

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS.
2) UNDERGROUND FEATURES, SUCH AS, IMPROVEMENTS, ENCROACHMENTS, FOUNDATIONS OR UTILITIES, IF EXISTENT, WERE NOT LOCATED AS A PART OF THIS SURVEY.
3) BUILDING TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES. THE DIMENSIONS OF BUILDING(S) AS SHOWN HEREON DO NOT INCLUDE AN EAVE OVERHANG UNLESS NOTED.
4) NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS OTHERWISE SHOWN.
5) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
6) BEARINGS SHOWN HEREON ARE REFERENCED TO THE LINE NOTED B.R.
7) THE SURVEY DEPICTED HEREON FORMS A CLOSED GEOMETRIC FIGURE.
8) THIS SURVEY IS PREPARED FOR THE EXCLUSIVE USE AND BENEFIT OF THE PARTIES LISTED HEREON. LIABILITY TO THIRD PARTIES MAY NOT BE TRANSFERRED OR ASSIGNED.
9) THIS DRAWING MAY NOT BE TO SCALE DUE TO ELECTRONIC TRANSFER OR COPY.
10) THIS SURVEY DOES NOT REFLECT OR DETERMINE PROPERTY OWNERSHIP. OWNERSHIP OF FENCES, IF ANY, WERE NOT DETERMINED AS A PART OF THIS SURVEY.
11) THE SURVEY DEPICTED HEREON IS NOT INTENDED TO SHOW THE LOCATION OR EXISTENCE OF ANY WETLAND OR JURISDICTIONAL AREAS. THERE MAY BE AREAS WITHIN THE BOUNDARIES OF THIS SURVEY THAT MAY BE CONSIDERED JURISDICTIONAL BY VARIOUS AGENCIES.
12) THIS SURVEY IS VALID IN ACCORDANCE WITH F.S. 627.7842, FOR A PERIOD OF 90 DAYS FROM THE DATE OF CERTIFICATION.
13) THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, AND IS EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT THE WRITTEN CONSENT OF THE ATTESTING SURVEYOR.
14) THIS IS NOT AN ALTA/ACSM LAND TITLE SURVEY. NO EXAMINATION OF TITLE WAS MADE BY THE SURVEYOR.
15) THESE LANDS MAY BE SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS, AND/OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.

LEGEND & ABBREVIATIONS

A/C	AIR CONDITIONER	M.	FIELD MEASURED
B.R.	BEARING REFERENCE	M.E.	MAINTENANCE EASEMENT
B.F.P.	BACKFLOW PREVENTER	N.	NORTH
C.	CALCULATED	N&D	NAIL & DISC
C.M.	CONCRETE MONUMENT	O.H.U.	OVERHEAD LINES
CONC.	CONCRETE	O.R.B.	OFFICIAL RECORDS BOOK
CALC.	CALCULATED	P.	PLAT
C.O.	CLEAN OUT	P.B.	PLAT BOOK
D	DESCRIPTION OR DEED	P.C.	POINT OF CURVATURE
D.E.	DRAINAGE EASEMENT	P.C.C.	POINT OF COMPOUND CURVATURE
E.	EAST	P.E.	POOL EQUIPMENT
E.B.	ELECTRIC BOX	PG.	PAGE
ELEV.	ELEVATION	P.I.	POINT OF INTERSECTION
E.M.P.	ELECTRIC METER POST	P.K.	PARKER-KAYLON NAIL
E.O.P.	EDGE OF PAVEMENT	P.O.L.	POINT ON LINE
E.O.W.	EDGE OF WATER	P.P.	UTILITY POLE
E.P.U.E.	ELECTRIC POWER	PVC	POLYVINYL CHLORIDE
	UTILITY EASEMENT	P.O.B.	POINT OF BEGINNING
ESMT.	EASEMENT	P.O.C.	POINT OF COMMENCEMENT
F.F.	FINISHED FLOOR	P.R.C.	POINT OF REVERSE CURVE
FD.	FOUND	P.T.	POINT OF TANGENCY
F.H.	FIRE HYDRANT	R.	RADIUS
G.W.	GUY WIRE (ANCHOR)	RAD. PT.	RADIUS POINT
I.P.	IRON PIPE	R/W	RIGHT OF WAY
I.R.	IRON ROD	S.	SOUTH
L	ARC LENGTH	S/W	SIDEWALK
L.P.	LIGHT POLE	S.M.H.	STORM MANHOLE

N.A.V.D. 1988	NORTH AMERICAN VERTICAL DATUM 1988
N.G.V.D. 1929	NATIONAL GEODETIC VERTICAL DATUM 1929
G.P.S.	GLOBAL POSITIONING SYSTEM
N.A.D. 27	NORTH AMERICAN HORIZONTAL DATUM 1927
N.A.D. 83	NORTH AMERICAN HORIZONTAL DATUM 1983

S.S.M.H.	SANITARY/SEWER MANHOLE
SEC.	SECTION
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TX	TRANSFORMER
TYP.	TYPICAL
U.E.	UTILITY EASEMENT
W.	WEST
W.D.	WOOD DECK/DOCK
W.M.	WATER METER
W.V.	WATER VALVE

SYMBOLS

	CENTERLINE
	CENTRAL ANGLE/DELTA
	CONCRETE
	CONC. BLOCK WALL TYPICAL
	COVERED AREA
	EXISTING ELEVATION
	PVC FENCE
	PROPERTY CORNER
	SITE BENCH MARK
	WELL
	CHAIN LINK FENCE
	WOOD DECK
	WOOD FENCE

Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE.
-0' U.E./D.E. ALONG NORTHERLY BOUNDARY LINE OF SUBJECT LOT.
-0' U.E./D.E. ALONG SOUTHERLY BOUNDARY LINE OF SUBJECT LOT.
-0' U.E./D.E. ALONG WESTERLY BOUNDARY LINE OF SUBJECT LOT.
-0' U.E./D.E. ALONG EASTERLY BOUNDARY LINE OF SUBJECT LOT.

NOTE:

IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.052 (2)(d)4, IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

FLOOD ZONE

(FOR INFORMATIONAL PURPOSES ONLY)

SUBJECT PROPERTY SHOWN HEREON APPEARS TO BE LOCATED IN FLOOD ZONE "X", PER F.I.R.M. COMMUNITY & PANEL NUMBER 120114-0334 J. LAST REVISION DATE 10/07/2021. THIS SURVEYOR MAKES NO GUARANTEES AS TO THE ACCURACY OF THE ABOVE INFORMATION. IT IS SUGGESTED THAT A FLOOD ZONE DETERMINATION BE VERIFIED FROM THE COUNTY IN WHICH THE SUBJECT PROPERTY LIES.

Section 31, Township 29 South, Range 18 East			
Drawn By: AV		Survey Number: 26-3156	
4			
3			
2			
1			
NO.	REVISIONS	BY	DATE
Prepared By LakeRidge Surveying & Mapping, LLC			
886 SOUTH DUNCAN DRIVE, TAYARES, FL 32778 CERTIFICATE OF AUTHORIZATION LB7723			
PHONE 407-385-3151 FAX 1-866-941-8789			

CERTIFIED TO:

Randy Freedman.

THIS SURVEY SKETCH IS COPYRIGHTED MATERIAL. © SHEET 1 OF 2

SURVEYOR'S CERTIFICATION

I, THE UNDERSIGNED REGISTERED SURVEYOR, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF IS A TRUE AND ACCURATE PRESENTATION OF THE INFORMATION SHOWN HEREON.

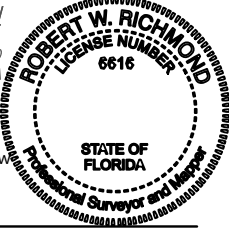
LAST DATE OF FIELD SURVEY: 07-31-2026

Robert w

Richmond

ROBERT W. RICHMOND, Professional Land Surveyor & Mapper No. 6616, State of Florida

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER AND/OR AN AUTHENTICATED ELECTRONIC SIGNATURE AND ELECTRONIC SEAL.



26-3156
PAGE 1 OF 2

SKETCH OF SURVEY

TYPE OF SURVEY: BOUNDARY

- L-1
69.98' (D.&C.)
N89°43'11"E 70.01' (M.)
- L-2
126.70' (P.)
S00°01'47"E 126.55' (M.)
- L-3
70.15' (D.)
S89°41'32"W 70.07' (M.)
- L-4
50.00' (D.)
S89°56'50"W 50.01' (M.)

