

**DESCRIPTION:**

A PORTION OF SECTION 11, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA

**NOTES:**

1. THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE PROPOSED RIGHT OF WAY FOR RIDGEWOOD AVENUE BETWEEN LAKE STREET AND NINTH STREET IN MONTVERDE.
2. THE BASE SURVEY IS BASED ON THE SURVEY COMPLETED BY SOUTHEASTERN SURVEYING AND MAPPING, DRAWING# 58731001G.DWG DATED 08/28/2104. THE FOLLOWING NOTES ARE FROM THAT SURVEY.

NOTE:  
THE PHYSICAL CENTERLINE OF RIDGEWOOD AVENUE MATCHES A 1320' PARALLEL OFFSET FROM THE NORTH LINE OF SECTION 11.

PLAT BOOK 5, PAGE 21 INDICATES A 1320' OVERALL DISTANCE FROM THE CENTERLINE OF HIGHLAND AVENUE TO THE CENTER OF SAID RIDGEWOOD AVENUE.

THE ACTUAL SECTION BREAKDOWN PLACES THE SOUTH LINE OF THE NE 1/4, NE 1/4, SECTION 11-22-26 APPROXIMATELY 23 TO 24 FEET NORTHERLY OF THE PHYSICAL CENTERLINE OF RIDGEWOOD AVENUE.

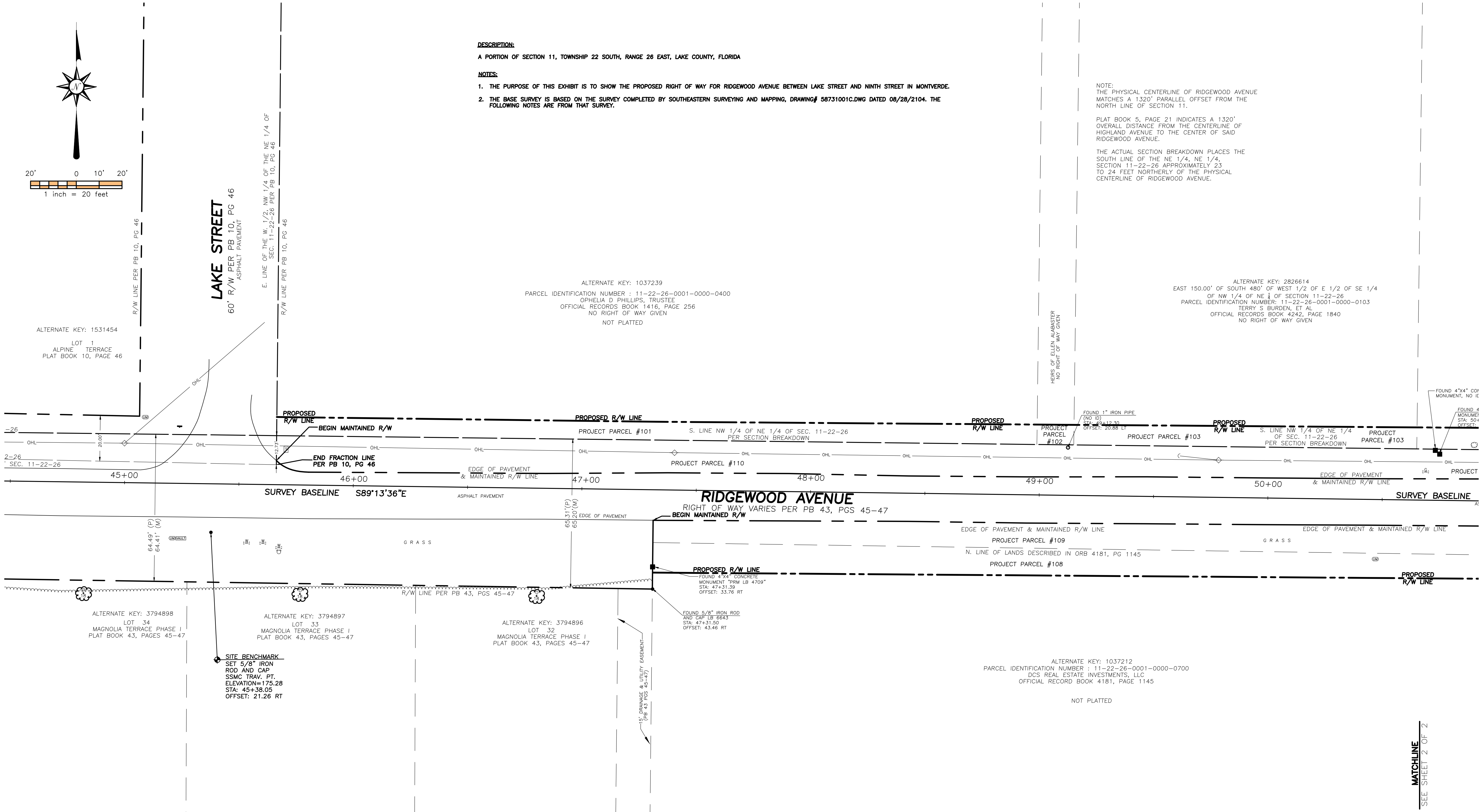
ALTERNATE KEY: 1531454  
LOT 1  
ALPINE TERRACE  
PLAT BOOK 10, PAGE 46

**LAKE STREET**  
60' R/W PER PB 10, PG 46  
ASPHALT PAVEMENT

E. LINE OF THE W. 1/2, NW 1/4 OF THE NE 1/4 OF SEC. 11-22-26 PER PB 10, PG 46  
R/W LINE PER PB 10, PG 46

ALTERNATE KEY: 1037239  
PARCEL IDENTIFICATION NUMBER : 11-22-26-0001-0000-0400  
OPHELIA D PHILLIPS, TRUSTEE  
OFFICIAL RECORDS BOOK 1416, PAGE 256  
NO RIGHT OF WAY GIVEN  
NOT PLATTED

ALTERNATE KEY: 2826614  
EAST 150.00' OF SOUTH 480' OF WEST 1/2 OF E 1/2 OF SE 1/4 OF NW 1/4 OF NE 1/4 OF SECTION 11-22-26  
PARCEL IDENTIFICATION NUMBER: 11-22-26-0001-0000-0103  
TERRY S BURDEN, ET AL  
OFFICIAL RECORDS BOOK 4242, PAGE 1840  
NO RIGHT OF WAY GIVEN



SECTION 11-1226-R26E	REVISION:
JOB # 14028	DATE:
FILE # 11-2018.103	REVISION:
E.B./P.G. : N/A	DATE:
SURVEY DATE:	REVISION:
DWG. FILE: 14028-EXHIBIT.DWG	DATE:
DRAWN BY: VG	REVISION:
APPROVED BY: CM	DATE:

**RIDGEWOOD AVENUE, MONTVERDE  
PROPOSED RIGHT OF WAY EXHIBIT**

**LEGEND & ABBREVIATIONS**

- ⊕ = BENCHMARK
- ⊞ = BURIED ELECTRIC PEDESTAL
- ⊞ = BURIED TELEPHONE PEDESTAL
- ⊞ = BUSH
- = CONCRETE MONUMENT
- ⊞ = FIRE HYDRANT
- ⊞ = DOWN GUY
- ⊞ = GAS VALVE
- ⊞ = IRON PIPE
- ⊞ = IRON ROD
- ⊞ = MAILBOX
- ⊞ = NAIL W/DISC
- OHL- = OVERHEAD UTILITY LINE
- ⊞ = POWER POLE
- ⊞ = TRAFFIC SIGN
- ⊞ = TREE LINE
- ⊞ = UTILITY MARKER
- ⊞ = VAULT
- ⊞ = WATER METER
- ⊞ = WATER VALVE
- ⊞ = CENTERLINE
- ID = IDENTIFICATION
- LB = LICENSED BUSINESS
- LT = LEFT
- ORB = OFFICIAL RECORDS BOOK
- (P) = PLAT
- PB = PLAT BOOK
- PG(S) = PAGE(S)
- PRM = PERMANENT REFERENCE MONUMENT
- RT = RIGHT
- R/W = RIGHT OF WAY
- SEC = SECTION
- SSMC = SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
- STA = STATION
- TRAV.PT. = TRAVERSE POINT

SIZE SHOWN ARE TRUNK DIAMETER MEASURED AT BREAST HIGH IN INCHES

MATCHLINE  
SEE SHEET 2 OF 2