H&H SURVEY CONSULTANTS

1" = 60'

0

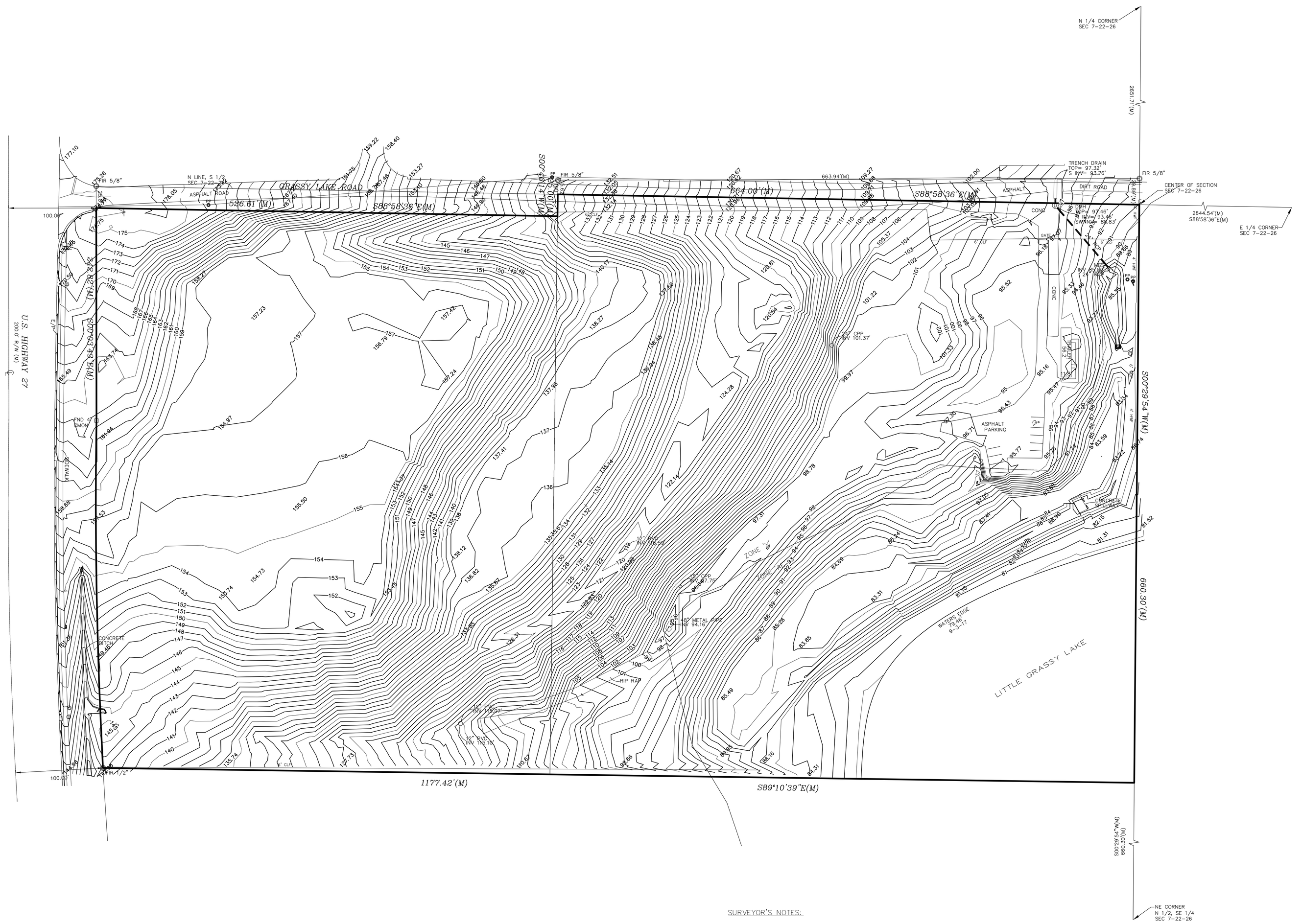
1 inch = ft.

LEGAL DESCRIPTION

THE NW 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, LESS RIGHT OF WAY FOR U.S. HIGHWAY 27, ALSO DESIGNATED AS STATE ROAD 25, AND LESS THE NORTH 25 FEET FOR ROAD RIGHT OF WAY.

AND:

THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.



LEGEND & ABBREVIATIONS

FND	= FOUND
FIR	= FOUND IRON ROD
FIP	= FOUND IRON PIPE
N/D	= NAIL & DISK
CMON	= CONCRETE MONUMENT
CCR	= CERTIFIED CORNER RECORD
PSM	= PROFESSIONAL SURVEYOR & MAPPER
LB	= LICENSED BUSINESS
ESM'T	= EASEMENT
FPC	= FLORIDA POWER CORPORATION
R/W	= RIGHT OF WAY
E/P	= EDGE OF PAVEMENT
Ⓓ	= DRAINAGE MANHOLE
(C)	= CALCULATED DISTANCE
(M)	= MEASURED DISTANCE
PP	= POWER POLE
OR	= OFFICIAL RECORDS (BOOK)
PG	= PAGE
OHP	= OVERHEAD POWER LINES
HWF	= HOG WIRE FENCE
CLF	= CHAIN LINK FENCE
WBF	= WOOD BOARD FENCE

SURVEYOR'S NOTES:

1. THE LEGAL DESCRIPTIONS WERE TAKEN FROM THE LAST DEEDS OF RECORD, RECORDED IN OFFICIAL RECORDS BOOK 4949, PAGE 966 AND OFFICIAL RECORDS BOOK 4903, PAGE 101, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

2. BASIS OF BEARING – THE NORTH LINE OF LOT 3, BLOCK 98, TOWN OF RUNNYMEDE, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4 AND 5 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, AS BEING S89°46'10" E, AN ASSUMED BEARING.

3. DATE OF FIELD SURVEY: SEPTEMBER 3, 2017.

4. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR.

5. PROPERTY LINES SHOULD NOT BE ESTABLISHED USING BUILDING TIES.

6. PROPERTY ADDRESS: 9110 S. GRASSY LAKE ROAD (WEST PARCEL) AND PARCEL #07-22-26-000300003400 (EAST PARCEL).

7. BASED UPON MY REVIEW OF THE "FLOOD INSURANCE RATE MAP" OF LAKE COUNTY, FLORIDA, COMMUNITY PANEL NO. 12069C0580E, EFFECTIVE DATE DECEMBER 18, 2012, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL FLOOD CHANCE FLOODPLAIN AND FLOOD ZONE "AE", DEFINED AS AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH A BASE FLOOD ELEVATION OF 89.6 FEET.

8. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AND MORE SPECIFICALLY TO THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) HULK, FLEU & FLDC.

9. SURVEY FILE NUMBER: 17-08-080.

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FAUN M. HOFFMEIER, P.S.M. LS 6552
H&H SURVEY CONSULTANTS, LLC LB 7821

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR

DATE OF SURVEY: SEPTEMBER 4, 2017