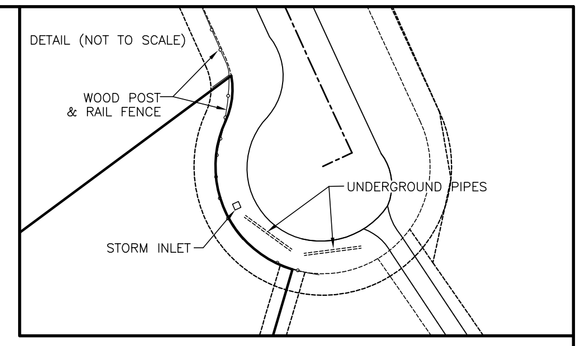
BOUDARY SURVEY
OF

LOT 19
MILLS COVE
PLAT BOOK 61, PAGES 42–48,
SEMINOLE COUNTY, FLORIDA



BLUEWATER RUN
70' RIGHT OF WAY

KINGFISHER POINT
70' RIGHT OF WAY

10' PRIVATE UTILITY & FENCE EASEMENT
FENCE ±0.3' OFF
FENCE ±0.6' INSIDE
SEE DETAIL
RECOVERED NAIL & DISK ON FENCE POST
6' S16°25'35" W 100.57' RAD
6'
FENCE ±0.3' INSIDE
12' FLORIDA POWER & LIGHT UNDERGROUND EASEMENT
TRANSFORMER PAD
329.67'
250.00'
POST & RAIL FENCE (TYPICAL)
564.49'
CONSERVATION EASEMENT AREA #4 WETLAND #8
IMPACTED AREA
S 22°47'59" W 75.54'
210'±
174.70'
L2
S 30°09'31" E 88.23'
64.59'
150'±
FENCE ±ON LINE
S 33°05'45" E 23.86'
MEAN HIGH WATER LINE 42.81 CONTOUR75.54'
CLEARING LIMITS
2059.82' OVERALL
2056.52' OVERALL
N 53°26'59" E
S 53°26'59" W
S 00°30'09" E 184.84'
364.96'
S 89°30'13" W 226.02'

LOT 20
LOT 19 (VACANT)
LOT 18
LOT 17
LOT 16
LOT 15
LOT 14
LOT 29
LOT 13
LOT 14

LAKE MILLS

ESTATES ONLAKE MILLS
PLAT BOOK 60, PAGES 85–92

APPROXIMATE WATERS EDGE (11/1/02)

CONSERVATION EASEMENT AREA #4 WETLAND #8

C–1
R=35.00'
L=21.67'
D=35°28'28"

C–2
R=50.00'
L=85.99'
D=98°32'18"

LINE TABLE		
LINE	LENGTH	BEARING
L1	55.92'	N36°02'26"W
L2	33.90'	N33°52'59"W
L3	61.85'	N23°20'34"W

THIS SURVEY CERTIFIED TO:
STEVEN M. HALL, AS TRUSTEE OF THE STEVEN M. HALL LIVING TRUST DATED SEPTEMBER 8, 2000
DAVID E. AXEL, AS TRUSTEE OF THE DAVID E. AXEL TRUST DATED SEPTEMBER 25, 1998
FIRST AMERICAN TITLE INSURANCE COMPANY
CLARK & ALBAUGH, LLP

BEARINGS ARE BASED ON THE CENTERLINE OF KINGFISHER POINT AS BEING N89°58'47"E, PER PLAT

LEGAL DESCRIPTION FURNISHED BY CLIENT (UNLESS OTHERWISE NOTED)

TOPOGRAPHIC SURVEY: 3/26/05	
REVISED: UPDATE 9/13/12	
REVISED:	
REVISED:	
REVISED:	
REVISED:	

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MICHAEL W. LAVENDA, PSM #4458
FOR THE FIRM OF ALTAMONTE SURVEYING AND PLATTING, INC. #LB 6300

SCALE: 1"=100'	
REVIEWED BY: MWS	
DRAWN BY: MWS	
DATE: 1/1/03	
JOB No.: 16835.19	

LEGEND

- ■ = RECOVERED 4"X4" CONC. MONUMENT
- ▲ = RECOVERED NAIL & DISK #LB7276
- ✕ = RECOVERED X CUT IN CONCRETE
- ⊗ = RECOVERED NAIL & DISK LB6300
- ○ = RECOVERED 1/2" IRON ROD NO #
- ● = RECOVERED 5/8" IRON ROD NO #
- ● = RECOVERED 1/2" IRON ROD #LB 6300
- ᵖ/ₚ = POWER POLE AS SHOWN
- -o- = WOOD FENCE AS SHOWN
- -x-x- = WOOD POST & RAIL FENCE
- [C.B.] = CONCRETE SLAB AS SHOWN

Δ = CENTRAL ANGLE, L = ARC, R = RADIUS, R/W = RIGHT OF WAY, A/C = AIR CONDITIONER, (R) = RADIAL, (NR) = NON-RADIAL, (P) = PLAT, (M) = MEASURED, (C) CALCULATED, (D) = DEED, POB = POINT OF BEGINNING, CONC. = CONCRETE, POC = POINT OF COMMENCEMENT, POL = POINT ON LINE

THIS SURVEY IS CERTIFIED TO AND PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE ENTITIES AND/OR INDIVIDUALS LISTED AND SHALL NOT BE RELIED ON BY ANY OTHER ENTITY OR INDIVIDUAL WHOMSOEVER. UNDERGROUND UTILITIES OR FOUNDATIONS/IMPROVEMENTS WERE NOT LOCATED AS PART OF THIS SURVEY. LAND SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAYS AND/OR EASEMENTS OF PUBLIC RECORD.

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