

DESCRIPTION

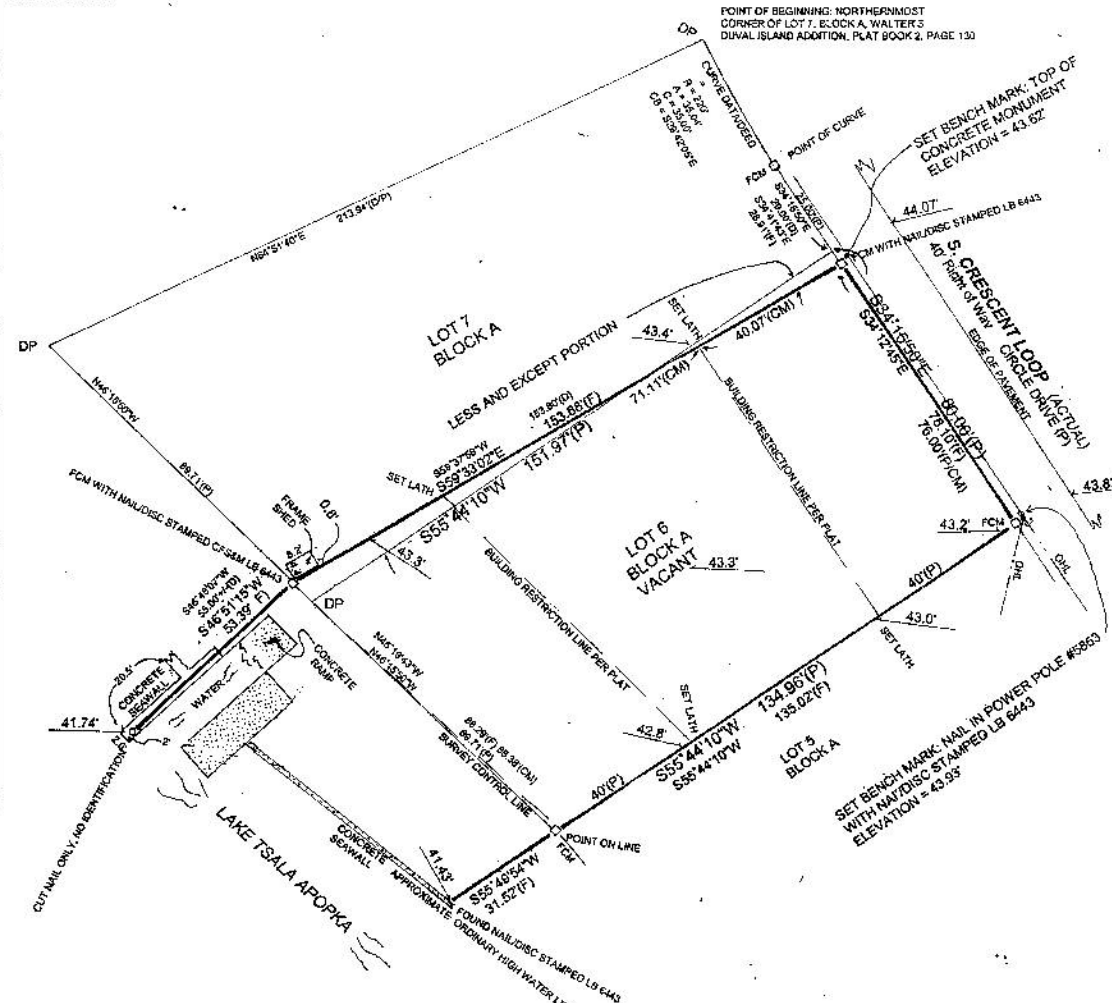
LOTS 6 AND 7, BLOCK A, WALTER'S DUVAL ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 130, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING:

PART OF LOTS 6 AND 7, BLOCK A, WALTER'S DUVAL ISLAND ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 130, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, DESCRIBED AS BEGINNING AT THE NORTHERNMOST CORNER OF SAID LOT 7, RUN THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF CRESCENT LOOP (CIRCLE DRIVE, BY PLAT) AND ALONG THE ARC OF A CURVE HAVING A RADIUS OF 220 FEET, A DISTANCE OF 35.04 FEET (CHORD BEARING AND DISTANCE OF S29°42'05"E, 35.00 FEET); THENCE ALONG SAID RIGHT-OF-WAY LINE, S34°15'50"E, 29.00 FEET; THENCE S59°37'58"W, 153.80 FEET; THENCE S46°48'07"W ALONG CENTERLINE OF A TWO FOOT WIDE RETAINING WALL AND ITS EXTENSION 55.00 FEET, MORE OR LESS, TO THE WATERS EDGE OF LAKE TSALA APOKA, AND THE SOUTHWESTERMOST END OF SAID RETAINING WALL; THENCE NORTHEASTERLY AND NORTHWESTERLY ALONG SAID WATERS EDGE TO A POINT THAT BEARS S64°31'40"W FROM THE POINT OF BEGINNING; THENCE N64°31'40"W, 213.94 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



CERTIFIED TO: JILL S. CHRISTOPHER



- SURVEYOR'S NOTES:**
1. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
 2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT-OF-WAY AND/OR OWNERSHIP WERE FURNISHED TO OR PURSUED BY THE UNDERSIGNED SURVEYOR EXCEPT AS SHOWN.
 3. NOT VALID UNLESS ENDORSED WITH THIS SURVEYOR'S SEAL.
 4. TIES TO IMPROVEMENTS ARE PERPENDICULAR TO BOUNDARY LINES, AS FOUND MONUMENTED.
 5. PROPERTY LIES IN SECTION 14, TOWNSHIP 20 SOUTH, RANGE 20 EAST.
 6. BEARINGS ARE BASED ON THE SOUTHEASTERLY LINE OF LOT 6, BLOCK A, AS FOUND MONUMENTED. (SEE DRAWING HAVING AN ASSUMED BEARING OF S55°44'10"W).
 7. DESCRIPTION AS SHOWN WAS FURNISHED AND FOUND RECORDED IN OFFICIAL RECORDS BOOK 927, PAGE 1737-1738, PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.
 8. SURVEY IS BASED ON MONUMENTATION FOUND IN PLACE.
 9. ELEVATIONS SOWN HEREON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929. (NGVD 1929).
 10. ORIGINATING BENCH MARK WAS PROVIDED BY SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT, DESIGNATED AS TBM 17AV-28, ELEVATION OF 46.80.

NOTE: PROPERTY APPEARS TO LIE IN FLOOD ZONE A3, ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 120063 0270 5, DATED 6/16/04. (BASE FLOOD ELEVATION = 45')

9.00' = SPOT ELEVATIONS

LEGEND

D = DEED	PP = POWER POLE
F = FIELD	OHL = OVERHEAD LINE
P = PLAT	TELE = TELEPHONE RYSER
CU = COMPUTED	CT = CABLE TV BOX
A = ARC	CON = CONCRETE
Δ = DELTA	WM = WATER METER
R = RADIUS	DP = DESCRIPTIVE POINT ONLY
C = CHORD DISTANCE	NO FIELD LOCATED
CB = CHORD BEARING	
PCP = PERMANENT CONTROL POINT	
PRM = PERMANENT REFERENCE MONUMENT	
○ (FIR) FOUND 5/8" IRON ROD	
→ NO IDENTIFICATION. (unless otherwise shown)	
→ (SIR) SET 5/8" IRON ROD WITH CAP STAMPED RLS 4055	
□ (FCM) FOUND 4"x4" CONCRETE MONUMENT WITH NAIL NO IDENTIFICATION (unless otherwise shown)	

TYPE OF WORK PERFORMED	DATE FIELD WORK COMPLETED
BOUNDARY SURVEY	2/7/06

JOB No. 1060201

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE REQUIREMENTS OF CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE.

Bobby J. Goodman
BOBBY J. GOODMAN
FLORIDA REGISTERED SURVEYOR No. 4056

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