



Overview



Legend

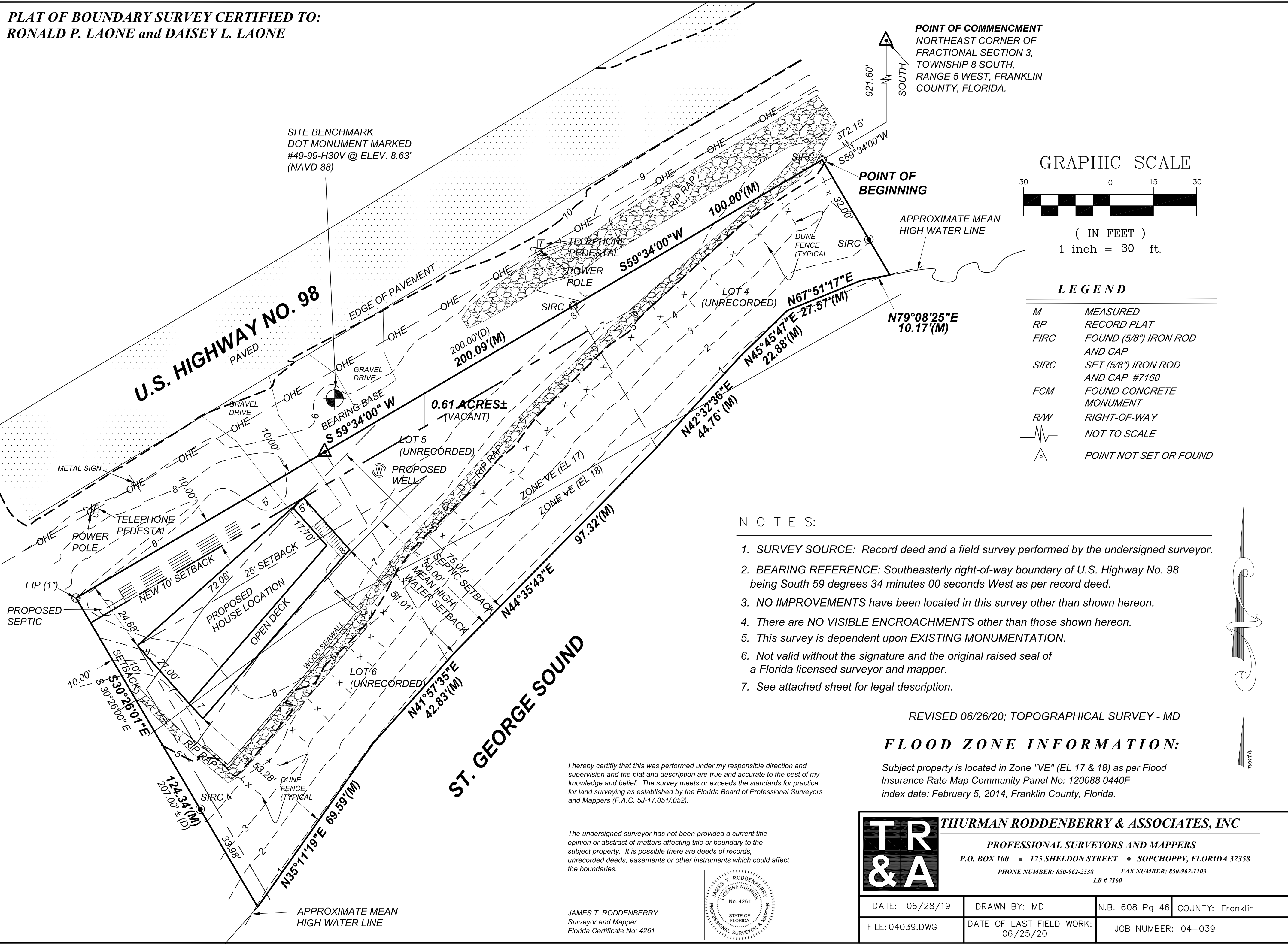
-  Parcels
-  Roads
-  City Labels

Parcel ID	03-08S-05W-0000-0200-0010	Alternate ID	05W08S03000002000010	Owner Address	LAONE RONLAD PAUL & DAISY L
Sec/Twp/Rng	--	Class	VACANT		21 HUGHES STREET
Property Address	2324 US HIGHWAY 98	Acreage	0.229		NAUGATUCK, CT 06770
District	1				
Brief Tax Description	100' ALONG WATER A.K.A. LOT 6				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 7/13/2020
 Last Data Uploaded: 7/13/2020 7:40:06 AM

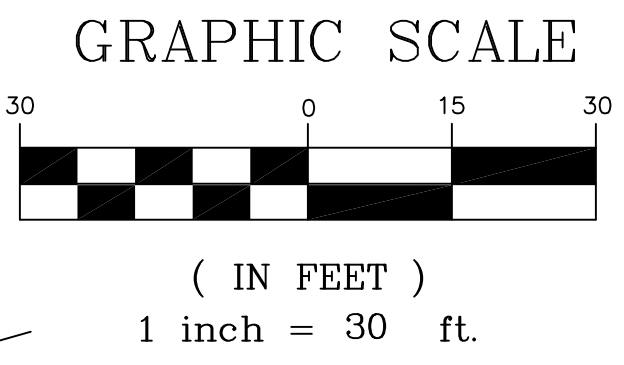
Developed by  Schneider
 GEOSPATIAL

**PLAT OF BOUNDARY SURVEY CERTIFIED TO:
RONALD P. LAONE and DAISEY L. LAONE**



SITE BENCHMARK
DOT MONUMENT MARKED
#49-99-H30V @ ELEV. 8.63'
(NAVD 88)

POINT OF COMMENCEMENT
NORTHEAST CORNER OF
FRACTIONAL SECTION 3,
TOWNSHIP 8 SOUTH,
RANGE 5 WEST, FRANKLIN
COUNTY, FLORIDA.



LEGEND

M	MEASURED
RP	RECORD PLAT
FIRC	FOUND (5/8") IRON ROD AND CAP
SIRC	SET (5/8") IRON ROD AND CAP #7160
FCM	FOUND CONCRETE MONUMENT
R/W	RIGHT-OF-WAY
	NOT TO SCALE
	POINT NOT SET OR FOUND

NOTES:

1. SURVEY SOURCE: Record deed and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Southeasterly right-of-way boundary of U.S. Highway No. 98 being South 59 degrees 34 minutes 00 seconds West as per record deed.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. See attached sheet for legal description.

REVISED 06/26/20; TOPOGRAPHICAL SURVEY - MD

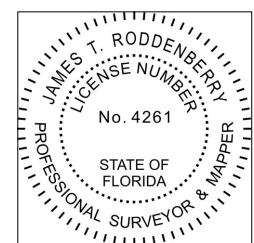
FLOOD ZONE INFORMATION:

Subject property is located in Zone "VE" (EL 17 & 18) as per Flood Insurance Rate Map Community Panel No: 120088 0440F index date: February 5, 2014, Franklin County, Florida.

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. The survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. 5J-17.051/.052).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

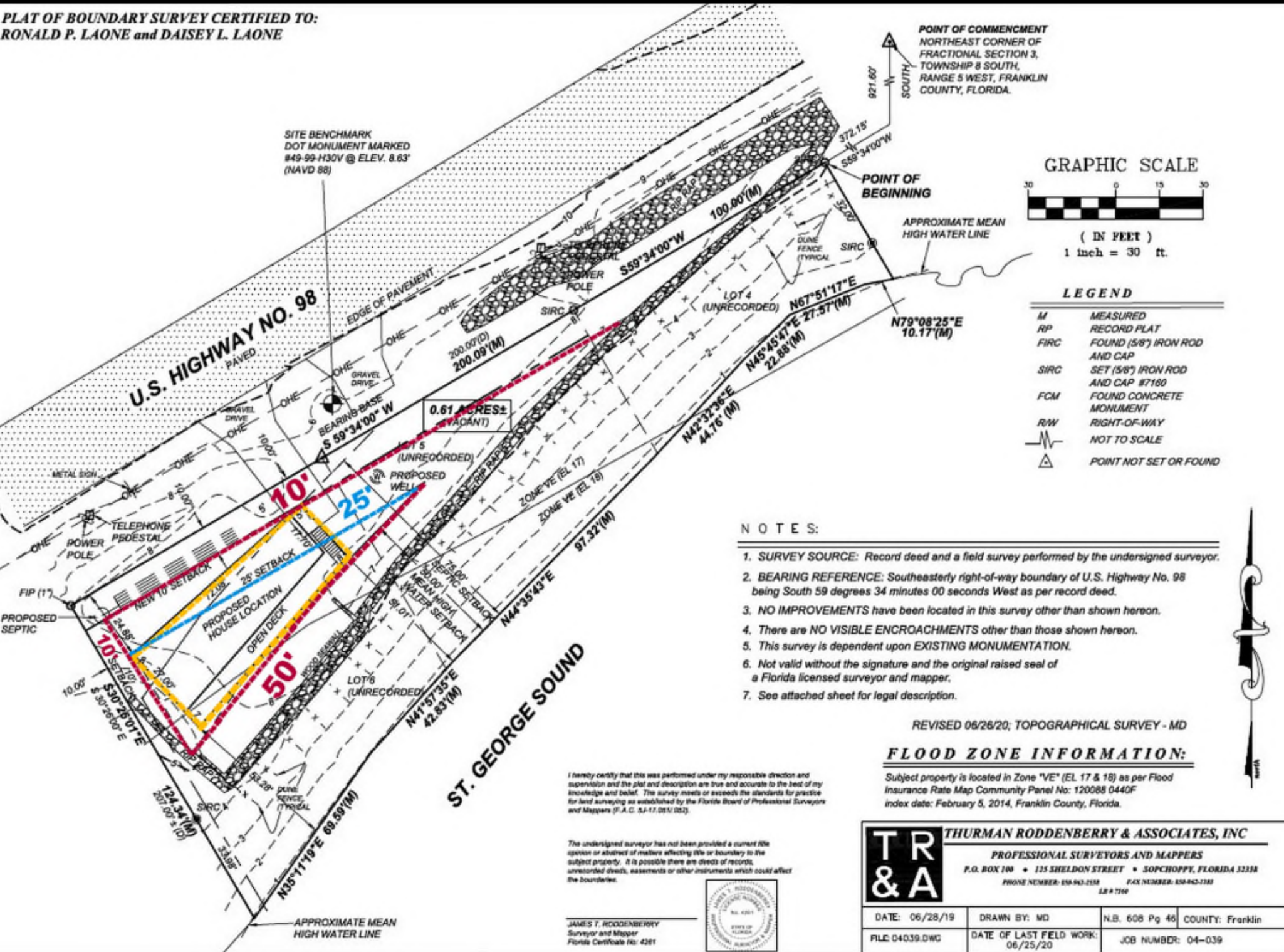
JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4261



TR & A THURMAN RODDENBERRY & ASSOCIATES, INC
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32358
PHONE NUMBER: 850-962-2538 FAX NUMBER: 850-962-1103
LB # 7160

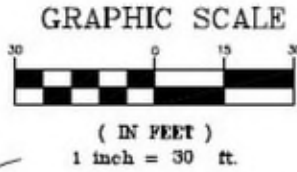
DATE: 06/28/19	DRAWN BY: MD	N.B. 608 Pg 46	COUNTY: Franklin
FILE: 04039.DWG	DATE OF LAST FIELD WORK: 06/25/20	JOB NUMBER: 04-039	

**PLAT OF BOUNDARY SURVEY CERTIFIED TO:
RONALD P. LAONE and DAISEY L. LAONE**



POINT OF COMMENCEMENT
NORTHEAST CORNER OF
FRACTIONAL SECTION 3,
TOWNSHIP 8 SOUTH,
RANGE 5 WEST, FRANKLIN
COUNTY, FLORIDA.

SITE BENCHMARK
DOT MONUMENT MARKED
#49-99-H30V @ ELEV. 8.63'
(NAVD 88)



LEGEND

M	MEASURED
RP	RECORD PLAT
FIRC	FOUND (5/8") IRON ROD AND CAP
SIRC	SET (5/8") IRON ROD AND CAP #7160
FCM	FOUND CONCRETE MONUMENT
R/W	RIGHT-OF-WAY
~	NOT TO SCALE
△	POINT NOT SET OR FOUND

NOTES:

1. SURVEY SOURCE: Record deed and a field survey performed by the undersigned surveyor.
2. BEARING REFERENCE: Southeastery right-of-way boundary of U.S. Highway No. 98 being South 59 degrees 34 minutes 00 seconds West as per record deed.
3. NO IMPROVEMENTS have been located in this survey other than shown hereon.
4. There are NO VISIBLE ENCROACHMENTS other than those shown hereon.
5. This survey is dependent upon EXISTING MONUMENTATION.
6. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
7. See attached sheet for legal description.

REVISED 06/26/20; TOPOGRAPHICAL SURVEY - MD

FLOOD ZONE INFORMATION:

Subject property is located in Zone "VE" (EL 17 & 18) as per Flood Insurance Rate Map Community Panel No: 120088 0440F index date: February 5, 2014, Franklin County, Florida.

I hereby certify that this was performed under my responsible direction and supervision and the plat and description are true and accurate to the best of my knowledge and belief. This survey meets or exceeds the standards for practice for land surveying as established by the Florida Board of Professional Surveyors and Mappers (F.A.C. SJ-17.051/052).

The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of records, unrecorded deeds, easements or other instruments which could affect the boundaries.

JAMES T. RODDENBERRY
Surveyor and Mapper
Florida Certificate No: 4261



TR & A THURMAN RODDENBERRY & ASSOCIATES, INC
PROFESSIONAL SURVEYORS AND MAPPERS
P.O. BOX 100 • 125 SHELDON STREET • SOPCHOPPY, FLORIDA 32318
PHONE NUMBER: 904-943-2158 FAX NUMBER: 904-943-2182
LE # 7106

DATE: 06/28/19	DRAWN BY: MD	N.B. 608 Pg 46	COUNTY: Franklin
FILE: 04039.DWG	DATE OF LAST FIELD WORK: 06/25/20	JOB NUMBER: 04-039	