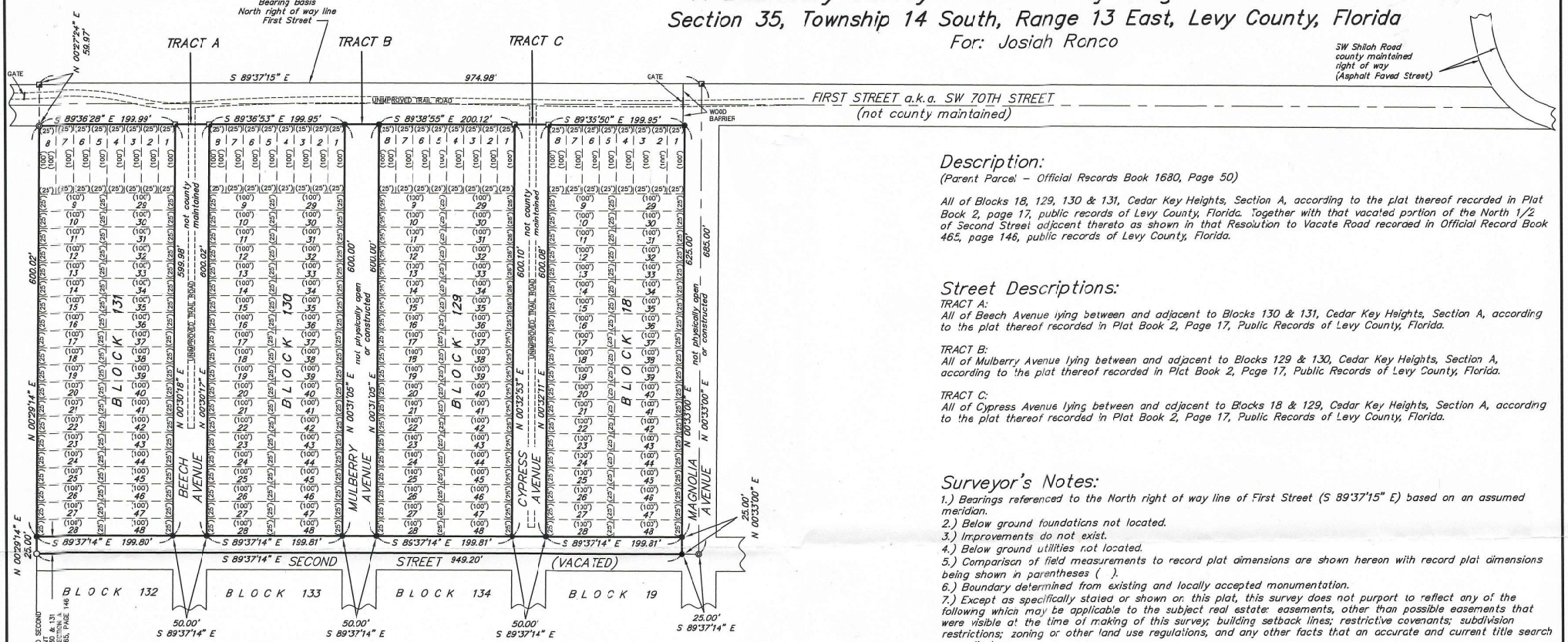
A Boundary Survey In Cedar Key Heights Section "A"

Section 35, Township 14 South, Range 13 East, Levy County, Florida

For: Josiah Ronco



Description:

(Parent Parcel – Official Records Book 1680, Page 50)

All of Blocks 18, 129, 130 & 131, Cedar Key Heights, Section A, according to the plat thereof recorded in Plat Book 2, page 17, public records of Levy County, Florida. Together with that vacated portion of the North 1/2 of Second Street adjacent thereto as shown in that Resolution to Vacate Road recorded in Official Record Book 465, page 146, public records of Levy County, Florida.

Street Descriptions:

TRACT A:
All of Beech Avenue lying between and adjacent to Blocks 130 & 131, Cedar Key Heights, Section A, according to the plat thereof recorded in Plat Book 2, Page 17, Public Records of Levy County, Florida.

TRACT B:
All of Mulberry Avenue lying between and adjacent to Blocks 129 & 130, Cedar Key Heights, Section A, according to the plat thereof recorded in Plat Book 2, Page 17, Public Records of Levy County, Florida.

TRACT C:
All of Cypress Avenue lying between and adjacent to Blocks 18 & 129, Cedar Key Heights, Section A, according to the plat thereof recorded in Plat Book 2, Page 17, Public Records of Levy County, Florida.

Surveyor's Notes:

1.) Bearings referenced to the North right of way line of First Street (S 89°37'15" E) based on an assumed meridian.
2.) Below ground foundations not located.
3.) Improvements do not exist.
4.) Below ground utilities not located.
5.) Comparison of field measurements to record plat dimensions are shown hereon with record plat dimensions being shown in parentheses ( ).
6.) Boundary determined from existing and locally accepted monumentation.
7.) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land use regulations, and any other facts that an accurate and current title search may disclose.
8.) DECLARATION is made solely to those that this survey is certified to. It is not transferable to additional institution or subsequent owners.
9.) Survey "Not valid without the signature and the original raised seal of a Florida Surveyor and Mapper." Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
10.) Certification of survey data shown upon this plat is valid as per the field work completion date and not as per signature date.
11.) Parcel Identification No. 0902301800. Property Address – unassigned.

Legend:

- ■ Denotes 4"x 4" concrete monument found – PLS 2001
- ● Denotes 5/8" rebar & cap set – LB 8564
- ○ Denotes 5/8" rebar found – no number
- ◎ Denotes 3/4" iron pipe found – PLS 2001
- ---------- Denotes edges of unimproved trail road

Flood Zone Statement:

Based upon examination of Flood Insurance Rate Map (FIRM) Number 12075C0455G, effective date January 18, 2019, Levy County, Florida, this property lies in ZONE AE, special flood hazard areas subject to inundation by the 1% annual chance flood. Base flood elevation = 13 feet. Elevations are referenced to the North American Vertical Datum of 1988 (NAVD 1988).

Certified To:

Josiah Ronco

Certificate:

I hereby certify that this is a true and correct representation of a survey made under my responsible direction and supervision, that meets the standards of practice set forth by the Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

4/2/2024
Dated

Ronald E. Parrish, PSM Cert. No. 4929

Field work completed 3/12/2024 – Job No. 2024-105 – Field Book 2024-C – Drawn by REP

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

NORTH

Thomas E. Bon - PSM 6547
Ronald E. Parrish - PSM 4929
Licensed Business No. 8584

PARRISH
LAND SURVEYING, LLC

305 S. Main St.
Trenton, Florida 32693
Phone: (352) 463-2938

Exhibit "A"