

BOUNDARY SURVEY

Island Drive, Howey in the Hills, Florida 34737

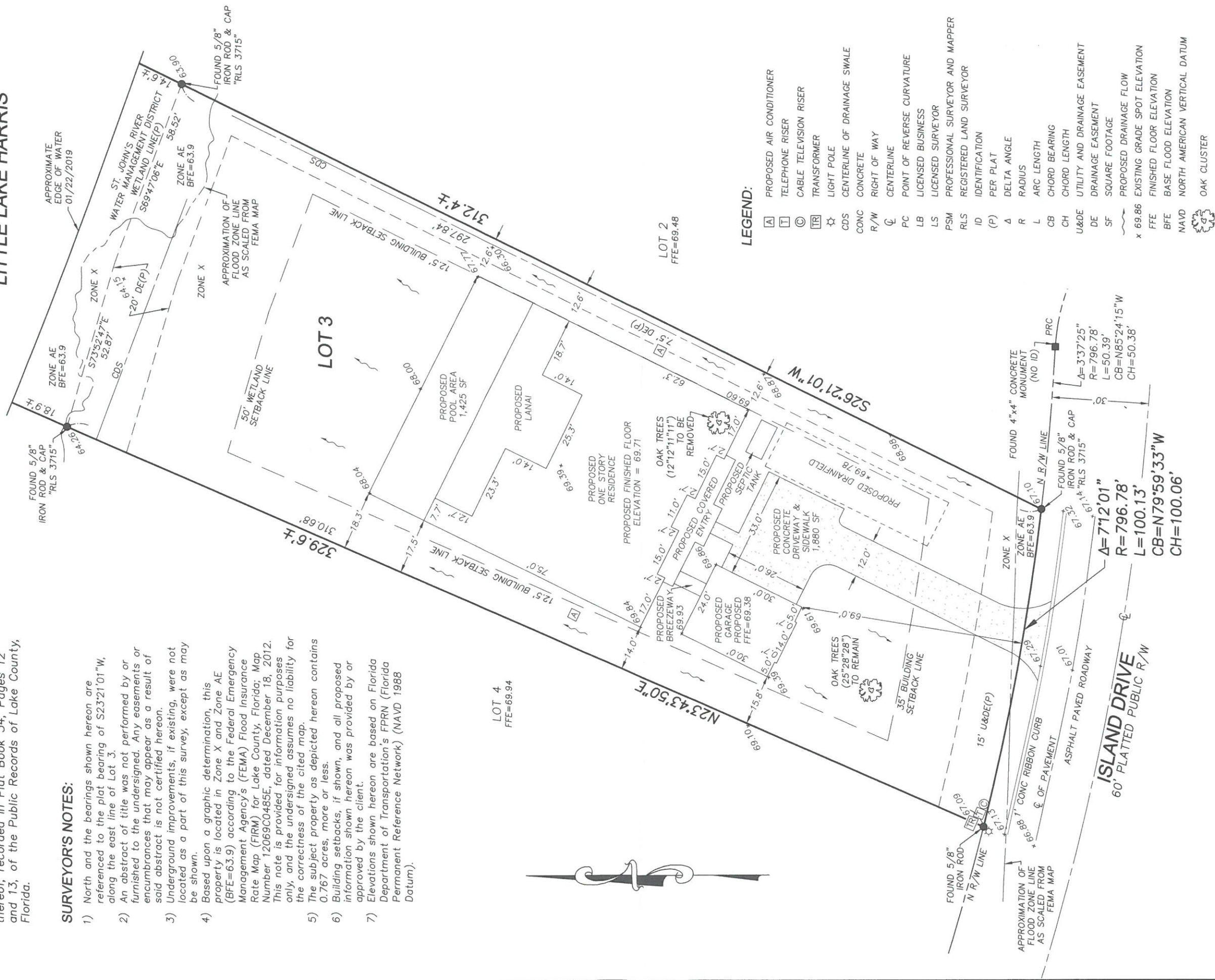
LEGAL DESCRIPTION:

Lot 3, THE ISLAND, according to the plat thereof, recorded in Plat Book 34, Pages 12 and 13, of the Public Records of Lake County, Florida.

SURVEYOR'S NOTES:

- 1) North and the bearings shown hereon are referenced to the plat bearing of S23°21'01"W, along the east line of Lot 3.
- 2) An abstract of title was not performed by or furnished to the undersigned. Any easements or encumbrances that may appear as a result of said abstract is not certified hereon.
- 3) Underground improvements, if existing, were not located as a part of this survey, except as may be shown.
- 4) Based upon a graphic determination, this property is located in Zone X and Zone AE (BFE=63.9) according to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) for Lake County, Florida; Map Number 12069C0485E, dated December 18, 2012. This note is provided for information purposes only, and the undersigned assumes no liability for the correctness of the cited map.
- 5) The subject property as depicted hereon contains 0.767 acres, more or less.
- 6) Building setbacks, if shown, and all proposed information shown hereon was provided by or approved by the client.
- 7) Elevations shown hereon are based on Florida Department of Transportation's FPRN (Florida Permanent Reference Network) (NAVD 1988 Datum).

LITTLE LAKE HARRIS



LEGEND:

- PROPOSED AIR CONDITIONER
- TELEPHONE RISER
- CABLE TELEVISION RISER
- TRANSFORMER
- LIGHT POLE
- CDS CENTERLINE OF DRAINAGE SWALE
- CONC CONCRETE
- R/W RIGHT OF WAY
- CL CENTERLINE
- PC POINT OF REVERSE CURVATURE
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- RLS REGISTERED LAND SURVEYOR
- ID IDENTIFICATION
- (P) PER PLAT
- Δ DELTA ANGLE
- R RADIUS
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD LENGTH
- U&DE UTILITY AND DRAINAGE EASEMENT
- DE DRAINAGE EASEMENT
- SF SQUARE FOOTAGE
- PROPOSED DRAINAGE FLOW
- EXISTING GRADE SPOT ELEVATION
- FFE FINISHED FLOOR ELEVATION
- BFE BASE FLOOD ELEVATION
- NAVD NORTH AMERICAN VERTICAL DATUM
- OAK CLUSTER

CERTIFIED TO:
Kevco Builders Inc.

ROGERS SURVEYING
AND MAPPING, INC. ♦ 352-735-8734
357 E 7TH AVE, MOUNT DORA, FL 32757 ♦ LB 8163
SURVEY DATE: 01/31/2019 FIELD BY: P. WUNSHEL
SCALE: 1" = 30' DRAWN BY: L. FITZPATRICK
PROJECT ID: RS-998
FILE NAME: PB34PG12 LOT3 RS-998

SCALE:
1" = 30'

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

BRIAN S. ROGERS, PSM ♦ LS 7067
FLORIDA LICENSED SURVEYOR AND MAPPER

Brian S. Rogers
2/4/19