



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.



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 000-00600
OFFICIAL RECORDS BOOK 959, PAGE 1233
NO RIGHT OF WAY GIVEN

ALTERNATE KEY: 1663741
SOUTH 460' OF LOT 9, BLOCK 1 MONTVERDE, DIVISION J
PLAT BOOK 5, PAGE 21
PARCEL IDENTIFICATION NUMBER : 01-22-26-1400-001-00900
MICHAEL & SHELLEY ADAMS
OFFICIAL RECORDS BOOK 4969, PAGE 780

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 : 01-22-26-1400-001-01001
GUY S & RUTH A BOWENS, JR
OFFICIAL RECORDS BOOK 923, PAGE 294

ALTERNATE KEY: 3910242
SOUTH 155.00' OF BLOCK MONTVERDE, DIVISION J
PLAT BOOK 5, PAGE 21
PARCEL IDENTIFICATION NUMBER : 01-22-26-1400-001-01001
DAVID & ANDREA BOWENS, JR
OFFICIAL RECORDS BOOK 923, PAGE 294

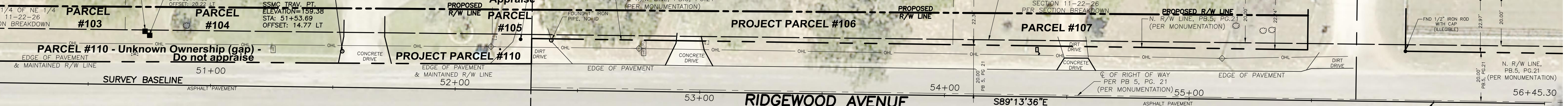
FOUND 4"x4" CONCRETE MONUMENT, NO ID
SITE BENCHMARK SET NAIL & DISC SSMC TRAV. PT. ELEVATION= 1593.38 STA: 51+53.69 OFFSET: 14.77 LT

FOUND 1/4" IRON ROD AND CAP (NO ID) STA: 52+26.49 OFFSET: 20.63 LT

FOUND 1" IRON PIPE, NO ID
FOUND NAIL AND DISC SSMC LB 2108 (TRAV. PT) STA: 53+99.77 OFFSET: 9.26 RT EL=151.95 N=1547832.23 E=438793.30

FOUND 1/2" IRON ROD WITH CAP (LEGIBLE)
FOUND 1" IRON PIPE, NO ID

FOUND 1/2" IRON ROD WITH CAP (LEGIBLE)
FOUND 1" IRON PIPE, NO ID



RIDGEWOOD AVENUE S89°13'36"E ASPHALT PAVEMENT

PROJECT PARCEL #109 - Unknown Ownership (gap) - Do not appraise

PROJECT PARCEL #108

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

ALTERNATE KEY: 1037212
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DCS REAL ESTATE INVESTMENTS, LLC
OFFICIAL RECORD BOOK 4181, PAGE 1145

ALTERNATE KEY: 3910242
PARCEL #111
PARCEL ID NUMBER: 11-22-26-0200-000-PARKO MORNINGSIDE PARK
PROPERTY OWNERS
PLAT BOOK 6, PAGE 34

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

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

MATCHLINE
SEE SHEET 1 OF 2

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

LAKE COUNTY
DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
SURVEYING SECTION

350 N. SINCLAIR AVE., TAVARES, FLORIDA 32778

LAKE COUNTY
FLORIDA

SECTION: 11-1226-R26E	REVISION: 1	REVISION: 2	REVISION: 3
JOB #: 14028	DATE: 11-20-18	DATE: 11-20-18	DATE: 11-20-18
FILE #: 11-2018.103	REVISION: N/A	REVISION: N/A	REVISION: N/A
F.B./P.G.: N/A	SURVEY DATE:	SURVEY DATE:	SURVEY DATE:
DWG. FILE: 14028_EXHIBIT.DWG	DATE:	DATE:	DATE:
DRAWN BY: VG	REVISION:	REVISION:	REVISION:
APPROVED BY: CM	DATE:	DATE:	DATE:

RIDGEWOOD AVENUE, MONTVERDE
PROPOSED RIGHT OF WAY EXHIBIT

SHEET
2 OF 2