

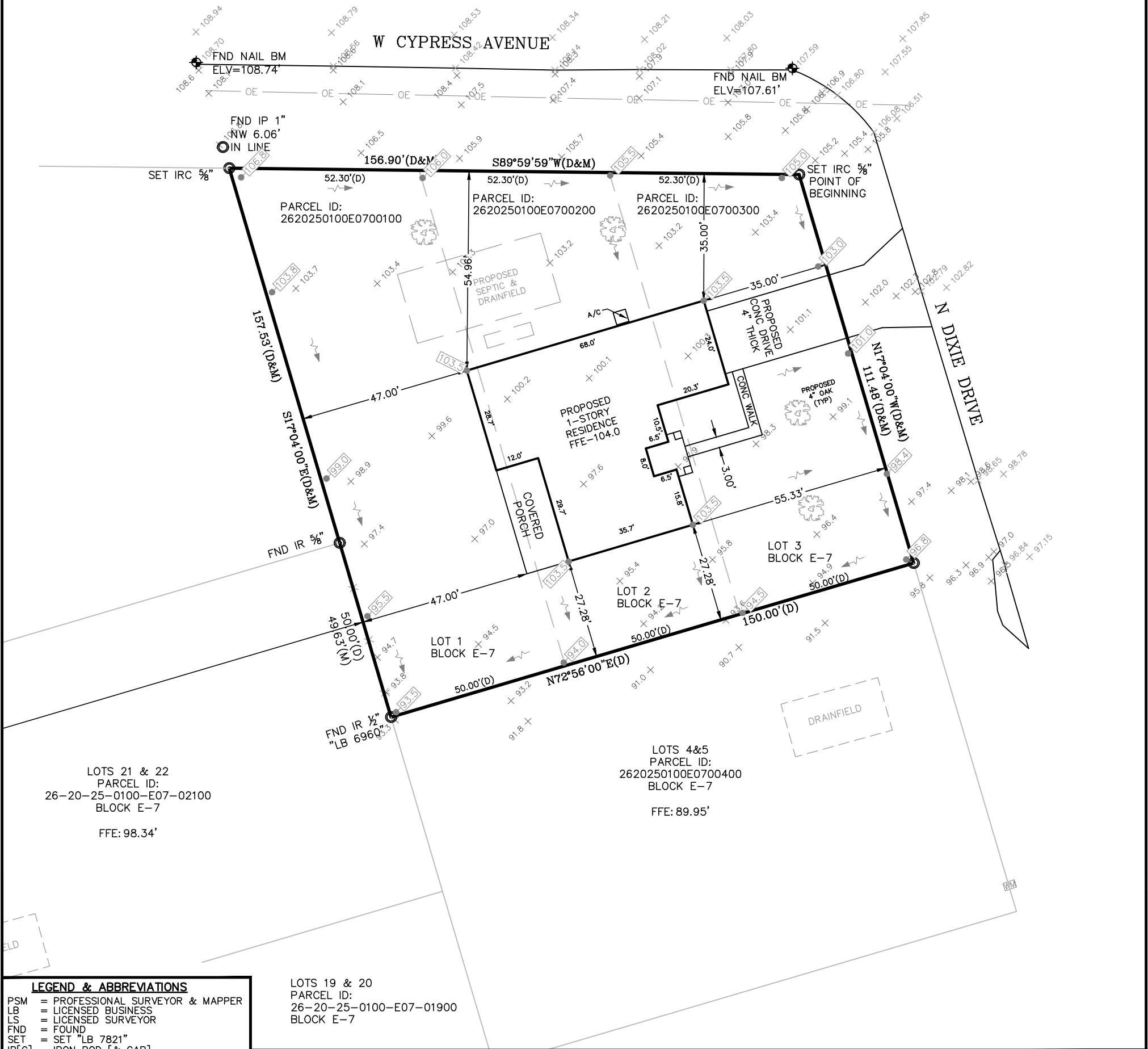
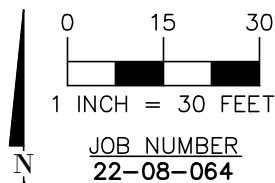


BOUNDARY SURVEY
SITE PLAN

DRAINAGE TYPE "C"

LEGAL DESCRIPTION

FROM THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST, RUN THENCE EAST 96.8 FEET TO THE WEST RIGHT OF WAY LINE OF PALM AVENUE; THENCE RUN N17°04'W ALONG SAID RIGHT OF WAY LINE OF PALM AVENUE 3213.9 FEET TO THE SOUTH RIGHT OF WAY LINE OF CYPRESS AVENUE; THENCE WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 375.5 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE WEST ALONG SAID RIGHT OF WAY LINE 156.9 FEET; THENCE S17°04'E 157.53 FEET, THENCE N72°56'E 150 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF NORTH DIXIE STREET (NORTH THIRD STREET PER THE UNRECORDED MAP OF HOWEY IN THE HILLS GOLF VIEW ESTATES); THENCE N17°04'W 111.48 FEET TO THE POINT OF BEGINNING; BEING OTHERWISE DESCRIBED AS LOT 1, 2 & 3 BLOCK E-7 HOWEY IN THE HILLS GOLF VIEW ESTATES, AN UNRECORDED PLAT OF LAKE COUNTY, FLORIDA.



LOTS 21 & 22
PARCEL ID:
26-20-25-0100-E07-02100
BLOCK E-7
FFE: 98.34'

LOTS 4&5
PARCEL ID:
2620250100E0700400
BLOCK E-7
FFE: 89.95'

LOTS 19 & 20
PARCEL ID:
26-20-25-0100-E07-01900
BLOCK E-7

LEGEND & ABBREVIATIONS

- PSM = PROFESSIONAL SURVEYOR & MAPPER
LB = LICENSED BUSINESS
LS = LICENSED SURVEYOR
FND = FOUND
SET = SET "LB 7821"
IR[C] = IRON ROD [& CAP]
NL[D] = NAIL [& DISK]
CMON = CONCRETE MONUMENT
TYP = TYPICAL
FFE = FINISHED FLOOR ELEVATION
SW = SIDEWALK
CONC = CONCRETE
EP = PAVEMENT
R/W = RIGHT-OF-WAY
% = AIR CONDITIONER (3.5'x3.5' PAD)
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
WBF = WOOD BOARD FENCE
CLF = CHAIN LINK FENCE
WVF = WHITE VINYL FENCE
(P) = PLAT
(M) = MEASURED
⊙ = CLEANOUT
⊙ = WATER METER
MBX = MAILBOX
EM = ELECTRIC METER
TR = TELEPHONE RISER
ER = ELECTRIC RISER
⊙ = POWER POLE
WELL
SANITARY MANHOLE
DRAINAGE MANHOLE
SEPTIC TANK
OE
W
OVERHEAD ELECTRIC CABLE
WATER PIPE

BOUNDARY SURVEY CERTIFIED TO:
ROB GODERIS

PROPERTY ADDRESS:
W CYPRESS AVENUE
HOWEY IN THE HILLS, FL

LOT SIZE:

MODEL:
XXXX

- × 23.4 = GROUND ELEVATION
→ = PROPOSED DRAINAGE ARROW
● 23.4 = PROPOSED ELEVATION
— — — = PROPOSED 12"x18" CORRUGATED METAL PIPE

SURVEYOR'S NOTES

1. BASIS OF BEARING - THE WESTERLY LINE OF LOT 1 BLOCK E-7, HOWEY IN THE HILLS GOLF VIEW ESTATES, AS RECORDED IN PLAT BOOK UNRECORDED, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, AS BEING S17°04'00"E PER DEED.
2. DATE OF FIELD SURVEY: 08/19/2022; SITE PLAN 12/20/22.
3. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING SURVEYOR.
4. PROPERTY LINES SHOULD NOT BE ESTABLISHED USING FENCE OR BUILDING TIES.
5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, BURIED UTILITIES, FOUNDATIONS AND FOOTERS WERE LOCATED.
6. BASED UPON MY REVIEW OF THE "FLOOD INSURANCE RATE MAP" OF TOWN OF HOWEY IN THE HILLS, LAKE COUNTY, FLORIDA, COMMUNITY PANEL NO. 12069C0485E, EFFECTIVE DATE 12/18/2012, THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE "X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
7. NO INSTRUMENTS OF RECORD REFLECTING OWNERSHIP OR ENCUMBRANCES WERE PROVIDED, EXCEPT AS NOTED, NOR DID THIS SURVEYOR ABSTRACT THESE LANDS.
8. SURVEY FILE NUMBER: 22-08-064
9. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AND MORE SPECIFICALLY TO THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) FLWD, ORL1, & SNFD.

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

This item has been electronically signed and sealed by Faun M. Hoffmeier, P.S.M. on Date/Time Stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

FAUN M. HOFFMEIER, P.S.M., LS 6552
H&H SURVEY CONSULTANTS, LLC LB 8291

Faun Hoffmeier

Digitally signed by Faun Hoffmeier
Date: 2022.12.20
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