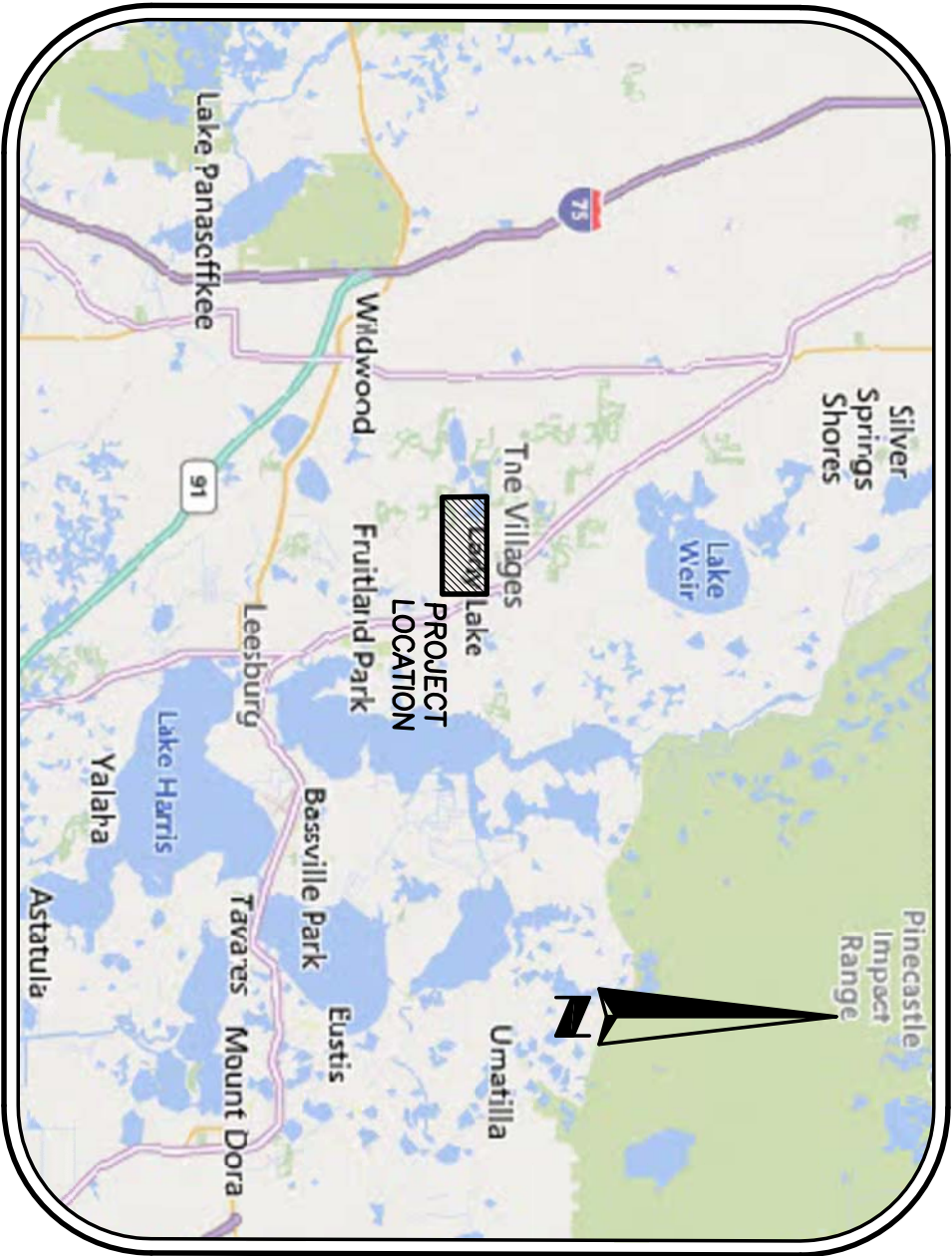
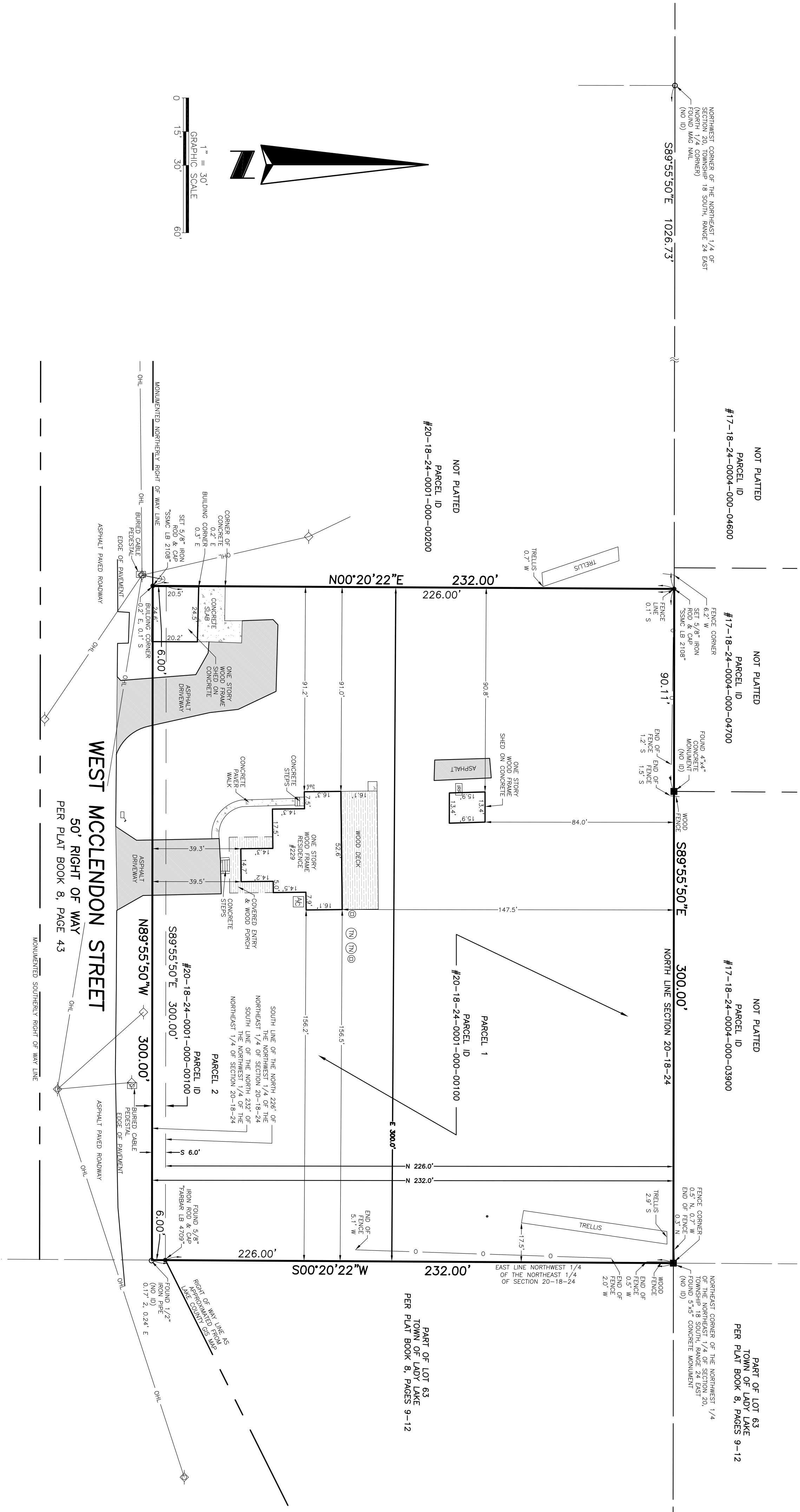


229 WEST MCCLENDON STREET, LADY LAKE, FLORIDA 32159

SECTION 20, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA



DESCRIPTION (PER OFFICIAL RECORDS BOOK 5163, PAGE 3252):

PARCEL 1: THE EAST 300 FEET OF THE NORTH 226 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 24 EAST, TOWN OF LADY LAKE, FLORIDA, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

PARCEL 2: 6 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 300 FEET OF THE NORTH 226 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 24 EAST, TOWN OF LADY LAKE, FLORIDA, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

SURVEYOR'S REPORT:

- UTILITY LOCATIONS: IF SHOWN HEREON ARE BASED ON FIELD LOCATION OF MARKINGS BY UTILITY COMPANY REPRESENTATIVES. SURFACE FEATURES AND CONSTRUCTION PLANS FURNISHED TO THE SURVEYOR. ADDITIONAL SUB-SURFACE UTILITIES MAY EXIST THAT HAVE NOT BEEN FIELD LOCATED.
- SURVEYOR OR OTHERS HAVE BEEN INCORPORATED INTO THIS DRAWING WITH APPROPRIATE NOTATION. OTHER EASEMENTS MAY BE DISCOVERED BY A SEARCH OF THE PUBLIC RECORDS.
- MINIMUM HORIZONTAL ACCURACY FOR THIS SURVEY IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5A-17 REQUIREMENTS FOR SURVEYING. THE MAP AND MEASUREMENT METHODS USED FOR THIS SURVEY MEET OR EXCEED THE STANDARDS. THE DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.
- THIS SURVEY DOES NOT DETERMINE OWNERSHIP OF THE LANDS SHOWN HEREON.
- UNDERGROUND FOUNDATIONS HAVE NOT BEEN LOCATED.
- SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR THE ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, AND IF SHOWN HEREON IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5A-17.062 AND FLORIDA STATUTE 472.025.
- FEATURES SHOWN BY SYMBOL AS INDICATED IN THE LEGEND ARE NOT TO SCALE.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- HORIZONTAL FEATURES SHOWN ON THE MAP REFER TO A NATIONAL GEODETIC SURVEY (NGS) POINT WITH DESIGNATION "BOOTH", PD NUMBER 466865 AND IS RELATIVE TO NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE. DISTANCES SHOWN ARE GRID DISTANCES.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF AN ABSTRACT, TITLE SEARCH, TITLE OPINION OR TITLE COMMITMENT. A TITLE SEARCH MAY REVEAL ADDITIONAL INFORMATION AFFECTING THE PARCEL AS SHOWN.
- UNLESS SHOWN, ONLY THOSE VISIBLE FEATURES FOUND WITHIN THE BOUNDARIES OF THIS SURVEY OR IN THE IMMEDIATE VICINITY OF THE ABOVE DESCRIBED PARCEL BOUNDARY HAVE BEEN LOCATED.
- RIGHT OF WAY INFORMATION SHOWN HEREON WAS DETERMINED BY GROUND MONUMENTATION, RECORDED PLATS, WEB SITE, NO RIGHT OF WAY DOCUMENTATION WAS PROVIDED BY CLIENT.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 18 SOUTH, RANGE 24 EAST, BEING S89°55'50"E. BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.
- THE ABOVE DESCRIBED PARCEL CONTAINS 1.60 ACRES, MORE OR LESS.
- ADJACENT PROPERTY INFORMATION SHOWN HEREON WAS NOT FURNISHED TO THIS SURVEYOR, AND WAS OBTAINED FROM PUBLIC RECORDS. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY ITS ACCURACY.
- ENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT; OWNERSHIP OF FENCES, IF ANY, ARE UNKNOWN.

NOTICE OF LIABILITY:

THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR LIABILITY OF THIS SURVEY IS THE RESPONSIBILITY OF THE USER. THE SURVEYOR DOES NOT WARRANT OR GUARANTEE THAT THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

DRAFTING NUMBER 71245001 SHEET NUMBER 1 OF 1		Certified to: ANITA VALDEZ		BOUNDARY SURVEY Project: 229 WEST MCCLENDON STREET LADY LAKE, FLORIDA 32159 Field Date: 08-13-2024 Drawn By: LFD Scale: 1" = 30'		REVISION DATE REVISION BY		SHEET NUMBER 1 OF 1 NOT VALID WITHOUT SHEETS 1 THROUGH 1		SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 550 South Highland Street Mt. Dora, Florida 32757 (352) 343-4880 e-mail: info@southesternsurveying.com Certification Number LB2108		THOMAS K. MEAD, PSM Registered Land Surveyor Number 3824	
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