

A Boundary and Topographic Survey

Description

Lot 4 and Lot 7, Lake Business Park, according to the plat thereof as recorded in Plat Book 37, Pages 44 and 45, of the Public Records of Lake County, Florida.

Legend & Standard Abbreviations

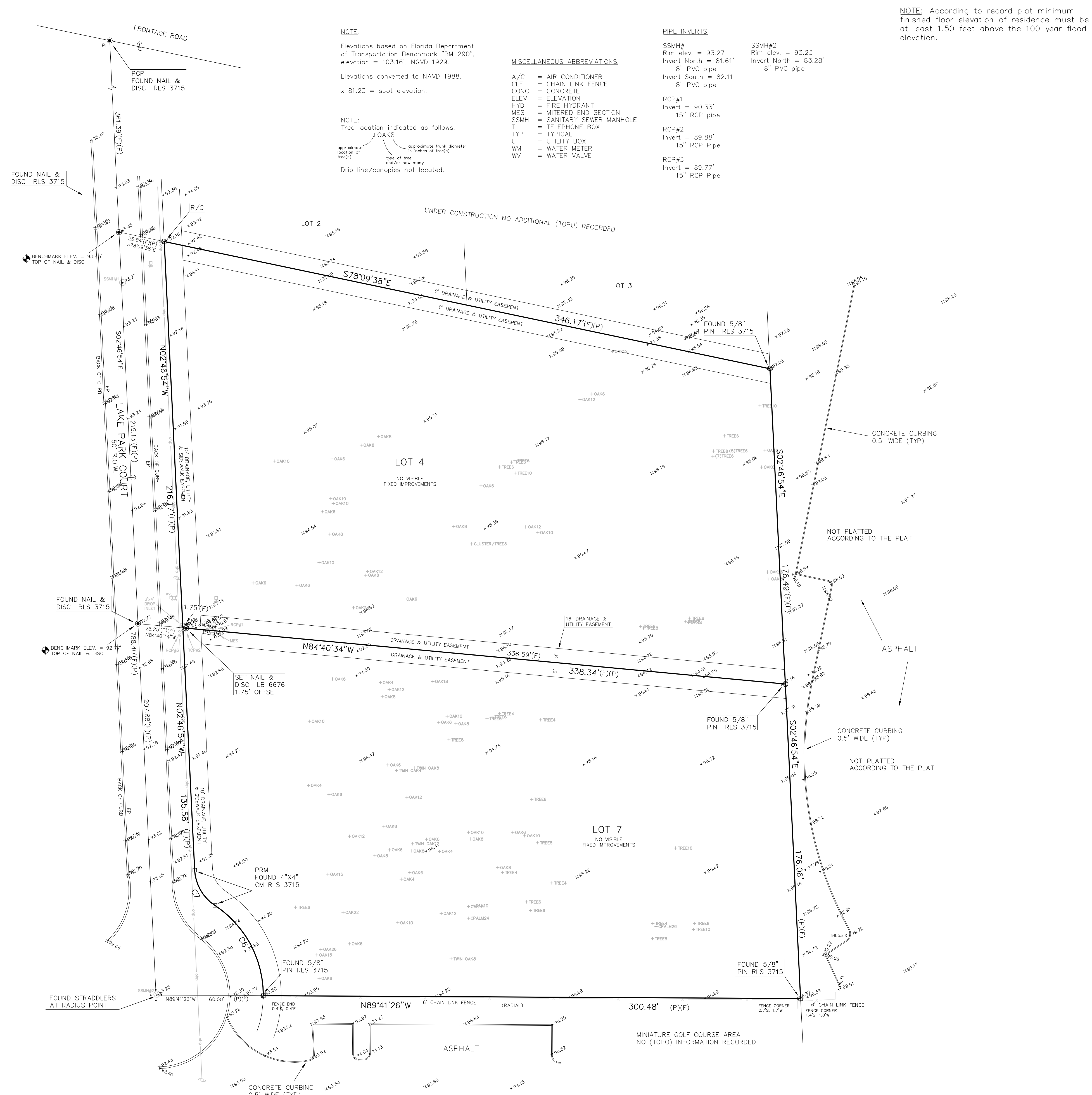
⊕	= Centerline	R/C	= Set 5/8" Rebar, LB #6676
ROW	= Right of Way	PRM	= Permanent Reference Monument
CM	= Concrete Monument	N/D	= Set Nail and Disk, LB #6676
PCP	= Permanent Control Point	ohp	= Overhead Utility Lines
POB	= Point of Beginning	PC	= Point of Curvature
POC	= Point of Commencement	PB_pg	= Plat Book, Page
F.I.R.M.	= Flood Insurance Rate Map	EP	= Edge of Pavement
O.R.	= Official Record Book	□	= Utility Box
⊙	= Wood Utility or Power Pole	(F)	= Dimension per Field Measurement
PT	= Point of Tangency	(P)	= Dimension per Plat
—x—x—	= Fence Line	(D)	= Dimension per Description

Land Surveyor's Notes

- 1... Bearing Basis is a plat bearing of S 02°46'54" E along the centerline of LAKE PARK COURT
- 2... Subject to easements and restrictions of Record.
- 3... All of the above captioned property lies within F.I.R.M. Zone "X" according to F.I.R.M. panel No. 12069C 0358 D dated July 3, 2002.
- 4... This Survey is based on the Description provided, Plat information, Found Monumentation and other data acquired by this firm.
- 5... Foundations, Underground Structures, and Underground Improvements, if any, not located by this firm.
- 6... This is not a certificate of title, zoning or freedom of encumbrances.
- 7... Certification is limited only to the party or parties named herein.
- 8... Not valid without the signature and original raised seal of a Florida licensed surveyor and mapper.
- 9... The scope of this survey does not address environmental matters, jurisdictional boundaries and hazardous waste concerns should any of the foregoing exist.
- 10... Fences were located ONLY where dimensioned and may not run straight; ownership of fences, if any, unknown.
- 11... Date of the field survey was 07-13-2007, drawn by R.S.Jr.
- 12... Type of Survey: Boundary Survey
- 13... This is Drawing File: LBP4,7.dwg



SCALE
30'



NOTE: Elevations based on Florida Department of Transportation Benchmark "BM 290", elevation = 103.16', NGVD 1929.
Elevations converted to NAVD 1988.
x 81.23 = spot elevation.

NOTE: Tree location indicated as follows:
approximate location of tree(s)
+OAKS
approximate trunk diameter in inches of tree(s)
type of tree
and/or how many
Drip line/canopies not located.

PIPE INVERTS
SSMH#1 Rim elev. = 93.27 Invert North = 81.61' 8" PVC pipe
SSMH#2 Rim elev. = 93.23 Invert North = 83.28' 8" PVC pipe
SSMH#3 Rim elev. = 82.11' Invert South = 82.11' 8" PVC pipe

MISCELLANEOUS ABBREVIATIONS:
A/C = AIR CONDITIONER
CLF = CHAIN LINK FENCE
CONC = CONCRETE
ELEV = ELEVATION
HYD = FIRE HYDRANT
MES = MITERED END SECTION
SSMH = SANITARY SEWER MANHOLE
T = TELEPHONE BOX
TYP = TYPICAL
U = UTILITY BOX
WM = WATER METER
WV = WATER VALVE

PIPE INVERTS:
RCP#1 Invert = 90.33' 15" RCP pipe
RCP#2 Invert = 89.88' 15" RCP pipe
RCP#3 Invert = 89.77' 15" RCP pipe

NOTE: According to record plat minimum finished floor elevation of residence must be at least 1.50 feet above the 100 year flood elevation.

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	DELTA
C6 (P)(F)	60.00'	59.75'	57.31'	N28°13'13"W 57°03'33"
C7 (P)(F)	25.00'	23.55'	22.69'	S29°45'57"E 53°58'05"

NOTE: THE BOUNDARY AND TOPOGRAPHIC SURVEY ON LOT 4 WAS PERFORMED IN THE FIELD ON 09-01-2006.
THE BOUNDARY AND TOPOGRAPHIC SURVEY ON LOT 7 WAS PERFORMED IN THE FIELD ON 07-13-2007 AS SHOWN IN THE LAND SURVEYORS NOTES, NOTE # 11

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LB #6676