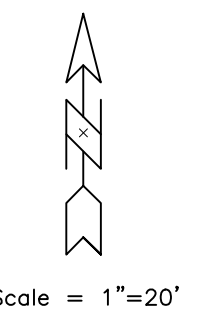


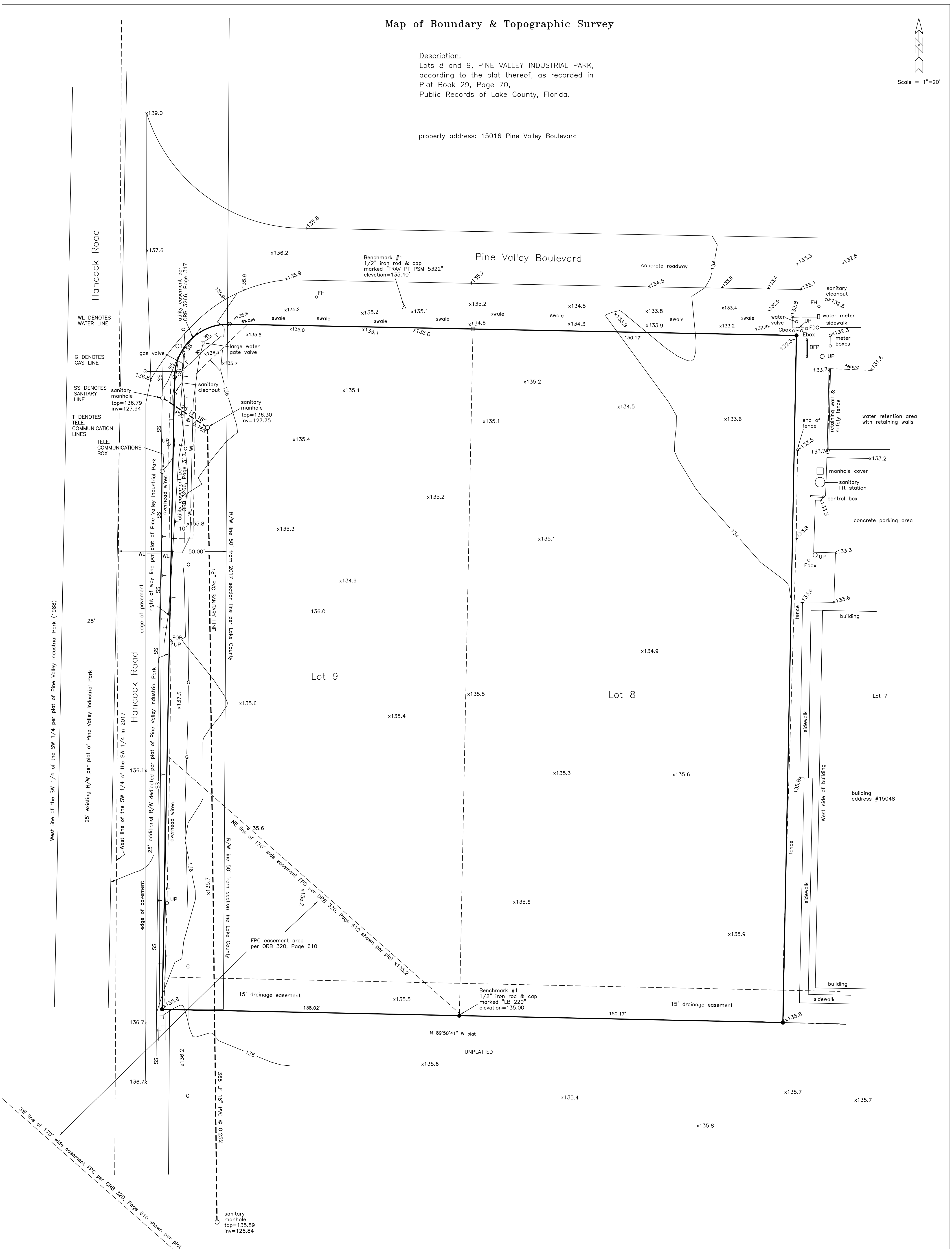
Map of Boundary & Topographic Survey

Description:
Lots 8 and 9, PINE VALLEY INDUSTRIAL PARK,
according to the plat thereof, as recorded in
Plat Book 29, Page 70,
Public Records of Lake County, Florida.



Scale = 1"=20'

property address: 15016 Pine Valley Boulevard



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.28'	35.36'	N 46°08'30" E	90°00'57"

- LEGEND:
- Denotes found 1/2" iron rod & cap marked "LB 220"
 - Denotes set 1/2" iron rod & cap marked "LB 6980"
 - BFP denotes back flow preventor
 - Cbox denotes cable box
 - Ebox denotes electric box
 - FDC denotes fire department connection
 - FH denotes fire hydrant
 - FOP denotes fiber optic marker
 - UP denotes utility pole

Notes:
-Bearings based on the South lines of Lots 8 & 9 as being N 85°45'55" W, an assumed meridian.
-Legal description supplied by client.
-No title commitment or abstract has been provided for the subject property. There may be recorded or unrecorded documents which could affect this parcel.
-No adjacent or underground improvements, other than those shown, located this date.
-Subject property contains 2.106 acres, more or less, and is subject to any rights of way or easements of record.
-Elevations based on NAVD 1988 datum.
Utility lines shown along Hancock Road are based on the location of utility flags & paint set by others.

Surveyor's Certification
I hereby certify to Andoc, LLC,
Live Oak Banking Company,
Kracht Law Firm, P.A.,
and Old Republic National Title Insurance Company
that this Map of Boundary & Topographic Survey meets the
Standards of Practice for surveys as set forth in
Chapter 5J-17 Florida Administrative Code, pursuant to
Section 472.027, Florida Statutes.

City of Clermont
I hereby declare that based on my
examination of the Flood Insurance Rate
Map number 12069C 0590 E dated Dec. 18,
2012, and that to the best of my knowledge,
belief and my professional opinion that the
subject property lies within flood zone X.

11/16/17 added utility lines along Hancock
JEFFREY P. RHODEN PSM #5322
STATE OF FLORIDA
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL
PURPOSES ONLY AND IS NOT VALID.

Field Date 07/20/17	Prepared for: Lost Lake Medical Building, LLC	17050.001
Drawn by: JPR	Rhoden Land Surveying, Inc. LB #6980 420 E. Minnehaha Ave. Clermont, FL 34711 352-394-6255	
Scale: 1"=20'		