

BOUNDARY SURVEY
IN
SECTION 6, TOWNSHIP 11 SOUTH, RANGE 15 EAST,
LEVY COUNTY, FLORIDA

Sheet 1 of 2
No one sheet is
intended to stand
alone as a complete
boundary survey

CERTIFIED TO:

BRUCE HARRIS GRIFFIN and LORI ALLEN GRIFFIN
CAPITAL CITY BANK
LEVY ABSTRACT & TITLE COMPANY
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION: (AS PROVIDED)

THE EAST 1/2 OF THE NE 1/4 OF NW 1/4 OF SECTION 6, TOWNSHIP 11
SOUTH, RANGE 15 EAST, LEVY COUNTY, FLORIDA, LESS AND EXCEPT EXISTING
RIGHT OF WAY FOR NW 160TH STREET.

SURVEYOR'S NOTES:

1. THE SURVEY SHOWN HEREON WAS PREPARED TO MEET THE STANDARDS OF PRACTICE IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES, WAS SURVEYED UNDER MY DIRECT SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
2. THIS SURVEY IS BASED FROM FOUND MONUMENTATION WHICH, IN THIS SURVEYOR'S OPINION, BEST REPRESENTS THE ORIGINAL SURVEY FOR THIS TRACT OF LAND.
3. THIS OFFICE HAS NOT ABSTRACTED THIS PARCEL OF LAND FOR ANY RECORDED CLAIMS OF TITLE, EASEMENTS OR RESTRICTIONS. THIS SURVEYOR SHALL NOT BE HELD LIABLE FOR THE EXISTENCE OF ANY SUCH CLAIMS.
4. THIS SURVEYOR HAS REVIEWED THE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM; AND IT IS THIS SURVEYOR'S OPINION THAT BASED ON THESE MAPS THAT THIS PROPERTY LIES IN ZONE "X"; AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. COMMUNITY NO. 120145. MAP NO. 12075C0040F, EFFECTIVE DATE: NOVEMBER 2, 2012.
5. THE SPECIFIC RIGHTS IMPLIED BY THIS SURVEY ARE NOT TRANSFERABLE.
6. THE MEASUREMENTS FOR THIS SURVEY WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD. U.S. SURVEY FOOT.
7. THERE MAY EXIST UNDERGROUND UTILITIES ON THE PROPERTY SURVEYED THAT WERE NOT LOCATED OR SHOWN FOR THIS SURVEY.
8. USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IT WAS INTENDED WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE THE SURVEY WAS PREPARED FOR.
9. NO UNDERGROUND INSTALLATIONS OR ENCROACHMENTS HAVE BEEN LOCATED EXCEPT THOSE SHOWN HEREON.
10. THERE ARE NO ENCROACHMENTS KNOWN TO THE UNDERSIGNED EXCEPT AS SHOWN HEREON.
11. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE LOCATION OF THE IMPROVEMENTS RELATIVE TO THE PROPERTY LINE BOUNDARY. FENCE TIES ARE NOT TO BE USED TO RECONSTRUCT THE PROPERTY LINE.
12. BEARINGS SHOWN HEREON HAVE BEEN PROJECTED FROM A BEARING OF S89°47'47"E AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR COUNTY ROAD 346-A, ALSO KNOWN AS NW 160TH STREET.
13. BUILDING SETBACKS AND ZONING INFORMATION CAN BE OBTAINED BY CONTACTING THE LEVY COUNTY ZONING SPECIALIST GRACE ROMERO WITH THE LEVY COUNTY ZONING DEPARTMENT.
14. FENCES SHOWN HEREON HAVE BEEN SHOWN FOR GRAPHIC REPRESENTATION ONLY; OWNERSHIP OF FENCE HAS NOT BEEN DETERMINED FOR THIS SURVEY.
15. PER OFFICIAL RECORDS BOOK 515, PAGE 483 AND OFFICIAL RECORDS BOOK 751, PAGE 574 OF THE PUBLIC RECORDS OF LEVY COUNTY, FLORIDA, THERE EXIST A 40 FEET WIDE PIPELINE EASEMENT TO FLORIDA GAS TRANSMISSION COMPANY. THE EASEMENT IS 20 FEET EACH SIDE OF THE CENTERLINE OF A BURIED GAS PIPE. THE LOCATION OF THE PIPE COULD NOT BE VERIFIED TO ACCURATELY PLOT SAID PIPELINE EASEMENT.

ADDED GAS EASEMENT: 06/23/20
FOUNDATION LOCATION: 10/03/19 FINAL SURVEY DATE: 07/31/2020

DATE SURVEYED: 07-02-19
DATE DRAWN: 07-03-19
DRAWN BY: T.D.B.
CHECKED BY: T.R.B.
SCALE: 1" = 100'
FIELD BOOK 2, PAGE 18 and
6, PAGE 9
SHEET 1 OF 2
PROJECT NO. TB-19-0066

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

SURVEYED BY:

THOMAS R. BON

DATE SIGNED: 08-04-2020
cell: 352-221-3489 FL. CERT. NO. 6547

BON LAND SURVEYING, LLC
SURVEYOR & MAPPER
6309 SW 17TH COURT, TRENTON, FLORIDA 32693
CELL: (352) 221-3489
FLORIDA LICENSE NO PSM6547
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