













MATCHLINE - SEE SHEET 03.02



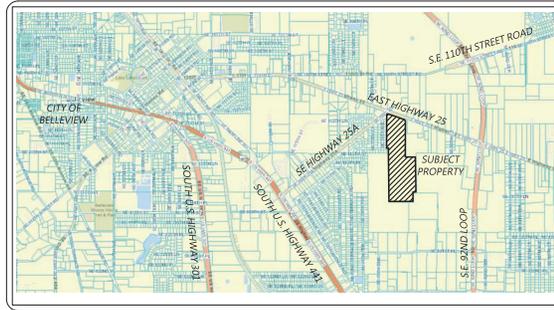
MATCHLINE - SEE SHEET 03.02



# BOUNDARY AND TOPOGRAPHIC SURVEY FOR: HIGHLAND HOMES

## A PORTION OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 23 EAST MARION COUNTY, FLORIDA

**VICINITY MAP:**  
NOT TO SCALE



**NOTES:**

1. DATE OF FIELD SURVEY: JUNE 24, 2022.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD THAT ARE NOT SHOWN IN THE PROVIDED TITLE COMMITMENT PER ALLIANT NATIONAL TITLE INSURANCE COMPANY, ALLIANT NATIONAL FILE NO. 20074871, COMMITMENT NO. 20074871, BEARING A COMMITMENT DATE OF APRIL 08, 2022. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
3. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C07450, EFFECTIVE DATE OF AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF REDUCED FLOOD HAZARD.
4. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
5. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
6. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
10. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE OF LOCATIONS PROVIDED BY IRTH ONE CALL TICKET NO. 168204072. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE NOT VERIFIED BY JCH CONSULTING GROUP, INC.
11. THERE ARE EXISTING INTERIOR IMPROVEMENTS THAT WERE NOT LOCATED AS PART OF THIS SURVEY.
12. TOPOGRAPHIC DATA AND TREE LOCATIONS ARE BASED ON AREA AS SPECIFIED BY CLIENT.
13. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT K 581, ELEVATION 85.05' (NAVD 1988).

**RECORD DESCRIPTION:**

(PER ALLIANT NATIONAL TITLE INSURANCE COMPANY, ALLIANT NATIONAL FILE NO. 20074871, COMMITMENT NO. 20074871, BEARING A COMMITMENT DATE OF APRIL 08, 2022)

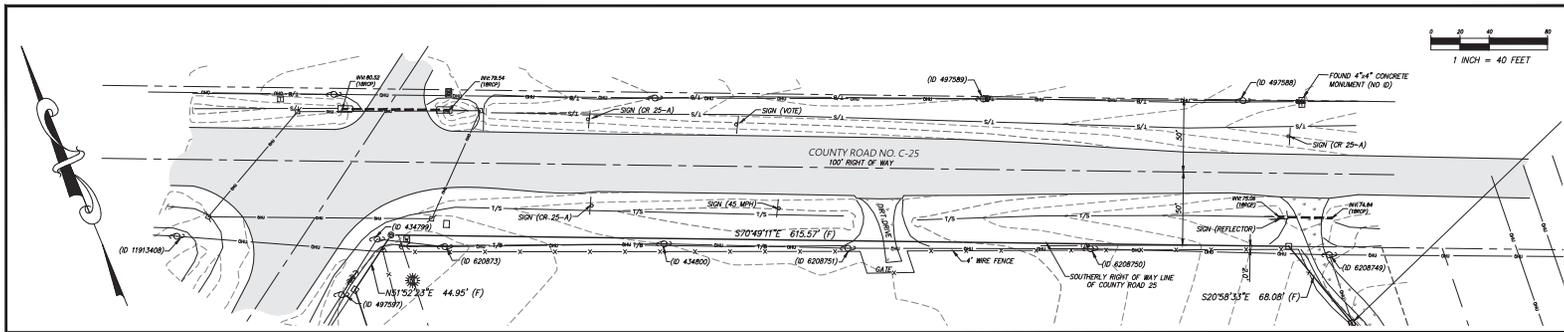
BEGIN AT THE SE CORNER OF LOT 12, BLOCK "A", BELLEVUE OAKS ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK V, PAGE 88, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.00°58'40"E, ALONG THE EAST BOUNDARY OF SAID BLOCK "A", 1141.01 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 25-A (100 FEET WIDE); THENCE N. 51°41'50"E, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 44.95 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 25 (100 FEET WIDE); THENCE S.70°58'24"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 615.57 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S.21°07'44"E, 68.11 FEET; THENCE S.00°03'37"W, 121.90 FEET; THENCE S.89°52'59"E, 346.38 FEET; THENCE S.01°04'15"E, 1188.14 FEET; THENCE N.89°59'10"W, 101.58 FEET; THENCE S.00°29'09"E, 323.54 FEET; THENCE S.89°43'10"W, 205.13 FEET; THENCE S.89°43'05"W, 20.05 FEET; THENCE S.89°52'59"W, 600.33 FEET; THENCE N. 00°51'53" W, 1652.89 FEET; THENCE N.00°04'10"E, 178.91 FEET; THENCE N.89°54'20"W, 62.08 FEET TO THE POINT OF BEGINNING.

**PROPERTY DATA:**

PARCEL NO. 39196-003-01  
ADDRESS: 7730 EAST HIGHWAY 25  
BELLEVUE, FL 34620  
ACREAGE: +/- 51.51 ACRES

**CERTIFIED TO:**

1. HIGHLAND HOMES  
2. ALLIANT NATIONAL TITLE INSURANCE COMPANY



**LEGEND AND ABBREVIATIONS:**

- |         |                                     |   |  |
|---------|-------------------------------------|---|--|
| #       | MORE OR LESS                        | ⊠ | TELEPHONE RISER BOX                      |
| LB      | LICENSED BUSINESS                   | ⊙ | WELL                                     |
| NO.     | NUMBER                              | ⊕ | IRRIGATION CONTROL VALVE                 |
| LS      | LAND SURVEYOR                       | ⊗ | WATER METER                              |
| LD.     | IDENTIFICATION                      | ⊖ | WATER VALVE                              |
| ⊙       | CENTERLINE                          | ⊕ | FIRE HYDRANT                             |
| R       | RADIUS                              | ⊖ | BACK FLOW PREVENTER                      |
| L       | ARC LENGTH                          | ⊕ | AIR CONDITIONER PAD                      |
| A       | DELTA (CENTRAL ANGLE)               | ⊕ | GAS VALVE                                |
| CH      | CHORD LENGTH                        | ⊕ | CYPRESS                                  |
| C.B.    | CHORD BEARING                       | ⊕ | GAS LINE MARKER                          |
| (F)     | FIELD MEASUREMENT                   | ⊕ | TRAFFIC SIGNAL CONTROL BOX               |
| (P)     | PLAT MEASUREMENT                    | ⊕ | TRAFFIC SIGNAL POLE                      |
| (D)     | DEED MEASUREMENT                    | ⊕ | WOOD UTILITY POLE                        |
| (C)     | CALCULATED MEASUREMENT              | ⊕ | UTILITY POLE GUY ANCHOR                  |
| FEMA    | FEDERAL EMERGENCY MANAGEMENT AGENCY | ⊕ | LIGHT POLE                               |
| DI      | DUCTILE IRON PIPE                   | ⊕ | ELECTRIC TRANSFORMER                     |
| PVC     | POLYVINYL CHLORIDE                  | ⊕ | ELECTRIC VAULT                           |
| CMP     | CORRUGATED METAL PIPE               | ⊕ | FLAG POLE                                |
| RCP     | REINFORCED CONCRETE PIPE            | ⊕ | MAIL BOX                                 |
| HDPE    | HIGH DENSITY POLYETHYLENE           | ⊕ | DIRT ROAD                                |
| NAVD    | NORTH AMERICAN VERTICAL DATUM       | ⊕ | ASPHALT PAVEMENT                         |
| NGVD    | NATIONAL GEODETIC VERTICAL DATUM    | ⊕ | CONCRETE                                 |
| FB      | PLAT BOOK                           | ⊕ | LINE BREAK                               |
| ORIS    | OFFICIAL RECORDS BOOK               | ⊕ | FENCE LINE AS NOTED                      |
| (PAGES) |                                     | ⊕ | OVERHEAD UTILITY LINE                    |
| R/W     | RIGHT OF WAY                        | ⊕ | APPROXIMATE TOP OF BANK                  |
| ⊕       | CURB INLET GRATE                    | ⊕ | APPROXIMATE TOE OF SLOPE                 |
| ⊕       | CATCH BASIN                         | ⊕ | EXISTING CONTOUR                         |
| ⊕       | STORM MANHOLE                       | ⊕ | CONTROL/BENCHMARK AS DESCRIBED           |
| ⊕       | MITERED END SECTION                 | ⊕ | FOUND 4"x4" CONCRETE MONUMENT (AS NOTED) |
| ⊕       | SANITARY MANHOLE                    | ⊕ | FOUND 5/8" IRON ROD & CAP (AS NOTED)     |
| ⊕       | SANITARY CLEANOUT                   | ⊕ | SET 3/8" IRON ROD & CAP (LB 8071)        |
| ⊕       | ELECTRIC MANHOLE                    |   |  |
| ⊕       | ELECTRIC METER                      |   |  |
| ⊕       | ELECTRIC RISER BOX                  |   |  |
| ⊕       | CABLE TELEVISION RISER BOX          |   |  |

**TREE LEGEND:**

- (SIZE DENOTED INSIDE SYMBOL)
- ⊕ CAMPHOR
  - ⊕ CEDAR
  - ⊕ CHERRY
  - ⊕ CHINABERRY
  - ⊕ CYPRESS
  - ⊕ DOGWOOD
  - ⊕ ELM
  - ⊕ GUM
  - ⊕ HICKORY
  - ⊕ HOLLY
  - ⊕ LAUREL OAK
  - ⊕ LIVE OAK
  - ⊕ MAGNOLIA
  - ⊕ MAPLE
  - ⊕ MIMOSA
  - ⊕ MISC
  - ⊕ PALM
  - ⊕ PECAN
  - ⊕ PINE TREE
  - ⊕ SUGAR HACKBERRY
  - ⊕ SYCAMORE

**NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS:**

- ABSTRACT INFORMATION WAS PROVIDED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, ALLIANT NATIONAL FILE NO. 20074871, COMMITMENT NO. 20074871, BEARING A COMMITMENT DATE OF APRIL 08, 2022. THE FOLLOWING SCHEDULE B-2 ITEMS ARE NOTED RELATIVE TO PARCEL:
- ITEM 9: EASEMENT AS CONTAINED IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1630, PAGE 1702, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AFFECTS THE SUBJECT PARCEL, AND IS DEPICTED HEREON.
  - ITEM 10: FLORIDA POWER CORPORATION'S CENTRAL FLORIDA TO SILVER SPRINGS 240 KV TRANSMISSION LINE EASEMENT AFFECTS SUBJECT PARCEL, AND IS DEPICTED HEREON. (NO RECORDING INFORMATION PROVIDED)

**UTILITY CONTACTS:**

- |                  |  |
|------------------|--|
| FIBER, TELEPHONE | CENTURYLINK<br>CONTACT: RYAN EGAN<br>1-918-547-0063  |
| WATER, SEWER     | CITY OF BELLEVUE<br>CONTACT: JOSH SEE<br>1-352-533-0923                                    |
| ELECTRIC:        | DUNE ENERGY<br>CONTACT: USIC<br>1-800-778-9140   |
| WATER            | SUNSHINE UTILITIES OF CENTRAL FLORIDA<br>CONTACT: DEWANE (DEX) CHRISTMAS<br>1-352-343-8228 |
| CATV:            | CHARTER COMMUNICATIONS<br>CONTACT: USIC<br>1-800-778-9140                                  |

**SURVEYOR'S CERTIFICATE:**

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 547.050-052, PURSUANT TO SECTION 412.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON  
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

DATE \_\_\_\_\_

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

**SHEET 1 OF 2**  
**ONE IS NOT COMPLETE WITHOUT THE OTHER**  
**SEE SHEET 2 OF 2 FOR SURVEY DRAWING**

NO.	REVISIONS	BY	DATE

DRAWN:	K.L.J.
REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE:	1" = 100'

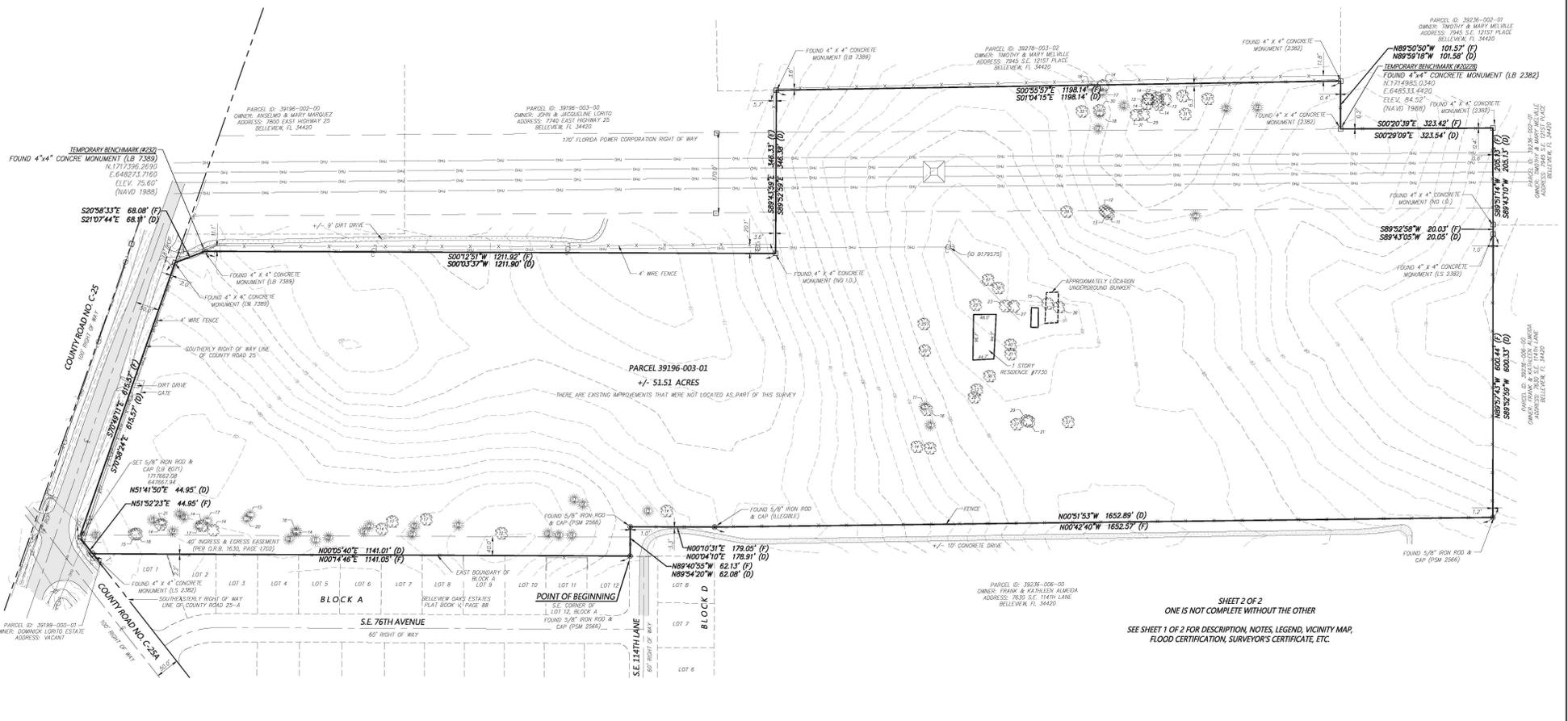
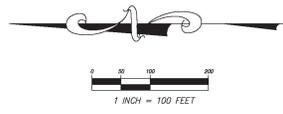
**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT, SURVEYING & MAPPING  
10000 W. UNIVERSITY AVENUE, SUITE 100, BOCA RATON, FL 33433  
TEL: 561-993-1100 FAX: 561-993-1101  
WWW.JCHCONSULTING.COM

**PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY - FOR -  
HIGHLAND HOMES**

FIELD BOOK/PAGE:  
22-176-19

FILE: BELLEVUE 157A

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:  
**HIGHLAND HOMES**  
 A PORTION OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 23 EAST  
 MARION COUNTY, FLORIDA



SHEET 2 OF 2  
 ONE IS NOT COMPLETE WITHOUT THE OTHER  
 SEE SHEET 1 OF 2 FOR DESCRIPTION, NOTES, LEGEND, VICINITY MAP,  
 FLOOD CERTIFICATION, SURVEYOR'S CERTIFICATE, ETC.

REVISIONS			
FB/PC	DATE	REVISION	OKD


**JCH**  
 CONSULTING GROUP, INC.  
 LAND DEVELOPMENT • SURVEYING & MAPPING  
 PLANNING • ENVIRONMENTAL • G.I.S.  
 4839 15TH STREET, OCALA, FLORIDA 34703  
 PHONE (352) 486-1482 FAX (888) 272-8333 www.JCHgroup.com  
 CONSULTING GROUP OF ALTRON CORPORATION • J. B. 9071

LOCATED IN SECTION 32, TOWNSHIP 16  
 SOUTH, RANGE 23 EAST  
 MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND  
 TOPOGRAPHIC SURVEY  
 -FOR-  
 HIGHLAND HOMES

FB/PG	FIELD DATE	JOB NO.	2 OF 2
22-3/16-19	06/24/22	221006BND	
DRAWING DATE	BY	APPROVED	SCALE
06/29/22	K.L.J.	C.H.	1" = 100'