

**Legend:** (AS APPLICABLE)

	SET 4"x4" CONCRETE MONUMENT LB#8405		BARBED-WIRE FENCE
	SET CAPPED IRON ROD LB#8405		CABLE TELEVISION VAULT
	SET PARKER-KALON NAIL & DISK LB#8405		CURB INLET
	FOUND 4"x4" CONCRETE MONUMENT		CHAIN LINK FENCE
	FOUND AS NOTED		CORRUGATED METAL PIPE
	FOUND PARKER-KALON NAIL & DISK		CONCRETE
	EDGE OF WATER		CORRUGATED PLASTIC PIPE
	EDGE OF PAVEMENT		ELECTRIC BOX
	FENCE (METAL)		ELECTRIC
	FENCE (WOOD)		ENVIRONMENTAL PROTECTION CONCRETE PIPE
	FIRE LINE		ELLIPTICAL REINFORCED CONCRETE PIPE
	OVERHEAD UTILITY LINE		FOUND CAPPED IRON PIPE
	RECLAIMED WATER		FOUND CORRUGATED IRON PIPE
	SANITARY		FOUND CONCRETE MONUMENT
	STORM DRAINAGE		FIRE DEPARTMENT CONNECTION
	TOP OF BANK		FLORIDA DEPARTMENT OF TRANSPORTATION
	TOE OF SLOPE		FINISH FLOOR ELEVATION
	WATER LINE		FOUND IRON PIPE
	AIR CONDITIONER UNIT		FOUND IRON ROD
	BACK FLOW PREVENTER		FOUND PINCHED IRON PIPE
	BOLLARD		FOUND PARKER-KALON NAIL & DISK
	BLOW OFF		FOUND RAILROAD SPIKE
	CLEAN OUT		GUY ANCHOR
	COLUMN		IRRIGATION CONTROL VALVE
	CURB INLET		IDENTIFICATION
	DRAINAGE CONTROL STRUCTURE		INVERT ELEVATION
	DRAINAGE MANHOLE		LICENSED BUSINESS
	ELECTRIC MANHOLE		LIGHT POLE
	ELECTRIC TRANSFORMER		METAL FENCE
	FIRE DEPARTMENT CONNECTION		NORTH AMERICAN VERTICAL DATUM
	FIRE HYDRANT		NATIONAL GEODETIC VERTICAL DATUM
	GAS METER		OFFICIAL RECORDS BOOK
	GRATE INLET		PERMANENT REFERENCE MONUMENT
	HAND HOLE		REINFORCED CONCRETE PIPE
	HANDICAP PARKING		SET CAPPED IRON ROD 1/2" LB #8405
	LIGHT POLE		SET CONCRETE MONUMENT 4"x4"
	METERED END SECTION (MES)		SET PARKER-KALON NAIL & DISK LB #8405
	PEDESTAL LIGHT		SIDEWALK
	SANITARY MANHOLE		TEMPORARY BENCH MARK
	SIGN		TELEPHONE PEDESTAL
	SPRINKLER HEAD		TOP OF BANK
	TELEPHONE MANHOLE		TOE OF SLOPE
	UTILITY POLE		UTILITY POLE
	VERIZON PEDESTAL		WOOD FENCE
	WALL		RADIAL LINE
	WATER METER		CALCULATED
	WATER VALVE		NON-RADIAL LINE
	YARD DRAIN		PER DEED
	TREE TYPE AND NUMBER		PER FIELD
			PER LEGAL

**Tree Legend**

SYMBOL	NAME	SYMBOL	NAME
	OAK		PINE
	PALM		CAMPFORE
	CHERRY LAUREL		

NOTE: TREE SIZES IN INCHES



VICINITY MAP NOT TO SCALE

**Tree Table**  
See sheet 2 for tree location

TREE TABLE	TREE TABLE	TREE TABLE	TREE TABLE	TREE TABLE	
POINT #	DESCRIPTION	POINT #	DESCRIPTION	POINT #	
74	CAMP 6	119	OAK 6	191	OAK 8
76	CAMP 6	121	OAK 6	199	OAK 8
256	CAMP 6	122	OAK 6	234	OAK 8
272	CAMP 6	134	OAK 6	286	OAK 8
283	CAMP 6	154	OAK 6	301	OAK 8
307	CAMP 6	159	OAK 6	309	OAK 8
75	CAMP 7	176	OAK 6	321	OAK 8
243	CAMP 7	205	OAK 6	368	OAK 8
369	CAMP 7	211	OAK 6	370	OAK 8
395	CAMP 7	257	OAK 6	19	OAK 8 6
402	CAMP 7	263	OAK 6	7	OAK 9
248	CAMP 8	276	OAK 6	83	OAK 9
249	CAMP 8	280	OAK 6	169	OAK 9
261	CAMP 8	285	OAK 6	220	OAK 9
267	CAMP 8	287	OAK 6	221	OAK 9
277	CAMP 8	288	OAK 6	236	OAK 9
289	CAMP 8	291	OAK 6	238	OAK 9
303	CAMP 8	293	OAK 6	273	OAK 9
308	CAMP 8	296	OAK 6	378	OAK 9
251	CAMP 9	310	OAK 6	316	OAK 9 5
311	CAMP 10	373	OAK 6	2	OAK 10
391	CAMP 10	382	OAK 6	16	OAK 10
398	CAMP 10	21	OAK 7	17	OAK 10
397	CAMP 11	104	OAK 7	23	OAK 10
242	CAMP 12	106	OAK 7	31	OAK 10
389	CAMP 12	147	OAK 7	43	OAK 10
394	CAMP 12	148	OAK 7	44	OAK 10
73	CAMP 13 12	151	OAK 7	92	OAK 10
86	CHERRY 6	167	OAK 7	97	OAK 10
87	CHERRY 6	216	OAK 7	157	OAK 10
94	CHERRY 6	227	OAK 7	172	OAK 10
95	CHERRY 6	229	OAK 7	182	OAK 10
135	CHERRY 6	230	OAK 7	209	OAK 10
140	CHERRY 6	264	OAK 7	212	OAK 10
143	CHERRY 6	295	OAK 7	214	OAK 10
144	CHERRY 6	315	OAK 7	215	OAK 10
153	CHERRY 6	367	OAK 7	224	OAK 10
319	CHERRY 6	372	OAK 7	226	OAK 10
89	CHERRY 7	375	OAK 7	235	OAK 10
109	CHERRY 7	380	OAK 7	363	OAK 10
115	CHERRY 7	381	OAK 7	385	OAK 10
222	CHERRY 7	399	OAK 7	5	OAK 11
223	CHERRY 7	20	OAK 8	6	OAK 11
304	CHERRY 8	46	OAK 8	27	OAK 11
318	CHERRY 8	48	OAK 8	29	OAK 11
90	CHERRY 9	101	OAK 8	82	OAK 11
91	CHERRY 9	120	OAK 8	231	OAK 11
247	CHERRY 9	124	OAK 8	237	OAK 11
93	CHERRY 9 6	126	OAK 8	245	OAK 11
108	CHERRY 10	142	OAK 8	383	OAK 11
145	CHERRY 10	162	OAK 8	13	OAK 11 7
305	CHERRY 12	170	OAK 8	15	OAK 12
45	OAK 6	185	OAK 8	32	OAK 12
99	OAK 6	186	OAK 8	105	OAK 12
100	OAK 6	187	OAK 8	112	OAK 12
				326	OAK 22
				337	OAK 12
				350	OAK 12
				371	OAK 12
				384	OAK 12
				401	OAK 12
				3	OAK 13
				14	OAK 13
				24	OAK 13
				25	OAK 13
				28	OAK 13
				30	OAK 13
				132	OAK 13
				192	OAK 13
				194	OAK 13
				228	OAK 13
				254	OAK 13
				387	OAK 13
				10	OAK 14
				22	OAK 14
				26	OAK 14
				79	OAK 14
				217	OAK 14
				338	OAK 14
				339	OAK 14
				359	OAK 14
				9	OAK 15
				11	OAK 15
				103	OAK 15
				269	OAK 15
				294	OAK 15
				345	OAK 15
				353	OAK 15
				33	OAK 15 6
				18	OAK 16
				127	OAK 16
				128	OAK 16
				130	OAK 16
				207	OAK 16
				233	OAK 16
				317	OAK 16
				386	OAK 16
				12	OAK 17
				160	OAK 17
				349	OAK 17
				356	OAK 17
				364	OAK 17
				352	OAK 17 12
				80	OAK 18
				244	OAK 18
				113	OAK 19
				193	OAK 19 7
				4	OAK 20
				344	OAK 20
				358	OAK 20
				183	PINE 10
				336	PINE 10
				139	PINE 11
				155	PINE 11
				188	PINE 11
				204	PINE 11
				270	PINE 11
				329	PINE 11
				150	PINE 12
				161	PINE 12
				168	PINE 12
				259	PINE 13
				116	PINE 14
				275	PINE 14
				284	PINE 15

**Surveyor's Notes:**

ACCORDING TO CURRENT FLOOD INSURANCE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE PROPERTY SHOWN APPEARS TO LIE WITHIN ZONE "X" AND "AE" PANEL NO. 12069C0485E, DATED DECEMBER 18, 2012. THE APPROXIMATE FLOOD ZONE TRANSITION, IF APPLICABLE, HAS BEEN OBTAINED AND PLOTTED FROM LARGE SCALE MAPS AND IS DEPICTED AS ACCURATELY AS POSSIBLE. THIS SURVEY BY NO MEANS REPRESENTS A DETERMINATION ON WHETHER PROPERTIES WILL OR WILL NOT FLOOD. LAND WITHIN THE BOUNDARIES OF THIS SURVEY MAY OR MAY NOT BE SUBJECT TO FLOODING; THE BUILDING DEPARTMENT OR OTHER CUSTODIAL AGENCY FOR FLOOD DETERMINATION WITHIN THIS MUNICIPALITY MAY HAVE ADDITIONAL INFORMATION REGARDING FLOODING AND RESTRICTIONS ON DEVELOPMENT.

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY OF STATE ROAD 19, HAVING A GRID BEARING OF S 46°59'01" W.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY NOT BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO INFORMATION ON ADJACENT PROPERTY OWNERS OR ADJOINING PROPERTY RECORDING INFORMATION WAS PROVIDED TO THIS SURVEYOR.
- THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE BOUNDARY CORNERS AND LINES DEPICTED BY THIS SURVEY WERE ESTABLISHED PER INFORMATION AS FURNISHED.
- UNLESS OTHERWISE SHOWN HEREON, NO JURISDICTIONAL WETLAND AREAS OR OTHER PHYSICAL TOPOGRAPHIC FEATURES HAVE BEEN LOCATED.
- UNDERGROUND ENCROACHMENTS, SUCH AS UTILITIES, STRUCTURES, INSTALLATIONS, IMPROVEMENTS AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN FIELD LOCATED EXCEPT AS SHOWN.
- THIS MAP DOES NOT DETERMINE OR REFLECT OWNERSHIP OF PROPERTY, BOUNDARY LINES AFFECTED BY ADVERSE USE, LINES OF CONFLICTING DEEDS, OR OTHER LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW.
- UNDERGROUND UTILITY LOCATIONS AND IDENTIFICATIONS SHOWN HEREON ARE BASED UPON VISIBLE ABOVE GROUND APPURTENANCES AND DO NOT NECESSARILY SHOW ALL UTILITY LOCATIONS. NO SUBTERRANEAN EXCAVATION HAS BEEN MADE TO DETERMINE UNDERGROUND UTILITY LOCATIONS.
- THE MEASURED MATHEMATICAL CLOSURE OF THE SURVEYED BOUNDARY EXCEEDS THE ACCURACY STANDARDS FOR AN URBAN CLASS SURVEY AS DEFINED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE AMERICAN LAND TITLE ASSOCIATION.
- TIES FROM BUILDING CORNERS, FENCE CORNERS, SHED CORNERS, ETC., ARE NOT TO BE USED TO REESTABLISH PROPERTY BOUNDARIES.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS MADE BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY HAS BEEN PREPARED EXPRESSLY FOR THE NAMED ENTITIES AND IS NOT TRANSFERABLE. NO OTHER PERSON OR ENTITY IS ENTITLED TO RELY UPON AND/OR REUSE THIS SURVEY FOR ANY OTHER PURPOSE WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF HAMILTON ENGINEERING & SURVEYING AND THE CERTIFYING PROFESSIONAL SURVEYOR AND MAPPER.
- NOTHING HEREIN SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE CERTIFIED TO ON THIS SURVEY.
- FENCE OWNERSHIP NOT DETERMINED.
- PRINTED DIMENSIONS SHOWN ON THE MAP OF SURVEY SUPERSEDE SCALED DIMENSIONS. THERE MAY BE ITEMS DRAWN OUT OF SCALE TO GRAPHICALLY SHOW THEIR LOCATION.
- REPRODUCTION OF THIS SURVEY IS EXPRESSLY FORBIDDEN WITHOUT THE WRITTEN PERMISSION FROM THE SIGNING SURVEYOR.
- THE WORD "CERTIFIED" IS UNDERSTOOD TO BE AN EXPRESSION OF THE PROFESSIONAL SURVEYOR'S OPINION BASED ON HIS BEST KNOWLEDGE, INFORMATION AND BELIEF, AND THAT IT THUS CONSTITUTES NEITHER A GUARANTEE NOR A WARRANTY, EITHER EXPRESSED OR IMPLIED.
- THIS SURVEY IS A REPRESENTATION OF EXISTING FIELD CONDITIONS AT THE TIME OF THE FIELD SURVEY DATE AND IS BASED ON FOUND EXISTING MONUMENTATION IN THE FIELD.
- THE SIGNATURE DATE DOES NOT UPDATE OR SUPERSEDE THE DATE OF SURVEY.

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**Legal Description:**

A TRACT OF LAND BEING PART OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMERCIAL 1**

A PORTION OF GOVERNMENT LOTS 2, 8, AND 9 LYING WESTERLY OF HIGHWAY 19, ALL LYING IN SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA AND PROCEED N 00°53'14" E, ALONG THE WEST BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 23, A DISTANCE OF 1171.08 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 48 SAID POINT LYING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 5679.58 FEET AND A CHORD BEARING AND DISTANCE OF S 69°35'43" E, A DISTANCE OF 1186.12 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1188.29 FEET; THENCE S 75°35'20" E, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1460.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2341.83 FEET AND A CHORD BEARING AND DISTANCE OF S 72°35'58" E, A DISTANCE OF 223.25 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 223.33 FEET; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N 15°36'38" E, A DISTANCE OF 52.62 FEET; THENCE N 75°08'12" E, A DISTANCE OF 258.80 FEET TO THE POINT OF BEGINNING; THENCE N 15°36'16" E, A DISTANCE OF 306.32 FEET; THENCE N 60°15'03" E, A DISTANCE OF 218.37 FEET; THENCE N 46°59'01" E, A DISTANCE OF 705.92 FEET; THENCE S 43°00'59" E, A DISTANCE OF 404.25 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING AND DISTANCE OF S 27°52'48" E, A DISTANCE OF 52.22 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 52.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 120.00 FEET AND A CHORD BEARING AND DISTANCE OF S 27°52'48" E, A DISTANCE OF 62.67 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 63.40 FEET; THENCE S 43°00'59" E, A DISTANCE OF 125.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD 19; THENCE S 46°59'01" W, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 650.20 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 19; THENCE S 75°06'54" W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 210.88; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, N 41°20'52" W, A DISTANCE OF 270.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 133.42 FEET AND A CHORD BEARING AND DISTANCE OF S 62°15'27" W, A DISTANCE OF 62.77 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 63.36 FEET; THENCE S 75°51'45" W, A DISTANCE OF 298.03 FEET; THENCE S 75°08'12" W, A DISTANCE OF 229.89 FEET; THENCE S 15°36'38" W, A DISTANCE OF 28.52 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 48 AND A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2341.83 FEET AND A CHORD BEARING AND DISTANCE OF N 69°15'12" W, A DISTANCE OF 50.20 FEET; THENCE ALONG THE ARC OF SAID CURVE TO THE LEFT AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.20 FEET TO THE POINT OF BEGINNING.

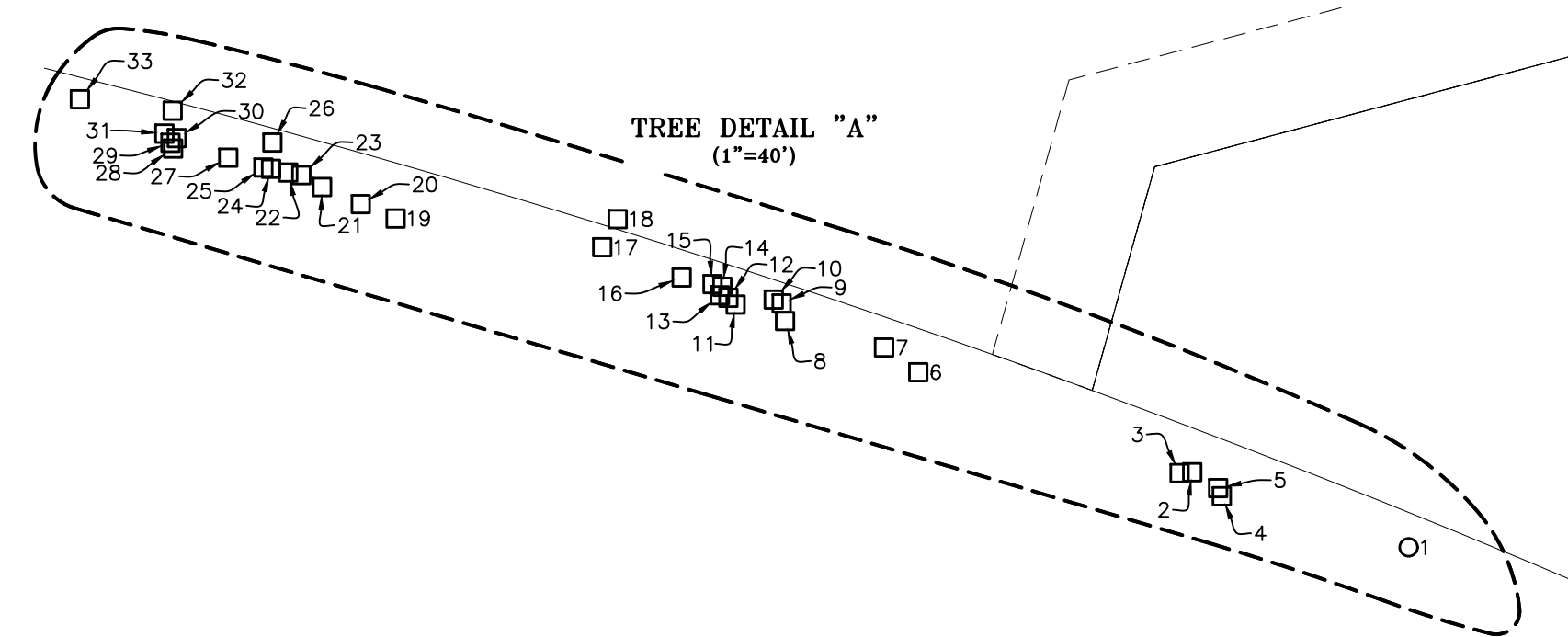
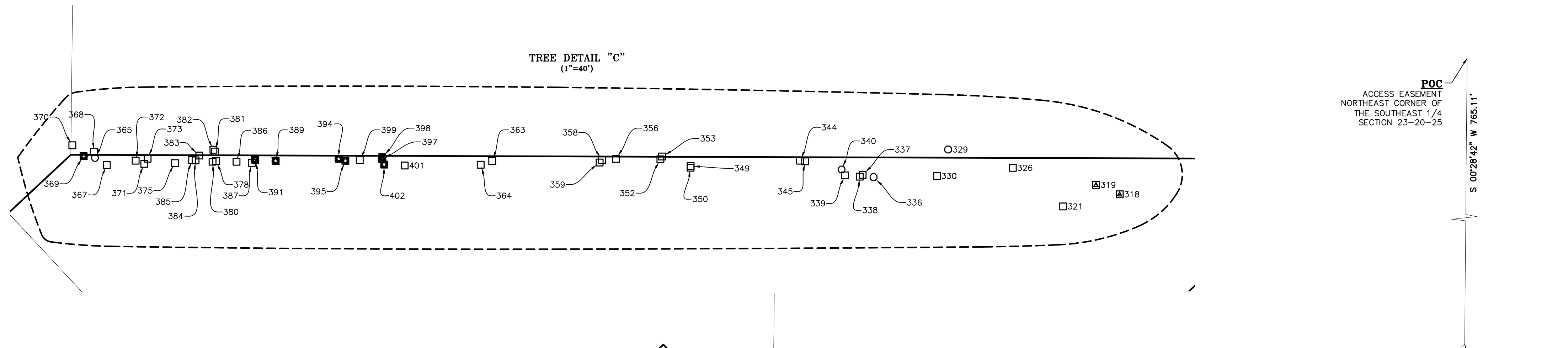
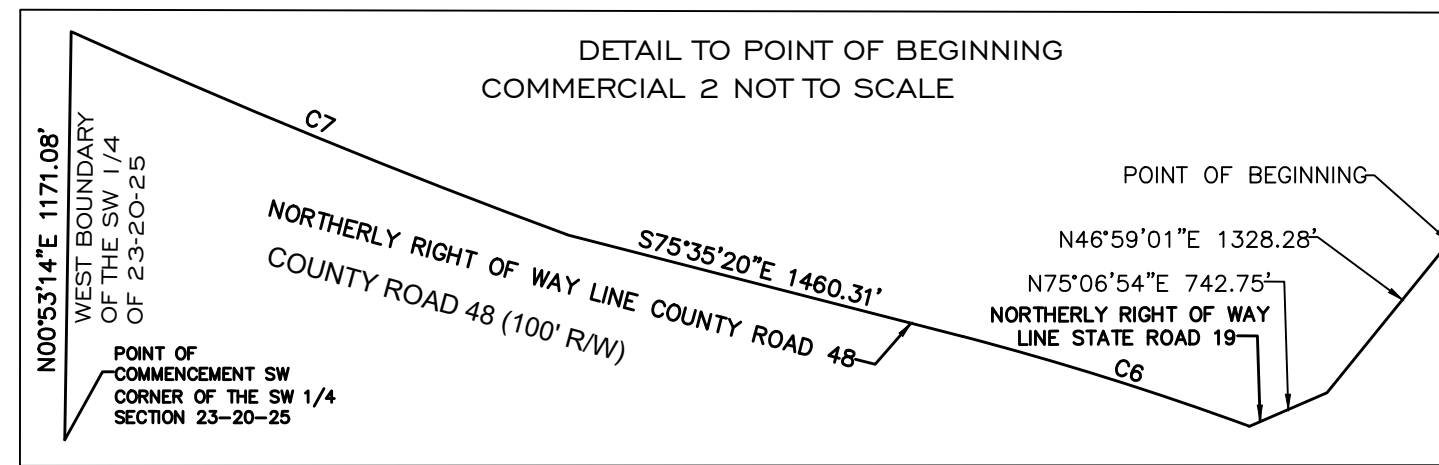
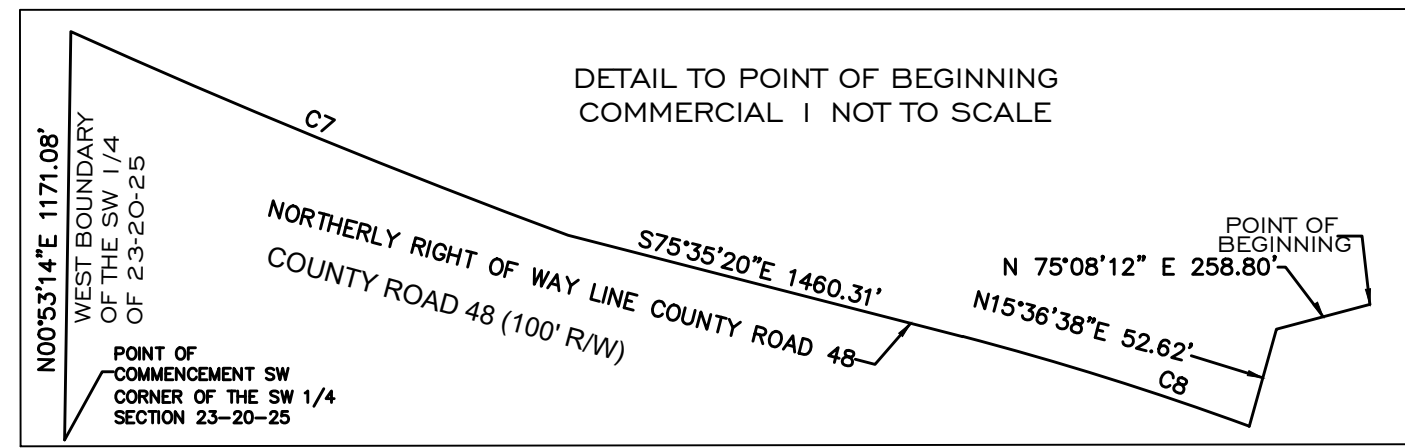
SAID PARCEL CONTAINING 630854 SQUARE FEET OR 14.48 ACRES MORE OR LESS.

**TOGETHER WITH**

**COMMERCIAL 2**

A PORTION OF GOVERNMENT LOT 9 LYING WESTERLY OF HIGHWAY 19, ALL LYING IN SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE COMMENCE AT SOUTHWEST CORNER OF THE SOUTHWEST ¼ OF





CURVE TABLE				
CURVE#	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	133.42'	N 62°15'26\"	62.77'	63.36'
C2	100.00'	S 27°52'48\"	52.22'	52.84'
C3	120.00'	S 27°52'48\"	62.67'	63.40'
C4	120.00'	N 58°09'10\"	62.67'	63.40'
C5	100.00'	N 58°09'10\"	52.22'	52.84'
C6	2341.83'	S 68°56'00\"	521.94'	523.03'
C7	5679.58'	S 69°35'43\"	1186.12'	1188.29'
C8	2341.83'	S 72°35'58\"	223.25'	223.33'

