

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: 1037239

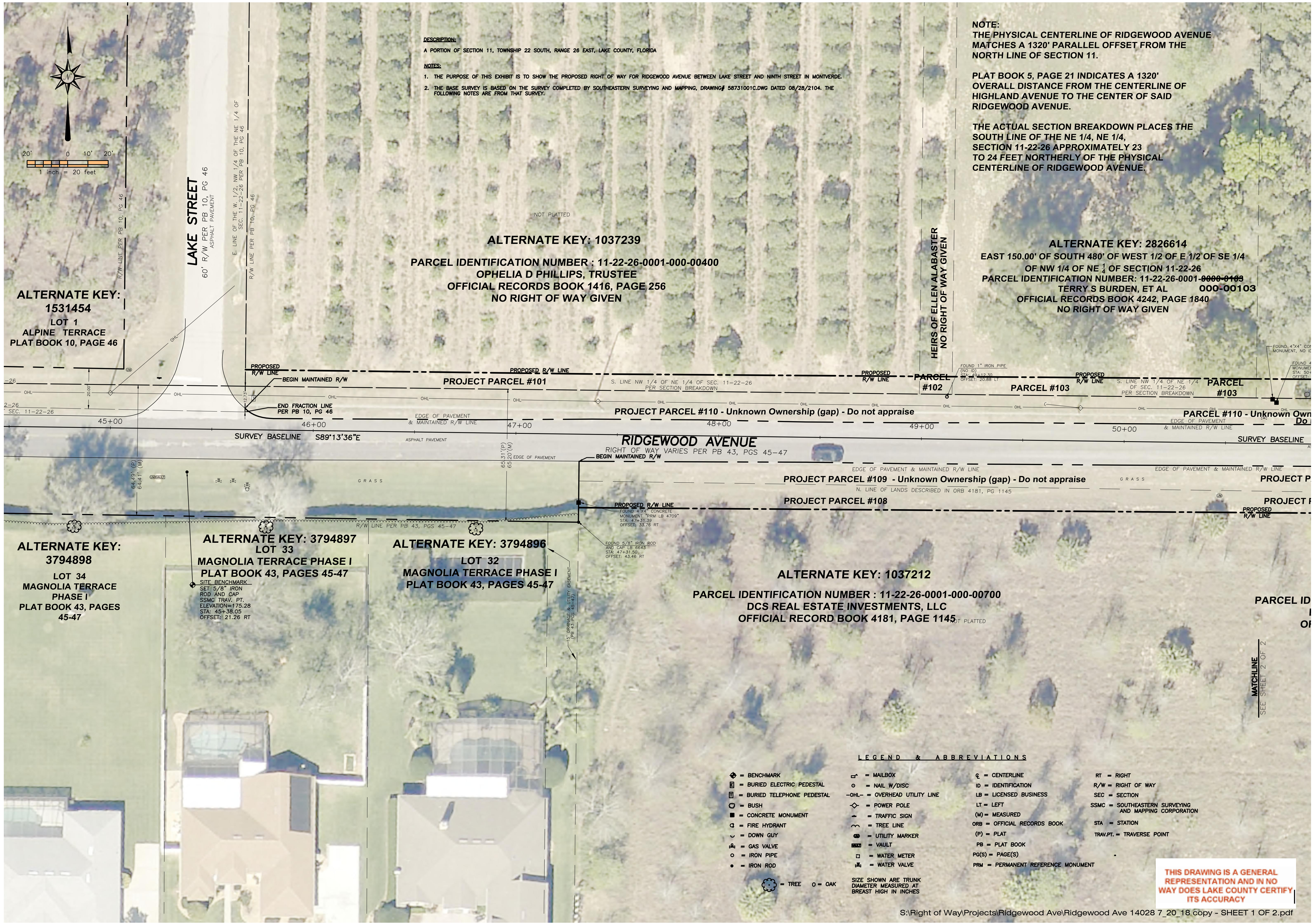
PARCEL IDENTIFICATION NUMBER : 11-22-26-0001-000-00400
OPHELIA D PHILLIPS, TRUSTEE
OFFICIAL RECORDS BOOK 1416, PAGE 256
NO RIGHT OF WAY GIVEN

HEIRS OF ELLEN ALABASTER
NO RIGHT OF WAY GIVEN

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 000-00103
OFFICIAL RECORDS BOOK 4242, PAGE 1840
NO RIGHT OF WAY GIVEN

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



ALTERNATE KEY: 3794898
LOT 34
MAGNOLIA TERRACE PHASE I
PLAT BOOK 43, PAGES 45-47

ALTERNATE KEY: 3794897
LOT 33
MAGNOLIA TERRACE PHASE I
PLAT BOOK 43, PAGES 45-47
SITE BENCHMARK
SET 5/8" IRON ROD AND CAP
SSMC TRAV. PT.
ELEVATION=175.28
STA: 45+38.05
OFFSET: 21.26 RT

ALTERNATE KEY: 3794896
LOT 32
MAGNOLIA TERRACE PHASE I
PLAT BOOK 43, PAGES 45-47

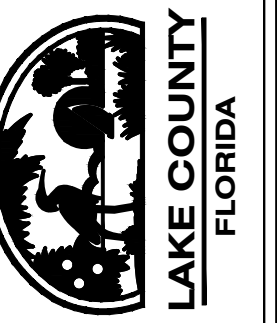
ALTERNATE KEY: 1037212
PARCEL IDENTIFICATION NUMBER : 11-22-26-0001-000-00700
DCS REAL ESTATE INVESTMENTS, LLC
OFFICIAL RECORD BOOK 4181, PAGE 1145

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

THIS DRAWING IS A GENERAL REPRESENTATION AND IN NO WAY DOES LAKE COUNTY CERTIFY ITS ACCURACY



SECTION: 11-1226-R2BE	REVISION: DATE:
JOB # 14028	REVISION: DATE:
FILE # 11-2018.103	REVISION: DATE:
E.B./P.G. : N/A	REVISION: DATE:
SURVEY DATE:	REVISION: DATE:
DWG. FILE: 14028_EXHIBIT.DWG	REVISION: DATE:
DRAWN BY: VG	REVISION: DATE:
APPROVED BY: CM	REVISION: DATE: