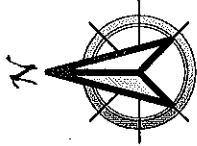
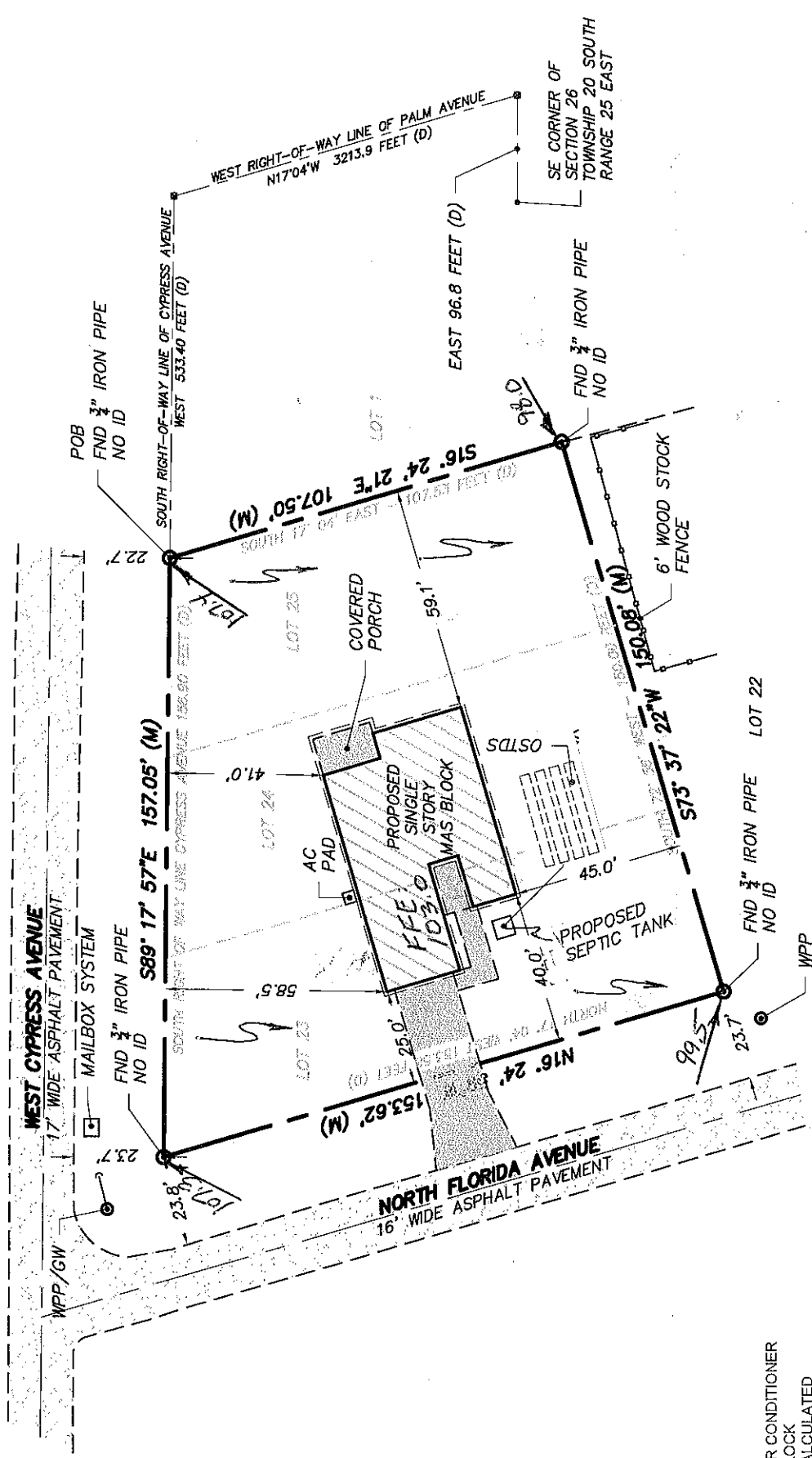


PLOT PLAN



LEGAL DESCRIPTION

FROM THE SOUTHEAST CORNER OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 25 EAST; RUN THENCE EAST 96.8 FEET TO THE WEST RIGHT-OF-WAY LINE OF PALM AVENUE; THENCE RUN NORTH 17°04' WEST ALONG SAID RIGHT-OF-WAY LINE OF PALM AVENUE 3213.9 FEET; TO THE SOUTH LINE OF THE RIGHT-OF-WAY OF CYPRESS AVENUE; THENCE RUN WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF CYPRESS AVENUE A DISTANCE OF 533.40 FEET TO THE POINT OF BEGINNING; RUN THENCE SOUTH 17°04' EAST 107.53 FEET; THENCE RUN SOUTH 72°56' WEST 150.00 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF NORTH FLORIDA AVENUE; THENCE RUN NORTH 17°04' WEST 153.58 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CYPRESS AVENUE; THENCE RUN EASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE 156.90 FEET TO THE POINT OF BEGINNING. BEING OTHERWISE DESCRIBED AS LOTS 23, 24 AND 25, BLOCK E-7, OF THE UNRECORDED MAP OF HOWEY-IN-THE-HILLS, FLORIDA.



OSTDS = ONSITE SEWAGE TREATMENT DISPOSAL SYSTEM

LEGEND

- AC AIR CONDITIONER
- BLK BLOCK
- C CALCULATED
- CLF CHAIN LINK FENCE
- CONC CONCRETE
- COV COVERED
- D DESCRIPTION
- D/U DRAINAGE / UTILITY
- ELEV ELEVATION
- EX EXISTING
- FCM FND CONC MON
- FHYD FIRE HYDRANT
- FCIR FND CAPPED IRON ROD
- FND FOUND
- FPKND FND PK NAIL & DISK
- FIP IRON PIPE
- FIR IRON ROD
- GW GUY WIRE
- LB LICENSED BUSINESS
- M MEASURED
- M/AS MASONRY
- MON MONUMENT
- N&D NAIL & DISK
- P PLAT
- PC POINT OF CURVATURE
- PCP PERMANENT CONTROL POINT
- PI POINT OF INTERSECTION
- POB POINT OF BEGINNING
- POT POINT OF COMMENCEMENT
- PT POINT OF TANGENCY
- RNG RANGE
- R/W RIGHT OF WAY
- RES RESIDENTIAL
- RLS REGISTERED LAND SURVEYOR
- SCIR SET CAPPED IRON ROD
- SEC SECTION
- SW SIDEWALK
- TWP TOWNSHIP
- WM WATER METER
- WPP WOOD POWER POLE
- WSF WOOD STOCK FENCE
- WV WATER VALVE

PREVIOUS / IMPERVIOUS SURFACE CALCULATION

PERVIOUS
 VACANT LOT AREA = 19595.47 SF
 IMPERVIOUS
 DWELLING AREA = 2379.5 SF
 CONCRETE AREA = 545.4 SF
 TOTAL = 2924.9 SF
 2924.9 / 19595.47 = 0.149 (14.9 %)

REFERENCE BENCHMARK

NATIONAL GEODETIC SURVEY
 DESIGNATION - B 429
 STATE/COUNTY - FL/LAKE
 COUNTRY - US
 USGS QUAD - CLERMONT EAST (2018)
 BM ELEV = 88.48 NAVD 88

NOTES:

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

ABOVE GROUND ENCROACHMENTS, IF ANY, AS SHOWN, UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED.

THIS SURVEY IS SUBJECT TO ANY FACTS THAT MIGHT BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

ADDITIONS OR DELETIONS TO THE SURVEY SHOWN HEREON BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT BY THE SIGNING PARTY OR PARTIES

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

BASIS OF BEARINGS ARE BASED ALONG THE SOUTH RIGHT OF WAY LINE OF W. CYPRESS AVENUE, BY GPS BEING S89° 17' 57"E

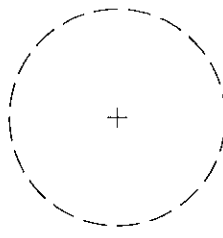
FLOOD HAZARD ZONE: X COMMUNITY PANEL No.: 12069C0485E EFFECTIVE DATE: 18 DEC 2012

CERTIFIED TO:

BLACKBURN SURVEYING, INC.

LB6528
 642 WEST HIGHWAY 50
 P.O. BOX 121022
 CLERMONT, FLORIDA
 TEL: (352) 394-4417

FLORIDA SURVEYOR'S CERTIFICATION



PROJECT No.: 21-014 APPROVED BY: PMK DRAWN BY: SP FIELD DATE: 04DEC2020 PARTY CHIEF / CREW: SP

SENT TO:

PATRICK M. KELLEY, PLS. No. 4423
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER