LEGAL DESCRIPTION AND CERTIFICATION

LOT 24, BLOCK 11, OCALA WATERWAY ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK K, PAGE(S) 52, 52A-52K, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Community Number: 120160 Panel: 0704 Suffix: E F.I.R.M. Date: Flood Zone: X Field Work: 4/13/2022

Certified To:
DENNICEL JIMENEZ; BRICK CITY TITLE INSURANCE AGENCY; WINTRUST MORTGAGE, A DIVISION OF BARRINGTON BANK AND TRUST CO., N.A.

Property Address:
4321 SOUTHWEST 106TH PLACE
OCALA, FL 34476

Survey Number: 535768

Client File Number: 22-1535

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK	
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT	
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK	
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE	
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE	
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING	
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT	
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE	
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY	
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY	
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS	
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD	
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK	
				U.E.	UTILITY EASEMENT	

SYMBOL DESCRIPTIONS:

= CATCH BASIN		= MISC. FENCE	
= CENTERLINE ROAD		= PROPERTY CORNER	
= COVERED AREA		= UTILITY BOX (U.B.)	
= EXISTING ELEVATION (+ X.XX)		= UTILITY POLE (U.P.)	
= HYDRANT		= WATER METER (WM)	
= MANHOLE (S)		= WELL	
= METAL FENCE		= WOOD FENCE	

GENERAL NOTES:

1) LEGAL DESCRIPTION PROVIDED BY OTHERS
2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
5) ONLY VISIBLE ENCROACHMENTS LOCATED.
6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
7) FENCE OWNERSHIP NOT DETERMINED.
8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFRENCED TO N.G.V.D. 1929
9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
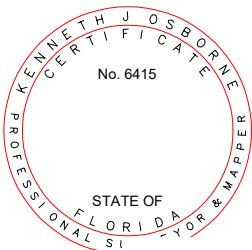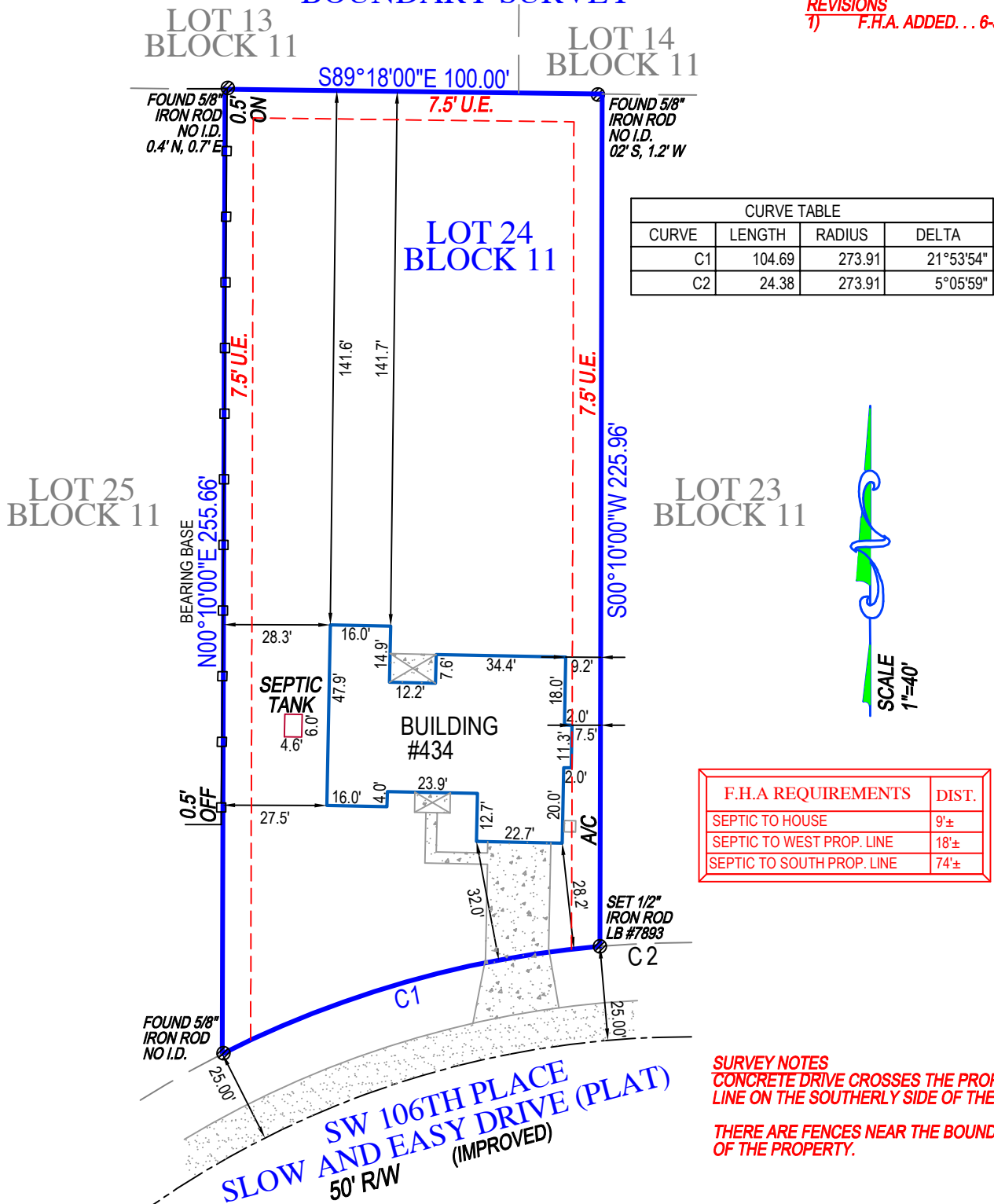
TARGET SURVEYING, LLC
LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: http://targetsurveying.net

BOUNDARY SURVEY

LOT 13
BLOCK 11

LOT 14
BLOCK 11

LOT 24
BLOCK 11

LOT 25
BLOCK 11

LOT 23
BLOCK 11

S89°18'00"E 100.00'

7.5' U.E.

FOUND 5/8"
IRON ROD
NO I.D.
0.4' N, 0.7' E

FOUND 5/8"
IRON ROD
NO I.D.
02' S, 1.2' W

0.5' ON

7.5' U.E.

7.5' U.E.

BEARING BASE
N00°10'00"E 255.66'

S00°10'00"W 225.96'

141.6'
141.7'

SEPTIC
TANK

BUILDING
#434

28.3'
16.0'
14.9'
7.6'
34.4'
9.2'
47.9'
12.2'
18.0'
2.0'
7.5'
11.3'
6.0'
4.6'
0.5' OFF
27.5'
16.0'
4.0'
23.9'
12.7'
22.7'
20.0'
2.0'
A/C
32.0'
28.2'

SET 1/2"
IRON ROD
LB #7893

C 2

C1

FOUND 5/8"
IRON ROD
NO I.D.

25.00'
25.00'

SW 106TH PLACE
SLOW AND EASY DRIVE (PLAT)
(IMPROVED)
50' R/W

SCALE 1"=40'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	104.69	273.91	21°53'54"
C2	24.38	273.91	5°05'59"

F.H.A REQUIREMENTS	DIST.
SEPTIC TO HOUSE	9'±
SEPTIC TO WEST PROP. LINE	18'±
SEPTIC TO SOUTH PROP. LINE	74'±

SURVEY NOTES
CONCRETE DRIVE CROSSES THE PROPERTY
LINE ON THE SOUTHERLY SIDE OF THE LOT.

THERE ARE FENCES NEAR THE BOUNDARY
OF THE PROPERTY.

SURVEYORS CERTIFICATE

KENNETH J OSBORNE
CERTIFICATE
No. 6415
PROFESSIONAL SURVEYOR & MAPPER
STATE OF
FLORIDA

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

Kenneth Osborne
Digitally signed by
Kenneth Osborne
Date: 2022.06.03
14:20:39 -04'00'

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(NOT COMPLETE WITHOUT PAGE 1)

TARGET
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