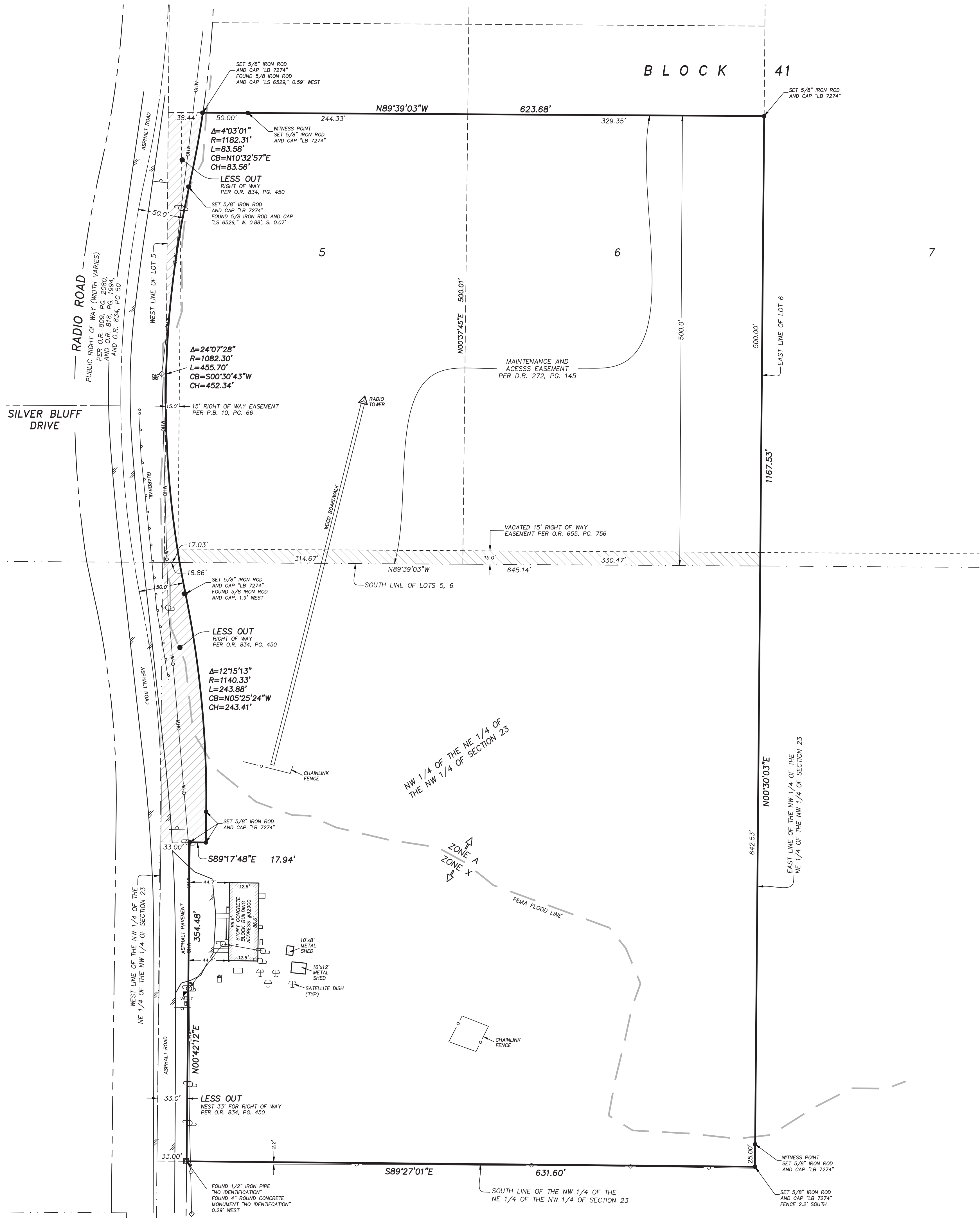




BOUNDARY SURVEY

32900 RADIO RD. LEESBURG, FL 34788

DESCRIPTION:

THE NW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA

ALSO

THE SOUTH 500 FEET OF LOTS 5 AND 6 IN BLOCK 41 IN REVISED AND CORRECTED PLAT OF RE-SUBDIVISION OF SUBDIVISION OF SILVER LAKE ESTATES IN LAKE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 66, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

LESS: PROPERTY CONVEYED IN RIGHT OF WAY DEED RECORDED IN O.R. BOOK 834, PAGE 450, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

THE WEST 33 FEET OF THE SOUTH 353.76 FEET OF THE NW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA.

ALSO LESS:

THAT PORTION OF THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 500 FEET OF LOT 5, BLOCK 41 IN THE REVISED AND CORRECTED PLAT OF RE-SUBDIVISION OF SILVER LAKE ESTATES RECORDED IN PLAT BOOK 10, PAGE 66, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AND THE NORTH 312.31 FEET OF THE NW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA LYING EACH SIDE OF AND WITHIN 50 FEET OF THE SURVEY LINE BEING DESCRIBED AS FOLLOWS:

FROM THE SW CORNER OF THE NW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 23, TOWNSHIP 19 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, RUN N 00°18'51" W ALONG THE WEST LINE OF SAID PARCEL A DISTANCE OF 353.76 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION. FROM THE P.O.B. RUN N 00°18'51" W A DISTANCE OF 34.18 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1090.33 FEET; THENCE RUN ALONG SAID CURVE THRU A CENTRAL ANGLE OF 12°15'13" A DISTANCE OF 233.18 FEET TO THE BEGINNING OF A REVERSED CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1132.30 FEET; THENCE 476.76 FEET TO THE BEGINNING OF A REVERSED CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1132.31 FEET; THENCE RUN ALONG SAID CURVE THRU A CENTRAL ANGLE OF 12°03'44" A DISTANCE OF 238.38 FEET TO A POINT BEING THE NW CORNER OF LOT 5, BLOCK 41 OF SILVER LAKE ESTATES RECORDED IN PLAT BOOK 10, PAGE 66, LAKE COUNTY, FLORIDA, AND THE POINT OF TERMINUS OF SAID SURVEY LINE.

THE ABOVE DESCRIBED PARCEL CONTAINS A TOTAL OF 17.07 ACRES, MORE OR LESS.

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR DIGITAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE 5J-17.062. PRINTED COPIES OF A DIGITAL SIGNED AND SEALED SURVEY ARE NOT VALID.

2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.

3. REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.

4. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NW 1/4 OF THE NE 1/4 OF SECTION 23 AS BEING S89°27'01"E (ASSUMED).

—HORIZONTAL ACCURACY STATEMENT: THE FEATURES AND LINE WORK SHOWN HEREON HAVE BEEN VERIFIED BY REDUNDANT MEASUREMENTS OR TRAVERSE CLOSURES ACHIEVING OR EXCEEDING A CLOSURE OF 1 FOOT IN 10,000 FEET.

5. THE DESCRIPTION SHOWN HEREON WAS SUPPLIED BY THE CLIENT.

6. UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.

7. THE LANDS SHOWN HEREON LIE PARTIALLY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) WITH PORTIONS LYING WITHIN ZONE AE, (SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD EVENT, WITH A BASE FLOOD ELEVATION OF 69.1') AS SHOWN HEREON, ACCORDING TO "FIRM" MAP NO. 12069C0333 E, COMMUNITY NO. 120421, DATED DECEMBER 18, 2012.

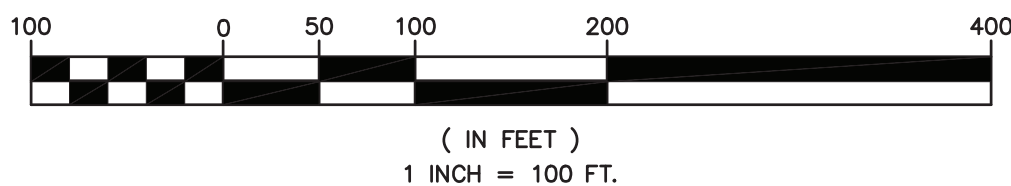
8. THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.052 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO FLORIDA STATUTES 472.027.

LEGEND/ABBREVIATIONS:

NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

Δ	CENTRAL ANGLE	⊙	SANITARY MANHOLE
R	RADIUS	⊙	DRAINAGE MANHOLE
L	LENGTH	⊙	TELEPHONE MANHOLE
CH	CHORD	⊙	GREASE TRAP MANHOLE
CB	CHORD BEARING	⊙	POWER MANHOLE
TB	TANGENT BEARING	⊙	GAS VALVE
(M)	MEASURED	⊙	IRRIGATION VALVE
(P)	PLAT	⊙	RECLAIMED WATER VALVE
(C)	CALCULATED	⊙	SEWER VALVE
(D)	DESCRIPTION	⊙	FIRE HYDRANT
POB	POINT OF BEGINNING	⊙	BACK FLOW PREVENTOR
POC	POINT OF COMMENCEMENT	⊙	WATER VALVE
O.R.	OFFICIAL RECORDS BOOK	⊙	WATER METER
PG.	PAGE	⊙	MASTER WATER ASSEMBLY
TYP.	TYPICAL	⊙	WATER SHUT-OFF VALVE
P.T.	POINT OF TANGENCY	⊙	WATER SHUT-OFF VALVE
P.C.	POINT OF CURVATURE	⊙	FIRE DEPARTMENT CONTROL VALVE
●	IRON ROD & CAP	⊙	POST INDICATOR VALVE
⊙	NAIL & DISC	⊙	GAS METER
⊙	4"x4" CONCRETE MONUMENT	⊙	POWER TRANSFORMER
⊙	IRON PIPE	⊙	POWER METER
---	BARBED WIRE FENCE	⊙	ELECTRICAL OUTLET
---	CHAIN LINK FENCE	⊙	AIR CONDITIONER
---	WOOD FENCE	⊙	WIRING PULL BOX
---	EDGE OF ASPHALT PAVEMENT	⊙	CABLE TELEVISION RISER
CONC	CONCRETE	⊙	TELEPHONE ACCESS CABINET
CL	CENTERLINE	⊙	TELEPHONE RISER
LB	LICENSED BUSINESS	⊙	UTILITY VAULT
PSM	PROFESSIONAL SURVEYOR & MAPPER	⊙	LIGHT POLE
PLS	PROFESSIONAL LAND SURVEYOR	⊙	CATCH BASIN
CMP	CORRUGATED METAL PIPE	⊙	YARD DRAIN
DIP	DUCTILE IRON PIPE	⊙	CURB INLET
HDPE	HIGH DENSITY POLYETHYLENE PIPE	⊙	CURB INLET WITHOUT MANHOLE
PVC	POLYVINYL CHLORIDE PIPE	⊙	MITERED END SECTION
RCF	REINFORCED CONCRETE PIPE	⊙	BOLLARD
VCP	VITRIFIED CLAY PIPE	⊙	CLEAN-OUT
OHW	OVERHEAD UTILITY WIRES	⊙	WELL
BEL	BURIED ELECTRIC LINE	⊙	TRAFFIC SIGNAL BOX
G	BURIED GAS LINE	⊙	TRAFFIC SIGNAL POLE
T	BURIED TELEPHONE LINE	⊙	CROSSWALK POST
WL	UNDERGROUND WATER LINE	⊙	TRAFFIC FLOW ARROW
BFO	BURIED FIBER OPTIC CABLE	⊙	SINGLE POST SIGN
⊙	WOODEN UTILITY POLE	⊙	DOUBLE POST SIGN
⊙	CONCRETE UTILITY POLE	⊙	HANDICAPPED PARKING SPACE
⊙	GUY POLE		
⊙	GUY ANCHOR		
⊙	INVERT ELEVATION		
⊙	EXISTING GROUND ELEVATION		
⊙	EXISTING GROUND CONTOUR		
⊙	FINISHED FLOOR ELEVATION		
⊙	SOIL BORING		
⊙	SITE BENCH MARK (AS INDICATED)		

GRAPHIC SCALE



SHEET

SECTION

23, 19

TOWNSHIP

19 SOUTH

RANGE

25 EAST

1

OF

1



CERTIFICATE OF AUTHORIZATION LB 7274
301 N. TUBB STREET, SUITE 106, OAKLAND, FLORIDA 34760
Phone No. 407.905.8877

ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668

REVISIONS:

JOB NUMBER: 26089.000

SURVEY DATE: 8-17-2026

FIELD BY: T. CONARD

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