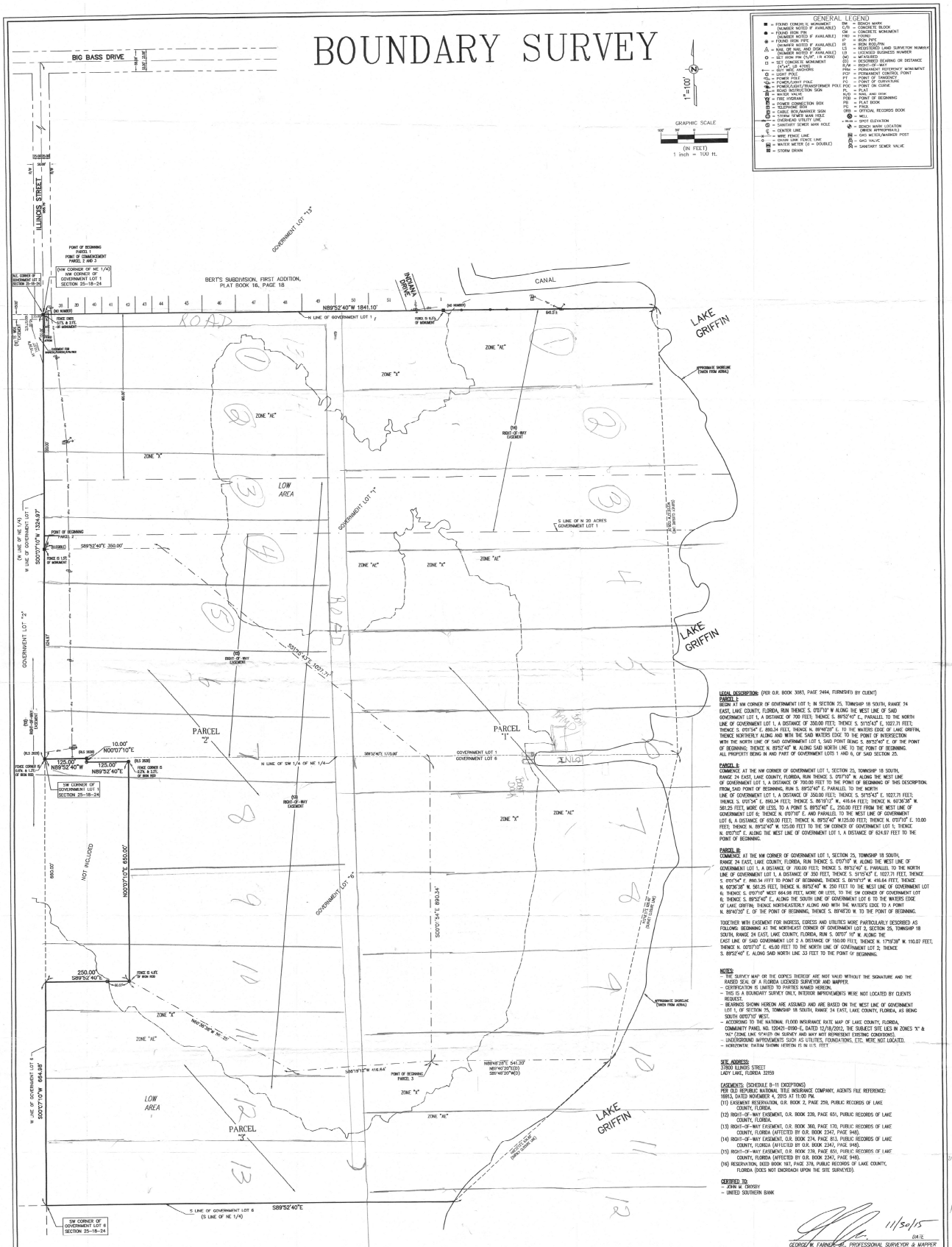
BOUNDARY SURVEY



GENERAL LEGEND

■ = FOUND CONCRETE MONUMENT (MANNER NOTED IF AVAILABLE)	CM = CONCRETE MONUMENT
● = FOUND IRON PIN (MANNER NOTED IF AVAILABLE)	FND = FOUND
● = FOUND IRON PIPE (MANNER NOTED IF AVAILABLE)	IP = IRON PIPE
△ = NAIL OR MAG NAIL FOUND (MANNER NOTED IF AVAILABLE)	IPIN = IRON PIN
○ = SET IRON PIN (5/8", I.D. #7090)	LS = REGISTERED LAND SURVEYOR NUMBER
□ = SET CONCRETE MONUMENT (4"x4", I.D. #7090)	LB = LICENSED BUSINESS NUMBER
⊙ = SET NAIL AND DISK	M/F = MITERED
☼ = LIGHT POLE	(M) = MEASURED
PP = POWER POLE	(D) = DESCRIBED BEARING OR DISTANCE
= POWER/LIGHT POLE	R/W = RIGHT-OF-WAY
= POWER/LIGHT/TRANSFORMER POLE	POC = POINT OF COMMENCEMENT
= ROAD INSTRUCTION SIGN	POB = POINT OF BEGINNING
= STOP SIGN	PB = PLAT BOOK
= FIRE HYDRANT	PG = PAGE
= POWER CONNECTION BOX	ORB = OFFICIAL RECORDS BOOK
= TELEPHONE BOX	= WELL
= CABLE BOX/MARKER SIGN	×00.0 = ELEVATION
= UNDERGROUND UTILITY LINE	⊕ = BENCH MARK LOCATION (UNLESS APPROPRIATELY)
= OVERHEAD UTILITY LINE	= GAS METER/MARKER POST
= SANITARY SEWER MAN HOLE	= GAS VALVE
= CENTER LINE	= SANITARY SEWER VALVE
= WIRE FENCE LINE	
= CHAIN LINK FENCE LINE	
= WATER METER (d = DOUBLE)	
= STORM DRAIN	

LEGAL DESCRIPTION: (PER O.R. BOOK 3083, PAGE 2494, FURNISHED BY CLIENT)

PARCEL 1:
BEGIN AT NW CORNER OF GOVERNMENT LOT 1; IN SECTION 25, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN THENCE S. 0°07'10" W ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 700 FEET; THENCE S. 89°52'40" E., PARALLEL TO THE NORTH LINE OF GOVERNMENT LOT 1, A DISTANCE OF 350.00 FEET; THENCE S. 51°51'43" E, 1027.71 FEET; THENCE S. 0°01'54" E. 890.34 FEET, THENCE N. 89°48'28" E. TO THE WATERS EDGE OF LAKE GRIFFIN, THENCE NORTHERLY ALONG AND WITH THE SAID WATERS EDGE TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF SAID GOVERNMENT LOT 1, SAID POINT BEING S. 89°52'40" E. OF THE POINT OF BEGINNING; THENCE N. 89°52'40" W. ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.
ALL PROPERTY BEING IN AND PART OF GOVERNMENT LOTS 1 AND 6, OF SAID SECTION 25.

PARCEL 2:
COMMENCE AT THE NW CORNER OF GOVERNMENT LOT 1, SECTION 25, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN THENCE S. 0°07'10" W. ALONG THE WEST LINE OF GOVERNMENT LOT 1, A DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. FROM, SAID POINT OF BEGINNING, RUN S. 89°52'40" E. PARALLEL TO THE NORTH LINE OF GOVERNMENT LOT 1, A DISTANCE OF 350.00 FEET; THENCE S. 51°51'43" E. 1027.71 FEET; THENCE S. 0°01'54" E. 890.34 FEET; THENCE S. 86°19'12" W., 416.64 FEET; THENCE N. 60°36'38" W. 561.25 FEET, MORE OR LESS, TO A POINT S. 89°52'40" E., 250.00 FEET FROM THE WEST LINE OF GOVERNMENT LOT 6; THENCE N. 0°07'10" E. AND PARALLEL TO THE WEST LINE OF GOVERNMENT LOT 6, A DISTANCE OF 650.00 FEET; THENCE N. 89°52'40" W.125.00 FEET; THENCE N. 0°07'10" E. 10.00 FEET, THENCE N. 89°52'40" W. 125.00 FEET TO THE SW CORNER OF GOVERNMENT LOT 1; THENCE N. 0°07'10" E. ALONG THE WEST LINE OF GOVERNMENT LOT 1, A DISTANCE OF 624.97 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
COMMENCE AT THE NW CORNER OF GOVERNMENT LOT 1, SECTION 25, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN THENCE S. 0°07'10" W. ALONG THE WEST LINE OF GOVERNMENT LOT 1, A DISTANCE OF 700.00 FEET; THENCE S. 89°52'40" E. PARALLEL TO THE NORTH LINE OF GOVERNMENT LOT 1, A DISTANCE OF 350 FEET; THENCE S. 51°51'43" E. 1027.71 FEET, THENCE S. 0°01'54" E. 890.34 (FEET TO POINT OF BEGINNING, THENCE S. 86°19'12" W. 416.64 FEET, THENCE N. 60°36'38" W. 561.25 FEET, THENCE N. 89°52'40" W. 250 FEET TO THE WEST LINE OF GOVERNMENT LOT 6; THENCE S. 0°07'10" WEST 664.98 FEET, MORE OR LESS, TO THE SW CORNER OF GOVERNMENT LOT 6; THENCE S. 89°52'40" E., ALONG THE SOUTH LINE OF GOVERNMENT LOT 6 TO THE WATERS EDGE OF LAKE GRIFFIN; THENCE NORTHEASTERLY ALONG AND WITH THE WATERS EDGE TO A POINT N. 89°40'20" E. OF THE POINT OF BEGINNING, THENCE S. 89°40'20" W. TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENT FOR INGRESS, EGRESS AND UTILITIES MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF GOVERNMENT LOT 2, SECTION 25, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN S. 00°07'10" W. ALONG THE EAST LINE OF SAID GOVERNMENT LOT 2 A DISTANCE OF 150.00 FEET; THENCE N. 17°19'28" W. 110.07 FEET, THENCE N. 00°07'10" E. 45.00 FEET TO THE NORTH LINE OF GOVERNMENT LOT 2, THENCE S. 89°52'40" E. ALONG SAID NORTH LINE 33 FEET TO THE POINT OF BEGINNING.

NOTES:
- THE SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
- THIS IS A BOUNDARY SURVEY ONLY. INTERIOR IMPROVEMENTS WERE NOT LOCATED BY CLIENTS REQUEST.
- BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE WEST LINE OF GOVERNMENT LOT 1, OF SECTION 25, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AS BEING SOUTH 00°07'10" WEST.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP OF LAKE COUNTY, FLORIDA, COMMUNITY PANEL NO. 120421-0190-E, DATED 12/18/2012, THE SUBJECT SITE LIES IN ZONES "X" & "AE" (ZONE LINE "S"=VERY ON SURVEY AND MAY NOT REPRESENT EXISTING CONDITIONS).
- UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED.
- HORIZONTAL DATUM SHOWN HEREON IS IN U.S. FEET.

SITE ADDRESS:
37800 ILLINOIS STREET
LADY LAKE, FLORIDA 32159

EASEMENTS: (SCHEDULE B-II EXCEPTIONS)
PER OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AGENTS FILE REFERENCE: 16893, DATED NOVEMBER 4, 2015 AT 11:00 PM.
(11) EASEMENT RESERVATION, O.R. BOOK 2, PAGE 259, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
(12) RIGHT-OF-WAY EASEMENT, O.R. BOOK 239, PAGE 651, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
(13) RIGHT-OF-WAY EASEMENT, O.R. BOOK 360, PAGE 170, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (AFFECTED BY O.R. BOOK 2347, PAGE 948).
(14) RIGHT-OF-WAY EASEMENT, O.R. BOOK 274, PAGE 813, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (AFFECTED BY O.R. BOOK 2347, PAGE 948).
(15) RIGHT-OF-WAY EASEMENT, O.R. BOOK 339, PAGE 651, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (AFFECTED BY O.R. BOOK 2347, PAGE 948).
(16) RESERVATION, DEED BOOK 197, PAGE 378, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA (DOES NOT ENCROACH UPON THE SITE SURVEYED).

CERTIFIED TO:
- JOHN M. CROSBY
- UNITED SOUTHERN BANK

11/30/15
DATE

GEORGE W. FARNER JR., PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4614

SHEET 1 OF 1		BOUNDARY SURVEY IN SECTION 25, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA. JOHN M. CROSBY
CLIENT	JOHN M. CROSBY	
JOB NO.	150281.0000	
DATE	11/30/2015	
DRAWN BY	DM	CHECKED BY GWF_JR
ACAD FILE	CROSBY	FILE'S 16-4621
REVISIONS		DATE

FARNER BARLEY AND ASSOCIATES, INC. — A SURVEYING & PLANNING CO. LB 4769
1900 SE 10th Ave. · Ocala, FL 34471 · (352) 732-3338