

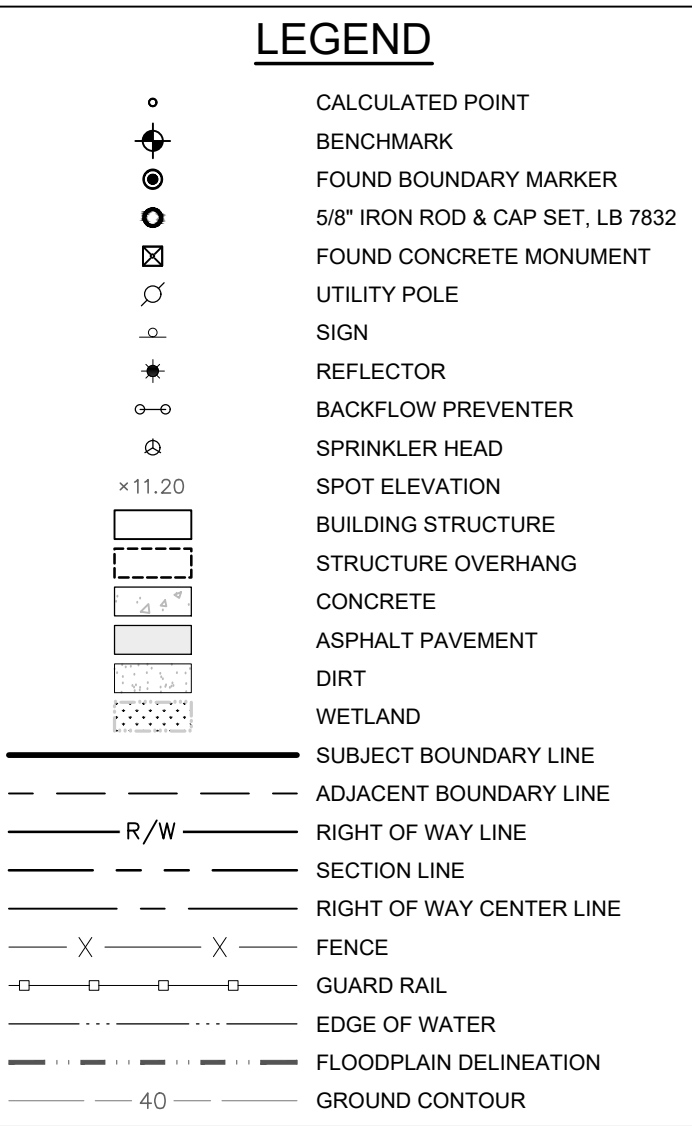
THAT PART OF GOVERNMENT LOTS 8 AND 9, SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, LYING SOUTHEAST OF STATE ROAD 19.

THAT PART OF THE FOLLOWING DESCRIBED LAND LYING IN GOVERNMENT LOTS 2 AND 3, SECTION 24, TOWNSHIP 20 SOUTH, RANGE 25 EAST, LAKE COUNTY, FLORIDA, BEGIN AT THE SOUTHWEST CORNER OF THE SECTION, RUN NORTH 1,543 FEET, EAST TO THE LAKE; BEGIN AGAIN AS BEFORE, RUN EAST 288 FEET NORTH 340 FEET, EAST TO THE LAKE, NORTHEASTERLY ALONG THE LAKE TO INTERSECT THE FIRST LINE.

1. WARRANTY DEED DATED JUNE 15, 2006, RECORDED IN OFFICIAL RECORDS BOOK 3193, PAGE 1330 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
2. FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 1108-01, DATED 05/27/1949.
3. PLAT OF PICO SIERRA, RECORDED IN PLAT BOOK 11, PAGE 32 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
4. PLAT OF GRIFFIN VILLAGE, RECORDED IN PLAT BOOK 12, PAGE 27 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
5. PLAT OF VISTA DEL LAGO SUBDIVISION, RECORDED IN PLAT BOOK 22, PAGE 1 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
6. PLAT OF HOWEY INLET, RECORDED IN PLAT BOOK 52, PAGE 84 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
7. PLAT OF PORTO FINO BAY, RECORDED IN PLAT BOOK 60, PAGE 16 OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
8. ALTAINPS LAND TITLE SURVEY PREPARED BY GEOPPOINT SURVEYING, INC., DATED 03/21/2022.

1. THIS BOUNDARY & TOPOGRAPHIC SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSONS OR PERSONS OR ENTITY WHO DO NOT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. 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 58°33'50" ALONG THE SOUTH LINE OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 25 EAST.
3. THE PROPERTY SHOWN AND DESCRIBED HEREIN HAS AN AREA OF 3,831,177 SQUARE FEET OR 87.952 ACRES, MORE OR LESS.
4. THE PROPERTY IS DESIGNATED BY LAKE COUNTY AS TAX MAP PARCEL ID NUMBER 23-25-0004-0000-0000, 24-25-0003-0000-0000 AND 24-25-0003-0000-0001, OTHER THAN 23-25-0004-0000-0000. ALL OTHER PROPERTIES ARE INCLUDED WITHIN SAID TAX MAP PARCELS.
5. NORTH ARROW, BEARINGS, AND HORIZONTAL ACCURACY ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM RTK OBSERVATIONS USING A FLORIDA PERMANENT REFERENCE NETWORK SINGLE BASE LINE SOLUTION, COMBINED WITH A TRIMBLE VRS NOW REAL TIME NETWORK SOLUTION, AND AVERAGED FOR REDUNDANCY.
6. ELEVATIONS SHOWN HEREON ARE PERTAIN TO THE ABOVE HORIZONTAL VERTICAL DATUM OF 1988. THE COMBINED NETWORK SOLUTION OBSERVATIONS SURVEYED ABOVE WAS CHECKED AGAINST AND CONFORMS SUBSTANTIALLY TO THE NATIONAL NGVS BENCHMARK C-431 PUBLISHED ELEVATION OF 132.59'.
7. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
8. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE TO THE SURVEYOR. THE CONTROLLING JURISDICTION NOR WAS ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS ON THE SUBJECT PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. THE PROPERTY HAS ACCESS VIA STATE ROAD 19, WHICH IS A PUBLIC RIGHT-OF-WAY.
11. EQUIPMENT USED FOR MEASUREMENT:
ANGULAR: TRIMBLE 12152S ROBOTIC TOTAL STATION
LINEAR: TRIMBLE 11025S ROBOTIC TOTAL STATION
GPS: TRIMBLE I2 GPS RECEIVER
12. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONES "X" AND "AE" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12069C0485E, WHICH BEARS AN EFFECTIVE DATE OF 12/17/2012.

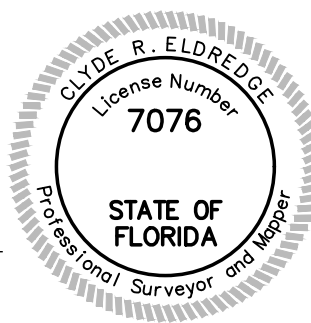


ABBREVIATIONS

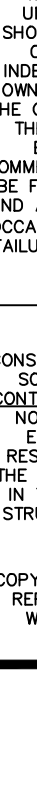
CM	=	BENCHMARK
BCR	=	CERTIFIED CORNER RECORD
CMP	=	CONCRETE MONUMENT FOUND
CMP	=	CORRUGATED METAL PIPE
FDOT	=	FLORIDA DEPARTMENT OF TRANSPORTATION
IRCF	=	IRON ROD & CAP FOUND
INV	=	INVERT
LS	=	LICENSED BUSINESS
LS	=	LICENSED SURVEYOR
(M)	=	MEASURED
NAD	=	NORTH AMERICAN DATUM
NAVO	=	NORTH AMERICAN VERTICAL DATUM
ORB	=	OFFICIAL RECORD BOOK
PB	=	PLOT BOOK
PG	=	PAGE
PID	=	PARCEL IDENTIFICATION NUMBER
PLS	=	PROFESSIONAL LICENSED SURVEYOR
(R)	=	RECORD
RTK	=	REAL-TIME KINEMATIC
RW	=	RIGHT-OF-WAY
SQ	=	SQUARE FEET
VRS	=	VIRTUAL REFERENCE STATION

I, HEREBY CERTIFY THAT ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA, 5J-17, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

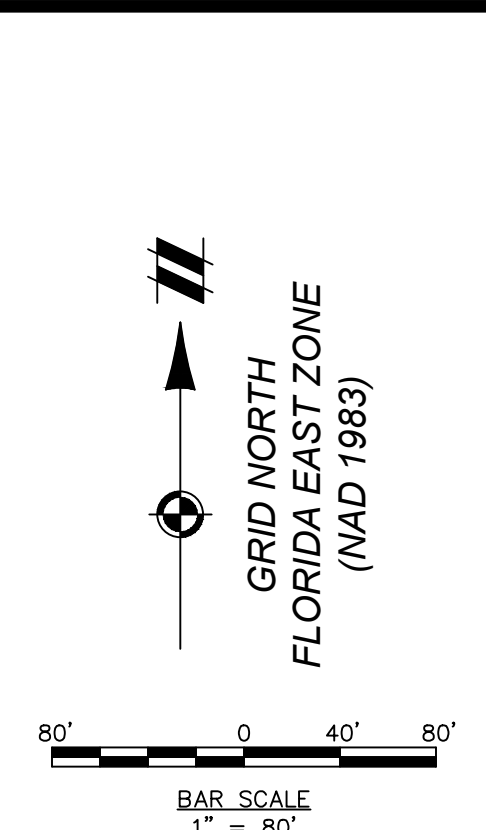
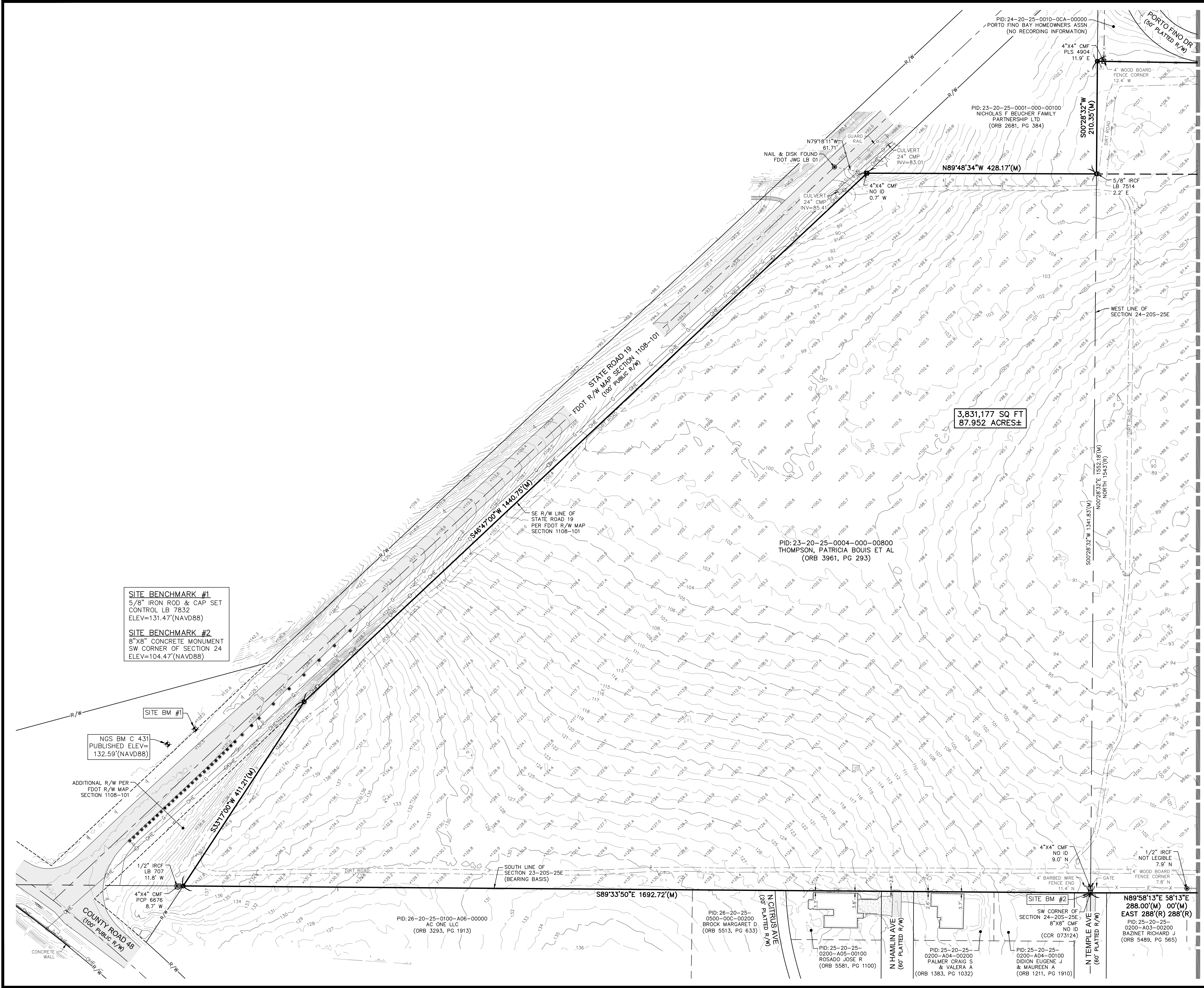
Digitally signed by
Clyde R Eldredge
Date: 2022.05.16
13:57:38 -04'00' May 6, 2022



CLYDE R. ELDREDGE
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER #7076
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

 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 EXTEND 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 PERSONS. COPYRIGHT ©2022 ATWELL LLC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF ATWELL LLC.	
 ATWELL 866.950.4200 www.atwell.com 1800 PARKWAY PLACE, SUITE 700 MARIETTA, GA FLORIDA SURVEY COM# LB 7832	
CLIENT	KB HOMES BOUNDARY & TOPOGRAPHIC SURVEY THOMPSON GROVE
DATE	05/06/2022
LOCATED IN	SECTIONS 23 & 24, TOWNSHIP 20 SOUTH, RANGE 25 EAST LAKE COUNTY, FLORIDA
REVISIONS	
DWG. DLG	CH. KMK
P.M. CRE	
CODE	TP
JOB	22001110
SHEET NO.	1 OF 3

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SITE BENCHMARK #1
5/8" IRON ROD & CAP SET
CONTROL LB 7832
ELEV=131.47'(NAVD88)

SITE BENCHMARK #2
8"x8" CONCRETE MONUMENT
SW CORNER OF SECTION 24
ELEV=104.47'(NAVD88)

ABBREVIATIONS	
BM	BENCHMARK
CCR	CERTIFIED CORNER RECORD
CMF	CONCRETE MONUMENT FOUND
CMF	CORRUGATED METAL PIPE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
IRCF	IRON ROD & CAP FOUND
INV	INVERT
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
(M)	MEASURED
NAVD	NORTH AMERICAN DATUM
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PG	PAGE
PID	PARCEL IDENTIFICATION NUMBER
PLS	PROFESSIONAL LICENSED SURVEYOR
(R)	RECORD
RTK	REAL-TIME KINEMATIC
R/W	RIGHT-OF-WAY
SQ FT	SQUARE FEET
VRS	VIRTUAL REFERENCE STATION

LEGEND	
	CALCULATED POINT
	BENCHMARK
	FOUND BOUNDARY MARKER
	5/8" IRON ROD & CAP SET, LB 7832
	FOUND CONCRETE MONUMENT
	UTILITY POLE
	SIGN
	REFLECTOR
	BACKFLOW PREVENTER
	SPRINKLER HEAD
	SPOT ELEVATION
	BUILDING STRUCTURE
	STRUCTURE OVERHANG
	CONCRETE
	ASPHALT PAVEMENT
	DIRT
	WETLAND
	SUBJECT BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	RIGHT OF WAY LINE
	SECTION LINE
	RIGHT OF WAY CENTER LINE
	FENCE
	GUARD RAIL
	EDGE OF WATER
	FLOODPLAIN DELINEATION
	GROUND CONTOUR

Know what's below.
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770423-0607
FLORIDA SURVEY CO.# LB 7532

CLIENT	LOCATED IN	SECTIONS 23 & 24, TOWNSHIP 20 SOUTH, RANGE 25 EAST
	BOUNDARY & TOPOGRAPHIC SURVEY	THOMPSON GROVE
	DATE	05/06/2022
DWG. DLG	CH. KMK	
	P.M. CRE	
	CODE TP	
	JOB 22001110	
SHEET NO.		2 OF 3

