



**SURVEY REPORT:**

**LEGAL DESCRIPTION:**  
 RE: SHALES TO LAMB  
 BEGINNING AT A POINT ON THE EAST SIDE OF THE WIRE ROAD 95 FEET SOUTH OF SOUTHWEST CORNER OF TRACT OF LAND OWNED BY RUTH DUDLEY; RUN SOUTH 95 FEET; THENCE RUN EAST 155 FEET ALONG THE NORTH LINE OF MAIN STREET; THENCE RUN NORTH 95 FEET; THENCE WEST TO THE POINT OF BEGINNING, BEING PART OF BLOCK 2, PERRY PLAT OF OXFORD, AND BEGINNING AT THE SOUTHWEST CORNER OF MRS. RUTH DUDLEY LOT; RUN EAST 127.5 FEET; THENCE RUN SOUTH 90 FEET; THENCE RUN WEST 131 FEET; THENCE RUN NORTH TO THE POINT OF BEGINNING, LESS HIGHWAY 301 RIGHT OF WAY, SECTION 17, TOWNSHIP 18-SOUTH, RANGE 23-EAST, SUMTER COUNTY, FLORIDA.

**ACCURACY:**  
 THE EXPECTED USE OF THE LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 FAC) IS RURAL. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 5,000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.  
 BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE MATCHED TO THE WEST LINE OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 17, TOWNSHIP 18-SOUTH, RANGE 23-EAST AS BEING S-000317'-W.

**DATA SOURCES:**  
 THE BOUNDARIES OF RUTH DUDLEY LOT WERE ESTABLISHED FROM DEED BOOK 56, PAGE 334 MATCHED TO CENTERLINE TIES TO S.R. 35 ( OLD WIRE ROAD ) AND ERRONEOUS 40 CORNER. ( THE NE CORNER OF SE 1/4 OF NE 1/4 OF SECTION 18, TOWNSHIP 18-SOUTH, RANGE 23-EAST ). THIS ALSO CLOSELY MATCHES OLD SURVEYS PERFORMED BY OTHERS. THE DESCRIPTION WAS FURNISHED BY CLIENT.  
 THE RIGHT OF WAY INFORMATION AS REFLECTED HEREON FOR S.R. 35 & U.S. 301 WAS TAKEN FROM STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAPS, STATE ROAD NO. 35, ( 301 ), SECTION 18010-2504 & 18010-3532. THE SECTION CORNER DATA WAS OBTAINED FROM BUREAU OF SURVEY AND MAPPING, TITLE AND LAND RECORDS SECTION, POST OFFICE BOX 3070, TALLAHASSEE, FLORIDA 32315-3070.

**MEASUREMENT METHODS:**  
 ALL EQUIPMENT WAS TESTED AND CALIBRATED. TWO SETS OF ANGLES WERE TURNED AND AVERAGED. FEET AND METER DISTANCE MEASUREMENTS WERE TAKEN TO EACH. THE PROPERTY CORNERS AS SET WERE ESTABLISHED FROM TRAVERSE POINTS CONNECTED TO SECTION CORNERS, AS SET TIES A REDUNDANCY OF MEASUREMENTS.

**LIMITATIONS:**  
 NO RESEARCH WAS MADE FOR ADJOINERS. PROPERTY HAS NOT BEEN ABSTRACTED FOR OWNERSHIP BY ME OR MY REPRESENTATIVES AND MAY BE SUBJECT TO OTHER RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD.  
 THE COUNTY BUILDING AND ZONING OFFICE SHOULD BE CONTACTED PRIOR TO ANY FUTURE CONSTRUCTION FOR PROPER ZONING, SETBACKS, ETC.  
 THE OLD EAST RIGHT OF WAY LINE OF STATE ROAD 35 WAS USED FOR THE EAST RIGHT OF WAY OF WIRE ROAD. OLD DEEDS WERE USED TO PLACE PROPERTY BOUNDARIES.  
 EXISTING IMPROVEMENTS AND PUBLIC UTILITIES HAVE NOT BEEN LOCATED AND SHOWN AT THIS TIME. PRIOR TO ANY FUTURE CONSTRUCTION PUBLIC UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF EXISTING UTILITY LOCATIONS.  
 SURVEY WAS COMPLETED IN THE FIELD FEBRUARY 21, 1997 AND ACCURATELY REFLECTS FIELD MEASUREMENTS, UNLESS OTHERWISE NOTED.

**BOUNDARY INCONSISTENCIES:**  
 THERE IS A DEED OVERLAPP FROM PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 94 PAGE 116, PUBLIC RECORDS, COUNTY, FLORIDA.  
 THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 366, PAGE 492, LIES BETWEEN THE OLD EAST R/W LINE AND THE RELOCATED EAST R/W LINE OF STATE ROAD 35, ( U.S. HIGHWAY 301 )

**EASEMENTS:**  
 WE HAVE NOT BEEN FURNISHED WITH UTILITY EASEMENTS OF RECORD IF ANY. THE CENTERLINE OF AN OVERHEAD ELECTRICAL EASEMENT IS 9' MORE OR LESS, SOUTH OF THE NORTH RIGHT OF WAY LINE OF C.R. 106 AS MONUMENTED BY THIS SURVEY.

**FLOOD STATEMENT:**  
 PROPERTY AS REFLECTED HEREON LIES IN FLOOD ZONE "C" AS PER NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120296-0075-B, ESTABLISHED IN 1982 AND PROVIDED THRU THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD ZONE "C" IS AN AREA OF MINIMUM FLOODING.

**SURVEYORS CERTIFICATION :** I HEREBY CERTIFY TO :

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CARL & CATHY WIESJAHN  
 COMMUNITY BANK OF MARION COUNTY  
 ADVANCE HOMESTEAD TITLE, INC.

THAT THE BOUNDARY SURVEY, AS REFLECTED HEREON, WAS PERFORMED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

STEVEN B. WILEY  
 DATE  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER  
 CERTIFICATE NUMBER 5951

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

**Springstead Engineering, Inc.**  
 Consulting Engineers  
 Planners & Surveyors

727 South 14th Street  
 Leesville, FL 32748  
 (904) 787-1414

SCALE = 1" = 20'  
 SHEET 1 OF 1

DATE = 02/23/97  
 JOB NO. 97500001.00

DRAWN = J.R. BAKER  
 FILED = D-390

FIELD BOOK 533 / 27-30  
 SECTION 17-18-23

**ABBREVIATIONS AND LEGEND**

⊙ = 5/8" REBAR & L.B. 1723 CAP	N = EXISTING GUY ANCHOR	S.A.L. = SEABOARD AIR LINE	S.R. = STATE ROAD	P.L.S. = PROFESSIONAL LAND SURVEYOR
⊠ = 4" x 4" CONCRETE MONUMENT	S = SOUTH	S.C.L. = SEABOARD COAST LINE	R.R. = RAILROAD	TCON = TOP CONCRETE
L.B. 1723	W = WEST	C.R. = COUNTY ROAD	P.O.C. = POINT OF COMMENCEMENT	EP = EDGE OF PAVEMENT
⊙ = NAIL & L.B. 1723 CAP	E = EAST	S.R. = STATE ROAD	⊙ = CENTERLINE	P.T. = POINT OF TANGENCY
⊕ = POWERLINE OR TELEPHONE POLE	R/W = RIGHT OF WAY	PP = POWERLINE POLE	UTS = UNITED TELEPHONE SERVICE	P.C. = POINT OF CURVE
⊙ = POINT OF ELEVATION	O.H.L. = OVERHEAD LINES	GA = GUY ANCHOR	D = DEED MEASUREMENT	P.O.B. = POINT OF BEGINNING
⊕ = EXISTING PIPELINE VALVE	O.R. = OFFICIAL RECORDS BOOK	X-X-X-X = FENCE LINE	F = FIELD MEASUREMENT	C.M. = CONCRETE MONUMENT
		D.B. = DEED BOOK		

**REVISIONS**

REVISIONS	BY	DATE
UPDATE BOUNDARY SURVEY (FIELD)	CREW	10-07-02
UPDATE BOUNDARY SURVEY & CRETIFICATIONS	SBW	10-10-02

PLAT OF : BOUNDARY SURVEY

OF : A PORTION OF BLOCK 2, OF PERRY'S PLAT OF THE TOWN OF OXFORD, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 32, PUBLIC RECORDS, SUMTER COUNTY, FLORIDA.

FOR : CARL & CATHY WIESJAHN

