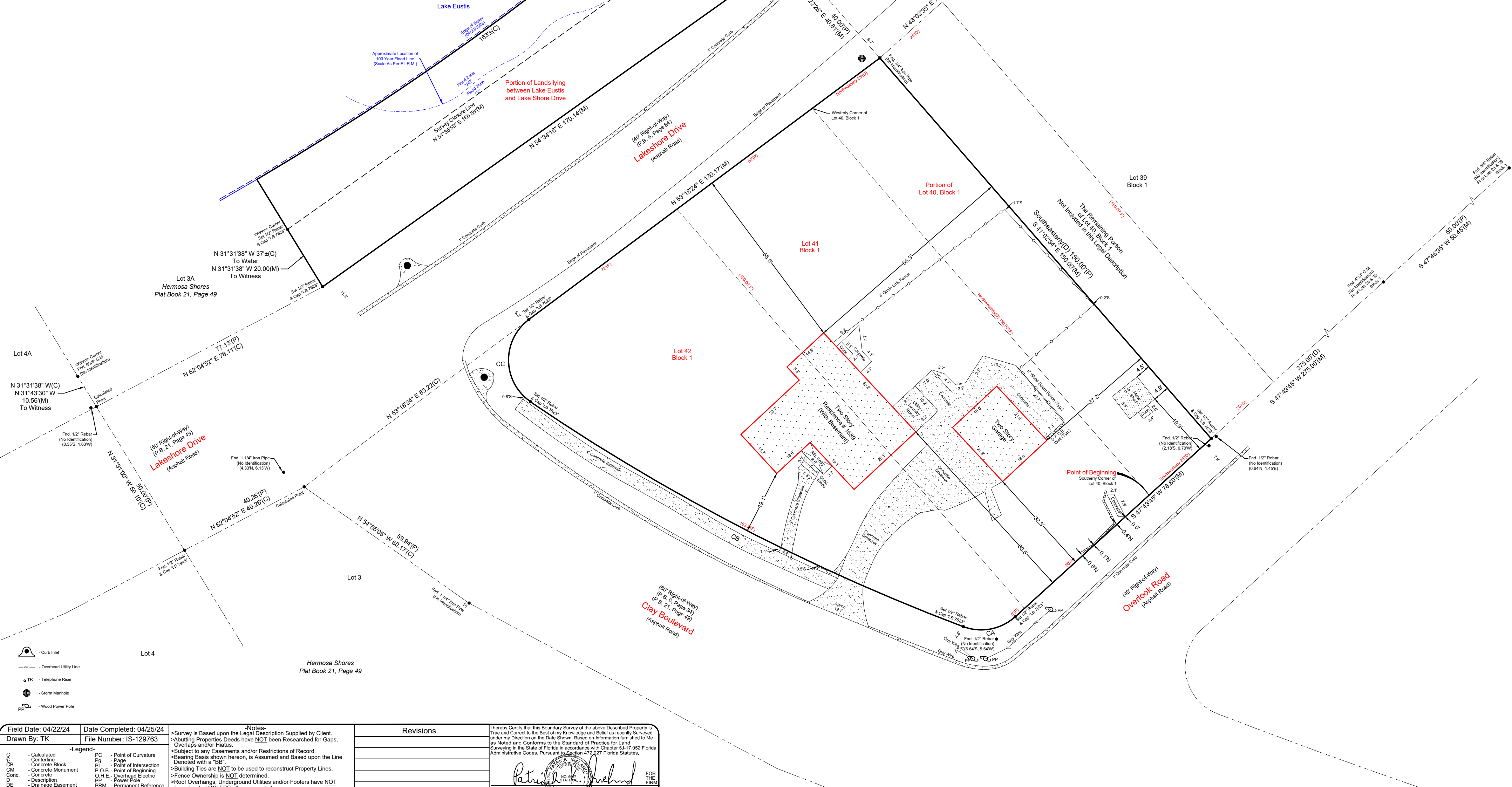


Boundary Survey

Legal Description:

Lots 41 and 42 and that part of Lot 40 bounded and described as follows: Begin at the most Southerly corner of said Lot 40 and run thence Northwesterly along the Southwesterly Line of said Lot 40 to the most Westerly corner of said Lot 40; thence Northeasterly along the Northwesterly line of said Lot 40 a distance of 25 feet; thence Southeasterly and parallel with the Southwesterly line of said Lot 40 to the Southeasterly line of said Lot 40; thence Southwesterly along the Southeasterly line of said Lot 40 to the Point of Beginning; all lying and being in Block 1 in Eustis Heights, a subdivision in Lake County, Florida, according to the plat thereof recorded in Plat Book 6, Page 84, Public Records of Lake County, Florida. Also: that parcel of land lying between the waters of Lake Eustis and the Northwesterly line of the right of way of Lake Shore Drive bounded on the Northeast by the Northwesterly extension of a line parallel with and 25 feet Northeasterly of the Southwesterly line of Lot 40 in Block 1 in Eustis Heights, a subdivision in Lake County, Florida, according to the plat thereof recorded in Plat Book 6, Page 84, Public Records of Lake County, Florida, and bounded on the Southwest by the Northwesterly extension of a line parallel with and 75 feet Northeasterly of the Southwesterly line of Lot 1 in Block 5 in the said Eustis Heights.

FLOOD DISCLAIMER: BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN LAKE COUNTY, COMMUNITY NUMBER 120421, DATED 12/18/2012. CERTIFIED TO: KIAVI FUNDING, INC.; STONE & GERKEN, P.A.; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; TWOGEZ INVESTMENTS, LLC



Field Date: 04/22/24	Date Completed: 04/25/24	-Notes-	
Drawn By: TK	File Number: IS-129763	>Survey is Based upon the Legal Description Supplied by Client.	
		>Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hattus.	
		>Subject to any Easements and/or Restrictions of Record.	
		>Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "SB".	
		>Building Ties are NOT to be used to reconstruct Property Lines.	
		>Fence Ownership is NOT determined.	
		>Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.	
		>Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.	
		>Use of This Survey for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Constitued to give ANY Rights or Benefits to Anyone Other than those Certified.	
		>Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A. This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying Inc. and the signing surveyor assume NO Liability for the Accuracy of this Determination.	
		Revisions	
		Revised Labels - 05/13/24 - BMJ	
		Office-407.678.3366 Fax-407.320.8165	
		Ireland & Associates Surveying, Inc.	
		800 Currency Circle, Suite 1020	
		Lake Mary, Florida 32746	
		www.Irelandsurveying.com	
		FOR THE FIRM	
		Patrick K. Ireland, P.S., 6637 LB 7623	
		This Survey is intended ONLY for the use of Said Certified Parties.	
		This Survey NOT VALID UNLESS signed and Embossed with Surveyor's Seal.	
		CA	
		R = 15.00'(P)	
		Δ = 62°59'08"(C)	
		L = 16.49'(M)	
		Chord Data	
		S 79°13'19" W 15.67'(M)	
		N 62°32'11" W 144.97'(M)	
		N 01°14'26" W 24.44'(M)	
		CB	
		R = 616.81'(C)	
		Δ = 13°29'51"(C)	
		L = 145.30'(M)	
		Chord Data	
		R = 15.00'(P)	
		Δ = 109°05'40"(C)	
		L = 28.56'(M)	
		Chord Data	
		CC	
		R = 15.00'(P)	
		Δ = 109°05'40"(C)	
		L = 28.56'(M)	
		Chord Data	
		Boundary Note:	
		This Boundary Survey is based upon the foremost field monumentation and occupation discovered on the date of 04/25/2024, and delineated hereon the face of this Survey. The Recorded Plat of the described Subdivision has minimal to insufficient information shown. Therefore, we have calculated information shown for the Northerly right of way of Clay Boulevard based. Property Boundaries are subject to change. If or when, any other preeminent information is discovered and determined to affect Subject Property. Said change is without hesitation, consultation or notification.	