

N. LINE OF N.E. 1/4 SECTION 14-20-24

COMMANDER ROAD

(COUNTY ROAD 2-3212)

(BLVD)

S89°26'46"E 643.98'

337.78'

S11°00'00"E 120.00'

S11°00'00"E 120.00'

S89°26'46"E 306.20'

POINT OF BEGINNING

28.40'

(LS1571)

(ASPHALT)

306.20'

VACANT (0.83± ACRES)

NOT INCLUDED

NOT INCLUDED

NOT INCLUDED

NOT INCLUDED

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LEGAL DESCRIPTION

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 24 EAST, IN LAKE COUNTY, FLORIDA, AND RUN S.89°26'46"E., ALONG THE NORTH LINE OF THE NORTHEAST 1/4, A DISTANCE OF 474.06 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27, SAID POINT BEING A NAIL AND TAB IN PAVEMENT LABELED LB707; THENCE S.11°00'00"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27, A DISTANCE OF 25.40 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF COMMANDER ROAD, SAID POINT BEING AN IRON PIN LABELED LB707, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, CONTINUE S.11°00'00"E., ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27, A DISTANCE OF 120.00 FEET TO AN IRON PIN LABELED LB707; THENCE S.89°26'46"E., THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27, A DISTANCE OF 120.00 FEET TO AN IRON PIN LABELED LB707, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF COMMANDER ROAD; THENCE N.89°26'46"W., ALONG THE SOUTH RIGHT-OF-WAY LINE OF COMMANDER ROAD, 306.20 FEET TO THE POINT OF BEGINNING.

NOTES:

1. BEARINGS BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 14, TOWNSHIP 20 SOUTH, RANGE 24 EAST AS BEING S.89°26'46"E.
2. UNDERGROUND IMPROVEMENTS WERE NOT LOCATED ON THIS SURVEY.
3. TITLE AND EASEMENT INFORMATION CONCERNING THE SUBJECT SITE WAS NOT FURNISHED BY CLIENT AT THIS TIME.
4. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP OF LAKE COUNTY, FLORIDA, COMMUNITY PANEL NO. 120421-0320-D, DATED 7/3/02, THIS PROPERTY LIES IN FLOOD ZONE "X".
5. SURVEY BASED ON INSTRUCTIONS FROM CLIENT.

I hereby certify that this survey was made under my responsibility and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 402.027, Florida Statutes.

Georgina Turner, Jr.
Professional Surveyor & Mapper, P. S. & M. No. 4814, State of Florida

3/20/07

Signature Date

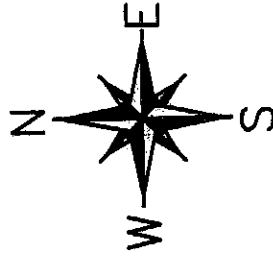
1) This drawing is being certified to the date of field work and not signature date.
2) Copies of this sketch are not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.
3) Certification limited to person or persons named herein.

REVISION	NO.	BY	DATE
SCALE	1" = 100'		
READ BOOK/PS.	1060/63	DATE	3/20/07
DATE		TIME	3/20/07

BOUNDARY SURVEY

IN SECTION 14-20-24

CHARLES SELLAR



POINT OF COMMENCEMENT N.W. CORNER OF N.E. 1/4 SECTION 14-20-24

S89°26'46"E 474.06'

(LS1571)

28.40'

POINT OF BEGINNING

120.00'

S11°00'00"E

120.00'

S11°00'00"E

S89°26'46"E 306.20'

VACANT (0.83± ACRES)

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- = FOUND CONCRETE MONUMENT (FCM) (NUMBER/SIZE AS NOTED)
- = FOUND IRON ROD (LB 707) (NUMBER/SIZE AS NOTED)
- ⊙ = FOUND IRON PIPE (FIP) (SIZE AS NOTED; NO NUMBER)
- △ = NAIL OR NAIL AND DISK (LB 707) (NUMBER NOTED IF AVAILABLE)
- = SET CONCRETE MONUMENT (SCM) (4"x4", LB 707)

GENERAL LEGEND

- ☆ = LIGHT POLE
- ⊕ = POWER POLE
- ⊕ = POWER POLE AND TRANSFORMER
- hp— = OVERHEAD POWER LINE
- X— = FENCE LINE
- x 00.00 = SPOT ELEVATION
- ⊙ = WELL
- = SET IRON ROD (SIR) (5/8", LB 707)

- LS = REGISTERED LAND SURVEYOR NUMBER
- LB = LICENSED BUSINESS NUMBER
- MEA = MEASURED
- DES = DESCRIBED
- PRM = PERMANENT REFERENCE MONUMENT
- POB = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY LINE
- C— = CENTER LINE
- BM = BENCH MARK

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.

HALL-FARNER
AND ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS
PLANNERS

G.P.S. CONTROL SURVEYS

2007 W. BUTLER STREET
LEESBURG, FLORIDA 34748
PHONE: (352) 787-5115 FAX: (352) 787-0767

• SERVING FLORIDA SINCE 1962 •
EMAIL: hallfarner@aol.com

Certificate of Authorization
LB 0707

SHEET 1

PROJECT NUMBER: 07-0434

DRAWING FILE NUMBER: 70434T01