

Boundary Survey

Legal Description:

COMMENCE AT RAILROAD IRON AT THE SE CORNER OF SW 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 26 EAST, THENCE WEST ALONG THE SOUTH BOUNDARY OF SAID SW 1/4 A DISTANCE OF 429.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WEST ALONG SAID SOUTH BOUNDARY 185.63 FEET; THENCE N 18°30'16" E A DISTANCE OF 447.37 FEET TO A SET IRON PIPE OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 455; THENCE S 50°45'04" E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 208.58 FEET TO A FENCE POST ON CORNER, THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, RUN S 21°24'46" W A DISTANCE OF 316.12 FEET TO THE POINT OF BEGINNING, CONTAINING 1.61 ACRES MORE OR LESS.

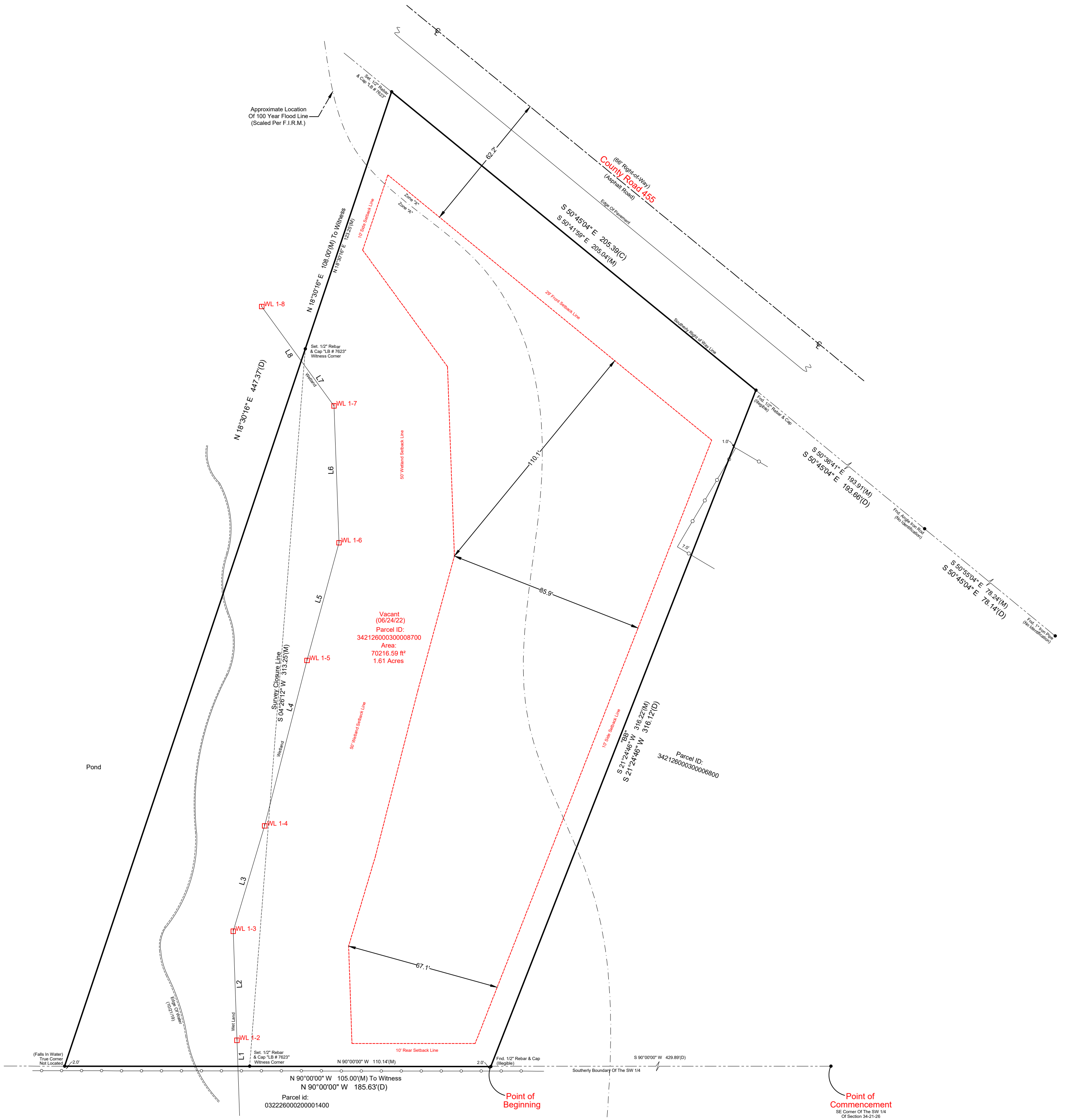
Flood Disclaimer:

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X/A. THIS PROPERTY WAS FOUND IN LAKE COUNTY, COMMUNITY NUMBER 120421, DATED 12/18/2012.

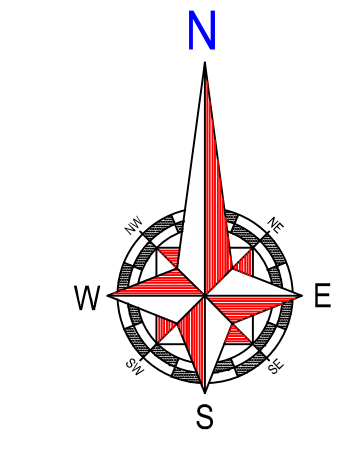
CERTIFIED TO:
JAMES SHAVER



County Road 455 Cleront, FL 34711



Field Date: 06/24/22	Date Completed: 06/27/22	Notes:
Drawn By: DG <td>File Number: IS-66196 <td>Survey is Based upon the Legal Description Supplied by Client. Building Properties Deeds have been Researched for Gaps, Overlaps and/or Mistakes. Subject to any Easements and/or Restrictions of Record. Bearing Basis shown hereon, is Assumed and Based upon the Line Direction with a 180°. </td></td>	File Number: IS-66196 <td>Survey is Based upon the Legal Description Supplied by Client. Building Properties Deeds have been Researched for Gaps, Overlaps and/or Mistakes. Subject to any Easements and/or Restrictions of Record. Bearing Basis shown hereon, is Assumed and Based upon the Line Direction with a 180°. </td>	Survey is Based upon the Legal Description Supplied by Client. Building Properties Deeds have been Researched for Gaps, Overlaps and/or Mistakes. Subject to any Easements and/or Restrictions of Record. Bearing Basis shown hereon, is Assumed and Based upon the Line Direction with a 180°.
- Calculated - Concrete Monument - Concrete - Description - Easement - F.E.M.A. - Federal Emergency Management Agency - F.F.E. - Finished Floor Elevation - Found - Iron Pipe - L - L&L - N&D - Non-Notated - Official Records Book - Plot - Wood Fence	- Point of Curvature - Point of Intersection - Point of Beginning - Point of End - Power Pole - Permanent Reference Monument - Point of Tangency - Railroad & Cap - Rebar - Recycled - Rebar & Cap - Rebar - Set 12" Rebar & Cap T.B. # 7623* - Type - Utility Easement - Water Meter - Delta (Central Angle) - Chain Line Fence	- Building Basis shown hereon, is Assumed and Based upon the Line Direction with a 180°. - Building Ties are NOT to be used to reconstruct Property Lines. - Fence Overlaps to B.C.C. determined. - Roof Overhangs, Underground Utilities and/or Footers have NOT been located. (B.C.C.S. operate noted). - Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies. - Use of This Survey for Purposes other than Planned, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing hereon shall be construed to give ANY Rights or Benefits to Anyone Other than those Certified. - Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endorsement & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination. - Patrick K. Ireland, L.S., F.S. - Patrick K. Ireland, L.S., F.S. - Ireland & Associates Surveying, Inc. - 800 Currency Circle, Suit 1020 - Lake Mary, Florida 32746 - www.irelandsurveying.com - Office-407.678.3366 Fax-407.320.8165



Area Inside Setbacks:
28,800.76 R²
0.66 Acres

Note: Building Setbacks provided to us by the Client.
Note: Legal Description Does Not Mathematically Close. The Survey is Based Upon Calculated Closure And Adjacent Legal Descriptions.

Wetland Report By: Verde Environmental
Project No.: 19-287
Date: 10/17/19
Phone: (352) 792-4757
Email: scott@verdeenv.com

Wetland Line Table	
L1	S 01°57'41" E 11.35'(M)
L2	S 01°57'41" E 47.49'(M)
L3	S 16°36'56" W 47.86'(M)
L4	S 14°22'15" W 74.33'(M)
L5	S 15°12'40" W 53.10'(M)
L6	S 02°05'29" E 59.61'(M)
L7	S 36°02'35" E 24.24'(M)
L8	S 36°02'35" E 29.26'(M)

Total Area:
70,216.59 R²
1.61 Acres

Upland Area:
56,064.76 R²
1.29 Acres

Wetland Area:
14,151.83 R²
0.32 Acres