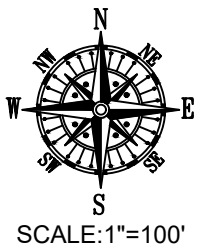


TYPE OF SURVEY:

- BOUNDARY
- CONSTRUCTION
- CONDOMINIUM
- ALTA/NSPS
- TOPOGRAPHIC
- SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):



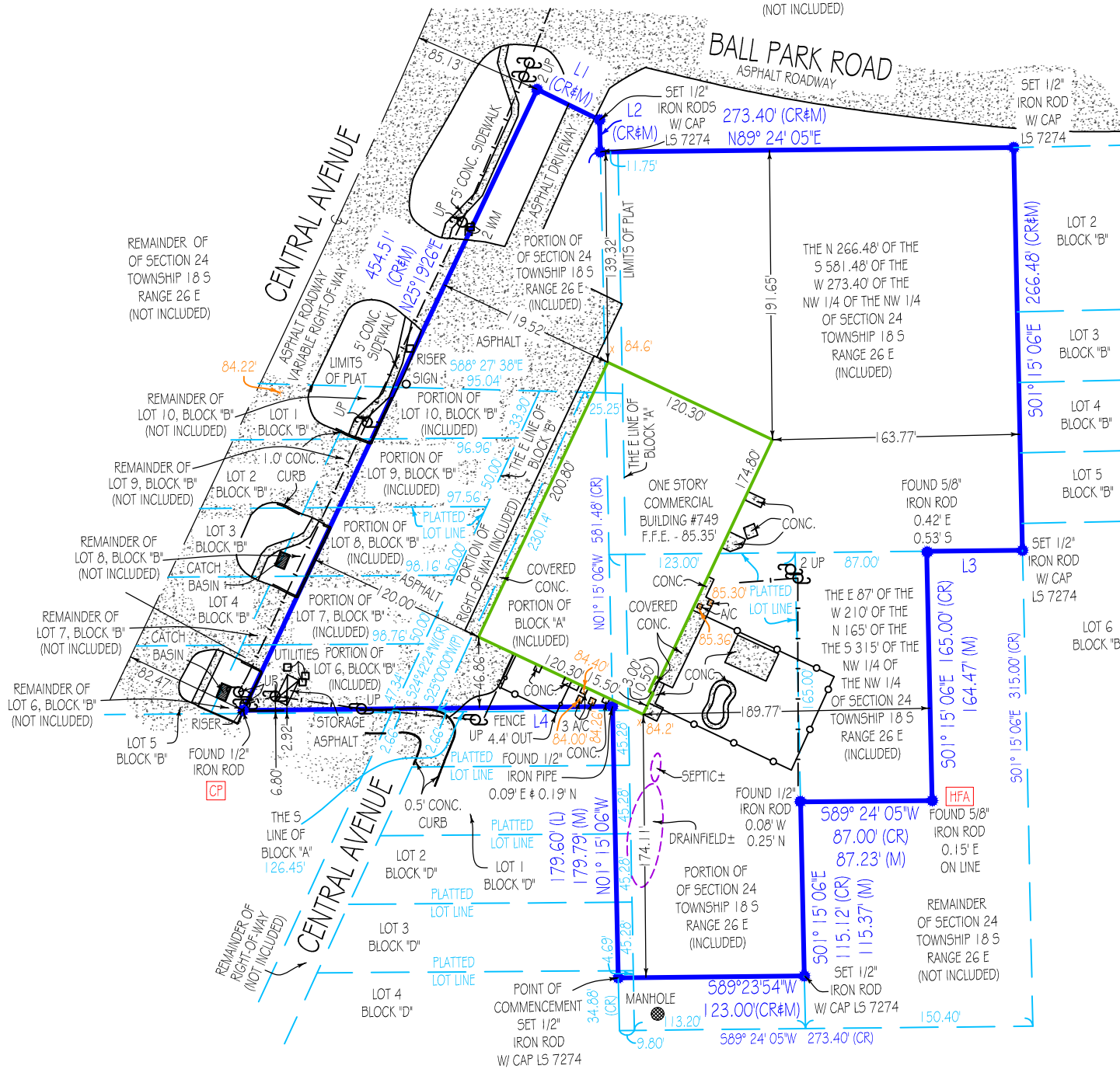
SCALE: 1"=100'

BEARING REFERENCE:
 NORTH LINE OF SUBJECT LOT AS N 89°24'05" E
 ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
 (MAY NOT SHOW LATEST IMPROVEMENTS)
 (NOT-TO-SCALE)

REMAINDER OF SECTION 24
 TOWNSHIP 18 S
 RANGE 26 E
 (NOT INCLUDED)



LINE TABLE		
	BEARING	DISTANCE
L1	S64° 00' 00"E	46.00'
L2	S01° 15' 06"E	21.20'
L3(CR)	S89° 24' 05"W	63.40'
L3(M)	S88° 54' 53"W	62.98'
L4(L)	S89° 23' 54"W	244.25'
L4(M)	S89° 23' 54"W	244.34'

"CP" = CONTROLLING POINT (POINT OF ROTATION) "HFA" = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO

Platted Easements & Notable Conditions (unplatted easements also listed if provided): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.

- ASPHALT SURFACE CROSSES THE BOUNDARY LINE ON SOUTHERLY SIDE OF LOT AS SHOWN.

This survey has been issued by the following Landtec Surveying office:
 700 West Hillsboro Boulevard, Suite 4-100
 Deerfield Beach, FL 33441
 Office: (561) 367-3587
 Fax: (561) 465-3145
www.Landtecsurveying.com

ABBREVIATION LEGEND (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING):

A OR AL = ARC LENGTH	EL OR ELEV = ELEVATION	PRC = POINT OF REVERSE CURVE	M = MEASURED	WM = WATER METER
CA = CENTRAL ANGLE	P = PLAT	PT = POINT OF TANGENCY	OHC = OVERHEAD CABLE	WV = WATER VALVE
CA = CLEANOUT	PC = POINT OF CURVE	EM = ELECTRIC METER	QTR = QUARTER	
CA = CABLE TV RISER	PCC = POINT OF COMPOUND CURVE	F.F.E. = FINISHED FLOOR ELEV.	R = RADIUS	
CF = CALCULATED FROM FIELD	PH = POOL HEATER	FN = FOUND NAIL	RNG = RANGE	
CH = CHORD DISTANCE	PI = POINT OF INTERSECTION	FN = FOUND NAIL	SEC = SECTION	
CONC. = CONCRETE	POB = POINT OF BEGINNING	FN = FOUND NAIL	TR = TELEPHONE RISER	
CR = CALCULATED FROM RECORD	POC = POINT OF COMMENCEMENT	G.F.F. = GARAGE FINISHED FLOOR	TWP = TOWNSHIP	
DE = DRAINAGE EASEMENT	PP = POOL PUMP	L = LEGAL DESCRIPTION	UE = UTILITY EASEMENT	
			UP = UTILITY POLE	

SYMBOLS (SOME ITEMS IN LEGEND MAY NOT APPEAR ON DRAWING - NOT TO SCALE):

⊕ = UTILITY POLE	⊙ = WELL	♿ = HANDICAP PARKING SPACE
⊙ = LIGHT POLE	⊙ = CENTER LINE	
⊙ = CATCH BASIN	⊙ = PARTY WALL	
⊙ = FIRE HYDRANT	⊙ = AIR CONDITIONER	⊙ = SEC. QTR. CORNER
⊙ = MANHOLE	⊙ = WATER VALVE	⊙ = SECTION CORNER
⊙ = SEPTIC LID	⊙ = SEPTIC LID	
⊙ = ELEV. SHOT		
⊙ = WATER METER		

LINETYPES:

—	BOUNDARY
—	BUILDING
---	EASEMENT
-x-x-	CHAIN LINK FENCE
—/—/—	WOOD FENCE
—	PLASTIC FENCE
---	OVERHEAD CABLE

GENERAL NOTES:
 1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
 2. AS INDICATED ABOVE, UNDER "PURPOSE OF SURVEY", IF THIS SURVEY HAS BEEN PREPARED FOR A PURCHASE OR REFINANCE, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES, AND IS NOT INTENDED FOR USE IN DESIGN OR CONSTRUCTION PURPOSES. LANDTEC SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
 3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
 4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
 5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
 6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
 7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
 8. ANY CORNERS SHOWN AS "SET" HAVE EITHER BEEN SET ON THE DATE OF FIELD WORK, OR WILL BE SET WITHIN 2 BUSINESS WEEKS OF SAID DATE AND ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) #7274.

Job No: 158300-CE Date of Field Work : 12/07/2022 Drawn by: A.C.V.

Elevations, if shown:

Benchmark: _____ GPS

Equipment: _____ STONEX S990A

Benchmark Elev.: _____ 81.56'

Benchmark Datum: _____ NAVD 1988

Elevations on Drawing are in:
 N.G.V.D.29 N.A.V.D.88

Revisions:

PRINTING INSTRUCTIONS:
 WHEN PRINTING THIS PDF IN ADOBE, SELECT "ACTUAL SIZE" TO ENSURE CORRECT SCALING.
 DO NOT USE "FIT".

LICENSED BUSINESS No. 8507

TYPE OF SURVEY:

- BOUNDARY
- CONSTRUCTION
- CONDOMINIUM
- ALTA/NSPS
- TOPOGRAPHIC
- SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):

LEGAL DESCRIPTION:

THE SOUTH 315 FEET OF THE WEST 123 FEET OF THE NW 1/4 OF THE NW 1/4, SECTION 24, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS RIGHT-OF-WAY FOR SR 450.

AND

THE NORTH 266.48 FEET OF THE SOUTH 581.48 FEET OF THE WEST 273.4 FEET OF THE NW 1/4 OF THE NW 1/4, IN SECTION 24, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

AND

A PORTION OF BLOCKS A AND B, PLAT BOOK 5. PAGE 28-T AND A PORTION OF BLOCK FIN THE NE 1/4 OF THE NE 1/4, SECTION 23, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS: FROM THE POINT WHERE THE EAST LINE OF SAID SECTION 23 INTERSECTING THE NORTH RIGHT-OF-WAY LINE OF SR 450, SAID RIGHT-OF-WAY LINE BEING 50 FEET NORTH OF THE CENTER LINE OF SAID SR 450, NORTH ALONG THE EAST LINE OF SAID SECTION 23, SAME ALSO BEING THE EAST LINE OF SAID PLAT BOOK 5. PAGE 28-T, 179.60 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. FROM SAID POINT OF BEGINNING, RUN WEST AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF SAID SR 450, 244.25 FEET TO THE EASTERLY LINE OF THE NEW RIGHT-OF-WAY LINE OF SR 19 (SAID RIGHT-OF-WAY LINE OF SR 19 BEING 132 FEET FROM THE CENTER LINE OF THE PRESENT SR 19 WHEN MEASURED AT RIGHT ANGLE), SAID POINT DESIGNATED AS POINT "A"; BEGIN AGAIN AT POINT OF BEGINNING AND RUN NORTH ALONG THE EAST LINE OF SAID PLAT BOOK 5. PAGE 28-T AND THE EAST LINE OF SAID SECTION 23, 388.2 FEET TO A POINT THAT IS 739.20 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 23; THENCE N 64° W, 46 FEET, MORE OR LESS, TO THE EASTERLY LINE OF SAID NEW RIGHT-OF-WAY LINE OF SR 19; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE TO THE ABOVE DESIGNATED POINT "A".

AND

THE EAST 87 FEET OF THE WEST 210 FEET OF THE NORTH 165 FEET OF THE SOUTH 315 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, NORTH OF HIGHWAY S-450 IN SECTION 24, TOWNSHIP 18 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.

PROPERTY ADDRESS:

749 SOUTH CENTRAL AVENUE
UMATILLA, FL 32784

INVOICE NUMBER: 158300-CE

DATE OF FIELD WORK: 12/07/2022

CERTIFIED TO:

LRB ENTERPRISES LLC.

FLOOD ZONE: X

FLOOD MAP: 12069C

PANEL: 0220

SUFFIX: E

PANEL DATE: 12/18/2012

BASE FLOOD ELEVATION OR DEPTH: N/A NAVD 1988

COMMUNITY NUMBER: 120139

BENCHMARK: GPS

ELEVATION: 81.56

FINISHED FLOOR ELEVATION: 85.35 NAVD 1988

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BOUNDARY	
BUILDING	
EASEMENT	
CHAIN LINK FENCE	
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I HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS OUTLINED IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

SIGNATURE: _____ DATE: _____
PABLO ALVAREZ - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 7274 (NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR THE ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)

Elevations, if shown:

Benchmark: _____ XXX

Benchmark Elev.: _____ X'

Benchmark Datum: _____ XXX

Elevations on Drawing are in:
N.G.V.D.29 N.A.V.D.88

Revisions:	

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LICENSED BUSINESS No. 8507