

# BOUNDARY AND IMPROVEMENT SURVEY

W O # 18 0077 PID# 46072-002-00  
 ADDRESS 14970 SE 80 AVENUE,  
 SUMMERFIELD, FL 34491

## PARCEL 1

THE NORTH 160 00 FEET, AS MEASURED PERPENDICULAR TO THE NORTH LINE OF THE FOLLOWING DESCRIBED PARCELS OF LAND.

THAT PART OF THE EAST 279 FEET OF THE SE 1/4 OF SECTION 17, TOWNSHIP 17 SOUTH, RANGE 23 EAST, LYING SOUTH OF THE PUBLIC ROAD, AND THE SOUTH 666 FEET OF THE EAST 279 FEET OF SECTION 17, TOWNSHIP 17 SOUTH, RANGE 23 EAST, LYING NORTH OF THE PUBLIC ROAD, AND THE WEST 1/2 OF THE EAST 1/2 OF THE SE 1/4 OF SE 1/4, EXCEPT THE WEST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA

## PARCEL 2

THAT PART OF THE EAST 279 FEET OF THE SE 1/4 OF SECTION 17, TOWNSHIP 17 SOUTH, RANGE 23 EAST, LYING SOUTH OF THE PUBLIC ROAD, AND THE SOUTH 666 FEET OF THE EAST 279 FEET OF SECTION 17, TOWNSHIP 17 SOUTH, RANGE 23 EAST, LYING NORTH OF THE PUBLIC ROAD, AND THE WEST 1/2 OF THE EAST 1/2 OF THE SE 1/4 OF SE 1/4, EXCEPT THE WEST 1/2 OF THE NE 1/4 OF THE SE 1/4 OF THE SE 1/4 OF SECTION 17, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA

## LESS AND EXCEPT

THE NORTH 160 00 FEET, AS MEASURED PERPENDICULAR TO NORTH LINE OF THE ABOVE DESCRIBED PARCELS OF LAND

## SURVEYOR'S NOTES

- 1 LAST FIELD DATE 5/7/18
- 2 BEARINGS SHOWN ARE BASED ON THE RECORD PLAT/DESCRIPTION, THE PARTICULAR LINE IS INDICATED BY "BEARING BASIS", ON THE SKETCH AND IS ASSUMED
- 3 NO TITLE INFORMATION REFLECTING OWNERSHIP, RIGHT-OF-WAYS, OR EASEMENTS OF RECORD WERE FURNISHED TO THE SURVEYOR UNLESS OTHERWISE SHOWN OR NOTED HEREON
- 4 UNDERGROUND IMPROVEMENTS, OTHER THAN THOSE SHOWN HEREON WERE NOT LOCATED
- 5 INTERIOR FENCES WERE NOT LOCATED
- 6 ALL RIGHTS-OF-WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED
- 7 THE FLOOD ZONE HAS NOT BEEN DETERMINED BY THIS SURVEY
- 8 NO ONE OTHER THAN THE ENTITIES NAMED IN THE CERTIFICATION MAY RELY ON THIS SURVEY.
- 9 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

LEGEND / MAP SYMBOL	AC = AIR CONDITIONER
(D) = PER DEED LINE	WP = WELL
(P) = PER PLAT	WPH = WELL HEAD
(M) = FIELD MEASURED	CLF = CHAIN LINK FENCE
(C) = CALCULATED	BMF = BLACK METAL FENCE
ED = EDGE OF DRIVEWAY	WPF = WOOD PRIVACY FENCE
CGR = CURB & GUTTER (RAISED)	WFF = WOOD FENCE
V3 = VALLEY GUTTER (FLAT)	HWF = HOG WIRE FENCE
OWH = OVERHEAD WIRE (ELECTRICAL)	BWF = BARBED WIRE FENCE
CATV = CABLE UTILITY BOX	BB = BEARING BASIS
TELE = TELECOMMUNICATION BOX	POB = POINT OF BEGINNING
WUP = WOOD UTILITY POLE	PC = POINT OF CURVATURE
CUF = CONCRETE UTILITY POLE	PT = POINT OF TANGENCY
TSF = ELECTRIC TRANSFORMER	CR = CURVE REVERSE CURVE
UWH = UTILITY HAND HOLE (IN GROUND)	PCC = POINT OF COMPOUND CURVE
WM = WATER METER	C1 = CURVE TABLE DESIGNATION
WV = WATER VALVE	L1 = LINE TABLE DESIGNATION
FH = FIRE HYDRANT	R/W = RIGHT OF WAY LINE
MHSS = MANHOLE SANITARY SEWER	PL = PROPERTY LINE
CS = CATCH BASIN GRATE (STORM WATER)	CL = CENTERLINE
SW = STORM WATER INLET (IN GUTTER)	FD = FOUND
MHW = MANHOLE (STORM WATER)	CM = CONCRETE MONUMENT
SWOP = STORM WATER OUTLET	IR = IRON ROD & CAP
CMP = CORRUGATED METAL PIPE	IR = IRON ROD
LE = UTILITY EASEMENT	N&D = NAIL AND DISC
DRA = DRAINAGE RETENTION AREA	LS = LICENSED SURVEYOR
DE = DRAINAGE EASEMENT	LB = LICENSED SURVEY BUSINESS
	SIRC = SET 5/8" IRON ROD & CAP LB #7523

## SURVEY CERTIFICATIONS IN FAVOR OF:

CATHERINE M FLAMAN

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES

*David M. Harden* DATE 5/7/18  
 DAVID M. HARDEN  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
 REGISTRATION NO. 4771 STATE OF FLORIDA  
 CERTIFICATION OF AUTHORIZATION LB 7523  
 Email: DHarden@AmericanHeritageFL.com

AMERICAN HERITAGE LAND SURVEYING LB#7523		
3288 SW 74th AVE SUITE #102		
OCALA, FL 34474 PHONE (352) 732-4581		
DATE 5/7/2018	SCALE 1" = 40'	DRAWN BY D. HARDEN