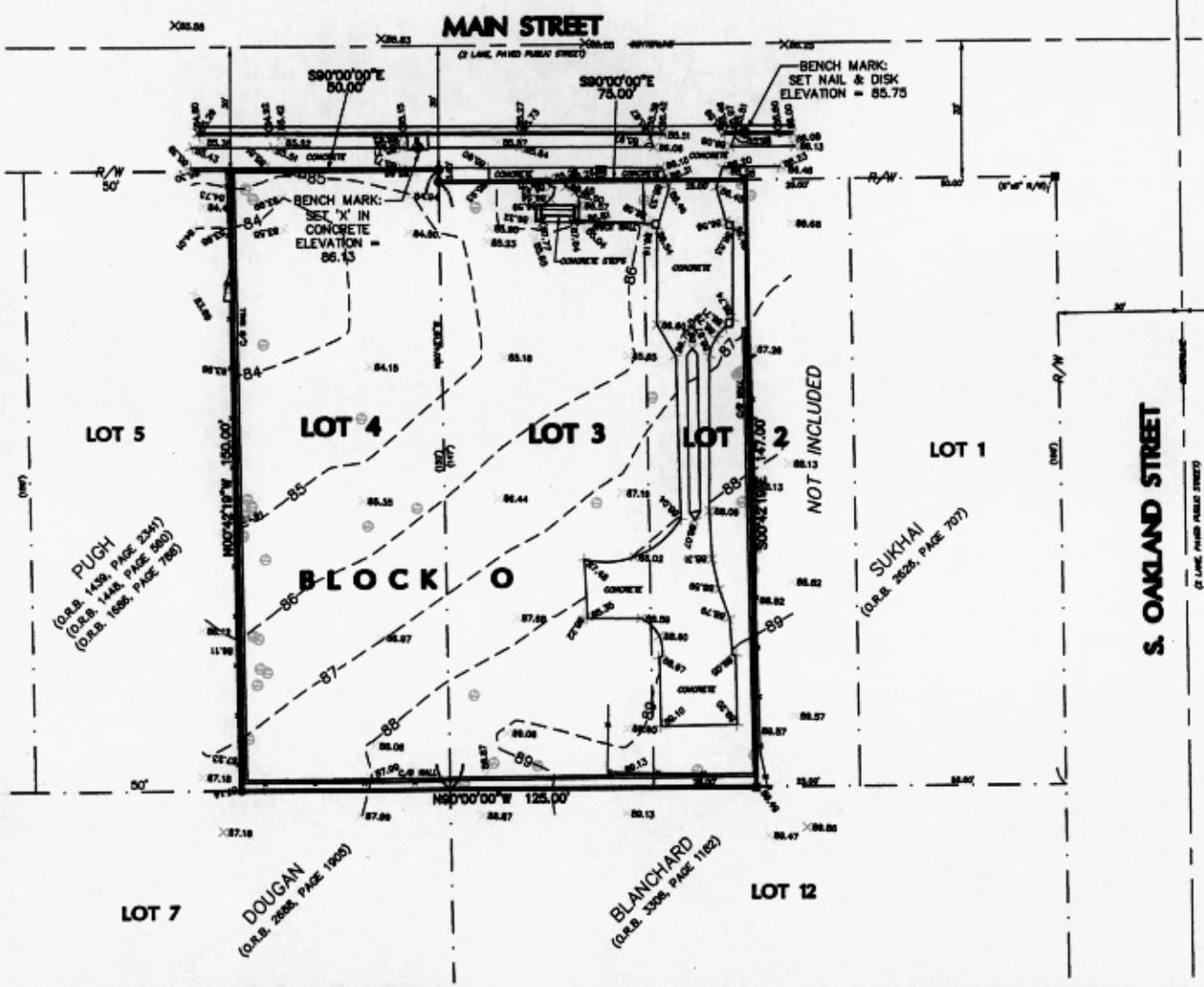


GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

LEGAL DESCRIPTION (O.R.B. 3833, PAGE 0588):
LOTS 3, AND 4, AND THE WEST 25 FEET OF LOT 2, IN BLOCK "O", IN W.C. WILKINS OAK CREST SUBDIVISION IN THE CITY OF LEESBURG, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 58, 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. BEARINGS BASED ON THE SOUTH RIGHT-OF-WAY LINE OF MAIN STREET AS BEING N.90°00'00"E.
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. SURVEY BASED ON INSTRUCTIONS FROM CLIENT.

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	
☼ = LIGHT POLE	LS	= REGISTERED SURVEYOR NUMBER	
= POWER POLE	LB	= LICENSED BUSINESS NUMBER	
= SANITARY SEWER MAN HOLE	MEA	= MEASURED	
= STORM SEWER MAN HOLE	( )	= DESCRIBED BEARING OR DISTANCE	
—ohp— = OVERHEAD POWER LINE	R/W	= RIGHT-OF-WAY LINE	
= WATER METER	PRM	= PERMANENT REFERENCE MONUMENT	
x 00.00 = SPOT ELEVATION	PCP	= PERMANENT CONTROL POINT	
—x— = WOOD PRIVACY FENCE LINE	PT	= POINT OF TANGENT	
= MAIL BOX —/— = TRAFFIC SIGN	PC	= POINT OF CURVATURE	
	POC	= POINT ON CURVE	
	N/T	= NAIL AND TAB	
	POB	= POINT OF BEGINNING	
	ORB	=OFFICIAL RECORDS BOOK	
	PB	= PLAT BOOK	
	PG	= PAGE	⊕ = BENCH MARK
	PL	= PLAT	

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 1962 •
EMAIL: hallfarner@aol.com
Certificate of Authorization LB 0707

SHEET 1 | PROJECT NUMBER: 09-0024 | DRAWING FILE NUMBER: 90024T01

BOUNDARY/TOPO SURVEY

BLOCK O, OAK CREST SUBDIVISION, LEESBURG

TIM SENNETT

LEESBURG, FLORIDA

THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE

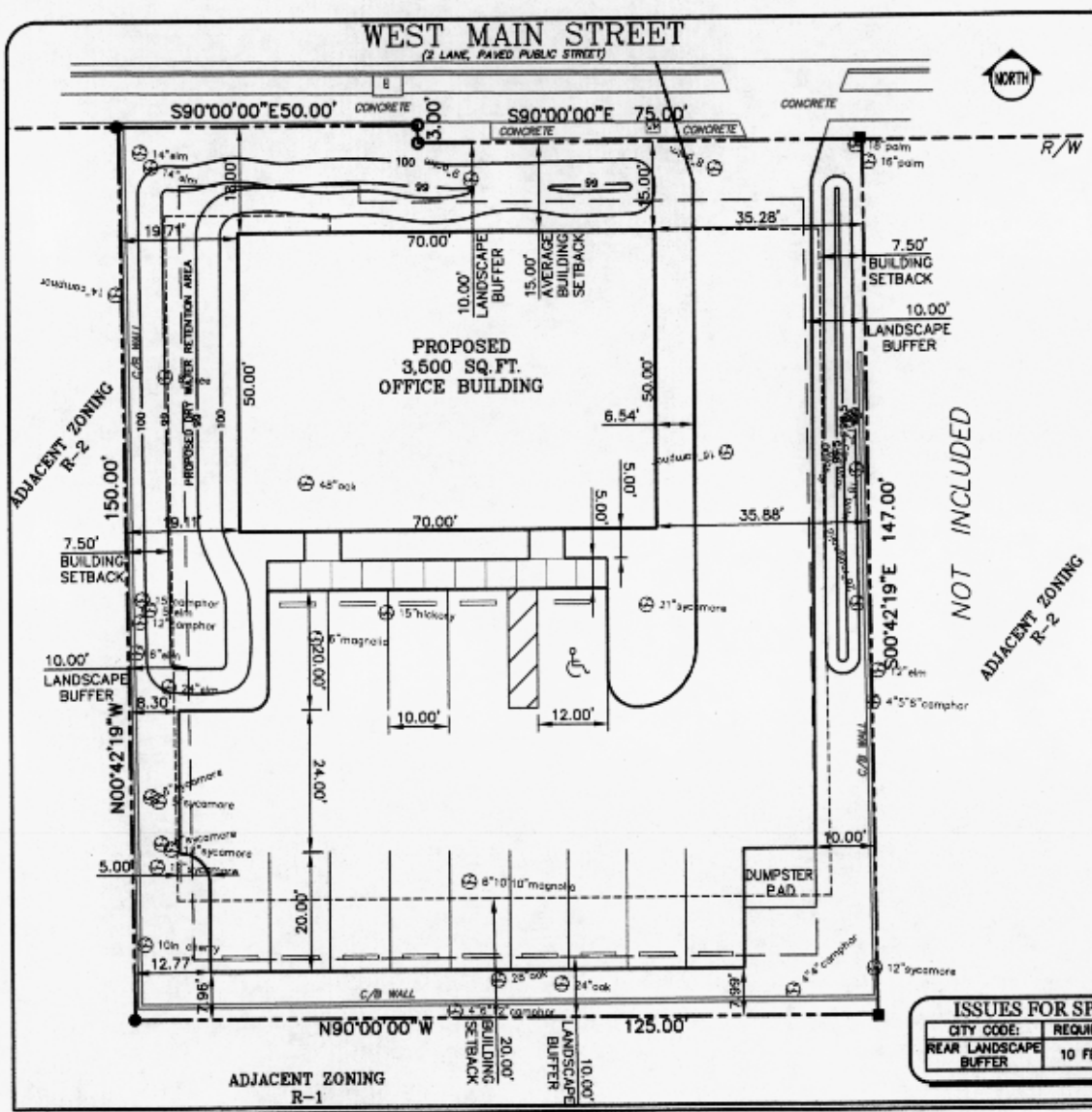
"I hereby certify that this survey was made under my responsible charge and meets the Minimum Technical Standards as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes."

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. 1117/01 DATE 01/26/09
DRAWN KHN/TIM



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

LEGAL DESCRIPTION

LOTS 3 AND 4 AND THE WEST 25 FEET OF LOT 2 IN BLOCK "O" IN W.C. WILKINS OAK CREST SUBDIVISION IN THE CITY OF LEESBURG, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 58, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. SUBJECT TO ALL EASEMENTS, RIGHTS-OF-WAY AND RESTRICTIONS OF RECORD, IF ANY.

SITE DATA

PROJECT AREA = 18,524 sq.ft. (0.425 acres)

EXISTING IMPERVIOUS AREA = 4,473 sq.ft.

EXISTING IMPERVIOUS AREA TO BE REMOVED = 4,473 sq.ft. (REMOVED 12/08)

PROPOSED IMPERVIOUS AREA = 11,423 sq.ft.

TOTAL IMPERVIOUS AREA = 11,423 sq.ft.

NET IMPERVIOUS INCREASE = +6,950 sq.ft.

PERCENT IMPERVIOUS AREA = 61.67%

FLOOD ZONE = "X"

EXISTING ZONING = "R-2"

PROPOSED ZONING = "SPUD"

PROPOSED USE OF SITE = OFFICE BUILDING

BUILDING SQUARE FOOTAGE = 3,500 sq.ft.

PARKING REQUIRED = 1space/250 sq.ft.
3500/250 = 14 spaces

PARKING PROVIDED = 14 spaces

NO ST. JOHNS PERMIT REQUIRED

ISSUES FOR SPUD ZONING

CITY CODE:	REQUIRED:	PROVIDED:
REAR LANDSCAPE BUFFER	10 FEET	8 FEET

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

SURVEYOR

GEORGE W. FARNER, P.S. & M.
HALL - FARNER AND ASSOCIATES
2007 WEST BUTLER STREET
LEESBURG, FL 34748
PHONE (352) 787-5115
FAX (352) 787-0787

REVISED ZONING 2/23/09

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SENNETT 1807 WEST MAIN STREET

CONCEPTUAL PLAN A

DATE: 1/27/09
SCALE: 1"=20'
FILE: 09.04
SHEET: 1 of 1

2/23/2009 8:18:19 AM