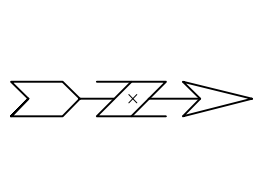
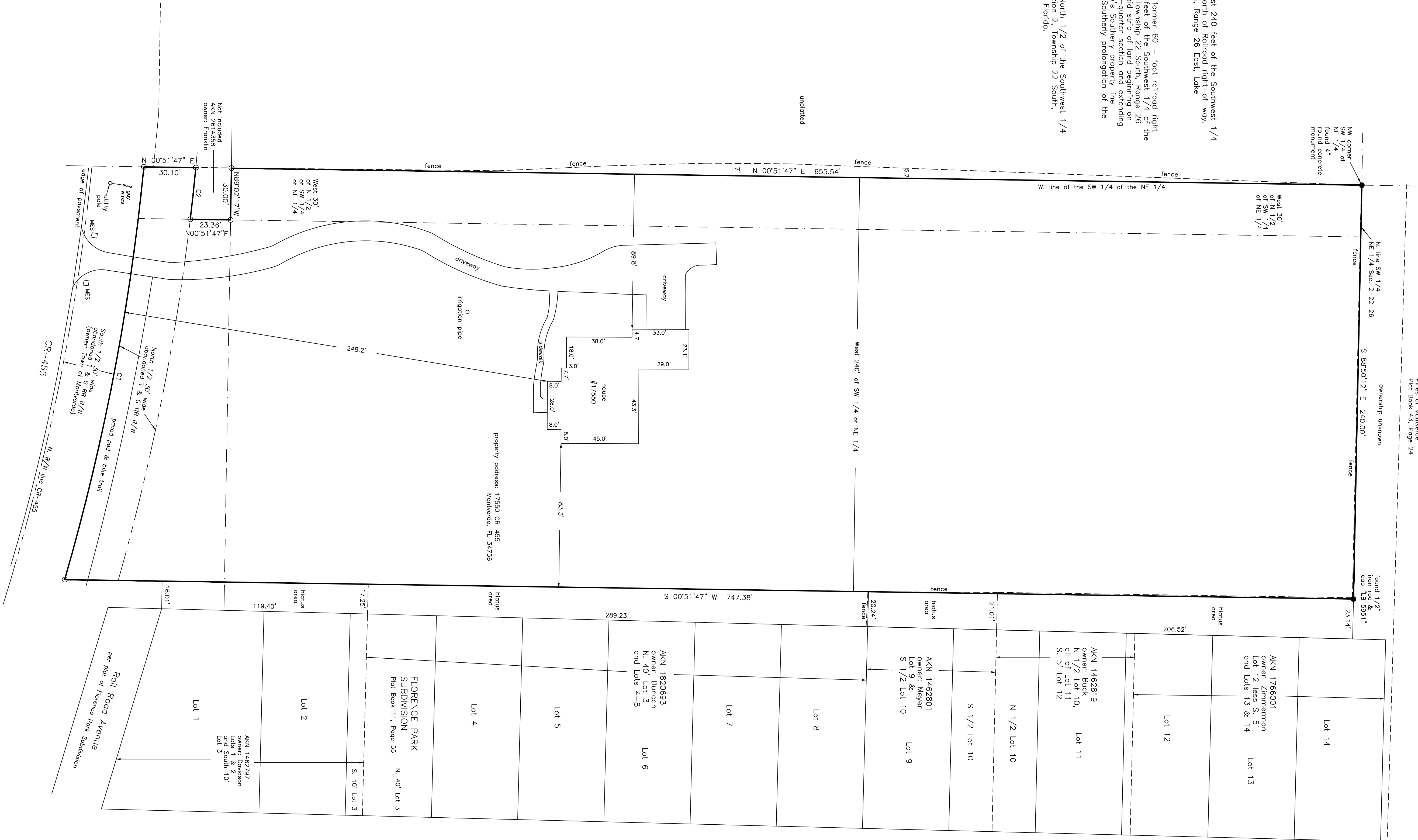


Map of Boundary Survey



Scale = 1"=30'

Pines of Montverde
Plat Book 43, Page 24



Description:
The East 210 feet of the West 240 feet of the Southwest 1/4 of the Northeast 1/4 of Section 22, Township 22 South, Range 26 East, Lake County, Florida.

AND
The Northern 30 feet of the former 60 - foot railroad right-of-way, as shown on the plat of the Southern Railway Company, et al, the Northeast 1/4 of Section 2, Township 22 South, Range 26 East, Lake County, Florida, said strip of land beginning on the West line of said quarter-quarter section and extending Southeastwardly along Grantee's Southern property line approximately 260 feet to a Southern prolongation of the West line of Railroad Avenue.
AND
The West 30.00 feet of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 2, Township 22 South, Range 26 East, Lake County, Florida.

Surveyor's Certification
I, the undersigned, Jeffery P. Rhoden & Julia Nix, being duly sworn, depose and say that this Map of Boundary Survey meets the Standards of Practice for surveys as set forth in Chapter 5A-17 Florida Administrative Code, pursuant to Section 472.0271, Florida Statutes.

JEFFREY P. RHODEN PSM #5322
JULIA NIX PSM #5322
08/23/16

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1321.31'	244.06'	243.71'	N 79°07'44" W	10°34'59"
C2	1351.31'	30.13'	30.13'	S 83°53'12" E	01°16'39"

Notes:
-Map made based on the W. line of SW 1/4 of NE 1/4 as being N 00°51'47" E, an assumed meridian.
-Legal description supplied by client.
-No title commitment or abstract has been provided for the subject property, there may be other recorded documents which could affect this parcel.
-No adjacent or underground improvements, other than those shown, located this date.
-Subject property contains 3.589 acres, more or less, as shown on the plat of the subject property to any rights of way or easements of record.

Filed Date	08/15/16	Prepared for:	Arthur & Julia Nix	16044.001
Drawn by:	JPR			
Scale:	1"=30'			

Rhoden Land Surveying, Inc.

LB #6980

420 E. Manahatta Ave.

Deerfield, FL 34711

352-534-0250