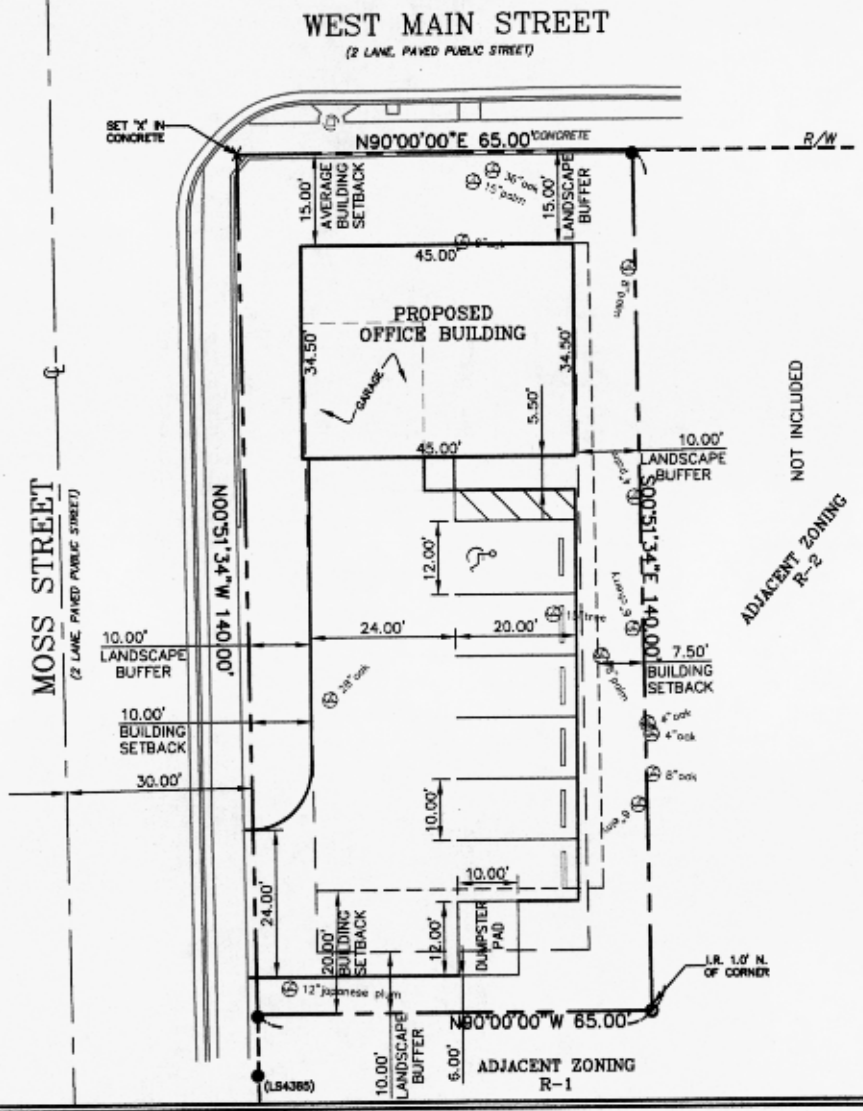


SECTION 27, TOWNSHIP 19S, RANGE 24E
LOCATION MAP

LEGAL DESCRIPTION

THE WEST 15 FEET OF LOT 5 AND ALL OF LOT 6 IN BLOCK "B", OF LEESBURG REALTY COMPANY'S ADDITION TO LEESBURG, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 6, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY

SITE DATA

PROJECT AREA = 9,100 sq.ft. (0.21 acres)

PROPOSED IMPERVIOUS AREA = 5,219 sq.ft.

PERCENT IMPERVIOUS AREA = 57.35%

FLOOD ZONE = "X"

EXISTING ZONING = "R-2"

PROPOSED ZONING = "SPUD"

PROPOSED USE OF SITE = OFFICE BUILDING

BUILDING SQUARE FOOTAGE = 2,000 sq.ft. LEASABLE SPACE

PARKING REQUIRED = 1space/250 sq.ft.
2000/250 = 8 spaces

PARKING PROVIDED = 8 spaces (INCLUDING GARAGE)

NO ST. JOHNS PERMIT REQUIRED

OWNER

TIM SENNETT
P.O. BOX 491308
LEESBURG, FL 34749-1308
PHONE (352) 326-0411
FAX (352) 728-5255

ENGINEER

KEITH E. RIDDLE, P.E.
RIDDLE – NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FL 34748
PHONE (352) 787-7482
FAX (352) 787-7412

ENGINEER

GEORGE W. FARNER, JR., P.S. & M.
HALL – FARNER AND ASSOCIATES, INC.
2007 WEST BUTLER STREET
LEESBURG, FL 34748
PHONE (352) 787-5115
FAX (352) 787-0767

ISSUES FOR SPUD ZONING

CITY CODE:	REQUIRED:	PROVIDED:
REAR LANDSCAPE BUFFER	10 FEET	6 FEET
CORNER LOT SETBACK	20 FEET	10 FEET

REVISED 2/23/09

RIDDLE NEWMAN ENGINEERING INC.

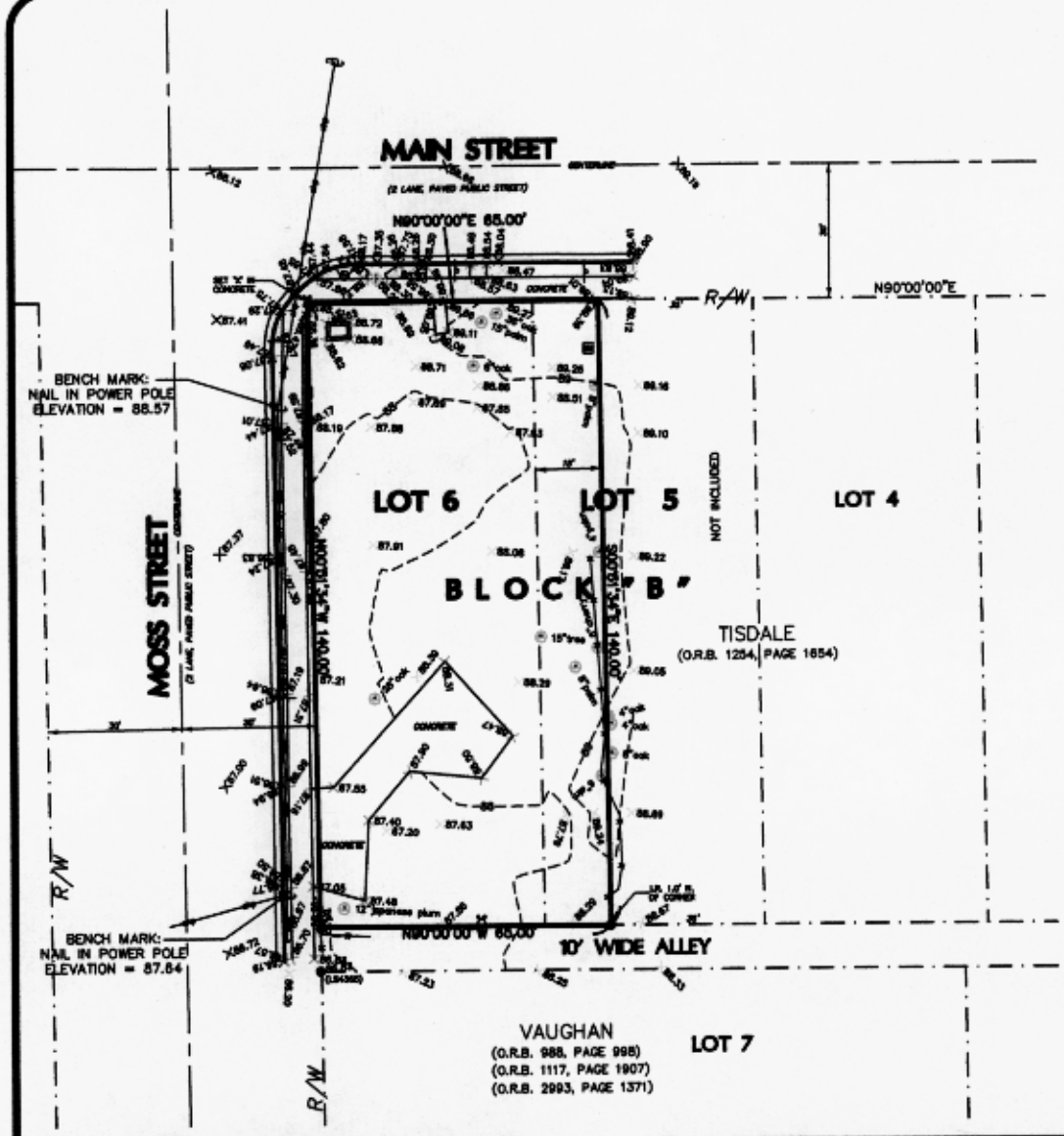
RIDDLE - NEWMAN ENGINEERING, INC.
115 NORTH CANAL STREET
LEESBURG, FLORIDA 34748
PHONE (352) 787-7482
FAX (352) 787-7412

SENNETT 1611 WEST MAIN STREET

CONCEPTUAL PLAN

DATE: 1/29/09
SCALE: 1"=20'
FILE: 09.05
SHEET: 1 of 1

2/23/2009 9:42:15 AM



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION (O.R.B 3675, PAGE 1379):
THE WEST 15 FEET OF LOT 5 AND ALL OF LOT 6 IN BLOCK "B", OF LEESBURG REALTY COMPANY'S ADDITION TO LEESBURG, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 6, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

NOTES:
1. THIS IS A SURVEY OF A DESCRIPTION FURNISHED BY CLIENT AND THIS SURVEY DOES NOT DETERMINE OWNERSHIP.
2. UNDERGROUND IMPROVEMENTS NOT LOCATED.
3. SURVEY BASED ON INSTRUCTIONS FROM CLIENT.
4. ELEVATIONS BASED ON N.A.V.D. 1988 DATUM.
5. ACCORDING TO THE NATIONAL FLOOD INSURANCE RATE MAP OF LEESBURG, COMMUNITY PANEL NO. 120136-0317-D, DATED 7/3/02 THIS PROPERTY LIES IN FLOOD ZONE "X".
6. BEARINGS BASED ON SOUTH RIGHT-OF-WAY LINE OF MAIN STREET AS BEING N.90° 00'00"E.

GENERAL LEGEND

■ = FOUND CONCRETE MONUMENT (NUMBER/SIZE AS NOTED)	BM = BENCH MARK
● = FOUND IRON PIN (NUMBER/SIZE AS NOTED)	C/B = CONCRETE BLOCK
● = FOUND IRON PIPE (SIZE AS NOTED; NO NUMBER)	CM = CONCRETE MONUMENT
△ = FOUND BOLT IN CONCRETE (NUMBER NOTED IF AVAILABLE)	FND = FOUND
○ = SET IRON ROD (5/8", LB 707)	IP = IRON PIPE
⊡ = SET CONCRETE MONUMENT (4"x4", LB 707)	IR = IRON ROD/PIN
= FIRE HYDRANT	LS = REGISTERED SURVEYOR NUMBER
= POWER POLE	LB = LICENSED BUSINESS NUMBER
= SANITARY SEWER MAN HOLE	MEA = MEASURED
= STORM SEWER MAN HOLE	( ) = DESCRIBED BEARING OR DISTANCE
= OVERHEAD POWER LINE	R/W = RIGHT-OF-WAY LINE
= WATER METER	PRM = PERMANENT REFERENCE MONUMENT
x 00.00 = SPOT ELEVATION	PCP = PERMANENT CONTROL POINT
= FENCE LINE	PT = POINT OF TANGENT
= MAIL BOX	PC = POINT OF CURVATURE
= TRAFFIC SIGN	POC = POINT ON CURVE
	N/T = NAIL AND TAB
	POB = POINT OF BEGINNING
	ORB = OFFICIAL RECORDS BOOK
	PB = PLAT BOOK
	PG = PAGE
	PL = PLAT
	= GAS VALVE
	= SANITARY CLEAN OUT

HALL-FARNER
AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
PLANNERS
G.P.S. CONTROL SURVEYS
2007 W. BUTLER STREET LEESBURG, FLORIDA 34748
PHONE: (352) 787-5115 FAX: (352) 787-0767
• SERVING FLORIDA SINCE 1982 •
EMAIL: hallfarner@aol.com
Certificate of Authorization LB 0707

SHEET 1 | PROJECT NUMBER: 09-0023 | DRAWING FILE NUMBER: 90023T01

BOUNDARY/TOPO SURVEY

Block B, Leesburg Realty Co. Add., Leesburg

TIM SENNETT

LEESBURG, FLORIDA

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

"I hereby certify that this survey was made under my responsible charge and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes."

George W. Farner, Jr. — Signature Date
Professional Surveyor & Mapper, P. S. & M. No. 4614, State of Florida

NOTE: 1) This drawing is being certified to the date of field work and not signature date.
2) Copies of this sketch are not valid without signature and the original raised seal of a Florida licensed surveyor and mapper.
3) Certification limited to person or persons named hereon.

REVISION	NO.	BY	DATE

SCALE 1" = 20'
FIELD BOOK/PG. 1117/05 DATE 01/28/09
DRAWN KHN/TIM 2/02/09