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 AVE. 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.

20' 0 10' 20'
1 inch = 20 feet

NOTE: R/W INFORMATION IN THIS AREA WAS PROVIDED BY LAKE COUNTY

ALTERNATE KEY: 1037204
SOUTH 480' OF WEST 140' OF E 1/4 OF SE 1/4 OF NW 1/4 OF NE 1/4 OF SECTION 11-22-26
PARCEL IDENTIFICATION NUMBER: 11-22-26-0001-0000-0600
ALLEN M & MELODY P BURDEN
OFFICIAL RECORDS BOOK 959, PAGE 1233
NO RIGHT OF WAY GIVEN

NOT PLATTED

EAST LINE OF LANDS DESCRIBED IN EXHIBIT "C" ORB 5035, PG 1025
CITY OF MONTVERDE
DEED BOOK 124, PAGE 358 & OFFICIAL RECORD BOOK 4956, PAGE 792
E. LINE OF OF NW 1/4 OF NE 1/4 SEC. 11-22-26

ALTERNATE KEY: 1663741
SOUTH 460' OF LOT 9, BLOCK 1
MONTVERDE, DIVISION J
PLAT BOOK 5, PAGE 21
PARCEL IDENTIFICATION NUMBER : 01-22-26-1400-0010-0900
JOHN L. RIFFLE
OFFICIAL RECORDS BOOK 354, PAGE 874

ALTERNATE KEY: 2842547
LOT 10, BLOCK 1
LESS THE NORTH 270'
AND W 10' STRIP OF 9TH STREET
MONTVERDE, DIVISION J
PLAT BOOK 5, PAGE 21
PARCEL IDENTIFICATION NUMBER : 01-22-26-1400-0010-1001
GUY S & RUTH A BOWENS, JR
OFFICIAL RECORDS BOOK 923, PAGE 294

ALTERNATE KEY: 3430239
SOUTH 155.00' OF LOT 11, BLOCK 1
MONTVERDE, DIVISION J
PLAT BOOK 5, PAGE 21
PARCEL IDENTIFICATION NUMBER: 01-22-26-1400-0010-1102
DAVID & ANDREA BURNETT
OFFICIAL RECORDS BOOK 4488, PAGE 1229

PLATTED LOT LINE (SECTION BREAKDOWN)
PROPERTY LINE
20.00' 20.00'
NINTH STREET
40' R/W
ASPHALT PAVEMENT
PROPERTY LINE
PLATTED LOT LINE (SECTION BREAKDOWN)

FOUND 4"X4" CONCRETE MONUMENT, NO ID
FOUND 4"X4" CONCRETE MONUMENT (NO ID) STA: 50+74.88 OFFSET: 29.22' LT
SITE BENCHMARK
SET NAIL & DISC
SSMC TRAV. PT.
ELEVATION=159.38
STA: 51+53.69
OFFSET: 14.77 LT
FOUND 1/4" IRON ROD AND CAP (NO ID) STA: 52+26.49 OFFSET: 20.63 LT
FOUND 1" IRON PIPE, NO ID
FND 1/2" IRON ROD WITH CAP (ILLEGIBLE)

S. LINE LOT 9, (PER SECTION BREAKDOWN)
SOUTH LINE LOT 10 (PER SECTION BREAKDOWN)
SOUTH LINE LOT 11 (PER SECTION BREAKDOWN)
N. R/W LINE, PB.5, PG.21 (PER MONUMENTATION)
S. LINE OF THE NE. 1/4, NE.1/4, SECTION 11-22-26 PER SECTION BREAKDOWN
N. R/W LINE, PB.5, PG.21 (PER MONUMENTATION)
N. R/W LINE, PB.5, PG.21 (PER MONUMENTATION)

1/4 OF NE 1/4
11-22-26
ON BREAKDOWN
PROJECT PARCEL #103
PROJECT PARCEL #104
PROJECT PARCEL #105
PROJECT PARCEL #106
PROJECT PARCEL #107
PROPOSED R/W LINE
PROPOSED R/W LINE
PROPOSED R/W LINE

OHL
PROJECT PARCEL #110
CONCRETE DRIVE
DIRT DRIVE
EDGE OF PAVEMENT & MAINTAINED R/W LINE
EDGE OF PAVEMENT
22.3'
22.4'
20.00'
22.97'
20.00'
PB 5, PG. 21
℄ OF RIGHT OF WAY PER PB 5, PG. 21 (PER MONUMENTATION)
EDGE OF PAVEMENT & MAINTAINED R/W LINE

SURVEY BASELINE
ASPHALT PAVEMENT
51+00
52+00
53+00
RIDGEWOOD AVENUE
54+00
S89°13'36"E
55+00
ASPHALT PAVEMENT
56+45.30

PROJECT PARCEL #109
GRASS
PROJECT PARCEL #108
PROPOSED R/W LINE
PROPOSED R/W LINE
N. LINE OF LANDS DESCRIBED IN ORB 4181, PG 1145
FOUND NAIL AND DISC "SSMC LB 2108"(TRAV.PT) STA: 53+99.77 OFFSET: 9.26 RT EL=151.95 N 1547832.23 E 438793.19
PROJECT PARCEL #109
PROJECT PARCEL #108
GRASS
PROPOSED R/W LINE
PROPOSED R/W LINE
FOUND 2-1/2" IRON PIPE (NO ID) STA: 55+09.93 OFFSET: 26.03 RT
GRASS
ALTERNATE KEY: 3910242
PROJECT PARCEL #111
PARCEL IDENTIFICATION NUMBER
11-22-26-0200000PARK04
MORNINGSIDE PARK PROPERTY OWNERS
PLAT BOOK 6, PAGE 34
PROPOSED R/W LINE

WEST LINE OF LAKEMONT AVENUE AS DEPICTED ON PB 6, PG 34
THIS AREA OF LAKEMONT IS SHOWN ON SAID PLAT, BUT WAS NOT DEDICATED, AS IT LIES OUTSIDE OF THE PLAT BOUNDARY. NO OTHER PUBLIC DEDICATION FOR THIS AREA WAS FOUND IN THE LAKE COUNTY RECORDS

END PROJECT
STA: 56+00.00
NORTHING= 1547838.79
EASTING= 438993.73

40.00' (PB. 6, PG. 34)

WESTERLY R/W LINE OF LAKEMONT AVENUE DEDICATED BY PB 6, PG. 34

LAKEMONT AVENUE
RIGHT OF WAY VARIES PB 6, PG 34
NOTE: R/W INFORMATION IN THIS AREA WAS PROVIDED BY LAKE COUNTY

WESTERLY BOUNDARY OF PB 6, PG 34

ALTERNATE KEY: 1037212
PARCEL IDENTIFICATION NUMBER : 11-22-26-0001-0000-0700
DCS REAL ESTATE INVESTMENTS, LLC
OFFICIAL RECORD BOOK 4181, PAGE 1145

NOT PLATTED

ALTERNATE KEY: 1037212
PARCEL IDENTIFICATION NUMBER : 11-22-26-0001-0000-0700
DCS REAL ESTATE INVESTMENTS, LLC
OFFICIAL RECORD BOOK 4181, PAGE 1145

NOT PLATTED

E. LINE OF OF SW 1/4 OF NE 1/4 SEC. 11-22-26

MATCHLINE
SEE SHEET 1 OF 2

LAKE COUNTY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
SURVEYING SECTION
350 N. SINCLAIR AVE., TAVARES, FLORIDA 32778

LAKE COUNTY
FLORIDA

REVISION: DATE:
REVISION: DATE:
REVISION: DATE:
REVISION: DATE:
REVISION: DATE:

SECTION 11-T22S-R26E
JOB #:14028
FILE #: 1L- 2018.103
F.B./PG.: N/A
SURVEY DATE:
DWG. FILE: 14028_EXHIBIT.DWG
DRAWN BY: VG
APPROVED BY: CM

RIDGEWOOD AVENUE, MONTVERDE
PROPOSED RIGHT OF WAY EXHIBIT

SHEET
2 OF 2