

LEGAL DESCRIPTION
THIS IS NOT A SURVEY

LEGAL DESCRIPTION

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:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 24-T20S-R25E; THENCE ALONG THE WEST LINE OF SECTION 24-T20S-R25E N00°28'32"E, 1341.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST SECTION LINE N00°28'32"E, 210.35 FEET TO A POINT ON THE SOUTH PROPERTY LINE OF PORTO FINO BAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PB. 60, PG. 16 OF LAKE COUNTY PUBLIC RECORDS; THENCE DEPARTING SAID WEST SECTION LINE AND ALONG THE SAID SOUTH PROPERTY LINE S89°04'44"E, 2167.85 FEET TO A SURVEY CLOSING LINE; THENCE ALONG SAID SURVEY CLOSING LINE S26°50'20"W, 204.43 FEET; THENCE N89°48'34"W, 2076.97 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN LAKE COUNTY, FLORIDA AND CONTAINS 417,734.03 SQ FT, OR 9.590 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.

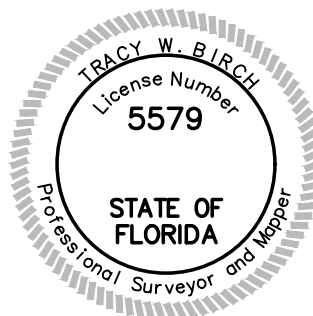
SURVEYOR'S CERTIFICATION

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
16:21:01 -05'00'

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



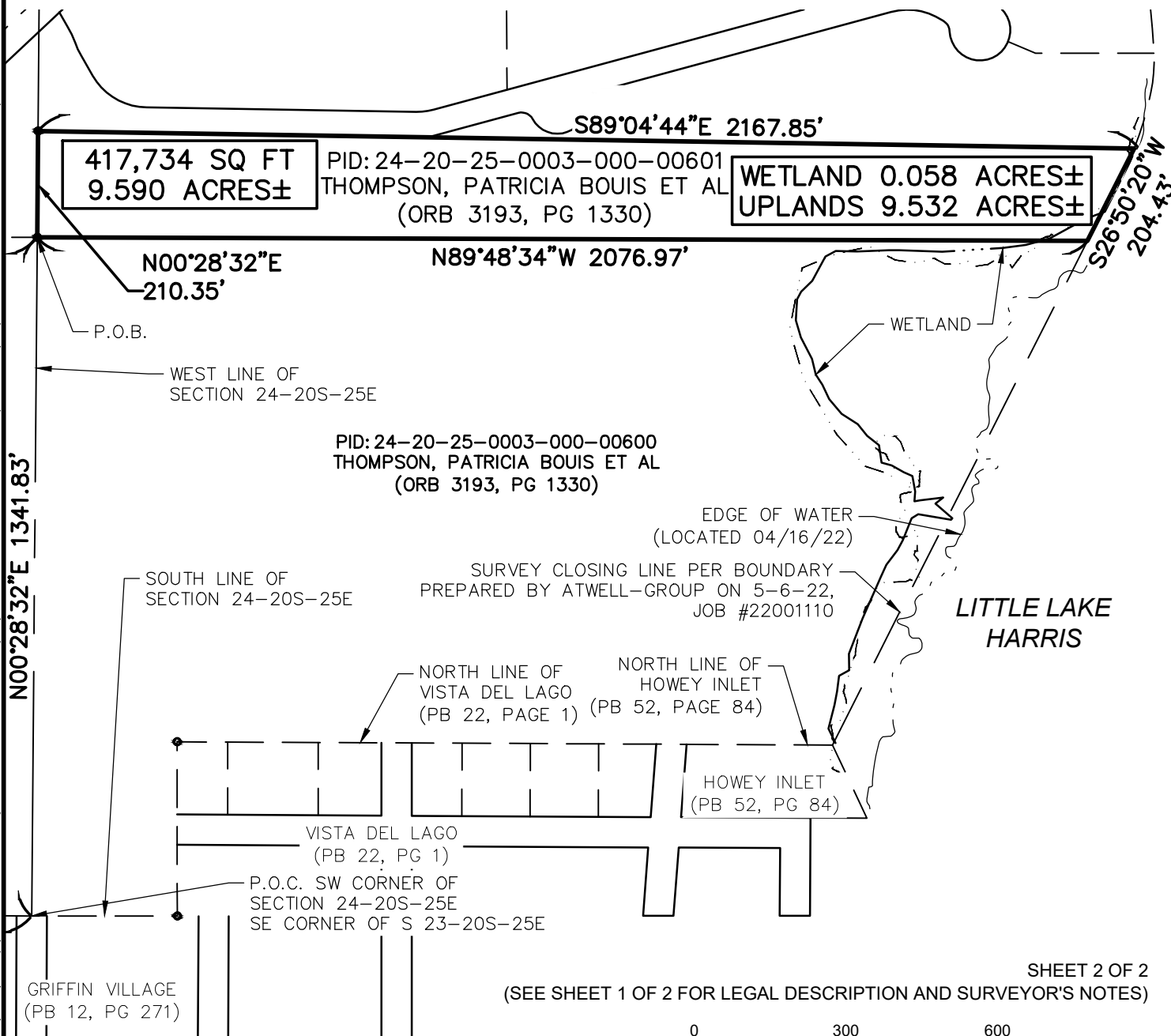
SHEET 1 OF 2
(SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION)

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

LEGAL DESCRIPTION
24-20-25-0003-000-00601
SECTION 24, TOWNSHIP 20 SOUTH, RANGE 25 EAST
LAKE COUNTY, FLORIDA

 **ATWELL**
266.850.4200 www.atwell-group.com
2600 MAITLAND CENTER PKWY,
SUITE 262, MAITLAND, FL 32751
407.775.6500

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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
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CH:	TWB
JOB:	22001110
CAD:	22001110 EX-01.DWG

SKETCH OF DESCRIPTION
24-20-25-0003-000-00601
SECTION 24, TOWNSHIP 20 SOUTH, RANGE 25 EAST
LAKE COUNTY, FLORIDA

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FILE NAME: \\flor\Projects\22001110-KB-Thompson\DWG\Survey\22001110 EX-01.dwg LAST SAVED BY: tbirch 12/29/2022 4:04 PM PLOTTED BY: Tracy Birch 12/29/2022 PAPER: ANSI FULL BLEED A (8.50 X 11.00 INCHES) DEVICE: DWG TO PDF.PC3 PLOT STS

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