

P:\62956\DWG\3D\62956001.dwg

PID: 36-19-25-0001-000-00100
OWNER: CITY OF TAVARES
ADDRESS: CAPTAIN HAYNES ROAD
NOT PLATTED

WEST LINE OF SECTION 31-19-25
NO1°16'34"E 657.73'

NO1°16'34"E 657.73'

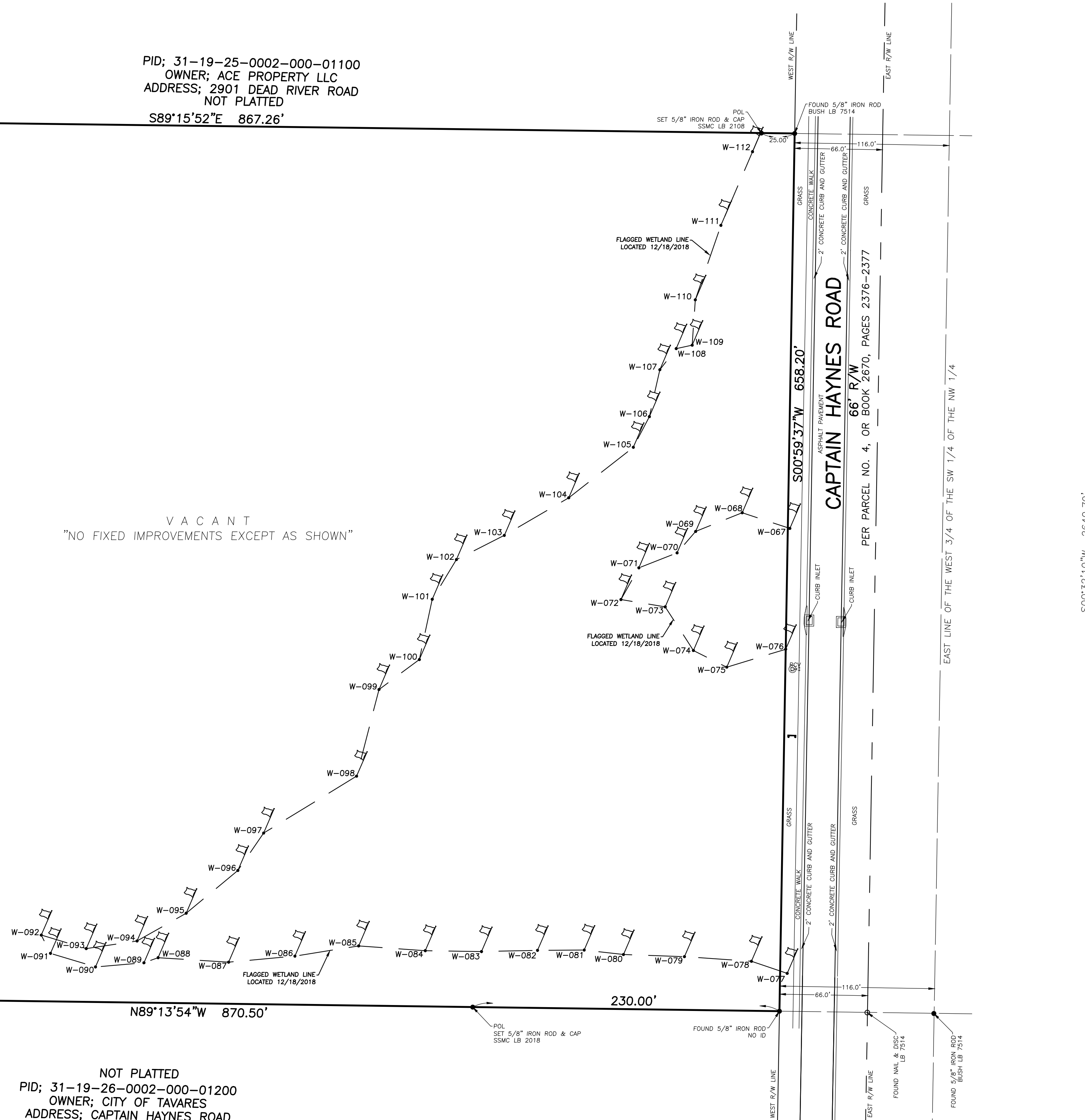
WEST 1/4 CORNER OF SECTION 31-19-26
FOUND 6"x6" CONCRETE MONUMENT
NO ID

NO1°16'34"E 657.73'

NOT PLATTED
PID: 31-19-26-0002-000-01200
OWNER: CITY OF TAVARES
ADDRESS: CAPTAIN HAYNES ROAD

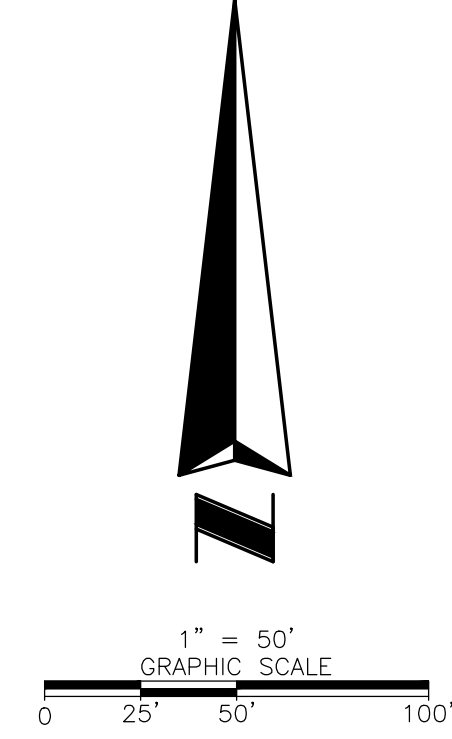
PID: 31-19-25-0002-000-01100
OWNER: ACE PROPERTY LLC
ADDRESS: 2901 DEAD RIVER ROAD
NOT PLATTED

VACANT
"NO FIXED IMPROVEMENTS EXCEPT AS SHOWN"



LEGEND & ABBREVIATIONS:

- = CONCRETE MONUMENT
- ⊙ = CLEAN OUT
- = CURB INLET
- = IRON ROD
- ⚓ = WETLAND FLAG
- ☒ = RECLAIMED WATER VALVE
- ⊥ = NON-TRAFFIC SIGN
- CCR = CERTIFIED CORNER RECORD
- RCP = REINFORCED CONCRETE PIPE
- PB = PLAT BOOK
- MB = MAP BOOK
- OR = OFFICIAL RECORDS
- PG(S) = PAGE(S)
- LB = LICENSED BUSINESS
- ID = IDENTIFICATION
- POL = POINT ON LINE
- R/W = RIGHT OF WAY
- T = TOWNSHIP
- R = RANGE
- SSMC = SOUTHEASTERN SURVEYING & MAPPING CORPORATION



DESCRIPTION: (Per Official Record Book 5182 Page 1589, LAKE COUNTY, FLORIDA)

The West 3/4 of the North 1/2 of the Southwest 1/4 of the Northwest 1/4 in Section 31, Township 19 South, Range 26 East, LESS the East 116 feet, Lake County, Florida.

SURVEYOR'S REPORT:

1. The purpose of this survey is to survey the East boundary line and points on line of the North and South Boundary lines and monument said lines per the clients request.
2. Utility locations if shown hereon are based on field location of markings by utility company representatives, surface features and construction plans furnished to the surveyor. Additional sub-surface utilities may exist that have not been field located.
3. Easements or rights of way that appear on recorded plans or that have been furnished to the surveyor by others have been incorporated into this drawing with appropriate notation. Other easements may be discovered by a search of the Public Records.
4. Minimum Horizontal Accuracy for this survey is in accordance with the STANDARDS OF PRACTICE set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17 requirements of Florida Administration Code. The map and measurement methods used for this survey meet or exceed this requirement. The dimensions shown hereon are in United States survey feet and decimals thereof.
5. This survey does not determine ownership of the lands shown hereon.
6. Underground foundations have not been located.
7. Survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper.
8. Features shown by symbol as indicated in the legend are not to scale.
9. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
10. Bearings shown hereon are based on West Right of Way line of Captain Haynes Road as being South 00° 59'37" West. Bearings and distances shown hereon are measured unless otherwise noted.
11. Horizontal features shown on the map refer to a National Geodetic Survey point with designation "GIS 0131 KAREN MCKEE", PID number AK7129 and is relative to North American Datum of 1983 (NAD83), 2011 adjustment, State Plane Coordinate System, Florida East Zone. Distances shown are GRID distances.
12. This Survey was performed without benefit of an abstract, title search, title opinion or title commitment. A title search may reveal additional information affecting the parcel as shown.
13. Improvements & Topographic features shown hereon are limited to areas per specific instructions of the client.
14. Right of Way information shown hereon was determined by found monumentation, recorded plats and information obtained on the Lake County Property Appraisers web site.
15. The above described parcel contains 13.12 acres, more or less.
16. Adjacent property information shown hereon was not furnished to this surveyor, and was compiled using latest available data. No attempt was made by this Surveyor to verify its accuracy.
17. Wetland areas depicted hereon were flagged or marked by Modica & Associates on 12/17/2018, and were field located by Southeastern Surveying & Mapping, Corp. on 12/18/2018.

NOTICE OF LIABILITY:

This survey is certified to those individuals shown on the face thereof. Any other use, benefit or reliance by any other party is strictly prohibited and restricted. Surveyor is responsible only to those certified and hereby disclaims any other liability and hereby restricts the rights of any other individual or firm to use this survey, without express written consent of the surveyor.

REVISION DATE	REVISION	BY

Project: **Boundary Survey**
Captain Haynes Road
Tavares, Florida

Field Date: December 18, 2018
 Scale: 1" = 50'
 Drawn By: JWG

Certified by:
John W. Coons
Catherine L. Coons

DRAWING NUMBER
62956001
 SHEET NUMBER
1 OF 1

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 Certification Number: LB2108

James L. Petersen
 JAMES L. PETERSEN
 Professional Surveyor
 Number: 4721