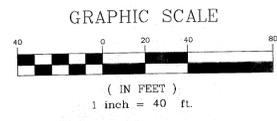
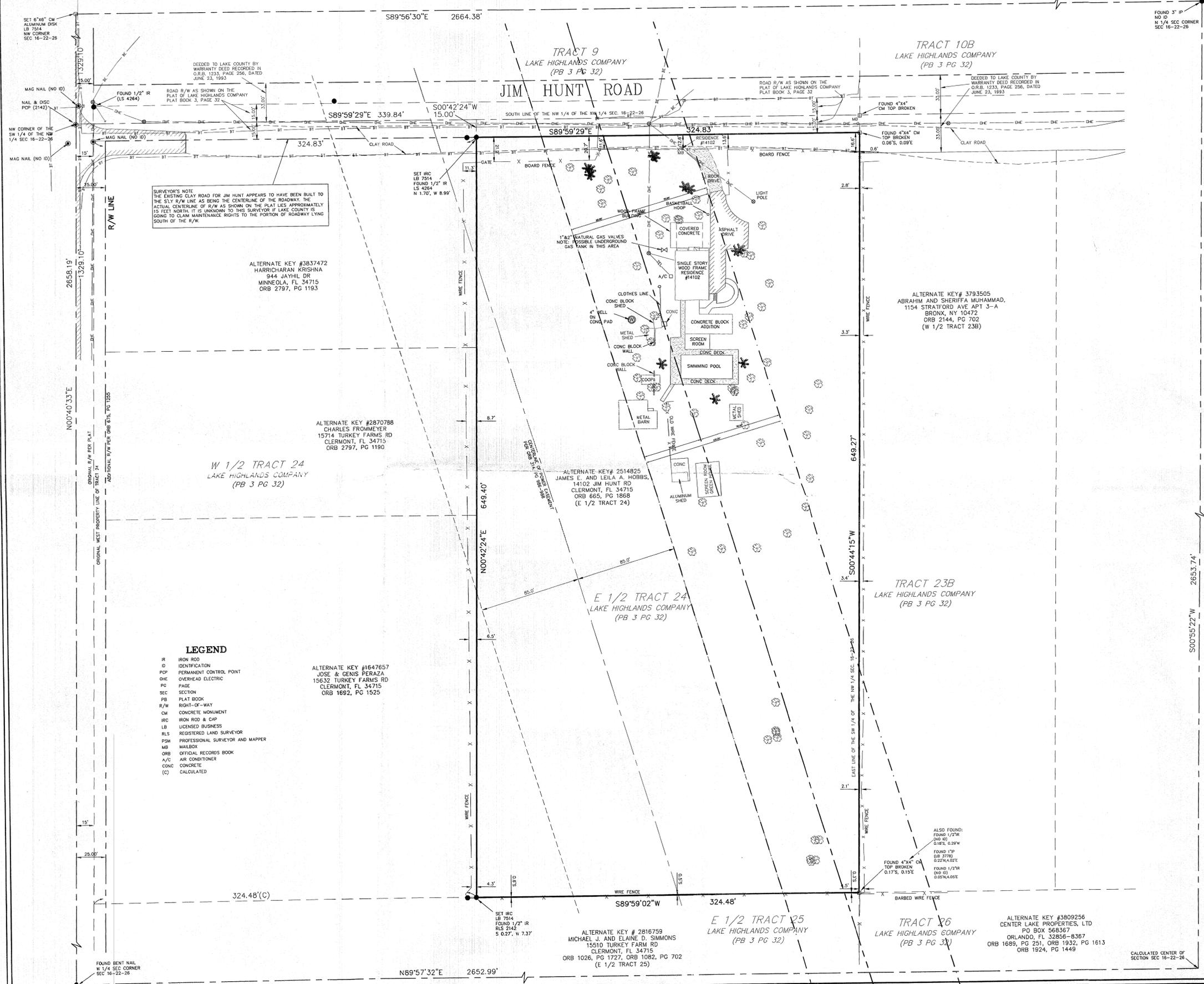


BOUNDARY SURVEY



LEGAL DESCRIPTION:

THE EAST 1/2 OF TRACT 24 IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST, ACCORDING TO THE PLAT OF LAKE HIGHLANDS, RECORDED IN PLAT BOOK 3, PAGE 32, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

SURVEYOR'S NOTE:

THE MAP OF SECTION 16 LAKE HIGHLANDS COMPANY (PLAT) AS RECORDED IN PLAT BOOK 3 PAGE 32 PUBLIC RECORDS, LAKE COUNTY, FLORIDA, IS AMBIGUOUS AS TO THE INTENT OF HOW THE TRACTS WERE TO BE BROKE DOWN AND THEIR RELATIONSHIP TO THE ROADS SHOWN ON THE PLAT. FURTHERMORE THE PLAT DOES NOT DIMENSION THE TRACTS OR ROADS AT ALL. I RESEARCHED HOW THE PLAT WAS CREATED TO SEE IF THERE WAS SOME INTENT OF THE PERSON CREATING THE PLAT, AS TO WHAT HE WAS USING FOR THE TRACT AND ROAD DIMENSIONS. THIS PARTICULAR PLAT WAS SUBMITTED FOR RECORDING BY A.P. GIBSON ENGINEER FROM ALDERSON, WEST VIRGINIA, AND APPEARS TO HAVE BEEN DRAWN ON MAY 25, 1914 BY HIM. IT WAS RECORDED IN LAKE COUNTY ON SEPTEMBER 11, 1917. I ALSO FOUND IN LAKE COUNTY'S PUBLIC RECORDS 17 MORE PLATS SUBMITTED FOR THE LAKE HIGHLANDS COMPANY, ALL ABOUT THE SAME TIME FRAME. I THINK THE MOST COMPELLING PLAT THAT EXPLAINS THE TRACT AND ROAD DIMENSIONS IS FOUND ON THE MAP OF SECTION 29 LAKE HIGHLANDS COMPANY (PLAT) AS RECORDED IN PLAT BOOK 2, PAGE 26, PUBLIC RECORDS, LAKE COUNTY, FLORIDA. IN REVIEWING THIS PLAT THE DIMENSIONS OF THE TRACTS AND ROADS ARE SHOWN AND IT APPEARS THAT THE PLAT INTENDED FOR THE TRACTS AND ROADS TO BE A FRACTIONAL BREAK DOWN OF THE SECTION RUNNING ALONG THE CENTERLINE OF THE ROADS. THIS PLAT APPEARS TO HAVE ALSO BEEN SUBMITTED FOR RECORDING BY A.P. GIBSON AND WAS RECORDED JANUARY 10, 1914 WITH AN ADDITIONAL NOTE ADDED TO IT BY A.P. GIBSON ON APRIL 26, 1915. THREE MORE PLATS SUPPORTS THIS OPINION AS IT IS FOUND IN THEIR NOTES, AS SHOWN ON THE RECORDED PLATS OF MAP OF SECTION 15 LAKE HIGHLANDS COMPANY (RECORDED ON MARCH 21, 1919) AND MAP OF SECTION 26 LAKE HIGHLANDS COMPANY (RECORDED ON APRIL 18, 1919) AS RECORDED IN PLAT BOOK 3, PAGE 52, PUBLIC RECORDS, LAKE COUNTY, FLORIDA, BOTH HAVE STATEMENTS "COMMENCE AT SAID NORTHWEST CORNER OF SAID SECTION 15, RUN SOUTH 15 FEET, EAST 15 FEET TO THE NORTHWEST CORNER OF TRACT B OF SAID PLAT" AND "COMMENCE AT SAID NORTHWEST CORNER OF SAID SECTION 26, RUN SOUTH 15 FEET, EAST 15 FEET TO THE NORTHWEST CORNER OF TRACT B OF SAID PLAT". ALSO A SIMILAR STATEMENT IS FOUND ON THE MAP OF SECTION 10 LAKE HIGHLANDS COMPANY (RECORDED ON FEBRUARY 14, 1919), AS RECORDED IN PLAT BOOK 3, PAGE 51, PUBLIC RECORDS, LAKE COUNTY, FLORIDA, THAT STATES "BEGIN AT SOUTHWEST CORNER OF SAID SECTION 10, RUN NORTH 15 FEET, THENCE EAST 15 FEET, TO THE SOUTHWEST CORNER OF TRACT 57 OF SAID PLAT". THE THREE SUPPORT PLATS MENTIONED ABOVE ALL STATE THAT THE ROADS WERE DEDICATED TO THE PUBLIC. WITH THIS INFORMATION IN HAND I WILL CONCLUDE THAT THE INTENT OF A.P. GIBSON WHEN RECORDING MAP OF SECTION 16 LAKE HIGHLANDS COMPANY IN PLAT BOOK 3 PAGE 32 PUBLIC RECORDS, LAKE COUNTY, FLORIDA, WAS TO HAVE ALL OF THESE PLATS WITH THE SAME INTENT.

NOTES:

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS THEY BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
3. BEARINGS SHOWN HEREON ARE FLORIDA STATE PLANE COORDINATE EAST ZONE-BASED LENGEMANN L-NET SERVICE AND CHECKED TO NGS STATIONS LK 160 AND LK 161 AND REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST AS BEING N00°40'33"E.
4. THE LEGAL DESCRIPTION WAS PROVIDED BY THE CLIENT.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD BY THIS FIRM.
6. UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED.
7. LANDS SHOWN HEREON LIE IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOOD PLAIN) ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 12069C 0555 D EFFECTIVE DATE: JULY 3, 2002.
8. THE EXPECTED USE OF LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61017-6 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE BETWEEN THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
9. THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 61017-6 FAC.
10. DATE OF FIELD WORK IS REFLECTED IN TITLE BLOCK, NOT THE DATE OF SIGNATURE.
11. THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1/40 OR SMALLER.

CERTIFIED TO:

JAMES AND LEILA HOBBS
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS
BOWEN, RADSON & SCHOOTH, P.A.
ATTORNEY'S TITLE INSURANCE FUND

DATE: 3-2-12
JAMES M. STRAUGHAN, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5309

LEGEND

- IR IRON ROD
- ID IDENTIFICATION
- POP PERMANENT CONTROL POINT
- OHE OVERHEAD ELECTRIC
- PC PAGE
- SEC SECTION
- PB PLAT BOOK
- R/W RIGHT-OF-WAY
- CM CONCRETE MONUMENT
- IRC IRON ROD & CAP
- LB LICENSED BUSINESS
- RLS REGISTERED LAND SURVEYOR
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- MB MAILBOX
- ORB OFFICIAL RECORDS BOOK
- A/C AIR CONDITIONER
- CONC CONCRETE
- (C) CALCULATED

ALTERNATE KEY #1647657
JOSE & GENIS PERAZA
15632 TURKEY FARMS RD
CLERMONT, FL 34715
ORB 1692, PG 1525

| SHEET 1 OF 1 | |
|-------------------------------|--------------------------|
| CLIENT | LAKE COUNTY |
| JOB NO. | 100029 |
| ACAD FILE | HOBBS SURVEY.DWG |
| DATE | 7/21/10 |
| DRAWN BY: | JH FLD. CHECKED: HANCOCK |
| REVISIONS | DATE |
| REVISE CERTIFICATIONS | 8/03/10 |
| REVISE FOUND CORNER ON E LINE | 01/31/12 |

BOUNDARY SURVEY

IN SECTION 16, TOWNSHIP 22 SOUTH, RANGE 26 EAST,
LAKE COUNTY, FLORIDA.
LAKE HIGHLANDS

BESH
BOTH ERN STRAUGHAN HOTT
350 North Sinclair Ave. Office: 352.343.8481
Tallahassee, Florida 32317. Fax: 352.343.5641
www.beshondh.com
ENGINEERS • SURVEYORS • PLANNERS • LICENSED BUSINESS 7914