KNOWN TO THIS SURVEYOR. 8.) NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS SHOWN. LOT 2 BOULE 9.) BOUNDARY SURVEY FOR/CERTIFIED TO: JCJ FAMILY PARTNERSHIP, LTD 5.8'-* 24' CROSS ACCESS EASEMENT 2.49 Acres GENERAL NOTES 24' CROSS ACCESS EASEMENT-1.) THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SURVEYORS SEAL. 2.) THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT FURNISHED TO THE SURVEYOR. THERE MAY BE OTHER RESTRICTIONS OR EASEMENTS THAT AFFECT THIS PROPERTY. EDGE PAVEMENT 3.) THIS SURVEY IS PREPARED FOR THE SOLE BENEFIT OF THOSE CERTIFIED TO AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED TO. ADDITIONS OR DELETIONS TO THE SURVEY MAP OR REPORT BY OTHERS THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. SURVEYOR HEREBY DISCLAIMS ANY OTHER LIABILITY AND RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR ENTITY TO USE THIS SURVEY. 20' UTILITY EASEMENT EDGE PAVEMENT CHRISTOPHER C. FORD COMMERCE PARK REPLAT #1 PLAT BOOK 49, PAGE 85 NOTES LOT 1 SET 1/2" I.R. (NOT INCLUDED) L.B. #7045 1.) LOT 2 ARE SUBJECT TO RESERVATION OF PHOSPHATE, MINERAL, METALS AND PETROLEUM RIGHTS IN FAVOR OF STATE OF FLORIDA, AS SET FORTH IN DEED BOOK 272, 424, WHICH HAVE BEEN PARTIALLY RELEASED IN 24' CROSS ACCESS EASEMENT-OFFICIAL RECORDS BOOK 1235, PAGE 1134 AND OFFICIAL RECORDS BOOK 2317, PAGE 981. 2.) LOT 2 IS SUBJECT TO SURFACE WATER DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1190, PAGE 1037 ASPHALT AND TO AN EASEMENT GRANTED BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2078, PAGE 1959. N&D REC. 3.) LOT 2 IS SUBJECT TO DEVELOPMENTAL AGREEMENTS RECORDED IN OFFICIAL RECORDS BOOK 1592, PAGE 1183 AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1833, PAGE 624. -SET NAIL & DISC L.B. #7045 LEGEND INVENTIONAL INVENTION OF THE INVENTION O LINE TABLE (P&M) CURVE DATA (P&M) Y=CENTERLINE CALC=CALCULATED P.R.C.=POINT OF REVERSE CURVE P.O.B.=POINT OF BEGINNING R=RECORD RCP=REINFORCED CONC PIPE R/W=RIGHT OF WAY REC=RECOVERED CM=CONCRETE MONUMENT LB= LICENSED BUSINESS P.T.= POINT OF TANGENT CURVE DELTA RADIUS LEGNTH CHORD CHORD BEARING BEARING LENGTH C1 06*54'24" 5809.58' 700.32' 699.90' \$ 70*59'36" E C2 89*15'49" 25.00' 38.95' 35.13' N 29*48'54" W C3 1*23'38" 800.00' 19.46' 19.46' \$ 02*26'59" W L1 26.335 N00°23'27"E L2 26.335 N00°23'27"E L3 86.23 N00°23'27"E L4 55.27 \$14'49'00"W C4 58*38'15" 300.00' 307.03' 293.80' N 31*05'35" E C5 50*47'32" 400.00' 354.60' 343.10' \$ 35*00'57" W C6 11*28'42" 400.00' 80.13' 80.00' \$ 03*52'50" W C7 62°16′14″ 350.00′ 380.39′ 361.94′ S 29°16′36″ W C8 58°38′15″ 350.00′ 358.20′ 342.77′ N 31°05′35″ E C9 13°02′33″ 750.00′ 170.73′ 170.36′ S 08°17′44″ W C10 00°44′11″ 5809.58′ 74.68′ 74.68′ \$ 74°48′54″ E C11 04°39′00″ 800.00′ 64.93′ 64.91′ \$ 12°29′31″ W C12 3*36'43" 5889.58 371.27 371.21 S69*39'40"E FORAN SURVEYING & MAPPING, INC. C13 3*13'48" 5889.58 332.01 331.97 S73*04'55"E C14 81°11'51" 25.00 35.43 32.54 N50°45'57"E C14 811151 25.00 35.43 32.54 N50'45'5/'E C15 26'12'44" 225.00 102.93 102.04 \$78'15'31"W C16 43'33'58" 175.00 133.06 129.88 N86'56'08"E C17 31'37'03" 200.00 110.37 108.97 \$80'57'40"W C18 43'33'58" 200.00 152.07 148.44 N86'56'08"E C19 95'21'40" 25.00 41.61 36.97 N44'30'46"W C20 22'39'15" 175.00 69.19 68.74 \$76'28'47"W C21 43'33'58" 225.00 171.08 166.99 N86'56'08"E C22 3'23'50" 800.00 47.43 47.43 \$08'28'06"W P.R.C. 30 EAST HERRICK AVENUE, EUSTIS, FLORIDA, 32726 (352)-589-2444 LOT 3 EMAIL: DAVID516@EMBARQMAIL.COM CERTIFICATE OF AUTHORIZATION L.B. 7045 (NOT INCLUDED) THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH IN FLORIDA ADMINISTRATIVE CODE 5J-17, PURSUANT TO FLORIDA STATUTE CHAPTER 472. C23 3·36'07" 800.00 50.29 50.29 S04·58'07"W CERTIFIED BY: ORDER # 8652-16 LOT2.DWG DATE: 05/04/16 DAVID A. FORAN , P.S.M. # 5678