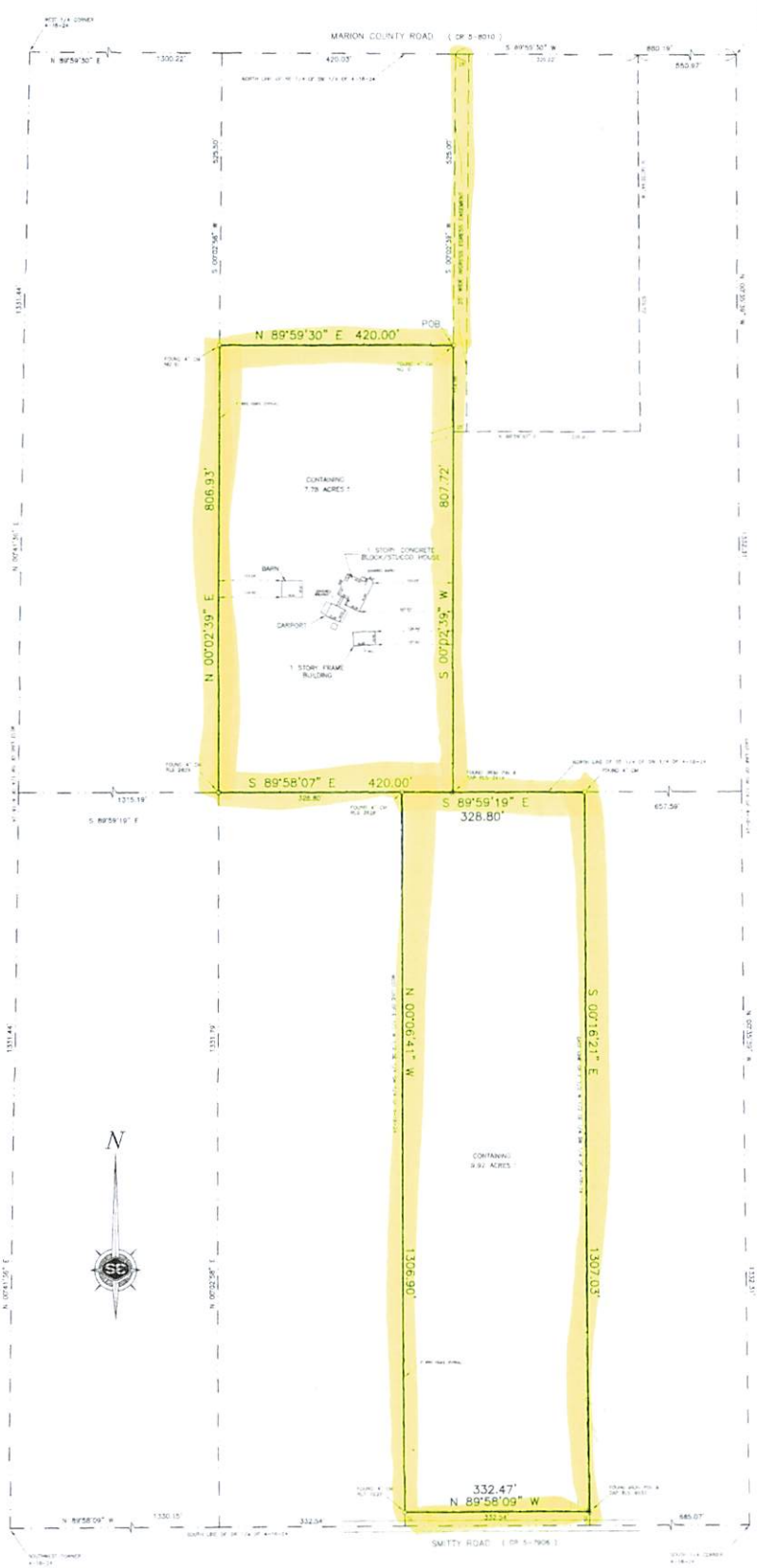

PROPERTY DESCRIPTION :

THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.
LESS ROAD RIGHT OF WAY THEREOF.

ALSO:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 24 EAST, THENCE RUN S.89°59'30"W. ALONG THE NORTH LINE OF SAID N.E. 1/4 OF THE S.W. 1/4, A DISTANCE OF 880.19 FEET, THENCE RUN S.00°02'39"W., A DISTANCE OF 525 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S.00°02'39"W., A DISTANCE OF 807.72 FEET, THENCE RUN N.89°58'07"W., A DISTANCE OF 420.00 FEET, THENCE RUN N.00°02'39"E., A DISTANCE OF 806.93 FEET, THENCE RUN N.89°59'30"E., A DISTANCE OF 420.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE WEST 25 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 24 EAST, THENCE RUN S.89°59'30"W., ALONG THE NORTH LINE OF SAID N.E. 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 550.97 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE S.89°59'30"W. ALONG SAID NORTHERLY LINE OF THE N.E. 1/4 OF THE S.W. 1/4 A DISTANCE OF 329.22 FEET, THENCE RUN S.00°02'39"W., A DISTANCE OF 679.88 FEET, THENCE RUN N.89°59'30"E., A DISTANCE OF 336.81 FEET, THENCE RUN N.00°35'44"W., A DISTANCE OF 679.72 FEET TO THE POINT OF BEGINNING.

SURVEY REPORT:

ACCURACY:
SURVEY WAS COMPLETED IN THE FIELD SEPTEMBER 2, 1999 AND ACCURATELY REFLECTS FIELD MEASUREMENTS. ALL MEASUREMENTS REFLECTED HEREON ARE FIELD MEASUREMENTS UNLESS OTHERWISE NOTED.

THE EXPECTED USE OF THE LAND AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 FAC) IS RURAL. THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 5000 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.

BEARINGS ARE BASED ON AN ASSUMED MERIDIAN AND ARE MATCHED TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 4 TOWNSHIP 18 SOUTH, RANGE 24 EAST, AS BEING S. 89°59'30" W.

MEASUREMENT METHODS:
ALL EQUIPMENT WAS TESTED AND CALIBRATED. TWO SETS OF ANGLES WERE TURNED AND AVERAGED. FEET AND METER DISTANCE MEASUREMENTS WERE TAKEN TO EACH. THE PROPERTY CORNERS AS FOUND WERE ESTABLISHED FROM TRAVERSE POINTS CONNECTED TO SECTION CORNERS, AS SIDE TIES. A REDUNDANCY OF MEASUREMENTS.

LIMITATIONS:
PROPERTY AS REFLECTED HEREON HAS NOT BEEN ABSTRACTED FOR OWNERSHIP BY ME OR MY REPRESENTATIVES AND MAY BE SUBJECT TO OTHER RESTRICTIONS, RESERVATIONS, AND EASEMENTS OF RECORD.

THE COUNTY PLANNING AND ZONING OFFICE SHOULD BE CONTACTED PRIOR TO ANY FUTURE CONSTRUCTION FOR PROPER ZONING, SETBACKS, ETC.

ALL UNDERGROUND AND ABOVEGROUND INTERIOR IMPROVEMENTS AND PUBLIC UTILITIES HAVE NOT BEEN LOCATED AND SHOWN AT THIS TIME. PRIOR TO ANY FUTURE CONSTRUCTION, PUBLIC UTILITY COMPANIES SHOULD BE CONTACTED FOR VERIFICATION OF EXISTING UTILITY LOCATIONS.

FLOOD STATEMENT :

PROPERTY AS REFLECTED HEREON LIES IN FLOOD ZONE "C" AS PER NATIONAL FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 120421-0100-B, ESTABLISHED IN 1982 AND PROVIDED THRU THE NATIONAL FLOOD INSURANCE PROGRAM. FLOOD ZONE "C" IS AN AREA OF MINIMUM FLOODING.

SURVEYORS CERTIFICATION :

I HEREBY CERTIFY TO

JAMES T. and DEBORAH D. WRIGHT

THAT THE BOUNDARY SURVEY, AS REFLECTED HEREON, WAS PERFORMED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

STEVEN B. WILEY DATE
FLORIDA PROFESSIONAL SURVEYOR & MAPPER
CERTIFICATE NUMBER 5951

UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSE ONLY AND IS NOT VALID.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

ABBREVIATIONS AND LEGEND

L.S. = LAND SURVEYOR
I.D. = IDENTIFICATION
CATV = CABLE TELEVISION LINES
P.T. = POINT OF TANGENCY
P.C. = POINT OF CURVE
P.O.B. = POINT OF BEGINNING
C.M. = CONCRETE MONUMENT

● = FOUND 3/4" IRON PIPE
□ = FOUND 4" x 4" CONCRETE MONUMENT
LB = NUMBERED I.D. IDENTIFICATION
⊕ = FOUND RAILROAD SPIKE
⊕ = POWER LINE OR TELEPHONE POLE
◉ = MONITOR WELL
⊠ = EXISTING WATER VALVE

\ = EXISTING GUY ANCHOR
N = NORTH
S = SOUTH
W = WEST
E = EAST
R/W = RIGHT OF WAY
OHP = OVERHEAD POWER LINES

PLAT OF BOUNDARY SURVEY

OF A PORTION OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 18 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA

FOR JAMES T. & DEBORAH D. WRIGHT

Springstead Engineering, Inc.
Consulting Engineers-Architects
Planners & Surveyors
727 South 14th Street
Leesburg, FL 32748
(904) 787-1414
LB # 1723

SCALE = 1" = 100'	SHEET 1 OF 1
DATE = 09/10/99	JOB NO. 99
DRAWN = S.B.W.	FILE:
FIELD BOOK L-41 PG. 70	SEC. 4 T. 18 S. R. 24 E.

D:\SURVEY\ACD12\WORDPERFECT\PLAT.WP DWG 2/17/2015 9:56:10 AM ****BW****