

Map of Boundary Survey

Magnolia Avenue, Suwanatee Park

Lying in Section 24, Township 11 South,
Range 13 East, Levy County, Florida

- LEGEND:
- = 4"x4" CONC. MONUMENT FOUND (NO IDENT. UNLESS SHOWN)
 - = 5/8" IRON ROD FOUND
 - = 1/2" IRON ROD SET MARKED "McMILLEN P.S.M. 5469"
 - = 1/2" IRON ROD SET MARKED "WITNES P.S.M. 5469"
 - △ = NAIL & DISK SET "PRM PCP" "McMILLEN P.S.M. 5469"
 - (P) = UTILITY POLE
 - (PL) = PLAT
 - (M) = MEASURED
 - (D) = DESCRIPTION
 - (C) = CALCULATED
 - IDENT. = IDENTIFICATION
 - (R.B.) = REFERENCE BEARING
 - P.O.C. = POINT-OF-COMMENCEMENT
 - P.O.B. = POINT-OF-BEGINNING
 - P.U.E. = PUBLIC UTILITY EASEMENT
 - P.U.I.&D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
 - ORB = OFFICIAL RECORD BOOK
 - PG = PAGE
 - CH = CHORD
 - B.S. = BUILDING SETBACK
 - = FENCE LINE

Notes:

Description: (by surveyor)

Magnolia Avenue, per the record plat of SUWANATEE PARK, according to the plat thereof, as recorded in Plat Book 3, Page 46, of the Public Records of Levy County, Florida; lying in Section 24, Township 11 South, Range 13 East, Levy County, Florida; being more particularly described as follows:

Begin at the Southeast corner of Lot 1, Block 2, said Suwanatee Park, said point lying on the North right-of-way line of N.W. 129th Place and run thence North 00°19'20"West, a distance of 200.00 feet to the Northeast corner of said Lot 1, Block 2; thence South 89°51'20"East, a distance of 50.00 feet to the Northwest corner of Lot 12, Block 1, said Suwanatee Park; thence South 00°19'20"East, a distance of 200.00 feet to the Southwest corner of said Lot 12, Block 1 and said North right-of-way line; thence North 89°51'20"West, along said North right-of-way line, a distance of 50.00 feet to the said Point-of-Beginning.

Containing 0.230 Acres, more or less.

1. Bearings hereon are based on an assumed value of South 89°51'20" East, for the North right-of-way line of N.W. 129th PLACE, said bearing is identical with the plat of record.

2a. Features and improvements, (i.e. foundations, utilities, septic tanks, etc.) not visible beneath the surface of the ground, have not been located unless specifically depicted or noted hereon. If a septic tank is shown upon the map, it was located by probing the ground only and not by excavation. Additional wells and septic tanks may exist which are unknown to the surveyor.

b. Fences, overhead wires, and symbols shown hereon may be exaggerated for pictorial purposes only and are not to scale.

c. Property lines should not be reconstructed based on distances to improvements.

d. Additions or deletions to Survey Maps by other than the signing surveyor is prohibited without written consent of the signing surveyor.

e. This survey does not reflect or determine ownership.

f. This survey is certified to the date of the data acquisition in the field (shown hereon as survey date), ONLY.

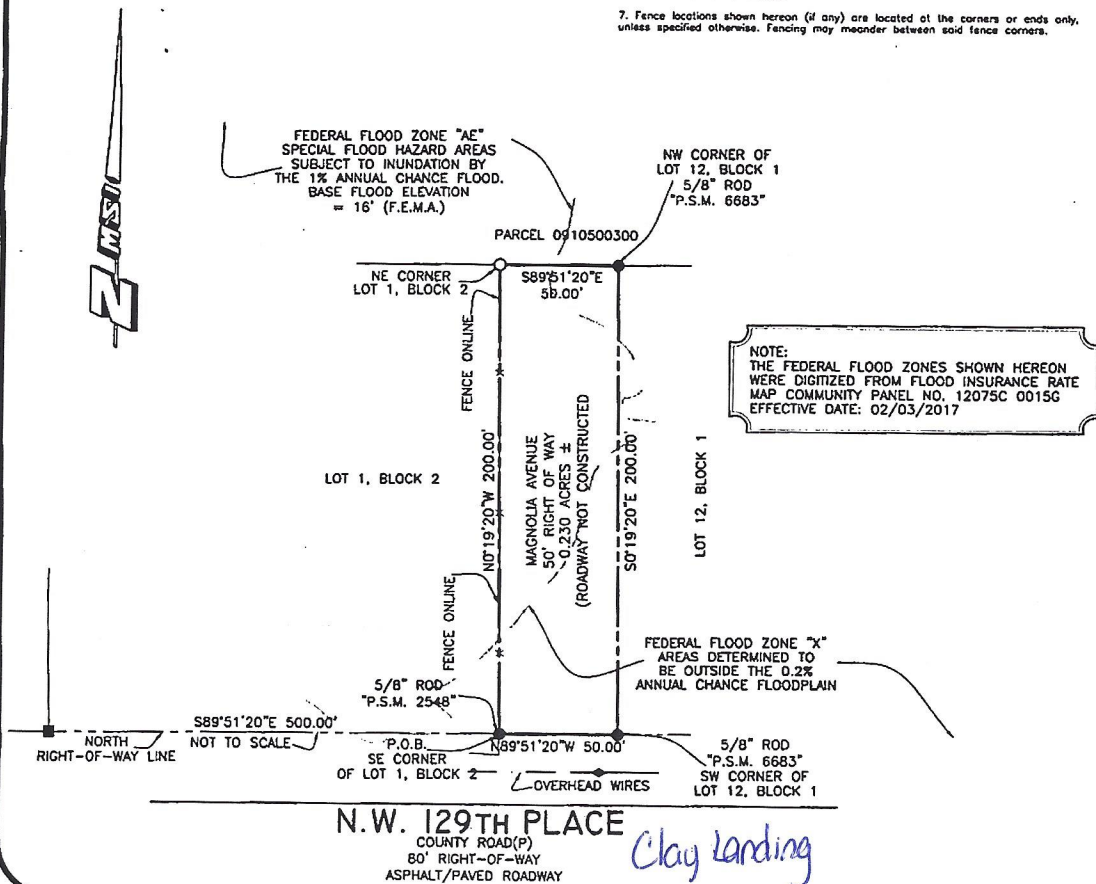
3. Instruments of record reflecting easements, rights-of-way, and/or ownership were furnished to the surveyor via a Title Commitment. No search of the public records has been done by the surveyor for any encumbrances for subject property or adjoining properties.

4. The building setbacks shown hereon were taken from the record plat or information furnished to the surveyor only. Therefore, if no building setbacks are shown hereon, this does not imply that there are none on subject property. It is suggested, by the surveyor, that all building setbacks (whether shown or not) are verified at the proper building department with the current zoning of the subject property.

5. Subject Property shown hereon may be a division of a parent tract based on information provided by the client. If so, this survey does not guarantee a building permit and it is suggested that all divisions are verified at the proper building department with the current zoning of the subject property.

6. Information from the Federal Emergency Management Agency (F.E.M.A.) Flood Insurance Rate Map shown hereon was current as of the effective or revised date of said map. Map revisions and amendments are periodically made by letter and may not be reflected on said map.

7. Fence locations shown hereon (if any) are located at the corners or ends only, unless specified otherwise. Fencing may meander between said fence corners.



Prepared By:

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This survey meets the Standards of Practice set forth by the Florida Board of Surveyors & Mappers, pursuant to Chapter 5J-17, Florida Administrative Code.

Florida Professional Surveyor and Mapper License No. 4515469
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NOT VALID WITHOUT THE SIGNATURE & ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER

Digitally signed by Stephen M. McMILLEN, P.S.M.
Date: 2023.07.25 11:28:11 -04'00'

PREPARED FOR:

JEFF LENNON

steve@mcsurveying.com

Scale: 1" = 50'

Proj. No. 2023-350a

Drawn: A.B.M.

Chk'd: S.M.M.

Dwg. Name: 2023-350a

Survey Date: 07/21/23

Field Book: 206

Pages: 60