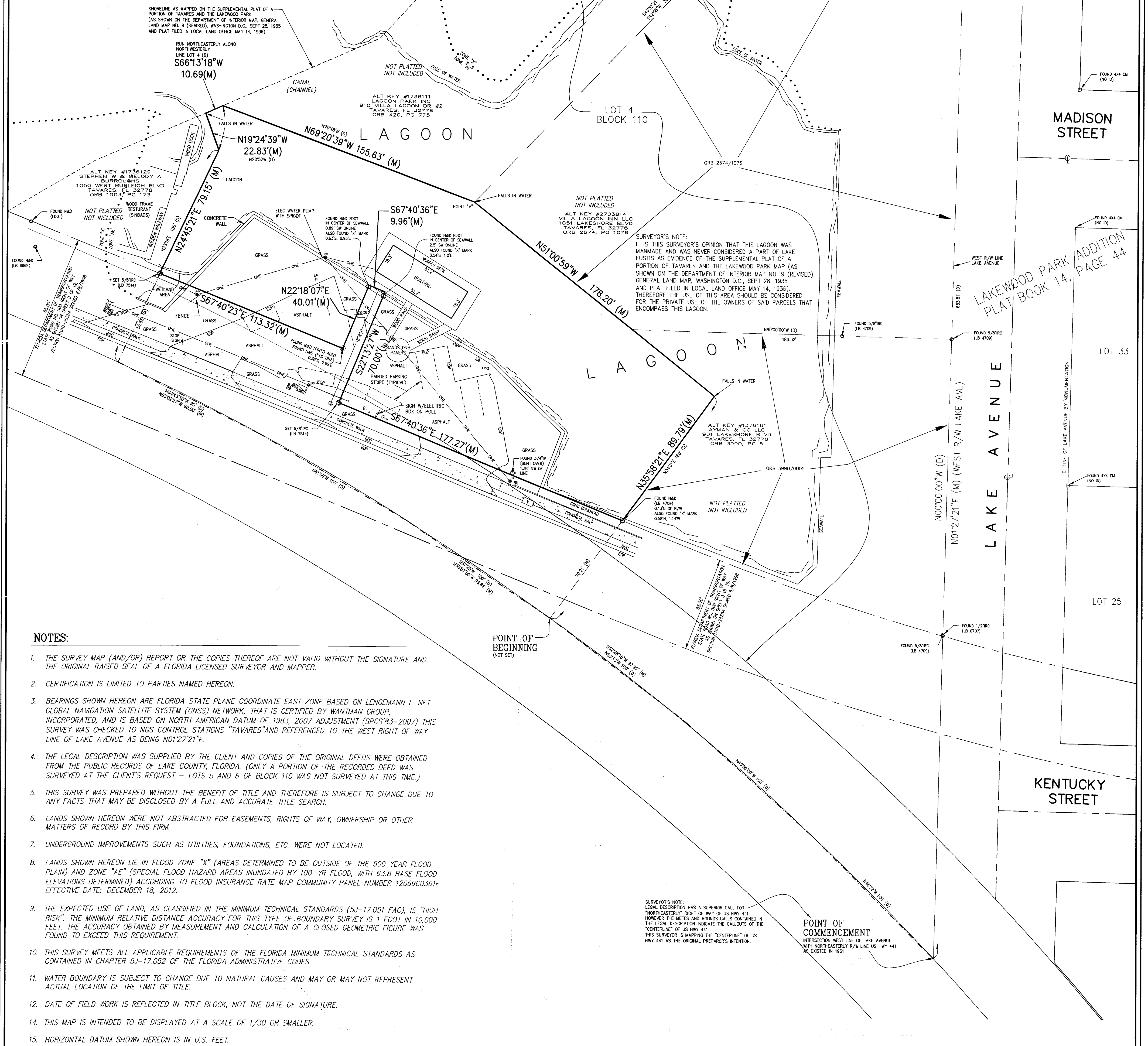


BOUNDARY SURVEY

LEGAL DESCRIPTION

THAT PART OF LOT 4 IN BLOCK 110 IN THE CITY OF TAVARES, FLORIDA, ACCORDING TO THE REVISED SUPPLEMENTAL PLAT NO. 9 OF THE OFFICIAL SURVEY OF SECTION 29, TOWNSHIP 19 SOUTH, RANGE 26 EAST, APPROVED SEPT. 28, 1935, ON FILE IN THE OFFICE OF THE BUREAU OF LAND MANAGEMENT, BOUNDED AND DESCRIBED AS FOLLOWS: (FOR THE PURPOSE OF THIS DESCRIPTION WE ESTABLISH THE FOLLOWING POINT WHICH IS TO BE DESIGNATED AS POINT "A": FROM THE POINT OF INTERSECTION OF THE WEST LINE OF LAKE AVENUE IN THE CITY OF TAVARES, FLORIDA, WITH THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF U.S. HIGHWAY NO. 441, AS THE SAME EXISTED IN 1961, RUN NORTH ALONG THE WEST LINE OF LAKE AVENUE A DISTANCE OF 683.81 FEET; THENCE NORTH 78°55' WEST 45 FEET; THENCE SOUTH 42°05' WEST 350 FEET TO A POINT IN A LAGOON WHICH IS HEREBY DESIGNATED AS POINT "A".) FROM THE POINT OF INTERSECTION OF THE WEST LINE OF LAKE AVENUE IN THE CITY OF TAVARES, FLORIDA, WITH THE NORTHEASTERLY LINE OF THE RIGHT OF WAY OF U.S. HIGHWAY NO. 441 AS THE SAME EXISTED IN 1961, RUN NORTH 46°22' WEST ALONG THE NORTHERLY LINE OF THE SAID RIGHT OF WAY 100 FEET; THENCE NORTH 49°56' WEST ALONG THE NORTHERLY LINE OF THE SAID RIGHT OF WAY 100 FEET; THENCE NORTH 53°33' WEST ALONG THE NORTHERLY LINE OF THE SAID RIGHT OF WAY 100 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. FROM SAID POINT OF BEGINNING RUN NORTH 34°31' EAST 160 FEET TO A POINT IN THE LAGOON; THENCE RUN NORTHWESTERLY 178 FEET, MORE OR LESS, TO THE ABOVE DESIGNATED POINT "A". BEGIN AGAIN AT THE POINT OF BEGINNING AND RUN NORTH 57°25' WEST ALONG THE NORTHERLY LINE OF THE RIGHT OF WAY OF U.S. HIGHWAY NO. 441, AS THE SAME EXISTED IN 1961, A DISTANCE OF 100 FEET; THENCE NORTH 61°09' WEST ALONG THE NORTHERLY LINE OF THE SAID RIGHT OF WAY 100 FEET; THENCE NORTH 64°43'30" WEST ALONG THE NORTHERLY LINE OF THE SAID RIGHT OF WAY 90 FEET; THENCE NORTH 23°18' EAST 136 FEET; THENCE NORTH 20°52' WEST TO THE NORTHWESTERLY LINE OF THE SAID LOT 4; THENCE RUN NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF LOT 4 TO A POINT THAT IS NORTH 70°48' WEST FROM THE ABOVE DESIGNATED POINT "A"; THENCE RUN SOUTH 70°48' EAST TO THE ABOVE DESIGNATED POINT "A"; LESS THE RIGHT OF WAY OF U.S. HIGHWAY NO. 441, AS THE SAME NOW EXISTS.

LAKE EUSTIS



NOTES:

- THE SURVEY MAP (AND/OR) REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
- BEARINGS SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE EAST ZONE BASED ON LENGEMANN L-NET GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) NETWORK, THAT IS CERTIFIED BY WANTMAN GROUP, INCORPORATED, AND IS BASED ON NORTH AMERICAN DATUM OF 1983, 2007 ADJUSTMENT (SPCS'83-2007) THIS SURVEY WAS CHECKED TO NGS CONTROL STATIONS "TAVARES" AND REFERENCED TO THE WEST RIGHT OF WAY LINE OF LAKE AVENUE AS BEING N01°27'21"E.
- THE LEGAL DESCRIPTION WAS SUPPLIED BY THE CLIENT AND COPIES OF THE ORIGINAL DEEDS WERE OBTAINED FROM THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. (ONLY A PORTION OF THE RECORDED DEED WAS SURVEYED AT THE CLIENT'S REQUEST - LOTS 5 AND 6 OF BLOCK 110 WAS NOT SURVEYED AT THIS TIME.)
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE AND THEREFORE IS SUBJECT TO CHANGE DUE TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD BY THIS FIRM.
- UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED.
- LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN) AND ZONE "AE" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YR FLOOD, WITH 63.8 BASE FLOOD ELEVATIONS DETERMINED) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12089C0361E EFFECTIVE DATE: DECEMBER 18, 2012.
- THE EXPECTED USE OF LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (5J-17.051 FAC), IS "HIGH RISK". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 10,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
- THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODES.
- WATER BOUNDARY IS SUBJECT TO CHANGE DUE TO NATURAL CAUSES AND MAY OR MAY NOT REPRESENT ACTUAL LOCATION OF THE LIMIT OF TITLE.
- DATE OF FIELD WORK IS REFLECTED IN TITLE BLOCK, NOT THE DATE OF SIGNATURE.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/30 OR SMALLER.
- HORIZONTAL DATUM SHOWN HEREON IS IN U.S. FEET.

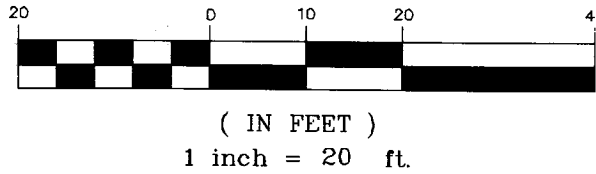
LEGEND

WM	WATER METER	ID	IDENTIFICATION	VP	VAULT
CO	CLEAN OUT	LB	LICENSED BUSINESS	IP	IRON PIN
WV	WATER VALVE	RLS	REGISTERED LAND SURVEYOR	BP	BACKFLOW PREVENTER
GM	GAS METER	PSM	PROFESSIONAL SURVEYOR AND MAPPER	RC	REINFORCED CONCRETE PIPE
PP	POWER POLE	EOP	EDGE OF PAVEMENT	DM	DRAINAGE MANHOLE
FP	FLAG POLE	BOC	BACK OF CURB	GL	GROUND LIGHT (FLOOD LIGHT)
HY	FIRE HYDRANT	IR	IRON ROD		
STOP	STOP SIGN	CONC	CONCRETE		
RON	IRON ROD AND CAP (OR AS NOTED)	AC	AIR CONDITIONER PAD		
NAIL	NAIL AND DISC AS NOTED	BFP	BACKFLOW PREVENTER		
CM	CONCRETE MONUMENT (AS NOTED)	IRC	IRON ROD & CAP		
TJB	TELEPHONE JUNCTION BOX	SAN	SANITARY LINE		
LP	LIGHT POLE	CLF	CHAIN LINK FENCE		
GW	GUY WIRE	ICV	IRRIGATION CONTROL VALVE		
OHE	OVERHEAD ELECTRIC LINE	FOC	FIBER OPTIC CABLE		
SAN	SANITARY SEWER LINE	EJB	ELECTRIC JUNCTION BOX		
F	FENCE LINE	INV	INVERT		
M	MEASURED	N&D	NAIL & DISK		
D	DESCRIBED	FFE	FINISHED FLOOR ELEVATION		
P	PLAT	PC	POINT OF CURVATURE		
C	CALCULATED	PT	POINT OF TANGENCY		
E	CENTERLINE	ORB	OFFICIAL RECORDS BOOK		
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	PG	PAGE		
		RP	RAILROAD		
		(MEAS)	MEASUREMENT		

CERTIFIED TO:
MARIE SCOTT BASS
ANTHONY MARK BASS
JOHN D. WEATHERFORD LAW OFFICES

JAMES M. STRAUGHAN, PROFESSIONAL SURVEYOR & MAPPER FLORIDA
REGISTRATION NO. 5309

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

SHEET 1 OF 1

CLIENT	MARIE SCOTT BASS
JOB NO.	131095.0000
ACAD FILE	131095.0000 BASS LAKESIDE BAIT BDY
DATE	03-25-14 CHECKED BY: JMS
DRAWN BY: BKM/RLG/TRS FLD. BOOK:	
REVISIONS	DATE

BOUNDARY SURVEY

IN SECTION 29, TOWNSHIP 19 SOUTH, RANGE 26 EAST,
LAKE COUNTY, FLORIDA.
LAKESIDE BAIT & TACKLE
ALT KEY #1401712

BESS
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