

BOUNDARY SURVEY



L-1
S 00°21'55" W 75.00'(C)
S 00°15'44" W 74.87'(M)

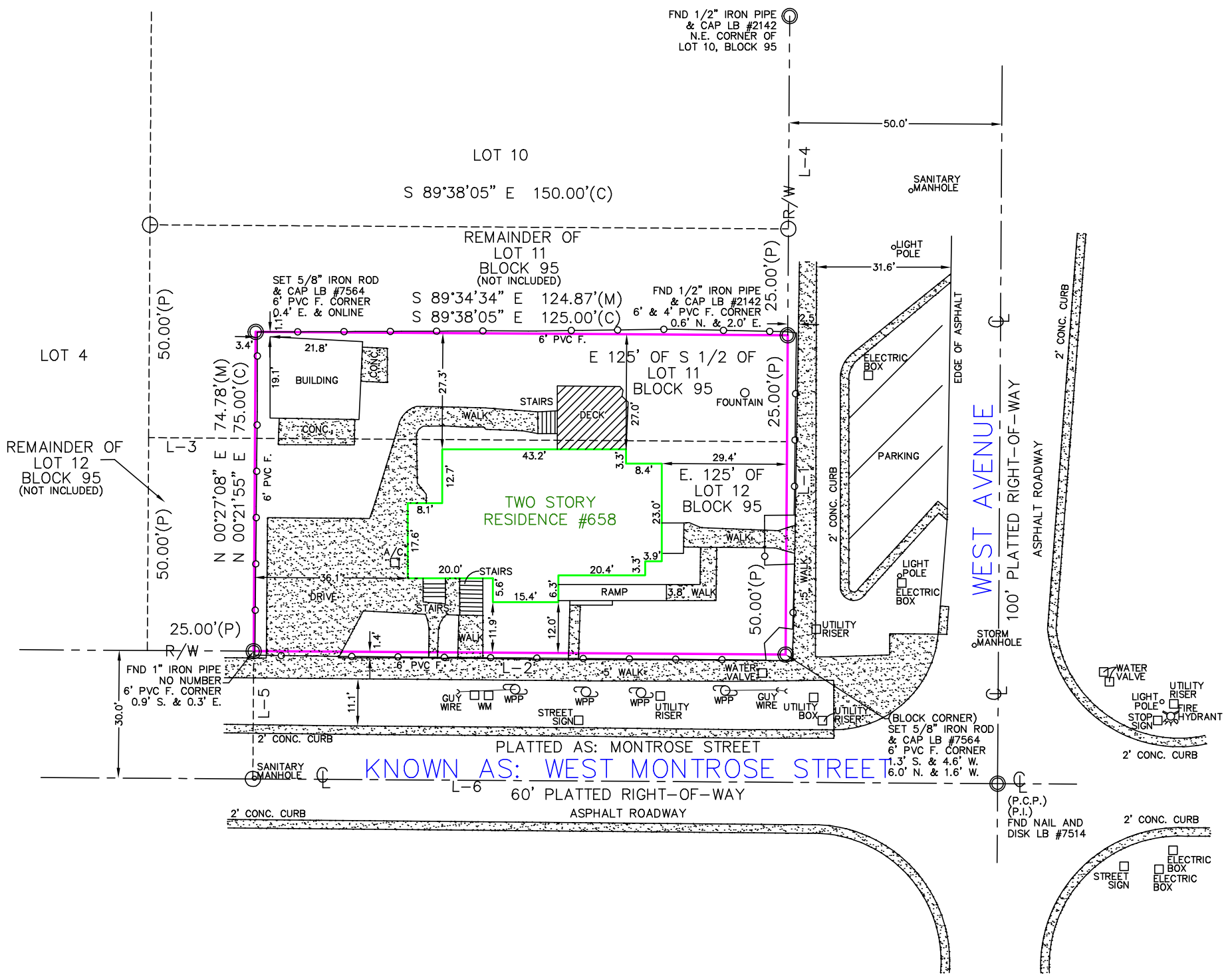
L-2
N 89°38'05" W 125.00'(C)
N 89°32'02" W 125.11'(M)

L-3
S 89°38'05" E 150.00'(C)

L-4
S 00°21'55" W 75.00'(C)
S 00°27'46" W 75.15'(M)

L-5
N 00°21'55" E 30.00'(C)
N 00°09'02" E 30.22'(M)

L-6
N 89°38'05" W 175.00'(C&M)

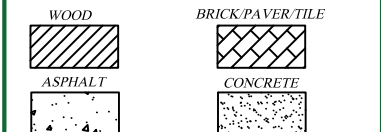


PROPERTY ADDRESS: 658 WEST AVENUE, CLERMONT, FLORIDA 34711

- LEGEND**
- P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - (P) = PLAT
 - (M) = MEASURE
 - (D) = DESCRIPTION
 - (CF) = CALCULATED FROM FIELD DATA
 - (CR) = CALCULATED FROM RECORDED DATA
 - P.C.P. = PERMANENT CONTROL POINT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - P.R.C. = POINT OF REVERSE CURVATURE
 - P.C.C. = POINT OF COMPOUND CURVATURE
 - P.I. = POINT OF INTERSECTION
 - P.C. = POINT OF CURVATURE
 - P.T. = POINT OF TANGENCY
 - C = CENTER LINE
 - R/W = RIGHT OF WAY
 - R = RADIUS
 - L = ARC LENGTH
 - Δ = CENTRAL ANGLE
 - C = CHORD
 - C.B. = CHORD BEARING
 - D.U.E. = DRAINAGE/UTILITY EASEMENT
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - C.M.E. = CANAL MAINTENANCE EASEMENT



POINTS OF INTEREST:
NONE VISIBLE



FLOOD ZONE
(FOR INFORMATIONAL PURPOSES ONLY)
SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN ZONE X(BFE N/A), PER FLRM MAP NUMBER 12069C0570E, DATED 12/18/2012.
THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. THE LOCAL E.E.M.A AGENT SHOULD BE CONTACTED FOR VERIFICATION.

- SURVEYOR'S NOTES:**
1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE LEGAL DESCRIPTION PROVIDED BY OTHERS.
 2. UNLESS SHOWN, UNDERGROUND UTILITIES IMPROVEMENTS, FOUNDATIONS AND/OR SURFACE STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
 3. BEARINGS ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF WEST AVENUE, AS BEING, S 00°21'55" W, PER PLAT, ASSUMED.
 4. THE PURPOSE OF THIS SURVEY IS FOR THE USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
 5. FENCE OWNERSHIP NOT DETERMINED.
 6. THE LAND(S) SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE COUNTY.

LEGAL DESCRIPTION:
THE EAST 125 FEET OF THE SOUTH 1/2 OF LOT 11, AND THE EAST 125 FEET OF LOT 12, BLOCK 95, ACCORDING TO THE OFFICIAL MAP OF THE CITY OF CLERMONT, AS RECORDED IN PLAT BOOK 8, PAGE 17, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

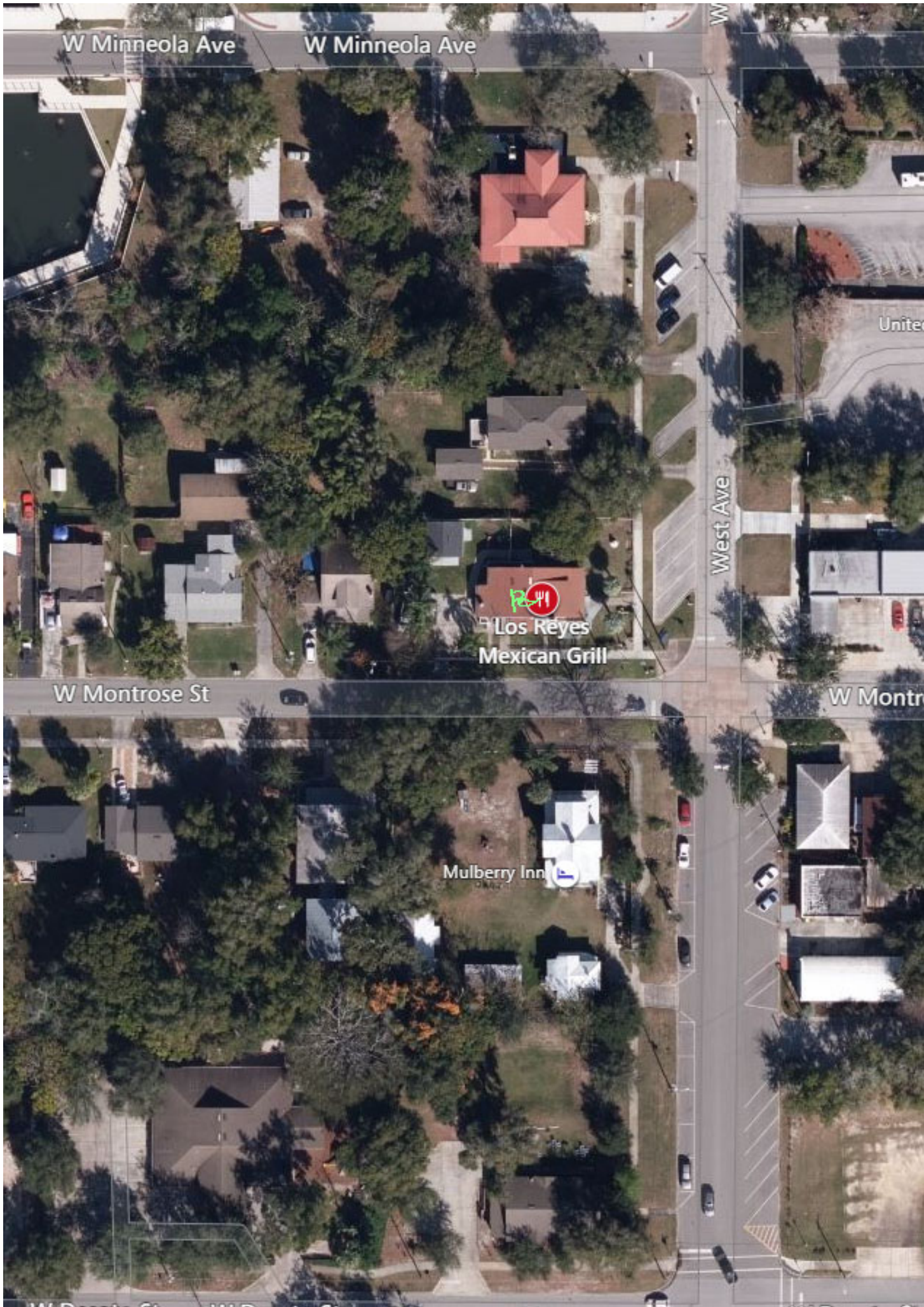
CERTIFIED TO: DIGITAL LION, LLC; BOWEN & SCHROTH, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY	CLIENT NO: _____ JOB NO: 57426 FIELD DATE: 7/30/2021 APPROVED BY: R.W. CHECKED BY: R.W. DRAWN BY: M.G. DRAWN DATE: 08/06/21
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I HEREBY CERTIFY THAT THE SURVEY OF THE HERON DESCRIBED PROPERTY WAS PREPARED UNDER MY DIRECT SUPERVISION AND MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050 THROUGH 5J-17.053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Ronald W. Walling
RONALD W. WALLING
STATE OF FLORIDA
REGISTERED PROFESSIONAL SURVEYOR AND MAPPER

CERTIFIED BY: RONALD W. WALLING PSM NO. 6473
FIRST CHOICE SURVEYING, INC.
P.O. 470978 LAKE MONROE, FL 32747
407.951.3425 (OFFICE); 407.520.5453 (FAX); LB 7564
NOT VALID WITHOUT SIGNATURE AND RAISED SEAL OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
DATE SIGNED: 08/06/21

**AERIAL
VIEW**



PROPERTY ADDRESS: 658 WEST AVENUE, CLERMONT, FLORIDA 34711

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|----------|----------------------------------|---------------|
| A.E. | = ACCESS EASEMENT | LEGEND |
| L.E. | = LANDSCAPE EASEMENT | |
| M.E. | = MAINTENANCE EASEMENT | |
| P.D.E. | = PRIVATE DRAINAGE EASEMENT | |
| P.V.U.E. | = PRIVATE UTILITY EASEMENT | |
| L.M.E. | = LANDSCAPE MAINTENANCE EASEMENT | |
| C.N.A. | = CORNER NOT ACCESSIBLE | |
| FND | = FOUND | |
| N&D | = NAIL AND DISK | |
| WM | = WATER METER | |
| WV | = WATER VALVE | |
| B.F.P. | = BACKFLOW PREVENTER | |
| B.P.V. | = BACKFLOW PREVENTER VALVE | |
| COV. | = COVERED | |
| EP | = EDGE OF PAVEMENT | |
| C.T.V. | = CABLE TV BOX | |
| E.B. | = ELECTRIC BOX | |
| E.M. | = ELECTRIC METER | |
| G.V. | = GATE VALVE | |
| G.T. | = GREASE TRAP | |
| L.P. | = LIGHT POLE | |
| M.H. | = MANHOLE | |
| M.W. | = MONITOR WELL | |
| R.S.R. | = RISER | |
| S.V. | = SEWER VALVE | |
| T.B. | = TELEPHONE BOX | |
| OHU | = OVERHEAD UTILITY LINE | |
| CS | = CONCRETE SLAB | |
| P.P. | = POWER POLE | |
| PE | = POOL EQUIPMENT | |
| CONC. | = CONCRETE | |
| C.L.F. | = CHAIN LINK FENCE | |
| W.F. | = WOOD FENCE | |
| B.W.F. | = BARBED WIRE FENCE | |
| H.W.F. | = HOG WIRE FENCE | |
| P.V.C.F. | = PLASTIC VINYL FENCE | |
| PL | = PROPERTY LINE | |
| INST. | = INSTRUMENT NUMBER | |
| D.B. | = DEED BOOK | |
| O.R.B. | = OFFICIAL RECORDS BOOK | |
| P.B. | = PLAT BOOK | |
| PG. | = PAGE | |
| P.I.D. | = PARCEL IDENTIFICATION NUMBER | |
| B.S.L. | = BUILDING SETBACK LINE | |
| E.O.W. | = EDGE OF WATER | |



AERIAL PROVIDED IS FOR VIEWING ONLY
AERIAL IS NOT TO SCALE

ORDERED BY:



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CERTIFIED TO:

DIGITAL LION, LLC; BOWEN & SCHROTH, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

CLIENT NO: _____
JOB NO: 57426
FIELD DATE: 7/30/2021
APPROVED BY: R.W.
CHECKED BY: R.W.
DRAWN BY: M.G.
DRAWN DATE: 08/06/21

FIRST CHOICE SURVEYING, INC.
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