

- SURVEYOR'S NOTES**
- THIS MAP OF BOUNDARY SURVEY IS NOT VALID UNLESS IT BEARS EITHER THE DIGITAL OR PHYSICAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR IDENTIFIED BELOW.
 - ELEVATIONS SHOWN HEREON ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND IS BASED ON THE "REFERENCE BENCHMARK" STATED HEREON. THE SITE BENCHMARKS SHOWN HEREON WERE ESTABLISHED USING A CLOSED LEVEL LOOP UTILIZING THE SAID REFERENCE BENCHMARK MEETING OR EXCEEDING THE STANDARDS OF PRACTICE.
 - NORTHINGS AND EASTINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), 2011 ADJUSTMENT, FLORIDA STATE PLANE, EAST ZONE AND IS BASED ON THE "REFERENCE BENCHMARK" STATED HEREON. THE SITE BENCHMARKS SHOWN HEREON WERE ESTABLISHED USING A REAL-TIME KINEMATIC (RTK) GPS SOLUTION ON BOTH THE REFERENCE BENCHMARK AND SET SITE BENCHMARKS, MEETING OR EXCEEDING THE STANDARDS OF PRACTICE.
 - THE LANDS SHOWN HEREON LIE IN ZONE "X" (UNSHADED) DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND ZONE "X" (SHADED) DESCRIBED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND ZONE "A" DESCRIBED AS NO BASE FLOOD ELEVATION DETERMINED, AND ZONE "AE" DESCRIBED AS BASE FLOOD ELEVATION DETERMINED AT 83.6 FEET, PER THAT CERTAIN "LETTER OF MAP REVISION DETERMINATION DOCUMENT," CASE NO.: 19-04-2449P, DATED 01/30/2020, ASSOCIATED WITH THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12080C0486E FOR HOWEY IN THE HILLS (12088), EFFECTIVE 12/18/2012. THE LIMITS OF SAID ZONES ARE GRAPHICALLY DEPICTED HEREON AS NEAR AS MAY BE SCALED FROM SAID MAP OR IMPORTED FROM GIS DATA PROVIDED BY FEMA. THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND WE ASSUME NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S). IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.
 - THE "LEGAL DESCRIPTION" STATED HEREON WAS OBTAINED FROM THE LATEST PUBLIC DEED LISTED ON THE PROPERTY APPRAISER'S WEBSITE.
 - NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD, EXCEPT FOR THOSE NOTED HEREON, HAVE BEEN PROVIDED TO THIS FIRM.
 - UNLESS OTHERWISE NOTED OR SHOWN HEREON, THERE ARE NO APPARENT AND/OR UNOBSERVED, ABOVE GROUND ENCROACHMENTS. THE DISPOSITION OF ANY POTENTIAL ENCROACHING IMPROVEMENTS SHOWN IS BEYOND PROFESSIONAL PURVIEW AND SUBJECT TO LEGAL INTERPRETATION.
 - NORTH-SOUTH AND EAST-WEST TIES TO RECOVERED MONUMENTATION NEAR VARIOUS LAND BOUNDARY CORNERS SHOWN HEREON ARE BY COORDINATE DIFFERENCE.
 - ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
 - SYMBOLS DEPICTED HEREON DO NOT REFLECT ACTUAL SIZE. PUBLISHED DIMENSIONS PRECEDE MAP SCALING.
 - THE SURVEYED LANDS MAY BE SUBJECT TO JURISDICTIONAL ENTITIES.
 - WETLANDS SHOWN HEREON WERE DETERMINED BY BIO-TECH CONSULTING INC ON 11/04/2022 AND THE REPORT WAS PROVIDED TO THIS FIRM BY THE CLIENT.
 - DUE TO PHYSICAL LIMITATIONS, A MONUMENT CONFORMING TO CHAPTER SJ-17 FLORIDA ADMINISTRATIVE CODE, STANDARDS OF PRACTICE COULD NOT BE SET, THE LOCATION OF WHICH HAS BEEN NOTED ON THE MAP.
 - THIS SURVEY WAS COMPLETED WITH THE BENEFIT OF A PREVIOUS SURVEY BY "DEWBERRY," PROJECT NUMBER 50060244, DATED 11/04/2013, AND WAS PROVIDED BY THE CLIENT.

- SURVEYOR'S LEGEND**
- BM BENCHMARK
CCR CERTIFIED CORNER RECORD
CM CONCRETE MONUMENT
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
FND FOUND
INS INSTRUMENT
IP IRON PIPE
IR IRON ROD
IRC IRON ROD & CAP
LB LICENSED BUSINESS
NGS NATIONAL GEODETIC SURVEY
NLD NAIL & DISK
ORB OFFICIAL RECORDS BOOK
P8 PLAT BOOK
PCP PERMANENT CONTROL POINT
PAGE
PRM PERMANENT REFERENCE MONUMENT
R/W RIGHT-OF-WAY
RD ROOF DRAIN
RNG RANGE
SEC SECTION
SET SET "LB 7832"
SW SIDEWALK
TWN TOWNSHIP
ESMT EASEMENT
- BENCHMARK
— BREAKLINE
— CONCRETE MONUMENT FOUND
— IRON ROD FOUND
— NAIL & DISK FOUND
— WETLAND FLAG
— WETLAND
— BUILDING FOOTPRINT
— CONCRETE
— ASPHALT PAVEMENT
— SUBJECT PROPERTY LINE
— ADJACENT PROPERTY LINE
— EASEMENT LINE
— CENTERLINE
— RIGHT-OF-WAY LINE
— WATER'S EDGE LINE
— FEMA FLOODLINE

PROJECT BENCHMARKS				
ID	NORTHING	EASTING	ELEVATION	DESCRIPTION
BM #1	1590322.14'	402056.54'	101.90'	SET 3/4" IRC
BM #2	1586590.62'	406069.98'	87.35'	SET 3/4" IRC

LINE TABLE		
L#	BEARING	DISTANCE
L1	N00°33'42"E	266.19'
L2	S00°38'43"W	339.44'
L3	S89°45'49"E	226.37'
L4	S00°33'59"W	167.00'
L5	N89°46'27"W	225.65'

LEGAL DESCRIPTION

PER INS #2022092113, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA

PARCEL 1:
THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 25 EAST, SAID LAND LYING AND BEING IN LAKE COUNTY, FLORIDA.

PARCEL 2:
THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER LYING SOUTH OF CLAY ROAD (NUMBER TWO ROAD) IN SECTION 27, TOWNSHIP 20 SOUTH, RANGE 25 EAST, SAID LAND LYING AND BEING SITUATE IN LAKE COUNTY, FLORIDA.

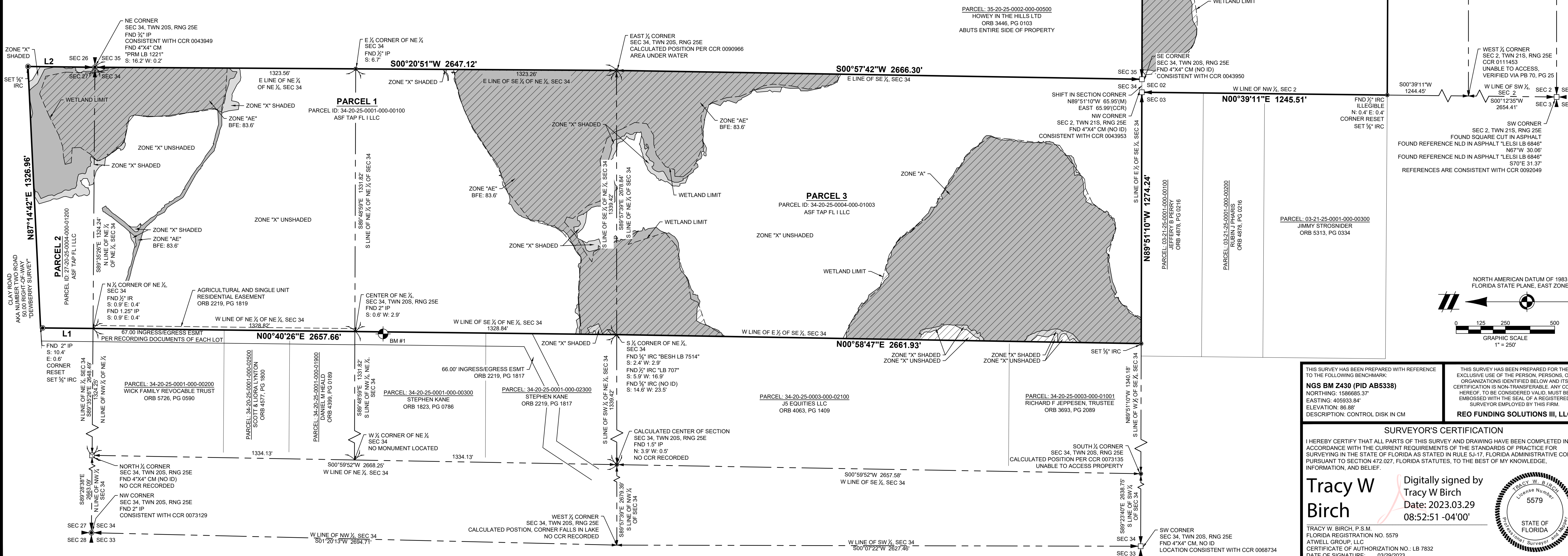
PARCEL 3:
THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 25 EAST, SAID LAND LYING AND BEING SITUATE IN LAKE COUNTY, FLORIDA.

PARCEL 4:
THE NORTH HALF OF GOVERNMENT LOTS 3 AND 4, ALSO KNOWN AS THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, SAID LAND LYING AND BEING SITUATE IN LAKE COUNTY, FLORIDA.

LESS: THE EAST 262 FEET OF THE FOLLOWING DESCRIBED PROPERTY: NORTH HALF OF GOVERNMENT LOT 3, SECTION 2, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LYING WEST OF ROAD RIGHT-OF-WAY FOR HIGHWAY 19, LESS THE SOUTH 907 FEET THEREOF.

AND

LESS: THE SOUTH 740 FEET OF THE EAST 262 FEET OF THE FOLLOWING DESCRIBED PROPERTY: NORTH HALF OF GOVERNMENT LOT 3, SECTION 2, TOWNSHIP 21 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LYING WEST OF ROAD RIGHT-OF-WAY FOR HIGHWAY 19.



THIS SURVEY HAS BEEN PREPARED WITH REFERENCE TO THE FOLLOWING BENCHMARK:

NGS BM 2430 (PID AB5338)
NORTHING: 1586590.62
EASTING: 405933.87
ELEVATION: 86.88'
DESCRIPTION: CONTROL DISK IN CM

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ORGANIZATIONS IDENTIFIED BELOW AND ITS CERTIFICATION IS NON-TRANSFERABLE. ANY COPY HEREOF TO BE CONSIDERED VALID MUST BE EMBOSSED WITH THE SEAL OF A REGISTERED SURVEYOR EMPLOYED BY THIS FIRM.

REO FUNDING SOLUTIONS III, LLC

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA AS STATED IN RULE SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Tracy W Birch
Digitally signed by Tracy W Birch
Date: 2023.03.29 08:52:51 -04'00'

TRACY W. BIRCH
P.S.M.
FLORIDA REGISTRATION NO. 5579
ATWELL GROUP, LLC
CERTIFICATE OF AUTHORIZATION NO.: LB 7832
DATE OF SIGNATURE: 03/29/2023

STATE OF FLORIDA
Professional Surveyor and Mapper
License Number: 5579

811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER UTILITIES.

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FLORIDA SURVEY CERTIFICATE OF AUTHORIZATION # LB 7832

LOCATED IN:
SECTION 2, TOWNSHIP 21 S, RANGE 25 E &
SECTION 34, TOWNSHIP 20 S, RANGE 25 E
PARCEL ID.: 22125000000004800, 3420250000000001003,
342025000100000100, & 27202500000000001200

REVELS ROAD

HOWEY IN THE HILLS, LAKE COUNTY, FLORIDA, 34737

MAP OF BOUNDARY SURVEY

MISSION RISE

REV	DRAWN	DATE	COMMENTS

DWG. TWB CH. TWB
PM. TWB
FIELD DATE: 03/23/2023
PLOT DATE: 03/29/2023
JOB 22005325
SHEET NO. 1 OF 1