

Boundary Survey Certified To:
Virgil Laxton and Cheryl Laxton.

BOUNDARY SURVEY and SITE PLAN
IN
SECTION 25, TOWNSHIP 11 SOUTH, RANGE 13 EAST,
LEVY COUNTY, FLORIDA

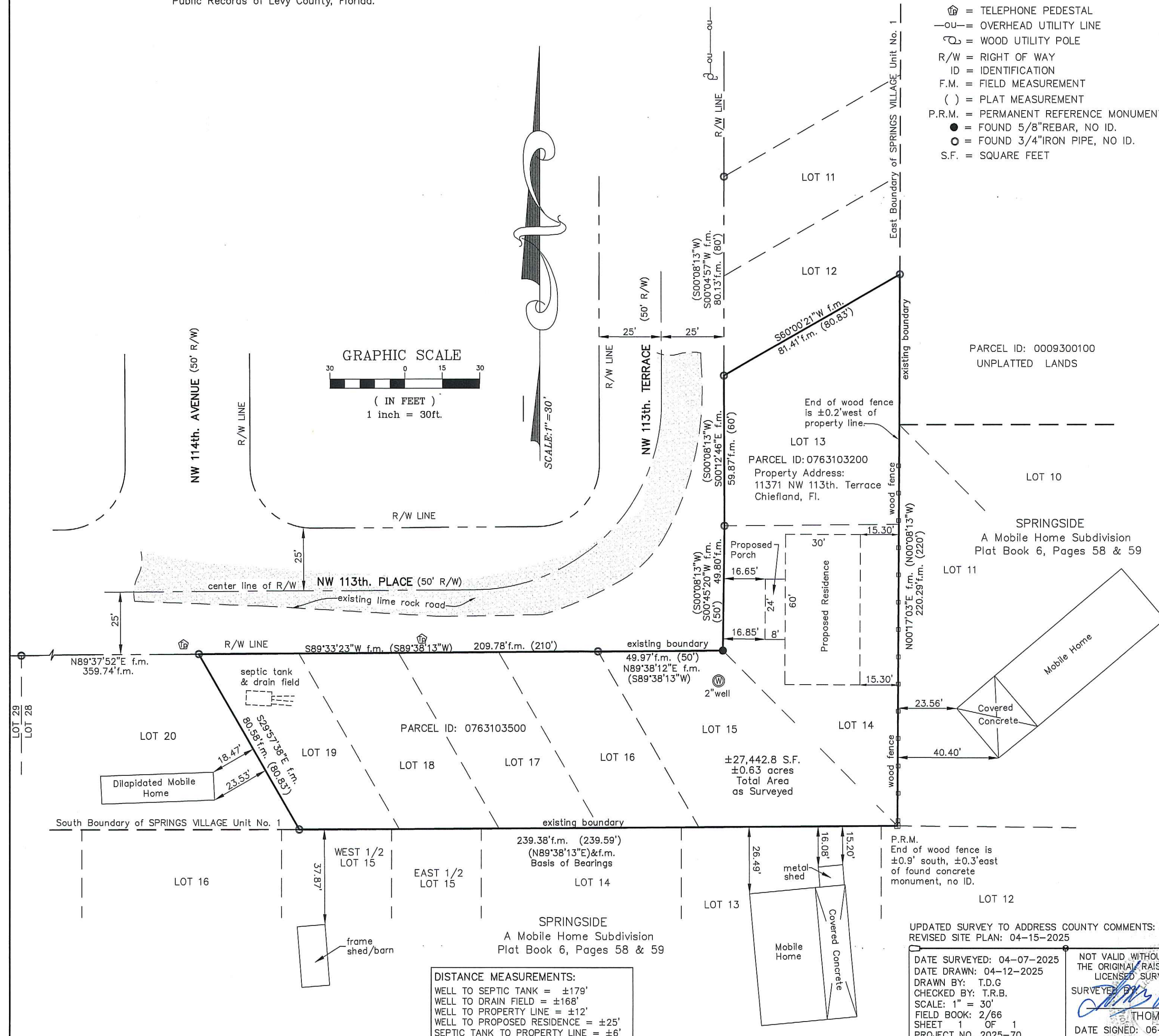
LEGAL DESCRIPTION: (OFFICIAL RECORDS BOOK 1752, PAGE 864)

Lots 13, 14, 15, 16, 17, 18, and 19, SPRINGS VILLAGE UNIT NO.1,
according to the plat thereof recorded in Plat Book 3, Page 36,
Public Records of Levy County, Florida.

LEGEND:
☉ = TELEPHONE PEDESTAL
—ou— = OVERHEAD UTILITY LINE
⊕ = WOOD UTILITY POLE
R/W = RIGHT OF WAY
ID = IDENTIFICATION
F.M. = FIELD MEASUREMENT
() = PLAT MEASUREMENT
P.R.M. = PERMANENT REFERENCE MONUMENT
● = FOUND 5/8" REBAR, NO ID.
○ = FOUND 3/4" IRON PIPE, NO ID.
S.F. = SQUARE FEET

SURVEYOR'S NOTES:

1. THE SURVEY SHOWN HEREON WAS PREPARED TO MEET THE STANDARDS OF PRACTICE IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES, WAS SURVEYED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
2. THIS SURVEY IS BASED FROM FOUND MONUMENTATION WHICH, IN THIS SURVEYOR'S OPINION, BEST REPRESENTS THE ORIGINAL SURVEY FOR THIS TRACT OF LAND.
3. THIS OFFICE HAS NOT ABSTRACTED THIS PARCEL OF LAND FOR ANY RECORDED CLAIMS OF TITLE, EASEMENTS OR RESTRICTIONS. THIS SURVEYOR SHALL NOT BE HELD LIABLE FOR THE EXISTENCE OF ANY SUCH CLAIMS.
4. THIS SURVEYOR HAS REVIEWED THE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM; AND IT IS THIS SURVEYOR'S OPINION THAT BASED ON THESE MAPS THAT THIS PROPERTY LIES IN ZONE "X"; AREA OF MINIMAL FLOOD HAZARD. COMMUNITY NO. 120145. MAP NO. 12075C0130G, EFFECTIVE DATE: FEBRUARY 03, 2017.
5. THE SPECIFIC RIGHTS IMPLIED BY THIS SURVEY ARE NOT TRANSFERABLE.
6. THE MEASUREMENTS FOR THIS SURVEY WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD. U.S. SURVEY FOOT.
7. THERE MAY EXIST UNDERGROUND UTILITIES ON THE PROPERTY SURVEYED THAT WERE NOT LOCATED OR SHOWN FOR THIS SURVEY.
8. USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE THE SURVEY WAS PREPARED FOR.
9. NO UNDERGROUND INSTALLATIONS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
10. THERE ARE NO ENCROACHMENTS KNOWN TO THE UNDERSIGNED EXCEPT AS SHOWN HEREON.
11. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE LOCATION OF THE IMPROVEMENTS RELATIVE TO THE PROPERTY LINE BOUNDARY. PROPERTY IS CURRENTLY VACANT.
12. BEARINGS SHOWN HEREON HAVE BEEN PROJECTED FROM A BEARING OF N89°38'13"E AS ESTABLISHED FOR THE SOUTH LINE OF LOTS 15 THROUGH 19 OF SPRINGS VILLAGE UNIT NO. 1. BEARING IS IDENTICAL TO THE PLAT OF RECORD.
13. PER THE LEVY COUNTY BUILDING AND ZONING DEPARTMENT, THERE DOES EXIST A 30.0 FEET BUILDING SETBACK LINE ALONG ALL BOUNDARY LINES OF THE SUBJECT PROPERTIES SHOWN HEREON.
12. FENCES SHOWN HEREON HAVE BEEN SHOWN FOR GRAPHIC REPRESENTATION ONLY; OWNERSHIP OF FENCE HAS NOT BEEN DETERMINED FOR THIS SURVEY. FENCE TIES ARE NOT TO BE USED TO RECONSTRUCT THE BOUNDARY/PROPERTY LINE.
13. AT TIME OF SURVEY, THERE ARE NO EXISTING RESIDENTIAL OR STORAGE STRUCTURES ON THE PROPERTY. THERE DOES EXIST A 2" WELL AND A SEPTIC SYSTEM, AS SHOWN HEREON. DISTANCE MEASUREMENTS BETWEEN UTILITIES AND PROPOSED RESIDENCE ARE SHOWN HEREON.
14. THERE ARE NO IMPERVIOUS SURFACES EXISTING ON THE SUBJECT PARCEL.
15. THE SUBJECT PARCEL WILL REQUIRE 15 FEET BUILDING SETBACK LINES ON ALL PROPERTY LINES TO ACCOMMODATE THE PROPOSED 30'X60' RESIDENCE SHOWN HEREON.



DISTANCE MEASUREMENTS:
WELL TO SEPTIC TANK = ±179'
WELL TO DRAIN FIELD = ±168'
WELL TO PROPERTY LINE = ±12'
WELL TO PROPOSED RESIDENCE = ±25'
SEPTIC TANK TO PROPERTY LINE = ±6'

UPDATED SURVEY TO ADDRESS COUNTY COMMENTS: 06-30-2025
REVISED SITE PLAN: 04-15-2025

DATE SURVEYED: 04-07-2025
DATE DRAWN: 04-12-2025
DRAWN BY: T.D.G.
CHECKED BY: T.R.B.
SCALE: 1" = 30'
FIELD BOOK: 2/66
SHEET 1 OF 1
PROJECT NO. 2025-70

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
SURVEYED BY
THOMAS R. BON
DATE SIGNED: 06-30-2025
cell: 352-221-3469 FL CERT. NO. 6547

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