



TION  
 GREENGROVE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGES 46.  
 IC RECORDS OF LAKE COUNTY, FLORIDA.  
 GS BASED ON THE PLAT BEARING OF N.83°01'34"W. ALONG THE SOUTH RIGHT OF WAY LINE OF GREENGROVE  
 GROUND ENCROACHMENTS, IF ANY, AS SHOWN.  
 GROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED.  
 RVEY IS SUBJECT TO ANY FACTS THAT MIGHT BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH  
 TY SHOWN HEREON LIES IN FLOOD ZONES "X" AND "A".

CERTIFIED TO:  
 FRANCISCO FELIX, JR. AND MURIEL WILKINS  
 SUNTRUST MORTGAGE INC. ISAOA  
 SOUTH LAKE TITLE SERVICES, INC.  
 COMMONWEALTH LAND TITLE SERVICE, INC.

12/14/04

PATRICK A. KELLEY, P.L.S. FLORIDA SURVEYOR'S CERTIFICATE NO. 4423  
 NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR & MAPPER  
 THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE



20' private ingress/egress easement to  
benefit Lots 104, 105, 106, 107 & 112.

395.74' N89°59'52"E

DESCRIPTION

LOT 105, GREENGROVE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 47, PAGES 48 THRU 50, INCLUSIVE, OF  
THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

NOTES

1. BEARINGS BASED ON THE PLAT BEARING OF N.83°01'34"W. ALONG THE SOUTH RIGHT OF WAY LINE OF GREENGROVE BLVD.
2. ABOVEGROUND ENCROACHMENTS, IF ANY, AS SHOWN.
3. UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED.
4. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MIGHT BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
5. PROPERTY SHOWN HEREON LIES IN FLOOD ZONES "X" AND "A".

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SUNTRUST MORTGAGE INC. ISAOA  
SOUTH LAKE TITLE SERVICES, INC.  
COMMONWEALTH LAND TITLE SERVICES, INC.

Blackburn Surveying, Inc.  
L.S. # 6588  
1214 Bowman Street  
Sunnyvale Plaza  
P.O. Box 121022  
Clermont, Florida 34712  
(352) 394-4477  
Fax (352) 394-7058

BOUNDARY SURVEY FOR:

Francisco Felix, Jr. & Muriel Wilkins

SCALE: 1" = 60'	APPROVED BY: PMS	DRAWN BY: PMS
DATE: 12/7/2004	FB/PAGE:	

GREENGROVE ESTATES  
LAKE COUNTY, FLORIDA

PAGE NO. 1      DRAWING NO. greengrovel05

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③ - FOUND REBAR MARKED LB 1022