

LEGAL DESCRIPTION  
THIS IS NOT A SURVEY

LEGAL DESCRIPTION

A TRACT OF LAND BEING KNOWN AS OFFICIAL RECORDS BOOK 3961, PG 293 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LYING IN SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 23-T20S-R25E; THENCE ALONG SAID SOUTH LINE OF SECTION 23-T20S-R25E N89°33'50"W, 1692.72 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY OF STATE ROAD 19; THENCE ALONG SAID SOUTHEAST RIGHT-OF-WAY N33°17'00"E, 411.21 FEET; THENCE CONTINUING ALONG SAID SOUTHEAST RIGHT-OF-WAY N46°47'00"E, 1440.75 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY S89°48'34"E, 428.17 FEET TO A POINT ON THE WEST LINE OF SECTION 24-T20S-R25E; THENCE ALONG SAID WEST LINE S00°28'32"W, 1341.83 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN LAKE COUNTY, FLORIDA AND CONTAINS 1,490,533.27 SQ FT, OR 34.218 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), DERIVING A BEARING OF N89°33'50"W ALONG THE SOUTH SECTION LINE OF SECTION 23-T20S-R25E.
2. THE LEGAL DESCRIPTION HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
3. THIS LEGAL DESCRIPTION IS NOT VALID IF PRINTED, OR WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER SHOWN HEREON.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
5. THIS SKETCH IS CERTIFIED TO KB HOMES.
6. THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.
7. THIS LEGAL DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY, AS SUCH.
8. 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.
9. SYMBOLS DEPICTED HEREON DO NOT REFLECT ACTUAL SIZE.

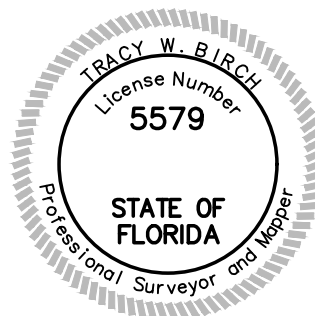
SURVEYOR'S CERTIFICATION

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, 5J-17, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Tracy W  
Birch

Digitally signed by  
Tracy W Birch  
Date: 2022.12.29  
16:23:23 -05'00'

TRACY W. BIRCH  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #5579  
FLORIDA SURVEY CERTIFICATE OF AUTHORIZATION # LB 7832



SHEET 1 OF 2  
(SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION)

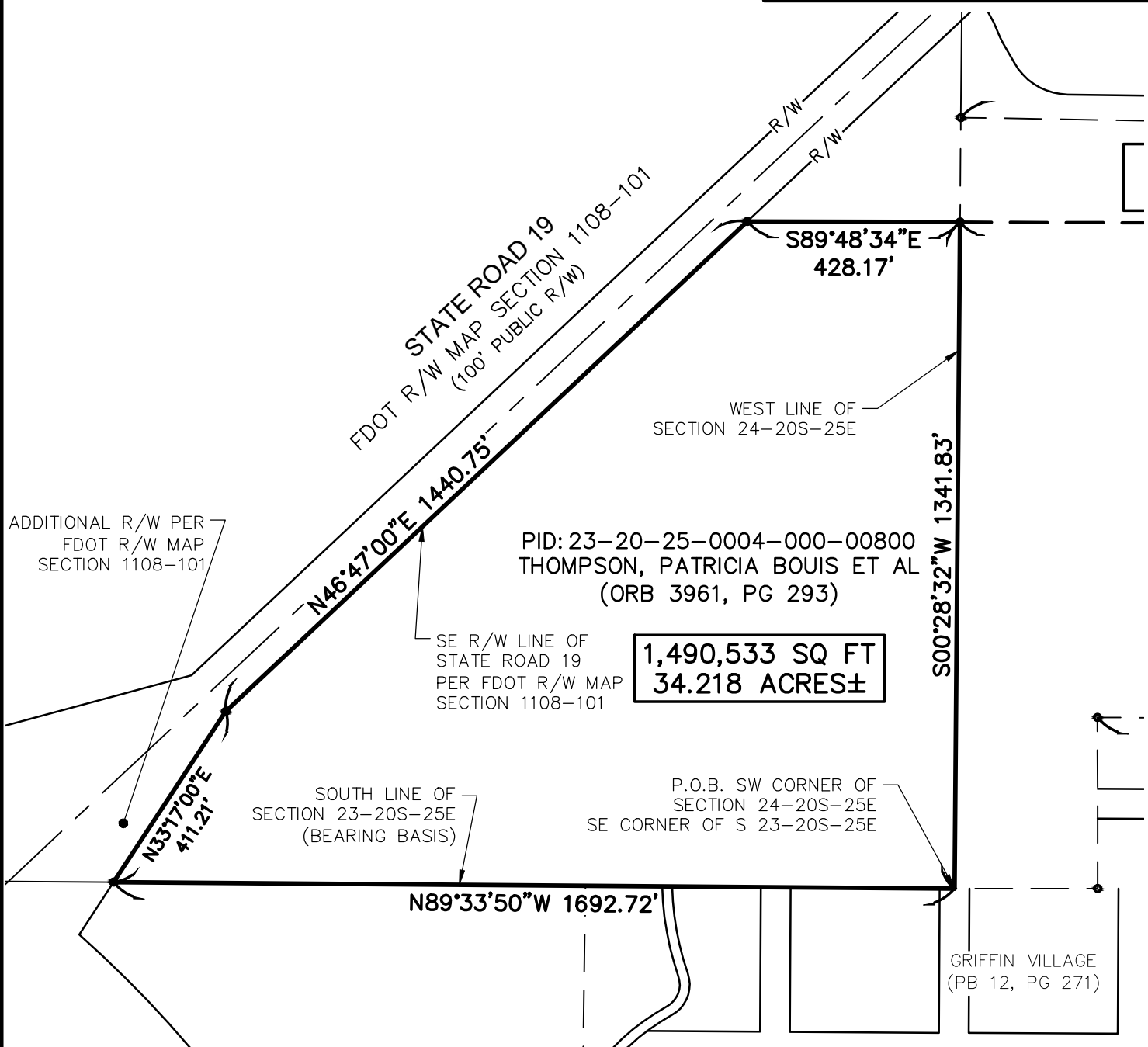
PREPARED FOR:  
KB HOMES  
DATE: 12/28/2022  
DWG: MT CH: TWB  
JOB: 22001110  
CAD: 22001110 EX-01.DWG

LEGAL DESCRIPTION  
23-20-25-0004-000-00800  
SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST  
LAKE COUNTY, FLORIDA



**ATWELL**  
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407.775.6500

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LEGEND

|  |                       |
|--|-----------------------|
|  | SUBJECT BOUNDARY LINE |
|  | ORIGINAL PLAT LINE    |

(SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES)

ABBREVIATIONS

|       |   |                    |
|-------|---|--------------------|
| R/W   | = | RIGHT-OF-WAY       |
| SQ FT | = | SQUARE FEET        |
| POB   | = | POINT OF BEGINNING |



|               |                    |
|---------------|--------------------|
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