

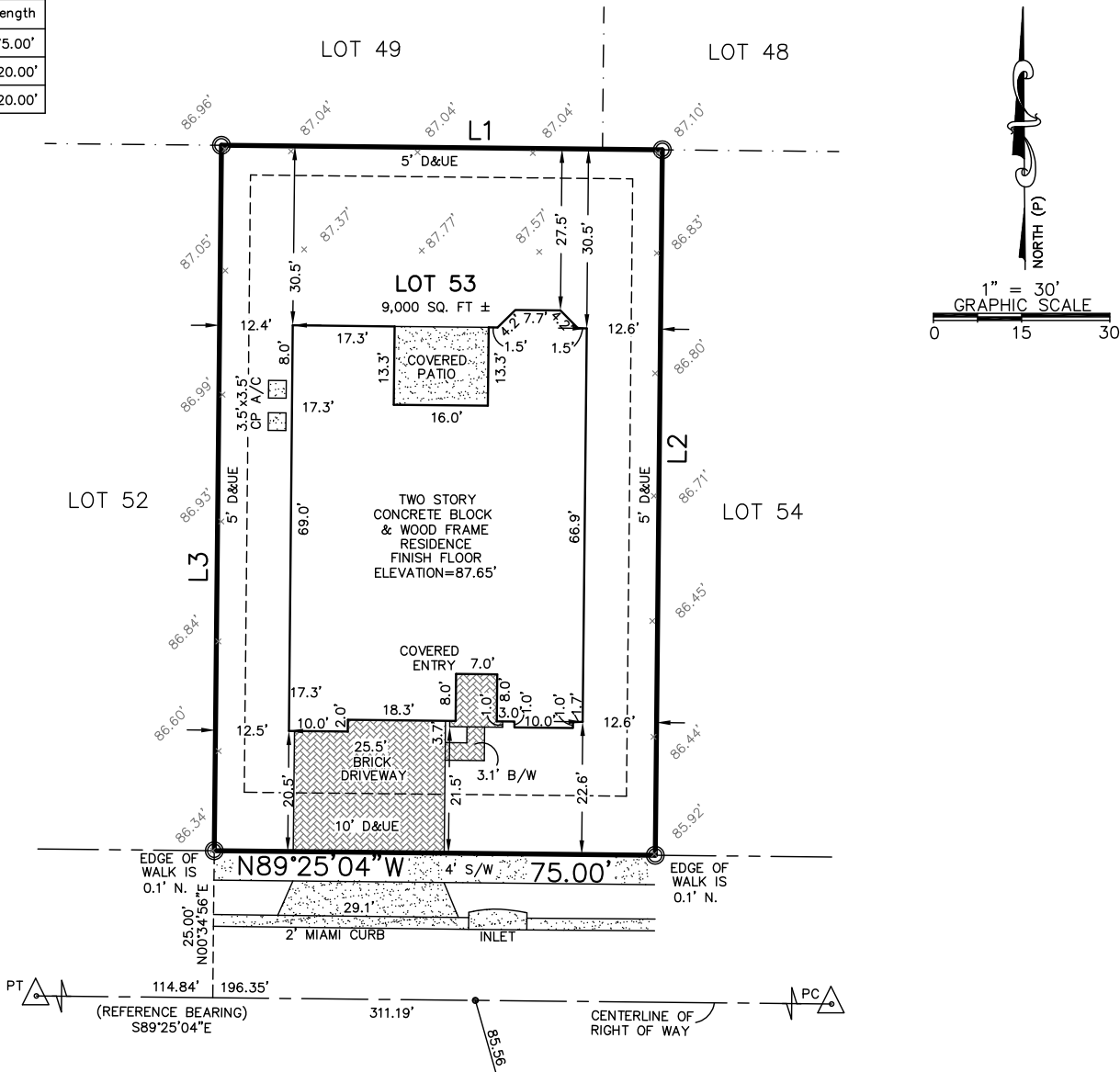
BOUNDARY & AS-BUILT SURVEY

DESCRIPTION: (AS FURNISHED)

LOT 53, TALICHET AT VENEZIA NORTH

AS RECORDED IN PLAT BOOK 73, PAGE(S) 78-81, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

Line Table		
Line #	Direction	Length
L1	S89°25'04"E	75.00'
L2	S00°34'56"W	120.00'
L3	N00°34'56"E	120.00'



ADDRESS:

#489 AVILA PLACE
HOWEY IN THE HILLS, FLORIDA 34737

FOR THE BENEFIT AND

EXCLUSIVE USE OF:

CRYSTAL COSTELLO
KURA DESIGN POOLS

NOTES:

1. ALL DIRECTIONS AND DISTANCES HAVE BEEN FIELD VERIFIED, INCONSISTENCIES HAVE BEEN NOTED ON THE SURVEY, IF ANY.

2. PROPERTY CORNERS SHOWN HEREON WERE SET/FOUND ON 05-16-23, UNLESS OTHERWISE SHOWN.

3. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.

4. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED.

5. BUILDING TIES SHOWN HEREON ARE NOT TO BE USED TO RECONSTRUCT THE BOUNDARY LINES.

6. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC SURVEY BENCHMARK A 431, ELEVATION=99.32' NAVD 88 DATUM

LEGEND:

---	CENTERLINE
---	RIGHT OF WAY LINE
XX.XX	DRAINAGE FLOW
---	EXISTING ELEVATION
A/C	AIR CONDITIONER
CBW	CONCRETE BLOCK WALL
CNA	CORNER NOT ACCESSIBLE
CP	CONCRETE PAD
CS	CONCRETE SLAB
C/W	CONCRETE WALK
B/W	BRICK WALK
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.	FLOOD INSURANCE RATE MAP
ID	IDENTIFICATION
LS	LICENSED BUSINESS
LS	LICENSED SURVEYOR
D&UE	DRAINAGE & UTILITY EASEMENT
DE	DRAINAGE EASEMENT
UE	UTILITY EASEMENT
NAVD	NORTH AMERICAN VERTICAL DATUM
PAVERS	PAVERS

△	FOUND NAIL AND DISC LB #7514
○	FOUND 5/8" IRON ROD AND CAP LB #7514
(P)	PER PLAT
(M)	MEASURED
O/S	OFFSET
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVE
PCP	PERMANENT CONTROL POINT
PI	POINT OF INTERSECTION
PK	PARKER KALON
POC	POINT ON CURVE
POL	POINT ON LINE
PRC	POINT OF REVERSE CURVATURE
PRM	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PT	POINT OF TANGENCY
SQ. FT.	SQUARE FEET
S/W	SIDEWALK
TYP	TYPICAL
LP	LIGHT POLE

FLOOD NOTE:

I HAVE EXAMINED THE F.I.R.M. MAP NO. 12069C0485E, DATED 12/18/12, AND FOUND THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THE SURVEYOR MAKES NO GUARANTEES AS TO THE ABOVE INFORMATION. PLEASE CONTACT THE LOCAL F.E.M.A. AGENT FOR VERIFICATION.

BEARING BASIS:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF AVILA PLACE BEING S89°25'04"E, PER PLAT.

(FIELD DATE:) 08-17-21

REVISED:

SCALE: 1" = 30 FEET

APPROVED BY: EGT

JOB NO. 230520 LOT 53

DRAWN BY: JMA

TOPO 05-16-23 SJB

CERTIFICATION 06-16-22 ABR

FINAL 06-10-22 CC

FORMBOARD 08-20-2021 PB

PLAN CHANGE 05-03-2021 JSO

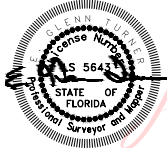
PLOT PLAN 04-26-2021 GO

ASM
AMERICAN
SURVEYING
& MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
221 CIRCLE DRIVE,
MAITLAND, FLORIDA 32751
(407) 426-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM

CERTIFICATION NOTE:

I HEREBY CERTIFY, THAT THIS SURVEY, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON MEETS THE APPLICABLE "MINIMUM TECHNICAL STANDARDS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.



Digitally signed by
E Glenn Turner
Date: 2023.05.17
10:56:48 -04'00'

FOR
THE
FIRM
DATE

E. GLENN TURNER PSM# 5643
THIS BOUNDARY & AS-BUILT SURVEY IS NOT VALID WITHOUT THE AUTHENTIC ELECTRONIC SIGNATURE AND THE AUTHENTIC ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.