Boundary & Topographic Survey

Legal Description:

THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 22 SOUTH RANGE 26 EAST, LAKE COUNTY, FLORIDA. LYING EAST OF COUNTY ROAD 455.

FLOOD DISCLAIMER:
BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE 12/18/2012 (WITH A BASE FLOOD ELEVATION OF X, X500 AND AE). THIS PROPERTY WAS FOUND IN LAKE COUNTY, COMMUNITY NUMBER 120421, DATED .

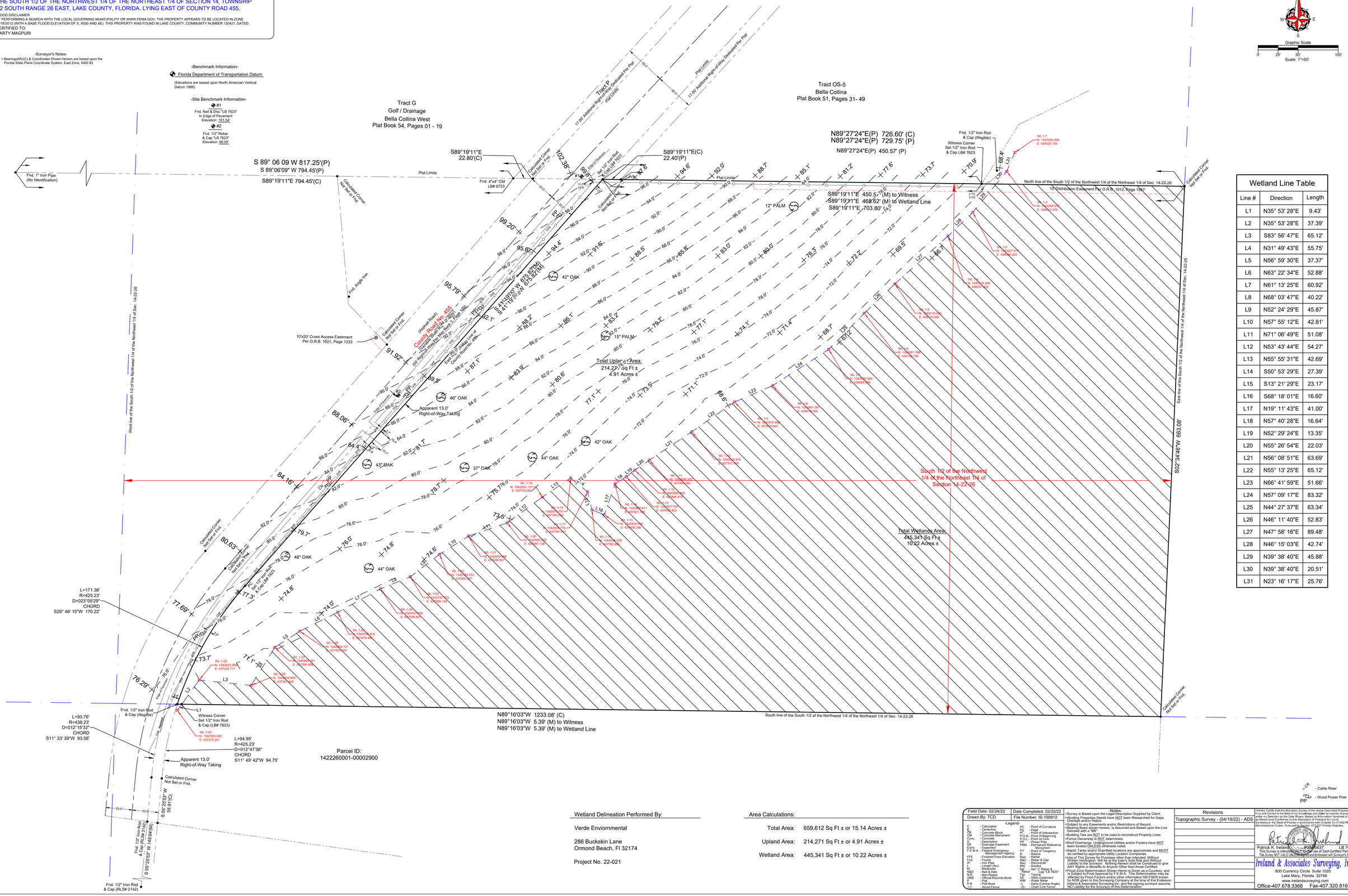
CERTIFIED TO:
MARTY MAGPURI

-Surveyor's Notes-
> Bearings(M)/(C) & Coordinates Shown hereon are based upon the Florida State Plane Coordinate System, East Zone, NAD 83.

-Benchmark Information-
Florida Department of Transportation Datum
(Elevations are based upon North American Vertical Datum 1988)

-Site Benchmark Information-
#1
Fnd. Nail & Disc "LB 7623"
In Edge of Pavement
Elevation: 101.54'
#2
Fnd. 1/2" Rebar
& Cap "LB 7623"
Elevation: 88.55'

N
W E
S
Graphic Scale
0' 25' 50' 100'
Scale: 1"=50'



Wetland Line Table		
Line #	Direction	Length
L1	N35° 53' 28"E	9.43'
L2	N35° 53' 28"E	37.39'
L3	S83° 56' 47"E	65.12'
L4	N31° 49' 43"E	55.75'
L5	N56° 59' 30"E	37.37'
L6	N63° 22' 34"E	52.88'
L7	N61° 13' 25"E	60.92'
L8	N68° 03' 47"E	40.22'
L9	N52° 24' 29"E	45.87'
L10	N57° 55' 12"E	42.81'
L11	N71° 06' 49"E	51.08'
L12	N53° 43' 44"E	54.27'
L13	N55° 55' 31"E	42.69'
L14	S50° 53' 29"E	27.39'
L15	S13° 21' 29"E	23.17'
L16	S68° 18' 01"E	16.60'
L17	N19° 11' 43"E	41.00'
L18	N57° 40' 28"E	16.64'
L19	N52° 29' 24"E	13.35'
L20	N55° 26' 54"E	22.03'
L21	N56° 08' 51"E	63.69'
L22	N55° 13' 25"E	65.12'
L23	N66° 41' 59"E	51.66'
L24	N57° 09' 17"E	83.32'
L25	N44° 27' 37"E	63.34'
L26	N46° 11' 40"E	52.83'
L27	N47° 58' 16"E	89.48'
L28	N46° 15' 03"E	42.74'
L29	N39° 38' 40"E	45.88'
L30	N39° 38' 40"E	20.51'
L31	N23° 16' 17"E	25.76'

Wetland Delineation Performed By:

Verde Enviornmental

286 Buckskin Lane
Ormond Beach, Fl 32174

Project No. 22-021

Area Calculations:

Total Area: 659,612 Sq Ft ± or 15.14 Acres ±

Upland Area: 214,271 Sq Ft ± or 4.91 Acres ±

Wetland Area: 445,341 Sq Ft ± or 10.22 Acres ±

- Cable Riser
- Wood Power Pole

Field Date: 02/24/22	Date Completed: 02/25/22
Drawn By: TCD	File Number: IS-100912

-Legend-

C	- Calculated	PC	- Point of Curvature
Co.	- Concrete	PT	- Point of
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
Ease.	- Drainage Easement	PRM	- Permanent Reference Monument
Elem.	- Easement		
F.E.M.A.	- Federal Emergency Management Agency	PT	- Point of Tangency
FFE	- Finished Floor Elevation	R	- Radius
Fnd.	- Found	Rad.	- Radial
IP	- Iron Pipe	Rad. & Cap	- Radial & Cap
L	- Length (Arc)	Rec.	- Recovered
Ls	- Length (Straight)	RIS	- Roofed
N&D	- Nail & Disk	Set	- Set 5/8" Rebar & Cap "LB 7623"
N.R.	- Non-Radial	Typ.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Pool	WM	- Water Meter
P.B.	- Plat Book	Δ	- Delta (Central Angle)
PD	- Wood Fence	-O-	- Chain Link Fence

-Notes-
- Survey is Based upon the Legal Description Supplied by Client.
- Abutting Properties Deeds have NOT been Researched for Gaps, Gores, or Overlaps.
- Subject to any Easements and/or Restrictions of Record.
- Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- Building Ties are NOT to be used to reconstruct Property Lines.
- Fence Ownership is NOT determined.
- Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- Use of This Survey for Purposes other than Intended, Without Verification by the Surveyor, Will be at the User's Sole Risk and without Liability to the Surveyor. Nothing Hereon shall be Construed to give ANY Rights or Benefits to Anyone Other than those Certified.
- Flood Zone Determination Shown Heron is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Therefore the Surveyor and Surveying Company, the signing surveyor assume NO Liability for the Accuracy of this Determination.

Revisions
Topographic Survey - (04/19/22) - ADS

I hereby Certify that this Boundary Survey of the above Described Property as Shown Hereon, is True and Correct to the Best of my Knowledge and Belief, and was Made under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standard of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland, PSM#6637 LB 7623
FOR THE FIRM
This Survey is intended ONLY for the use of Said Certified Parties. This Survey NOT VALID Unless Sealed and Enbossed with Surveyor's Seal.

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