

A TRACT OF LAND BEING A PORTION OF OFFICIAL RECORDS BOOK 3193, PG 1330 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA AND LYING IN SECTION 24, TOWNSHIP 20 SOUTH, RANGE 25 EAST BEING DESCRIBED AS FOLLOWS:

THE ABOVE DESCRIBED TRACT OF LAND LIES IN LAKE COUNTY, FLORIDA AND CONTAINS 1,922,910.16 SQ FT, OR 44.144 ACRES, MORE OR LESS.

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. THIS LEGAL DESCRIPTION IS NOT VALID IF PRINTED, OR WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER SHOWN HEREON.
3. THE LEGAL DESCRIPTION HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
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.

TRACY W. BIRCH
License Number
5579
**STATE OF
FLORIDA**
Professional Surveyor and Mapper

(SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION)

ATWELL
866.850.4200 www.atwell-group.com
 2600 MAITLAND CENTER PKWY,
 SUITE 262, MAITLAND, FL 32751
 407.775.6500

SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY

PID: 24-20-25-0003-000-00601
THOMPSON, PATRICIA BOUIS ET AL
(ORB 3193, PG 1330)

S89°48'34"E 2076.97'

WETLANDS 4.712 ACRES±
UPLANDS 39.432 ACRES±

WEST LINE OF
SECTION 24-20S-25E

PID: 24-20-25-0003-000-00600
THOMPSON, PATRICIA BOUIS ET AL
(ORB 3193, PG 1330)

1,922,910 SQ FT
44.144 ACRES±

EDGE OF WATER
(LOCATED 04/16/22)

SURVEY CLOSING LINE PER BOUNDARY
PREPARED BY ATWELL-GROUP ON 5-6-22,
JOB #22001110

LITTLE LAKE
HARRIS

S00°01'47"E 344.41'

SOUTH LINE OF
SECTION 24-20S-25E

NORTH LINE OF
VISTA DEL LAGO
(PB 22, PAGE 1)

NORTH LINE OF
HOWEY INLET
(PB 52, PAGE 84)

N89°42'52"W 1295.94'

HOWEY INLET
(PB 52, PG 84)

VISTA DEL LAGO
(PB 22, PG 1)

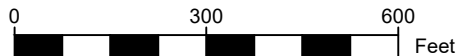
P.O.B. SW CORNER OF
SECTION 24-20S-25E
SE CORNER OF S 23-20S-25E

S89°58'13"W
288.00'

GRIFFIN VILLAGE
(PB 12, PG 271)

SHEET 2 OF 2

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



LEGEND

ABBREVIATIONS

— SUBJECT BOUNDARY LINE
— ORIGINAL PLAT LINE

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



PREPARED FOR:

KB HOMES

DATE: 12/28/2022

DWG: MT CH: TWB

JOB: 22001110

CAD: 22001110 EX-01.DWG

SKETCH OF DESCRIPTION

24-20-25-0003-000-00600

SECTION 24, TOWNSHIP 20 SOUTH, RANGE 25 EAST
LAKE COUNTY, FLORIDA



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SUITE 262, MAITLAND, FL 32751
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