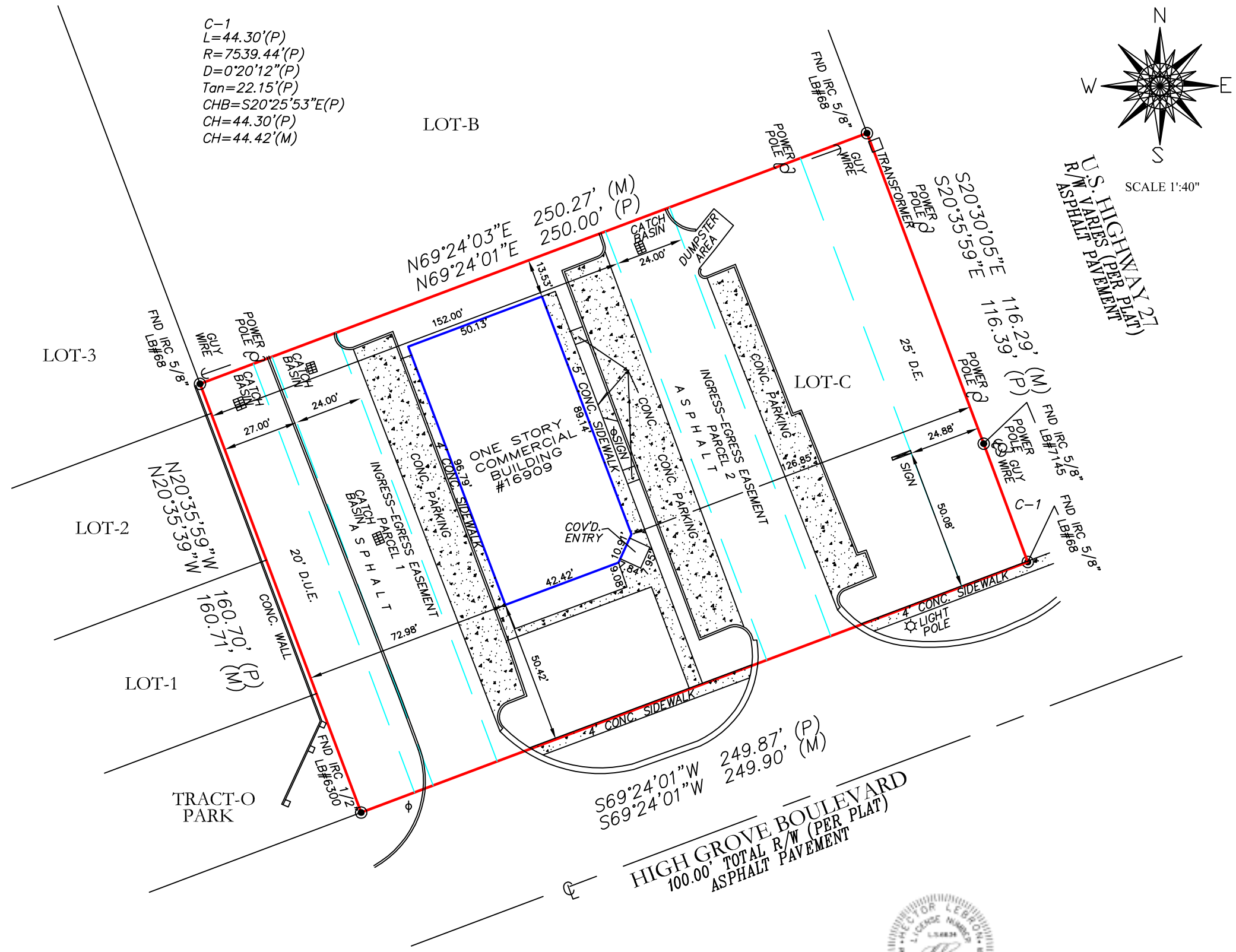
BOUNDARY SURVEY

Legend:

BB – BOTTOM OF BANK
BC – BACK OF CURB
– BACKFLOW PREVENTER
BM – BENCHMARK
BPC – BURIED POWER CABLE
CALC – CALCULATED
C&M – CALCULATED & MEASURED
Δ – CENTRAL ANGLE
CBW – CONCRETE BLOCK WALL
CF – CONCRETE FLUME
CHW – CONCRETE HEAD WALL
CLF – CHAIN LINK FENCE
℄ – CENTERLINE
CM – CONCRETE MONUMENT
CMP – CORRUGATED METAL PIPE
CO – CLEAN OUT
CONC – CONCRETE
COVD – COVERED
CP – CONCRETE PAD
CW – CONCRETE WALKWAY
D&M – DEED/DESC & MEASURED
DE – DRAINAGE EASEMENT
DESC – DESCRIPTION
– DOT INLET
DP – DUMPSTER PAD
DW – DRIVEWAY
– ELECTRIC METER
EB – ELECTRICAL BOX
ESMT – EASEMENT
E/P – EDGE OF PAVEMENT
FIRM – FLOOD INSURANCE RATE MAP
FFE – FINISHED FLOOR ELEVATION
FH – FIRE HYDRANT
FL – FLOW LINE
FND – FOUND
–G– – GAS LINE
– GAS METER
– GUY WIRE ANCHOR
– HANDICAP PARKING
HR – HANDICAP RAMP
INV – INVERT ELEVATION
IP – IRON PIPE
IR – IRON ROD
L – ARC LENGTH
– LIGHT POLE
LSA – LANDSCAPED AREA
MEAS – MEASURED
– MITERED END SECTION
ID. – IDENTIFICATION
C&G – CURB AND GUTTER
POL – POINT ON LINE
POL – POINT ON LINE
M – MEASURE

CM – CONCRETE MONUMENT
– MONITORING WELL
N&D – NAIL & DISK
NGVD – NATIONAL GEODETIC VERTICAL DATUM
NTS – NOT TO SCALE
OHE – OVERHEAD ELECTRIC
OL – ON LINE
ORB – OFFICIAL RECORDS BOOK
PC – POINT OF CURVATURE
PEP – PER ENGINEERING PLANS
PG – PAGE
PI – POINT OF INTERSECTION
P&M – PLAT & MEASURED
POB – POINT OF BEGINNING
POC – POINT OF COMMENCEMENT
PP – POWER POLE
PS – PARKING SPACES
PT – POINT OF TANGENCY
PVC – PLASTIC PIPE
R – CURVE RADIUS
RCP – REINFORCED CONCRETE PIPE
R/W OR R.O.W. – RIGHT OF WAY
– SANITARY MANHOLE
SAN – SANITARY LINE
SN – SIGN
00.00 – SPOT ELEVATION
–SD– – STORM/DRAIN LINE
– STORM MANHOLE
– PEDESTAL ELECTRIC
– CABLE BOX
TB – TOP OF BANK
TP – TRAFFIC POLE
– TRAFFIC SIGN
TR – TELEPHONE RISER
TSB – TRAFFIC SIGNAL BOX
TSW – TRAFFIC SIGNAL WIRE
TV – CABLE TV RISER
TYP – TYPICAL
UE – UTILITY EASEMENT
UNTL – UNDERGROUND TELEPHONE
–W– – WATER LINE
SPOT ELEVATION
– WATER METER
– WATER VALVE
– NUMBER
– EASEMENT NUMBER
= 6.0' CHAIN LINK FENCE
= IRON FENCE
P – PLAT
D – DEED
F – FIELD

THIS SURVEY MEETS THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 5J-17, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.



Surveyor's Notes:
1. Legal Description provided by others
2. The lands shown hereon were not abstracted for easements or other recorded encumbrances not shown on the Plat.
3. Underground portions of footings, foundations or other improvements were not located.
4. Wall ties are to the face of the wall and are not to be used used to reconstruct boundary lines.
5. Only visible encroachments located.
6. No identification found on property corners unless otherwise shown.
7. Dimensions shown are Plat and Measured unless otherwise shown.
8. Fence ownership not determined.
9. This survey depicted here forms a closed geometric figure.
10. No underground improvements or visible installations have been located other than shown.
11. This survey is prepared for the exclusive use and benefit of the parties listed hereon liability to third parties may not be transferred or assigned.
12. Notice this drawing may not be scale due to electronic transfer.
13. This survey does not reflect or determine ownership.
14. Fence corner and building corners are witness monuments to obstructed corner, dimensions are as shown.
15. Subject to any dedication, limitations, restrictions, reservations, and/or easement of record no examination of Title made by Surveyor.
16. This Survey is valid in accordance with F. S. 627.7842, for a period of 90 days from the date of certification. This Survey is not an ALTA/ACSM Land Title Survey.
17. This Survey was prepared without the benefit of a commitment for Title Insurance.

Basis of Bearing:

1.Bearing shown hereon are based on SOUTH line of Lot C, being S69°24'01"W, per plat.

Legal Description:

Lot C, HIGH GROVE UNIT 1, according to the Plat thereof as recorded in Plat Book 50, at Pages 19 and 20, of the Public Records of LAKE County, Florida.

Certified to/ for the exclusive use of:

LPT Stone, LLC
Professional Title Agency, Inc.
Chicago Title Insurance Company

Flood Insurance Rate Map:

Community Number: 120186 Panel: 0255
Suffix E Flood Insurance Rate Map
Dated December 06, 2000 Flood Zone: " X "

THE FLOOD DATA PROVIDED IS FOR INFORMATIONAL PURPOSES ONLY. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE INFORMATION PROVIDED. THE LOCAL F.E.M.A. AGENCY SHOULD BE CONTACTED FOR VERIFICATION.

HECTOR LEBRON LICENSE NUMBER LS6634 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

CODE#16909HIGHGROVE25713

Hector Lebron PSM #6634
Professional Surveyor and Mapper

JOSE R. NEGRON PSM#6850
Professional Surveyor and Mapper

"NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED RAISED/ ELECTRONIC SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."

LEB/ON G/OUP LICENSE BUSINESS #7615
LAND SURVEYING AND MAPPING CORP.
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Licenses Business #7615
1005 Palos Verde Dr. Orlando, Florida 32825
Office (407) 578-1334 Fax (407) 578-1336 Cell (407) 317-4393
Website WWW.LEBRONGROUP.COM

REVISIONS	DATE	DESCRIPTION	APP

Professional Title Agency, Inc.

ADDRESS: 16909 HIGH GROVE BLVD. CLERMONT, FL 34714

BOUNDARY SURVEY

SCALE: 1"=40'
DATE: 03/26/2013
FIELD:03/25/2013
UPDATE:
DRAWN: SDB
CHECKED: JRN
CADD:
JOB NO. 257-2013
SHEET 1