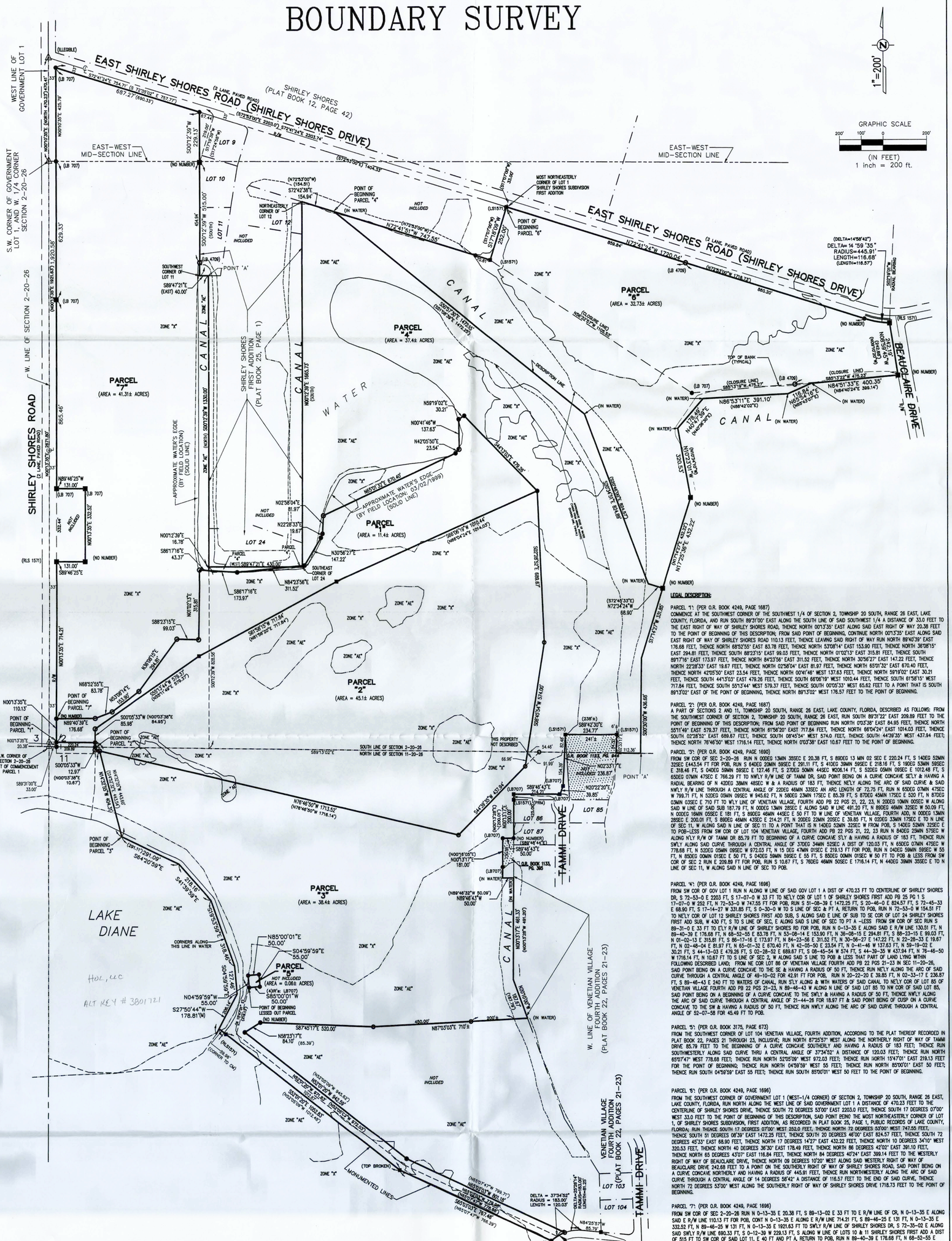
BOUNDARY SURVEY



GENERAL LEGEND

- = FOUND CONCRETE MONUMENT (NUMBER NOTED IF AVAILABLE)
- = FOUND IRON ROD (LB 707 UNLESS OTHERWISE NOTED)
- = FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)
- = NAIL OR NAIL AND DISK (NUMBER NOTED IF AVAILABLE)
- = SET IRON ROD (5/8", LB 4709)
- = SET CONCRETE MONUMENT (4"x4", LB 4709)
- = GUY WIRE ANCHORS
- = LIGHT POLE
- = POWER POLE
- = POWER/LIGHT POLE
- = POWER/LIGHT/TRANSFORMER POLE
- = ROAD INSTRUCTION SIGN
- = WATER VALVE
- = FIRE HYDRANT
- = POWER CONNECTION BOX
- = TELEPHONE BOX
- = CABLE BOX/MARKER SIGN
- = STORM SEWER MAN HOLE
- = OVERHEAD UTILITY LINE
- = SANITARY SEWER MAN HOLE
- = CENTER LINE
- = WIRE FENCE LINE
- = CHAIN LINK FENCE LINE
- = WATER METER (d = DOUBLE)
- = STORM DRAIN

BM = BENCH MARK
C/B = CONCRETE BLOCK
CM = CONCRETE MONUMENT
FND = FOUND
IP = IRON PIPE
IR = IRON ROD/ROD
LS = REGISTERED LAND SURVEYOR NUMBER
LB = LICENSED BUSINESS NUMBER
(M) = MEASURED
( ) = DESCRIBED BEARING OR DISTANCE
R/W = RIGHT-OF-WAY
PRM = PERMANENT REFERENCE MONUMENT
PCP = PERMANENT CONTROL POINT
PT = POINT OF TANGENCY
PC = POINT OF CURVATURE
POC = POINT ON CURVE
PL = PLAT
N/D = NAIL AND DISK
POB = POINT OF BEGINNING
PB = PLAT BOOK
PG = PAGE
ORB = OFFICIAL RECORDS BOOK
W = WELL
x 00.00 = SPOT ELEVATION
= BENCH MARK LOCATION (WHEN APPROPRIATE)
= GAS METER/MARKER POST
= GAS VALVE
= SANITARY SEWER VALVE

CONCRETE

NOTES:
- THE SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
- BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AS BEING NORTH 00°13'35" EAST.
- LEGAL DESCRIPTIONS WERE FURNISHED BY CLIENT AND WAS NOT WRITTEN BY THIS COMPANY. TITLE AND EASEMENT INFORMATION CONCERNING THE SUBJECT SITE WAS NOT FURNISHED BY CLIENT AT THE TIME OF THIS SURVEY.
- LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD BY THIS FIRM.
- ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP OF LAKE COUNTY, FLORIDA, COMMUNITY PANEL NO'S. 120421-0365 & 0370-D, DATED 12/18/2012, THE SUBJECT SITE LIES IN ZONES "X" AND "AE" (ZONE LINES SCALED ON SURVEY AND MAY NOT REPRESENT EXISTING CONDITIONS).
- INTERIOR IMPROVEMENTS WERE NOT LOCATED.
- UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED.
- HORIZONTAL DATUM SHOWN HEREON IS IN U.S. FEET.

CERTIFIED TO:
JEAN SUGGS

LEGAL DESCRIPTION:

PARCEL "1": (PER O.R. BOOK 4249, PAGE 1687)
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, AND RUN SOUTH 89°31'00" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 33.0 FEET TO THE EAST RIGHT OF WAY OF SHIRLEY SHORES ROAD, THENCE NORTH 00°13'35" EAST ALONG SAID EAST RIGHT OF WAY OF SHIRLEY SHORES ROAD 20.38 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING, CONTINUE NORTH 00°13'35" EAST ALONG SAID EAST RIGHT OF WAY OF SHIRLEY SHORES ROAD 110.13 FEET, THENCE LEAVING SAID RIGHT OF WAY RUN NORTH 89°40'39" EAST 176.68 FEET, THENCE NORTH 68°52'55" EAST 83.78 FEET, THENCE NORTH 53°08'14" EAST 153.90 FEET, THENCE NORTH 36°08'15" EAST 294.81 FEET, THENCE SOUTH 88°23'15" EAST 99.03 FEET, THENCE NORTH 01°02'13" EAST 315.81 FEET, THENCE SOUTH 89°17'16" EAST 173.67 FEET, THENCE NORTH 84°23'56" EAST 311.52 FEET, THENCE NORTH 30°56'27" EAST 147.22 FEET, THENCE NORTH 22°28'33" EAST 19.67 FEET, THENCE NORTH 00°58'04" EAST 81.97 FEET, THENCE NORTH 65°01'32" EAST 670.40 FEET, THENCE NORTH 42°05'50" EAST 23.54 FEET, THENCE NORTH 00°41'46" WEST 137.63 FEET, THENCE NORTH 59°19'02" EAST 30.21 FEET, THENCE SOUTH 44°13'03" EAST 479.26 FEET, THENCE SOUTH 66°06'19" WEST 1010.44 FEET, THENCE SOUTH 61°58'15" WEST 717.84 FEET, THENCE SOUTH 53°13'44" WEST 579.37 FEET, THENCE SOUTH 00°02'33" WEST 65.62 FEET TO A POINT THAT IS SOUTH 89°37'02" EAST OF THE POINT OF BEGINNING, THENCE NORTH 89°37'02" WEST 176.57 FEET TO THE POINT OF BEGINNING.

PARCEL "2": (PER O.R. BOOK 4249, PAGE 1687)
A PART OF SECTIONS 2 AND 11, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 26 EAST, RUN SOUTH 89°31'22" EAST 209.89 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; FROM SAID POINT OF BEGINNING RUN NORTH 0°03'38" EAST 84.95 FEET, THENCE NORTH 55°11'49" EAST 579.37 FEET, THENCE NORTH 61°56'20" EAST 717.84 FEET, THENCE NORTH 66°04'24" EAST 1014.03 FEET, THENCE SOUTH 0°28'52" EAST 688.67 FEET, THENCE SOUTH 08°45'54" WEST 574.0 FEET, THENCE SOUTH 44°39'35" WEST 437.94 FEET; THENCE NORTH 76°46'50" WEST 1716.14 FEET, THENCE NORTH 0°03'38" EAST 10.67 FEET TO THE POINT OF BEGINNING.

PARCEL "3": (PER O.R. BOOK 4249, PAGE 1690)
FROM SW COR OF SEC 2-20-26 RUN N 00DEG 13MIN 35SEC E 20.38 FT, S 89DEG 13 MIN 02 SEC E 220.24 FT, S 14DEG 52MIN 32SEC E443.54 FT FOR POB, RUN S 64DEG 20MIN 59SEC E 291.11 FT, S 41DEG 39MIN 59SEC E 218.16 FT, S 19DEG 53MIN 59SEC E 318.46 FT, S 04DEG 59MIN 59SEC E 127.46 FT, S 27DEG 50MIN 44SEC W206.14 FT, S 52DEG 09MIN 09SEC E 1012.48 FT, S 65DEG 07MIN 47SEC E 766.29 FT TO NWLY R/W LINE OF TAMMI DR, SAID POINT BEING ON A CURVE CONCAVE SELY & HAVING A RADIAL BEARING OF N 42DEG 39MIN 48SEC W & A RADIUS OF 183 FT, THENCE NELY ALONG THE ARC OF SAID CURVE & SAID NWLY R/W LINE THROUGH A CENTRAL ANGLE OF 23DEG 46MIN 33SEC AN ARC LENGTH OF 72.75 FT, RUN N 65DEG 07MIN 47SEC W 799.71 FT, N 52DEG 09MIN 09SEC W 945.62 FT, N 58DEG 23MIN 17SEC E 85.39 FT, S 87DEG 45MIN 17SEC E 520 FT, N 87DEG 03MIN 03SEC E 710 FT TO WLY LINE OF VENETIAN VILLAGE, FOURTH ADD PB 22 PGS 21, 22, 23, N 20DEG 10MIN 00SEC W ALONG SAID W LINE OF SAID SUB 187.79 FT, N 00DEG 13MIN 28SEC E ALONG SAID W LINE 491.20 FT, N 89DEG 46MIN 32SEC W 50.09 FT, N 00DEG 18MIN 05SEC E 181 FT, S 89DEG 46MIN 44SEC E 50 FT TO W LINE OF VENETIAN VILLAGE, FOURTH ADD, N 00DEG 13MIN 28SEC E 200.01 FT, S 89DEG 46MIN 43SEC E 214.21 FT, N 20DEG 22MIN 20SEC E 39.85 FT, N 02DEG 33MIN 17SEC E TO N LINE OF SEC 11, W ALONG SAID N LINE OF SEC 11 TO A POINT THAT IS N 14DEG 52MIN 32SEC W FROM POB, S 14DEG 52MIN 32SEC E TO POB--LESS FROM SW COR OF LOT 104 VENETIAN VILLAGE, FOURTH ADD PB 22 PGS 21, 22, 23 RUN N 84DEG 29MIN 57SEC W ALONG NLY R/W OF TAMMI DR 85.79 FT TO BEGINNING OF A CURVE CONCAVE SLY & HAVING A RADIUS OF 183 FT, THENCE RUN SWLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37DEG 34MIN 52SEC A DIST OF 120.03 FT, N 65DEG 07MIN 47SEC W 778.68 FT, N 52DEG 09MIN 09SEC W 972.03 FT, N 15 DEG 47MIN 01SEC E 219.13 FT FOR POB, RUN N 04DEG 59MIN 59SEC W 55 FT, N 85DEG 00MIN 01SEC E 50 FT, S 04DEG 59MIN 59SEC E 55 FT, S 85DEG 00MIN 01SEC W 50 FT TO POB & LESS FROM SW COR OF SEC 2 RUN E 209.89 FT FOR POB, RUN S 10.67 FT, S 76DEG 46MIN 50SEC E 1716.14 FT, N 44DEG 39MIN 35SEC E TO N LINE OF SEC 11, W ALONG SAID N LINE OF SEC TO POB.

PARCEL "4": (PER O.R. BOOK 4249, PAGE 1696)
FROM SW COR OF GOV LOT 1 RUN N ALONG W LINE OF SAID GOV LOT 1 A DIST OF 470.23 FT TO CENTERLINE OF SHIRLEY SHORES DR, S 72-53-0 E 2203 FT, S 17-07-0 W 33 FT TO NELY COR OF LOT 1 OF SHIRLEY SHORES FIRST ADD PB 25 PG 1 S 17-07-0 W 252 FT, N 72-53-0 W 747.55 FT FOR POB, RUN S 51-08-39 E 1472.25 FT, S 36-46-0 E 824.57 FT, S 72-45-33 E 88.90 FT, S 17-14-27 W 331.85 FT, S 0-30-0 W TO S LINE OF SEC & PT A, RETURN TO POB, RUN N 72-53-0 W 154.51 FT TO NELY COR OF LOT 12 SHIRLEY SHORES FIRST ADD SUB, S ALONG SAID E LINE OF SUB TO SE COR OF LOT 24 SHIRLEY SHORES FIRST ADD SUB, W 430 FT, S TO S LINE OF SEC, E ALONG SAID S LINE OF SEC TO PT A --LESS FROM SW COR OF SEC RUN S 89--31-0 E 33 FT TO ELY R/W LINE OF SHIRLEY SHORES RD FOR POB, RUN N 0--13-35 E ALONG SAID E R/W LINE 130.51 FT, N 89--40-30 E 176.68 FT, N 68--52-55 E 83.78 FT, N 53--08-14 E 153.90 FT, N 36--08-15 E 294.81 FT, S 88--23-15 E 99.03 FT, N 01--02-13 E 315.81 FT, S 86--17-16 E 173.97 FT, N 84--23-56 E 311.52 FT, N 30--56-27 E 147.22 FT, N 22--28-33 E 19.67 FT, N 02--48-04 E 81.97 FT, N 65--01-32 E 670.40 FT, N 42--05-50 E 23.54 FT, N 0--41--46 W 137.63 FT, N 59--19-02 E 30.21 FT, S 44--13-03 E 479.26 FT, S 02--28-52 E 689.67 FT, S 08--45--54 W 574 FT, S 44--39--35 W 437.94 FT, N 76--46--50 W 1716.14 FT, N 10.67 FT TO S LINE OF SEC 2, W ALONG SAID S LINE TO POB & LESS THAT PART OF LAND LYING WITHIN FOLLOWING DESCRIBED LAND; FROM NE COR LOT 86 OF VENETIAN VILLAGE FOURTH ADD PB 22 PGS 21--23 IN SEC 11--20--26, SAID POINT BEING ON A CURVE CONCAVE TO THE SE & HAVING A RADIUS OF 50 FT, THENCE RUN NELY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49--10--02 FOR 42.91 FT FOR POB, RUN N 20--22--20 E 39.85 FT, N 02--33--17 E 236.87 FT, S 89--46--43 E 240 FT TO WATERS OF CANAL, RUN SLY ALONG & WITH WATERS OF SAID CANAL TO NELY COR OF LOT 85 OF VENETIAN VILLAGE FOURTH ADD PB 22 PGS 21--23, N 89--46--43 W ALONG N LINE OF SAID LOT 85 TO NW COR OF SAID LOT 85, SAID POINT BEING ON A BEGINNING OF A CURVE CONCAVE TO THE SWLY & HAVING A RADIUS OF 50 FT, THENCE NWLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21--44--28 FOR 18.97 FT & SAID POINT BEING OF CUSP ON A CURVE CONCAVE TO THE SW & HAVING A RADIUS OF 50 FT, THENCE RUN NWLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52--07--58 FOR 45.49 FT TO POB.

PARCEL "5": (PER O.R. BOOK 3175, PAGE 673)
FROM THE SOUTHWEST CORNER OF LOT 104 VENETIAN VILLAGE, FOURTH ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 21 THROUGH 23, INCLUSIVE; RUN NORTH 87°25'57" WEST ALONG THE NORTHERLY RIGHT OF WAY OF TAMMI DRIVE 85.79 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 183 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE THRU A CENTRAL ANGLE OF 37°34'52" A DISTANCE OF 120.03 FEET; THENCE RUN NORTH 65°07'47" WEST 778.68 FEET; THENCE RUN NORTH 52°09'09" WEST 972.03 FEET; THENCE RUN NORTH 15°47'01" EAST 219.13 FEET FOR THE POINT OF BEGINNING; THENCE RUN NORTH 04°59'59" WEST 55 FEET; THENCE RUN NORTH 85°00'01" EAST 50 FEET; THENCE RUN SOUTH 04°59'59" EAST 55 FEET; THENCE RUN SOUTH 85°00'01" WEST 50 FEET TO THE POINT OF BEGINNING.

PARCEL "6": (PER O.R. BOOK 4249, PAGE 1696)
FROM THE SOUTHWEST CORNER OF GOVERNMENT LOT 1 (WEST-1/4 CORNER) OF SECTION 2, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, RUN NORTH ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 470.23 FEET TO THE CENTERLINE OF SHIRLEY SHORES DRIVE, THENCE SOUTH 72 DEGREES 53'00" EAST 2203.0 FEET, THENCE SOUTH 17 DEGREES 07'00" WEST 33.0 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT BEING THE MOST NORTHEASTERLY CORNER OF LOT 1, OF SHIRLEY SHORES SUBDIVISION, FIRST ADDITION, AS RECORDED IN PLAT BOOK 25, PAGE 1, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA; RUN THENCE SOUTH 17 DEGREES 07'00" WEST 252.0 FEET; THENCE NORTH 72 DEGREES 53'00" WEST 747.55 FEET; THENCE SOUTH 51 DEGREES 08'39" EAST 1472.25 FEET; THENCE SOUTH 36 DEGREES 46'00" EAST 824.57 FEET; THENCE SOUTH 72 DEGREES 45'33" EAST 88.90 FEET; THENCE NORTH 17 DEGREES 14'27" EAST 432.22 FEET; THENCE NORTH 10 DEGREES 34'10" WEST 320.53 FEET; THENCE NORTH 40 DEGREES 36'30" EAST 178.49 FEET; THENCE NORTH 86 DEGREES 42'02" EAST 391.10 FEET; THENCE NORTH 65 DEGREES 43'07" EAST 116.84 FEET; THENCE NORTH 84 DEGREES 40'24" EAST 399.14 FEET TO THE WESTERLY RIGHT OF WAY OF BEAUCLAIRE DRIVE; THENCE NORTH 09 DEGREES 10'20" WEST ALONG SAID WESTERLY RIGHT OF WAY OF BEAUCLAIRE DRIVE 242.68 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF SHIRLEY SHORES ROAD, SAID POINT BEING ON A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 4445.91 FEET, THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 59'42" A DISTANCE OF 116.57 FEET TO THE END OF SAID CURVE, THENCE NORTH 72 DEGREES 53'00" WEST ALONG THE SOUTHERLY RIGHT OF WAY OF SHIRLEY SHORES DRIVE 1718.73 FEET TO THE POINT OF BEGINNING.

PARCEL "7": (PER O.R. BOOK 4249, PAGE 1696)
FROM SW COR OF SEC 2-20-26 RUN N 0-13-35 E 20.38 FT, S 89--13-02 E 33 FT TO E R/W LINE OF CR, N 0--13-35 E ALONG SAID E R/W LINE 110.13 FT FOR POB, CONT N 0--13-35 E ALONG E R/W LINE 714.21 FT, S 89--46--25 E 131 FT, N 0--13-35 E 332.52 FT, N 89--46--25 W 131 FT, N 0--13-35 E 1921.63 FT TO SWLY R/W LINE OF SHIRLEY SHORES DR, S 72--53--00 E ALONG SAID SWLY R/W LINE 690.33 FT, S 0--12--30 W 229.13 FT, S ALONG W LINE OF LOTS 10 & 11 SHIRLEY SHORES FIRST ADD A DIST OF 515 FT TO SW COR OF SAID LOT 11, E 40 FT AND PT A, RETURN TO POB, RUN N 89--40--39 E 176.68 FT, N 68--52--55 E 83.78 FT, N 53--08--14 E 153.90 FT, N 36--08--15 E 294.81 FT, S 88--23--15 E 99.03 FT, N 01--02--13 E 315.81 FT, S 86--17--16 E TO W LINE OF LOT 24 SHIRLEY SHORES FIRST ADD SUB, N ALONG SAID W LINE OF SUB TO PT A

POINT OF COMMENCEMENT: EASEMENT A S.W. CORNER OF LOT 104, VENETIAN VILLAGE, FOURTH ADDITION

9/12/16
DATE

GEORGE W. FARNER, JR., PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4614

SHEET 1 OF 1	
CLIENT	JEAN SUGGS
JOB NO.	160189
DATE	8/13/2016
DRAWN BY	TIM
CHECKED BY	GWF, jr.
ACAD FILE	160188.0000

REVISIONS	DATE
ADDED PARCELS 6 & 7	9/12/2016

BOUNDARY SURVEY
IN SECTIONS 2 AND 11, TOWNSHIP 20 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA.
JEAN SUGGS

FARNER BARLEY AND ASSOCIATES, INC.
▲ENGINEERS ▲SURVEYORS ▲PLANNERS LB 4709
4450 NE 83RD ROAD - WILDWOOD, FL 34785 - (352) 748-3126

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