

506 WEST BERCKMAN STREET FRUITLAND PARK, FL 34731

TRC COFP Members:

City Manager Gary La Venia, Chairman Police Chief Eric Luce, Vice Chair City Attorney **Building Official** Community Development Director Code Enforcement Officer

Engineer - Halff

Fire Chief Fire Inspector Land Planner LPG

Public Works Director

TRC Members:

City of Leesburg Utilities Lake County School Board Lake County Public Works Department Lake County Economic Development

PHONE: 352 360-6727

FAX: 352 360-6652

AGENDA TECHNICAL REVIEW COMMITTEE **NOVEMBER 1, 2022** 10:00AM

- **MEETING START TIME:** I.
- II. **MEMBERS PRESENT:**
- III. MEETING NOTES FROM PREVIOUS MEETING: Meeting minutes from October 4, 2022 included for review/comment.
- IV. **OLD BUSINESS: NONE**

NEW BUSINESS:

A. Ralph W. Thiele – Unity of Title (Alternate Keys: 1699673 & 2562684)

Application for Declaration of Unity of Title for properties located at 35417 & 35421 Micro Racetrack Road (alternate keys 1699673 & 2562684, respectively) submitted by Sharon King, PA on behalf of the owner, Ralph W. Thiele. The owner is seeking to make the property wide enough for building to be constructed according to the city's Land Development Regulations (LDRs).

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT:



506 WEST BERCKMAN STREET FRUITLAND PARK, FL 34731

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City Manager Gary La Venia, Chairman Police Chief Eric Luce, Vice Chair City Attorney
Building Official
Community Development Director
Code Enforcement Officer

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MEETING NOTES TECHNICAL REVIEW COMMITTEE OCTOBER 4, 2022 10:00AM

- I. MEETING START TIME: 10:00 AM
- II. MEMBERS PRESENT: All present except Fire Chief, Building Official, Fire Inspector, City of Leesburg Utilities, Lake County School Board/Public Works/Economic Development. Also present on behalf of the developments: Phillips Hollis and Bryan Potts for Fruitland Park Self Storage; Jose Kreutz and engineer on behalf of The Hawthorns.
- III. MEETING NOTES FROM PREVIOUS MEETING: Meeting minutes from September 6, 2022 included for review/comment.
- IV. OLD BUSINESS: NONE

NEW BUSINESS:

A. <u>Fruitland Park Self Storage – Lake Ella Road (Alternate Keys: 1284651 & 1284465; Conditional Use and Special Exception</u>

The application was introduced by Michael Rankin of LPG for Conditional Use and Special Exception Use applications. The applicant is proposing a conditional use permit to develop mini warehouses (totaling 105,152 square feet), and a special exception use permit to include motor

vehicle and boat storage (an additional 22,558 square feet under RV canopy with 35' deep bays with drive-thru large RV parking).

There are five (5) mini warehouse buildings proposed, one 3-story building climate controlled with 29,867 square feet per story, 89,602 square feet total, and four (4) one-story self-storage facilities being 2,041 square feet, 7,263 square feet, 3,128 square feet, and 3,335 square feet each in size. A total of 105,152 square feet of mini warehouses for self-storage is being requested.

Staff recommends the following conditions:

- 1) No outside storage with the exception of the covered RV/Boat Storage
- 2) An 8' vinyl fence or wall shall be provided to screen the RV/Boat Storage area as shown on the conceptual site plan
- 3) The site shall be developed in substantial conformity to the conceptual site plan
- 4) All lighting shall meet dark sky requirements
- 5) The facility is to be used solely for the purposes of storage; retail sales and services with the exception of related sales associated with the use such as, but not limited to, boxes, tape, locks, pens are expressly prohibited; wholesale, manufacturing or other commercial uses are expressly prohibited.
- 6) Retention pond landscaping. Three (3) canopy trees for every 150 linear feet of retention pond bank shall be required as measured at the top of pond bank. Trees shall be planted within forty (40) feet from the top of bank line and include a ten (10) foot clear zone for maintenance. Curvilinear retention ponds, rather than geometric or rectangular ponds, are required, when possible.

Hugo Cabrera of Halff Engineering stated that all engineering issues had been addressed. City Attorney Anita Geraci-Carver stated that she would forward Ordinance to include the forementioned like/similar conditions. City Attorney also recommended the applicant submit an application for unity of title. A Unity of Title application will be sent to the applicant. Applicant encouraged to present elevations to during P&Z/ City Commission along with picture of the fencing.

TRC approval to move forward to P&Z tentatively scheduled October 20, 2022.

B. The Hawthorns – Annexation, Comp Plan Amendment, Rezoning, Planned Development, Unity of Title Alternate Keys: 3884325 & 1699649)

Michael Rankin of LPG introduced the Hawthorns proposed mixed-use development consisting of 240 multi-family apartments on 19.56± acres. The subject property consists of two properties; a 4.57-acre parcel (Alt Key 1699649) in the city limits with frontage on CR-466A, developed with the Burke's BBQ restaurant and an office building along with a 14.98-acre parcel (Alt Key 3884325) to the north of the existing restaurant in Lake County developed with a landscaping business and nursery. The applicant is requesting to annex the 14.98-acre parcel (Alt Key 3884325) into the city limits and add it to the existing Burke's BBQ parcel (Alt Key1699649). The existing Burke's Restaurant will be demolished to allow construction of the development.

TRC Meeting October 4, 2022 Page 3 of 3

A companion small-scale comprehensive plan map amendment is requested for the northern 14.98 +/- acre subject property amending the future land use from Lake County Rural to Multi-Family High Density (15 units/acre). The applicant is proposing to keep the zoning as C-2 in the front parcel along 466A, identified as alternate key 1699649 and change the zoning from Lake County Agricultural to PUD for the rear northerly parcel (alternate key 3884325). The concept plan shows the location of the multi-family units and residential supporting facilities including a community building with leasing office, pool, located adjacent to CR-466A with commercial lots along CR 466A. The proposed density of the PUD is 15 units per acre.

City Attorney requested clarification on the landscape buffers and stated that change may be needed in the western landscape. Section 5 and 14 of proposed MDA for the south and west setbacks should be 35'. Hugo of Halff stated that he currently has no additional comments. Also, no comments regarding utilities as they will be owned by the development. City attorney requested an updated title opinion prior to P&Z. Unity of Title has been submitted for approval.

Application will move forward to P&Z tentatively scheduled October 20th 2022.

BOARD MEMBERS' COMMENTS:

PUBLIC COMMENTS:

This section is reserved for members of the public to bring up matters of concern or opportunities for praise. Note: Pursuant to F.S. 286.0114 and the City of Fruitland Park's Public Participation Policy adopted by Resolution 2013-023, members of the public shall be given a reasonable opportunity to be heard on propositions before the Planning and Zoning Board. Pursuant to Resolution 2013-023, public comments are limited to three minutes.

ADJOURNMENT: 10:26 AM



CITY OF FRUITLAND PARK

DECLARATION OF UNITY OF TITLE

(Individual/Partnership/Corporation)

THIS Declaration of Unity of Title, made this 26	
Ralph W Thiele, Trustee of The Ralph W Thiele Revocal	
Name of Property Owner(s) 35417 & 35421 Micro Rac Mailing Address: 17300 SW 90th AVE Palmetto Bay	etrack Road, Fruitland Park, FL 34731
Address of Property Owner(s)	y, FL 33157
of;Name of Partnership/Corporation	Title/Position
County of Lake, State of Florida of Fruitland Park Land Development Regulations, being Fruitland Park, Florida, to wit:	, hereinafter referred to as "Declarant," pursuant to the City the fee owner of the following described real property located in
Alternate Key Number(s): 1699673	2562684
Sec <u>6</u> Twp <u>19S</u> Rng <u>24E</u>	
referred to as a Declaration of Unity of Title, as to the follow	e lots, plots, parcels, acreage or portions thereof, shall hereinafter
That the said property shall henceforth be considered be sold, assigned, transferred, conveyed or devised	ed as one plot or parcel of land, and that no portion thereof shall separately except in its entirety as one plot or parcel of land.
3. Purpose of unity to make property wide enough for b	uilding to be constructed according to the current code.
by law, and shall be binding upon the Declarant, his/her hei until such time as the same may be released inwriting by tl	of Title shall constitute a covenant to run with the land, as provided rs, successors and assigns, and all parties claiming under him/her ne City of Fruitland Park, a political subdivision of the State of ity of Title shall be recorded in the Public Records of Lake County,
INWINESS WHEREOF, Declarant has executed this instrabove written. Signed, Sealed and Delivered inour presence	ument in the manner provided by law, on the day and year first se as witness:
1. Witnesses Signature	Owner/Partner/Corporation Raysh W Ulrielo Signature
Edward P. Ludovici	Ralph W Thiele, Trustee
Type/Print Name of Witness	Type/Print Name
	Owner
	Type/Print Title/Position
	Pglof 2

2. Signature	Signature	
MARY IVINS		
Type/Print Name of Witness	Type/Print Name	_
	Type/Print Title/Position	
By RALPH W. THIELS, TRUSTEE, partner or Ralph W Thieles Trustee 0/7/0 12/16/21	day of SEPTEMBER agent partner/agent on behalf of	20 <u>2 Z</u>
Name of Person acknowledged	Name of Partnership/Corporation	
who is personally known to me or who has produced— who did (did not) take an oath, Signature of Acknowledger EDWARD P LUDOVICI Notary Public - State of Florie Commission # GG 922276 My Comm. Expires Jan 6, 202 Bonded through National Notary As	24	as identification and
City Sta	ff Approval	
Signature	Type/Print Title/Position	
Type/Print Name		



PROPERTY RECORD CARD

General Information

Name:	PAGE KENNETH E	Alternate Key:	1699673
Mailing Address:	617 INNER CIR THE VILLAGES, FL	Parcel Number: 0	06-19-24-0003-000- 01500
	32162	Millage Group and City:	000F Fruitland Park
	<u>Update Mailing Address</u>	2021 Total Certified Millage Rate:	17.1686
		Trash/Recycling/Water/Info:	My Public Services Map
Property Location:	35417 MICRO RACETRACK RD FRUITLAND PARK FL, 34731 Update Property Location •	Property Name:	Submit Property Name
		School Information:	School Locator & Bus Stop Map () School Boundary Maps
Property Description:	PART OF LAND LYING V	9 FT OF E 1/2 OF NE 1/4 OF S VITHIN S 198 FT OF E 1/2 OF FT FOR RD R/W ORB 4324	NE 1/4 OF NE 1/4

Land Data

Lin	e Land Use	Fronta	ge Depth Notes	No. Units	Type Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0	1.480	Acre \$0.00	\$138,380.00
CI	ick here for Zoning Info)	E	EMA FI	ood <u>Map</u>	

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. Follow this link to search all documents by owner's name.

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
4432 / 1897	04/2013	Warranty Deed	Unqualified	Vacant	\$100.00
4324 / 667	04/2013	Warranty Deed	Unqualified	Vacant	\$165,000.00
3937 / 4	08/2010	Warranty Deed	Unqualified	Vacant	\$100.00
3619 / 401	04/2008	Warranty Deed	Qualified	Improved	\$150,000.00
3619 / 399	04/2008	Quit Claim Deed	Unqualified	Improved	\$100.00
3619 / 397	04/2008	Quit Claim Deed	Unqualified	Improved	\$100.00
3334 / 339	11/2006	Warranty Deed	Unqualified	Improved	\$79,900.00
2236 / 571	12/2002	Warranty Deed	Qualified	Vacant	\$7,500.00
907 / 1628	02/1987	Warranty Deed	Unqualified	Improved	\$1.00
904 / 1296	12/1986	Warranty Deed	Qualified	Improved	\$38,500.00

606 / 1892 01/1976

Misc Deed/Document Qualified

Vacant

\$3,600.00

Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes o

Values shown below are 2022 CERTIFIED VALUES.
The Market Value listed below is not intended to represent the anticipated selling price of the property and should not be relied upon by any individual or entity as a determination of current market value.

Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$138,380	\$138,380	\$138,380	5.0529	\$699.22
SCHOOL BOARD STATE	\$138,380	\$138,380	\$138,380	3.5940	\$497.34
SCHOOL BOARD LOCAL	\$138,380	\$138,380	\$138,380	2.9980	\$414.86
LAKE COUNTY WATER AUTHORITY	\$138,380	\$138,380	\$138,380	0.3229	\$44.68
NORTH LAKE HOSPITAL DIST	\$138,380	\$138,380	\$138,380	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$138,380	\$138,380	\$138,380	0.2189	\$30.29
CITY OF FRUITLAND PARK	\$138,380	\$138,380	\$138,380	3.9134	\$541.54
LAKE COUNTY MSTU AMBULANCE	\$138,380	\$138,380	\$138,380	0.4629	\$64.06
LAKE COUNTY VOTED DEBT SERVICE	\$138,380	\$138,380	\$138,380	0.0918	\$12.70
LAKE COUNTY MSTU FIRE	\$138,380	\$138,380	\$138,380	0.5138	\$71.10
				Total: 17.1686	Total: \$2,375.79

Exemptions Information

This property is benefitting from the following exemptions with a checkmark \checkmark

Homestead Exemption (first exemption up to \$25,000)	<u>Learn More</u>	View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to		
\$50,000)		View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More	View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	<u>Learn More</u>	View the Law
Widow / Widower Exemption (up to \$500)	Learn More	View the Law
Blind Exemption (up to \$500)	Learn More	View the Law
Disability Exemption (up to \$500)	Learn More	View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Disability Exemption (\$5000)	Learn More	View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	Learn More	View the Law
Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to \$25,000)	<u>Learn More</u>	View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount		
varies)	Learn More	View the Law

10/7/22, 10:47 AM

Property Details: Lake County Property Appraiser

Economic Development Exemption

Learn More View the Law

Government Exemption (amount varies)

Learn More View the Law

NOTE: Information on this Property Record Card is compiled and used by the Lake County Property Appraiser for the sole purpose of ad valorem property tax assessment administration in accordance with the Florida Constitution, Statutes, and Administrative Code, The Lake County Property Appraiser makes no representations or warranties regarding the completeness and accuracy of the data herein, its use or interpretation, the fee or beneficial/equitable title ownership or encumbrances of the property, and assumes no liability associated with its use or misuse. See the posted Site Notice.

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Property data last updated on March 21, 2022.
Site Notice

PROPERTY RECORD CARD

General Information

Name:	PAGE KENNETH E	Alternate Key:	2562684
Mailing Address:	617 INNER CIR THE VILLAGES, FL	Parcel Number: 0	06-19-24-0003- 000-04100
	32162 <u>Update Mailing Address</u>	Millage Group and City:	000F Fruitland Park
		2021 Total Certified Millage Rate:	17.1686
		Trash/Recycling/Water/Info:	My Public Services Map 0
Property Location:	35421 MICRO RACETRACK RD FRUITLAND PARK FL, 34731 Update Property Location	Property Name:	Submit Property Name
		School Information:	School Locator & Bus Stop Map 10 School Boundary Maps
Property Description:	S 101.45 FT OF N 365.45 FT ORB 4324 PG 667 C	5 FT OF E 1/2 OF NE 1/4 OF S DRB 4432 PG 1897	SW 1/4 LESS E 33
the property is located.	It is intended to represent the land boundary of the conveying property title. The Property And	of the original description as recorded on deeds or othe ic Land Survey System's Section, Township, Range info nly and does not include easements or other interests o praiser assumes no responsibility for the consequence	rmation or the county in which

Land Data

Lin	e Land Use	Front	age Depth	Notes No. Units	Туре	Class Value	Land Value
1	VACANT COMMERCIAL (1000)	0	0	1.440	Acre	\$0.00	\$134,640.00
CI	ick here for Zoning Info			FEMA FI	ood M	<u>ap</u>	

Miscellaneous Improvements

There is no improvement information to display.

Sales History

NOTE: This section is not intended to be a complete chain of title. Additional official book/page numbers may be listed in the property description above and/or recorded and indexed with the Clerk of Court. Follow this link to search all documents by owner's name..

Book/Page	Sale Date	Instrument	Qualified/Unqualified	Vacant/Improved	Sale Price
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3619 / 419	04/2008	Warranty Deed	Qualified	Improved	\$150,000.00
3619 / 417	04/2008	Quit Claim Deed	Unqualified	Improved	\$100.00
3619 / 415	04/2008	Quit Claim Deed	Unqualified	Improved	\$100.00
3334 / 339	11/2006	Warranty Deed	Unqualified	Improved	\$79,900.00
3085 / 673	02/2006	Warranty Deed	Qualified	Improved	\$100,000.00
1543 / 1236	08/1997	Warranty Deed	Qualified	Improved	\$29,000.00
1028 / 200	05/1989	Warranty Deed	Unqualified	Vacant	\$4,500.00
802 / 1302	03/1984	Warranty Deed	Qualified	Vacant	\$4,500.00
<u>776 / 102</u>	04/1983	Fee Simple	Unqualified	Vacant	\$1.00

734 / 905

07/1981 Warranty Deed Qualified

Vacant

\$3,500.00

Click here to search for mortgages, liens, and other legal documents.

Values and Estimated Ad Valorem Taxes o

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Tax Authority	Market Value	Assessed Value	Taxable Value	Millage	Estimated Taxes
LAKE COUNTY BCC GENERAL FUND	\$134,640	\$134,640	\$134,640	5.0529	\$680.32
SCHOOL BOARD STATE	\$134,640	\$134,640	\$134,640	3.5940	\$483.90
SCHOOL BOARD LOCAL	\$134,640	\$134,640	\$134,640	2.9980	\$403.65
LAKE COUNTY WATER AUTHORITY	\$134,640	\$134,640	\$134,640	0.3229	\$43.48
NORTH LAKE HOSPITAL DIST	\$134,640	\$134,640	\$134,640	0.0000	\$0.00
ST JOHNS RIVER FL WATER MGMT DIST	\$134,640	\$134,640	\$134,640	0.2189	\$29.47
CITY OF FRUITLAND PARK	\$134,640	\$134,640	\$134,640	3.9134	\$526.90
LAKE COUNTY MSTU AMBULANCE	\$134,640	\$134,640	\$134,640	0.4629	\$62.32
LAKE COUNTY VOTED DEBT SERVICE	\$134,640	\$134,640	\$134,640	0.0918	\$12.36
LAKE COUNTY MSTU FIRE	\$134,640	\$134,640	\$134,640	0.5138	\$69.18
				Total: 17.1686	Total: \$2,311.58

Exemptions Information

This property is benefitting from the following exemptions with a checkmark \checkmark

Homestead Exemption (first exemption up to \$25,000)	Learn More	View the Law
Additional Homestead Exemption (up to an additional \$25,000)	Learn More	View the Law
Limited Income Senior Exemption (applied to county millage - up to		
\$50,000)	The same and the s	View the Law
Limited Income Senior Exemption (applied to city millage - up to \$25,000)	Learn More	View the Law
Limited Income Senior 25 Year Residency (county millage only-exemption amount varies)	Learn More	View the Law
Widow / Widower Exemption (up to \$500)		View the Law
Blind Exemption (up to \$500)		View the Law
Disability Exemption (up to \$500)	Learn More	View the Law
Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Disability Exemption (\$5000)	Learn More	View the Law
Veteran's Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Veteran's Combat Related Disability Exemption (amount varies)	Learn More	View the Law
Deployed Servicemember Exemption (amount varies)	Learn More	View the Law
First Responder Total and Permanent Disability Exemption (amount varies)	Learn More	View the Law
Surviving Spouse of First Responder Exemption (amount varies)	<u>Learn More</u>	View the Law
Conservation Exemption (amount varies)	Learn More	View the Law
Tangible Personal Property Exemption (up to \$25,000)	Learn More	View the Law
Religious, Charitable, Institutional, and Organizational Exemptions (amount varies)		
	<u>Learn More</u>	View the Law
Economic Development Exemption	<u>Learn More</u>	View the Law

Property Details : Lake County Property Appraiser

Government Exemption (amount varies)

Learn More View the Law

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Property data last updated on March 21, 2022.
Site Notice

A	SETTLEMENT STATE	DMENT		ВТ	VDF OF LOAN	
A POTES					YPE OF LOAN	
Amil	ated Tifle of Central	Florida, Ltd.		L FMA	2. FMHA 3. CC	INV. UNINS.
	2701 SE Maricamp Road, S	Suite 101		4 VA	5. CONV. INS.	
	Ocala, Florida 3447 352-369-4300 fax: 352-369			6. File Number		
	302-309-1300 IRI; 332-305	F-43U3		22-1542		
				7. Loan Norther		
	i i			E. Mortgage bus, C		
C NOTE- This form is from	1.1.					
(poc) were paid or	ished to give you a statement of a utside the closing. They are shot Ralph W. Thiele Tracero	ectual settlement cos	s. Amo	rets paid to and by the set	lement agent are shown. Ite	us marked
	Ralph W. Thiele, Trustee	of the Relph W. T	hiele	021 Responds Tour	ed in the totals.	
D. Buyer.	131 MICHAILEYCI PRIM			OTA MENOCHINE TRUST	Maicu 12/10/21	
	The Villages, Florida 3216	63				
E. Seller:	Kenneth Elmer Page					
E. Scher.	126 Prachauthid 33 yeak 4	, Bangamod, Thu	ngkhr	Bankok 10140		
F. Lender:						
G. Properties:	35417 Micro Racetrack Re	bad		35421 Micro R	and the last	
	Fruitland Park, Lake Cour	ty, Florida 34731		Fruitland Park	Lake County, Florida 3	1991
Tr C	Lake County, Florida			Lake County, I	Torida	4/31
H. Settlement Agent;	Affiliated Title of Central	Florida, Ltd.				
Place of Settlement: L Settlement Date:	10935 SE 177th Place, Su	ite 302, Surumerfi	ield, F	34491 Marion Cou	nty	
L Later Late.	September 23, 2022					
	Buyer's Transaction		K.	Summary of S	eller's Transaction	_
100. Gross Amount Du	e From Buyer:		400	Gross Amount Due T	o Sallan	
101. Contract Sales Pri	be	450,000.00	401.	Contract Sales Price	o sener:	450,000.00
102. Personal Property 103. Settlement Charge			402	Personal Property		430,000.00
103. Settlement Charge	s to Buyer (line 1400)	1,938.25	403.			
106. City/Town Taxes	ms Paid by Seller in Adva	ince:	A	djustments for Items	Paid by Seller in Adv	ince:
107. County / Parish T:			406.	City / Town Taxes		
108. Assessments	100		407,	County / Parish Taxe	3	
120. Gross Amount D	ne from Buver	451,938,25		Assessments		
		40103043	420.	Gross Amount Due	to Seller:	450,000.00
200. Amounts Paid by	or in Behalf of Bayer:		500.	Reductions in Amou	or Due to Seliez.	
201. Deposit / Earnest	Money	10,000.00	50L	Excess Deposit (see i	nstructions)	
202. Principal Amount 203. Existing Loan(s)	of New Loan		502	Settlement Charges to	Seller (Line 1400)	19,685,00
203. Existing Loan(s) 204.				Existing Loan(s)		
205.				Payoff of First Mortg		
206.				Payoff of Second Mo		
Adjustments for Ite	ms Unpaid by Seller:		206	Purchase Money Mon	tgage	
210. City/Town Taxes	B Capana by Benes.		510	ijustments for Items City / Town Taxes	Umpsid by Seller:	
	exes Lot 35417 Micro			County / Parish Taxes	Ta+2641736	
Racetrack Jan 1, 2	022 thru Sep 22, 2022	1,807.82	511.	Racetrack Jan 1, 2022	thu See 22 2022	1,807.82
212 County/ Parish Ta	xes Lot 35421 Micro	7.770.11		County/ Parish Taxes	Lot 35421 Micro	
Racetrack Jan 1, 2	022 thru Sep 22, 2022	1,760,14		Recetrack Jan 1, 2022	thru Sep 22, 2022	1,760.14
220. Total Paid by / fo	r Buyer:	13,567.96	520.	Total Reductions in	Amount Due Seller:	23,252,96
300. Cash at Settlemer	of From / to Demon-		CES			
301. Gross Amount du	e from Buyer (line 120)	451 020 05	600.	Cash at Settlement to		
		451,938.25		Gross Amount due to		450,000.00
302. Less Amount Paid	by/for Buyer (line 220)	13,567.96	602.	Less Reductions Ams 520)	ount due Seller (line	23,252.96
303. Cash From Bo	ıyer:	\$438,370.29	603.	Cash To Seller:		\$426,747.04

L. Settlement Charges	File.	Number: 22-1542
	Paid fro	
Division of Commission as follows	Buyer	- COLL SECT
	Funds	Deffet
702. 6,750,00 to NextHome Sally Love Real Estate 703. Commission Paid of Sally Love Real Estate	Settleme	
703. Commission Paid at Settlement	7	settlemen
360. Items Fayable in Connection with Loan:	+	13,500.0
	+	
ouz. Loan Dissount		
803. Appraisal Fee	+	
804. Credit Report	+	
305. Lender's Inspection Fee	-	
	+	
307. Assumption Fee	 	
908. Irans Required by Lender to be Paid in Advance: 901. Daily interest charge from Sec. 2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2.2		
901. Daily interest charge from Sep 23, 2022	1	
902. Mortgage Insurance Fremium		
	-	
	-	
1000, Reserves Donneits 2 11 -		
1002. Morroam Incumate		
1003, City Property Terra		
1004. County Propagat. T		
1100. Title Character		
1101. Settlement on Cit.		
1101. Settlement or Closing Fee to Affiliated Title of Central Florida, Ltd. 1102. Abstract or Title Search to First American Title Insurance Company 1103.		
1103.		385.00
1104. Title Insurance Di 1		85.00
1103. Dortment December 1		
1106. Attorney fees		
1107.		
(includes ab		
Title Ingresses to Fire a firm numbers:		
Title Insurance to First American Title Insurance Company & Affiliated Title of Central 1108. Florida, Lt		
	;	
(includes above item numbers: 1109. Lender's Coverage 0.00	i	2,325.00
o.co	i	
1110. Owner's Coverage 450,000.00 Risk Rate		
200. Government Recording and Transfer Charges: 1201. Recording Fees: Deed 19 50 below		
1202 Circles Been 18.50 Mortgage 0.00 P.		
203 San T to Doed 0.00 35	18.50	
204. Inteneible Tax to Clerk of the City o		
204. Intangible Tax to Clerk of the Circuit Court 0,00 Mortgage 0,00 205.		3,150.00
		3,130.00
60. Additional Settlement Charges:		
		<u> </u>
302. Pest Inspection	1,900.001	
303. Municipal Lien search to Kingdom Lien Scarch 304. E-Recording Fee to Simulation	1,500.00	
304. E-Recording Fee to Simplifile		
305. Customer Secure Document Storage Portal to Secure Dox Storage	175	225.00
otorage Fortal to Secure Dox Storage	4.75	
00. Total Settlement Charges Gracer on the 199 C	15.00	15.00
00. Total Settlement Charges (Enser on line 103, Section J and line 502, Section K)	\$1,938.25	\$19,685.00

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate state made on my account or by me in this transaction. I further certify that I have received a copy of Settlement Statement.

Raiph W. Thiele, Trustee of the Raiph W. Thiele 2021 Revocable Seller. Trust dated 12/16/21

Date: September 23, 2022

352-369-4300 fax: 352-369-4305

6. File Number;
22-1542
7. Loan Number;
8. Mortgage Ins. Case No.

C MOTE THE	8. Mortgage Ins. Case No.:
C. NOTE: This form is furnished to give you a statement of actual settlement of (poc) were paid outside the closing. They are shown here for inform Ralph W. Thieda Town	arts descent it
(poc) were paid outside the closing. They are shown here for inform Ralph W. Thiele, Trustee of the Ralph W.	ational purposes and by the settlement agent are shown. Items marked
	ational purposes and are not included in the totals. Thiele 2021 Revocable Trust dated 12/16/21
D. Buyer: 751 Krieterneyer Path	The 2021 Revocable Trust dated 12/16/21
The Villages, Florida 32163	
Kenneth Elmer Page	
E. Seller: 126 Prachauthid 33 yeak 4, Bangamod, Th	mall D
, the it subgation, it	ungknru Bankok 10140
F Lander.	
G Properties: 35417 Micro Racetrack Road	
Fruitland Park, Lake County, Florida 3473	35421 Micro Racetrack Road
	Fruitland Park, Lake County Florida 24721
n. Settlement Agent: Affiliated Title of Control File	Lake County, Florida
Place of Settlement: 10935 SE 177th Place, Suite 302, Summer L Settlement Date: September 23, 2022	field, FL 34491 Marion County
30 peciniber 23, 2022	- Obdatej
J. Summore of D	
J. Summary of Buyer's Transaction	K. Summary of Sall-star
160 Cross A	K. Summary of Seller's Transaction
160. Gross Amount Due From Buyer: 101. Contract Sales Price	400. Gross Amount Due To Seller:
102 Parent Sales Price 450,000 00	(All) Contract C-1 - D:
102. Personal Property 450,000.00	402. Personal Property 450,000.00
103. Settlement Charges to Buyer (line 1400) 1,938.25	402. Personal Property
Adjustments for Items Doid by C. H.	
	Adjustments for Items Paid by Seller in Advance:
107. County / Parish Taxes	TOO. CILY / TOWN 1987
108. Assessments	407. County / Parish Taxes
120. Gross Amount Due from Buyer: 451 938 25	408. Assessments
.0190020	420. Gross Amount Due to Seller: 450,000.00
200. Amounts Paid by or in Behalf of Buyer:	120,000.00
201. DCDQSIL/ Farnest Money	500. Reductions in Amount Due to Seller:
202. Principal Amount of New Loan	501. Excess Deposit (see instructions)
203. Existing Loan(s)	302. Settlement Charges to Seller (inc. 1400)
204.	503. Existing Loan(s)
205.	504. Payoff of First Mortgage
206.	505. Payoff of Second Mortgage
Adjustments for Items Unpaid by Seller:	506. Purchase Money Mortgage
210. City / Town Taxes	Adjustments for Items Ilpasid by Calley
County / D. : 1 m.	510. City / Town Taxes
211. Racetrack Jan 1, 2022 thru Sep 22, 2022 1,807.82	0
Racetrack Jan 1, 2022 thru Sep 22, 2022 1,807.82	Racetrack Jan 1, 2022 thru Sep 22, 2022 1,807.82
212. County/ Parish Taxes Lot 35421 Micro	
Racetrack Jan 1, 2022 thru Sep 22, 2022 1,760.14	512. Racetrack Jan 1, 2022 thru Sep 22, 2022 1,760.14
220. Total Paid by / for Buyer: 13,567.96	
	520. Total Reductions in Amount Due Seller: 23,252.96
300. Cash at Settlement from / to Buyer:	
	600. Cash at Settlement to / from Seller:
302 Tess Amount D-: 1: /s D	601. Gross Amount due to Seller (line 420) 450,000.00
302. Less Amount Paid by/for Buyer (line 220) 13,567.96	602 Less Reductions Amount due Seller (line
	520) 23,252.96
303. Cash From Buyer: \$438 370 20	
5438,370.29 (503. Cash To Seller:
	5426,747.04

702 Commission Daily Love Real Loidic	1	ÿ
703. Commission Paid at Settlement		
704. Transaction fee		13,500.00
200. Items Payable in Connection with Loan:		
801. Loan Origination Fee	-	
802. Loan Discount		
803. Appraisal Fee		
804. Credit Report		
805. Lender's Inspection Fee		
806. Mortgage Insurance Application Fee		
807. Assumption Fee		
900. Items Required by Lender to be Paid in Advance:		
901. Daily interest charge from Sep 23, 2022		
902. Mortgage insurance Premium		
903. Hazard Insurance Premium		
904. Flood Insurance Premium		
100. Reserves Deposited with Lender:		
.001. Hazard Insurance		
.002. Mortgage Insurance		
1003. City Property Taxes		
1004. County Property Taxes		
1005. Annual Assessments		
1100. Tide Charges:		
1100 Settlement of Clark T.		
1101. Settlement or Closing Fee to Affiliated Title of Central Florida, Ltd.		385.00
102. Abstract or Title Search to First American Title Insurance Company		85.00
1104. Title Insurance Binder		83.00
104. The insurance Binder		
105. Document Preparation		
106. Attorney fees		
1107.		
(includes above item numbers:		
Title Insurance to First American Title Insurance Company & Affiliated Title of Central		
1101104 21		2 205 00
(includes above item numbers:		2,325.00
109. Lender's Coverage 0.00		
110. Owner's Coverage 450,000.00 Risk Rate \$2,325.00		
Premium: \$2,025.00		
1700. Government Recording and Transfer Charges		
, 201. Recording Fees: Deed 18 50 Mosterers 200 D		
202. City/County Tex/Stamps: Deed 0.00 M	18.50	
203. State Tax/Stamps; Deed 2150.00 35		
204. Intangible Tax to Clerk of the Circuit Court		3,150.00
.205.		
1300. Additional Settlement Charges:		
:301. Survey to Stokes, Anderson & Associates, LLC		
1302. Pest Inspection	1,900.00	
1303. Municipal Lien search to Kingdom Lien Search		
1304. E-Recording Fee to Simplifile		225.00
1305. Customer Secure Document Storage Portal to Secure Dox Storage	4.75	
occurre Document Storage Portal to Secure Dox Storage	15.00	15.00
1400. Total Settlement Charges (Enter on line 103, Section J and line 502, Section K)	\$1,938.25	\$19,685.00

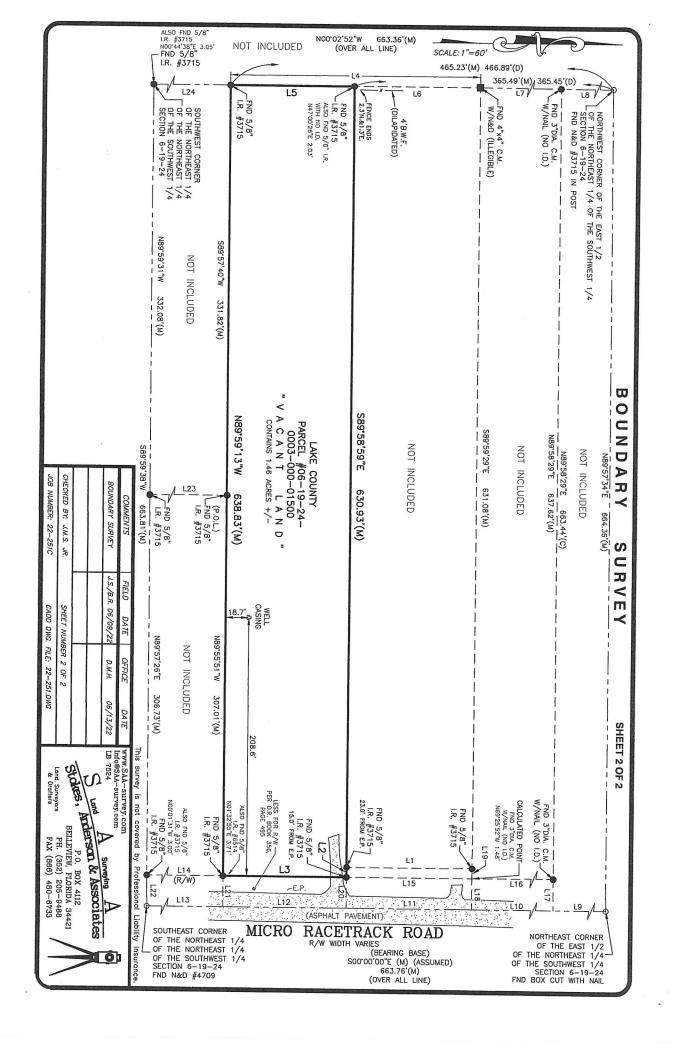
I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of Settlement Statement.

	Ralph W. Thiele			
Buyer:	Ralph W. Thiele, Trustee of the Ralph W. Thiele 2021 Revocable Trust dated 12/16/21	Seller:	Kenneth Elmer Page	

The Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with the instructions of the parties hereto.

Settlement Agent: Dunna Doise

Date: September 23, 2022



CERTIFIED TO:

RALPH W. THIELE

FIRST AMERICAN TITLE INSURANCE COMPANY AFFILIATED TITLE OF CENTRAL FLORIDA, LTD.

1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. SURVEYOR'S NOTES:

2. THE PROPERTY DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT OR CLIENT'S REPRESENTATIVE.

3. NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN. SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHT-OF-WAYS, OR OTHER RESTRICTIONS OF RECORD, SURVEY IS VALID TO CERTIFIED PARTIES ONLY AND NOT TO BE REPRODUCED OR RELIED UPON BY ANY OTHER ENTITY. ឆ

4. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 6, ASSUMED AS BEING S.00'00'00'E., AS SHOWN HEREON.

5. ABOVE GROUND ENCROACHMENTS (ENCR.), IF ANY, AS SHOWN ON SURVEY and UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED ON SURVEY.

6. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM FIRM, IT APPEARS THAT THE SUBJECT PROPERTY LIES IN ZONE "X", NOT A SPECIAL FLOOD AREA PER FIRM PANEL #12069C0305E, DATED DECEMBER 18, 2012, LAKE COUNTY, FLORIDA.

LEGEND AND ABBREVIATIONS:

		LEGEND AND	ABBREV	ABBREVIA HONS:
	D	- DELTA	P.C.	- POINT OF CURVATURE
		- CENTER LINE	P.C.C.	- POINT OF COMPOUND CURVATURE
raci	Ø A/C	- AIR CONDITIONER	P.C.P.	- PERMANENT CONTROL POINT
	B.M.	- BENCH MARK	Pg	- PAGE
<u> </u>	_	- CABLE TELEVISION RISER	ъ. 	윾
	C.B.	- CHORD BEARING	P.O.B.	- POINT OF BEGINNING
	C.B.S.	- CONCRETE BLOCK STRUCTURE	P.O.C.	유
Name and Address of	■ C.B.W.	- CONCRETE BLOCK WALL	P.O.L	- POINT ON LINE
×	- C.L.F.	- CHAIN LINKED FENCE	P.P.	- POWER POLE/SERVICE POLE
-	C-LINK	K - CENTURY-LINK RISER	P.R.C.	- POINT OF REVERSE CURVATURE
	C.M.	- CONCRETE MONUMENT	PRM	- PERMANENT REFERENCE MONIMENT
	CONC.	- CONCRETE	P	- POINT OF TANGENCY
	COV.	- COVERED	70 :	- RADIUS
	0%0	- CURB & GUTTER	RAD.	- RADIAL
		- DRAINAGE EASEMENT	R.P.	- RADIUS POINT
! [.		- ELECTRIC BOX (ELEC.)	R/W	- RIGHT-OF-WAY
		- ELECTRIC WEIER	s/w	- SIDEWALK
	EAGE.	CASEMENT	SQ. FT.	- SQUARE FEET
~	F.H.	- FIRE HYDRANT	T.B.	- TANGENT BEARING
	TNO	I FOUND	TELE.	- TELEPHONE RISER
	C.M.	- GAS METER		- TRANSFORMER PAD
	H.W.F.	WIRE		- TYPICAL
	5 5	- IRON KOD (SIZE NOTED)	J.E.	- UTILITY EASEMENT
	-5	- ARC LENGTH - 0-	- 0 - W.F.	- WOOD FENCE
>4	5	- LIGHT POLE	W.F.S.W.E.	- WALL/FENCE & STORMWATER EASE.
s	M.H.	- MANHOLE	U W.M.	- WATER METER
	NO I.D.	- NO IDENTIFICATION	×.×.	- WATER VALVE (OR VALVE AS NOTED)
0	N&D	- NAIL AND DISC	(0)	- CALCULATED
104-	100	- OVERHEAD LINE	(0)	- DEED
	PAVE.	- PAVEMENT	(M	- MEASURED
	P.B.	- PLAT BOOK	9	- PLAT

SHEET 1 OF 2

W

OUNDARY

SURVEY

PROPERTY DESCRIPTION

OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 6, FLORIDA. LESS AND EXCEPT THAT PART LYING IN THE SOUTH 198.00 FEET OF THE EAST 1/2PAGE 11 AND OFFICIAL RECORDS BOOK 356, PAGE 495, PUBLIC RECORDS OF LAKE COUNTY, RANGE 24 EAST, LESS PUBLIC ROAD RIGHT-OF-WAY AS SET FORTH IN DEED BOOK 344, NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 19 SOUTH, THE SOUTH 101.44 FEET OF THE NORTH 466.89 FEET OF THE EAST HALF (E 1/2) OF THE TOWNSHIP 19 SOUTH, RANGE 24, EAST, LAKE COUNTY, FLORIDA

	1			1	Т	$\overline{}$			$\overline{}$	_	$\overline{}$	$\overline{}$	_	$\overline{}$	$\overline{}$	$\overline{}$	_		1	$\overline{}$	_	_	-	_	-
L24(M)	L23(M)	L22(M)	L21(C)	L20(C)	L19(C)	L18(C)	L17(C)	L16(C)	L15(C)	L14(M)	L13(C)	L12(C)	L11(C)	L10(C)	L9(C)	L8(M)	L7(M)	L6(M)	L5(M)	L4(M)	L3(M)	L2(M)	L1(M)	LINE	
198.13	198.40	25.00	25.03	25.01	8.02	25.09	25.82	132.85	101.52	197.80	197.90	99.62	102.06	132.86	131.85	131.68	132.47	101.35	99.74	201.09	99.62	8.08	101.44	LENGTH	LINE 17
N00'00'46"W	S00"05'18"E	N89'44'53"W	N89'59'13"W	S89"58'35"E	S89'59'29"E	S89*59'29"E	N89'58'29"E	S00"18'49"E	S00'02'51"E	S00*00'30"E	S00'00'00"E	S00"00'00"E	S00*00*00"E	S00'00'00"W	S00'00'00"E	N00'24'08"W	N00"19"33"E	N00'06'20"W	N00'05'14"W	N00'05'47"W	S00'00'44"W	S89'27'02"E	S00'00'59"E	BEARING	MOLE
		2																							
L24(R)	123(R)	L22(R)	L21(R)	L20(R)	L19(R)	L18(R)	L17(R)	L16(R)	L15(R)	L14(R)	L13(R)	L12(D)	L11(R)	L10(R)	L9(R)	L8(R)	L7(R)	L6(R)	L5(D)	L4(C-R)	L3(D)	L2(R)	L1(R)	LINE	
		L22(R) 25.00	L21(R) 25.00	L20(R) 25.00	L19(R) 8.00	L18(R) 25.00			L15(R) 101.45	L14(R) 198.00		L12(D) 101.44	L11(R) 101.45			L8(R) 132.00	100				10	L2(R) 8.00	L1(R) 101.45	LINE LENGTH	LINE IABLE

This survey is not covered by Professional Liability Insurance

	.DWG	CADD DWG. FILE: 22-251.DWG	CADD DWG.		22-251C	JOB NUMBER: 22-251C
		SHEET NUMBER 1 OF 2	SHEET NUMB	,	J.M.S. JR.	CHECKED BY: J.M.S. JR.
FB	06/13/22	P.A./D.H.	06/09/2P P.A./D.H.	P.A.	SURVEY	BOUNDARY SURVEY
WWW	DATE	OFFICE	DATE	FIELD	VTS	COMMENTS

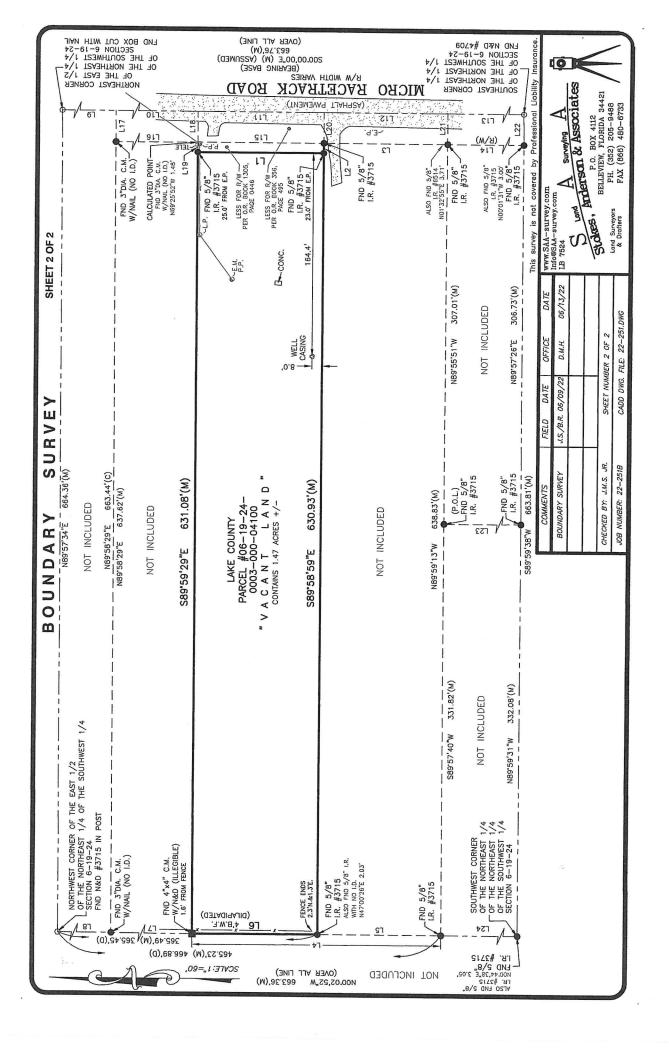
or and Mapper Number 5507

THIS IS TO CERTIFY THAT THIS S
PRACTICE AS SET FORTH BY THE
SURVEYORS AND MAPPERS IN ON
ADMINISTRATIVE CODE, PURBUANT
STATUTES.

SURVEYOR'S CE

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& Drafters SAA-survey.com Anderson & Associates P.O. BOX 4112 BELLEVIEW, FLORIDA 34421 PH. (352) 205-9488 FAX (866) 480-6733



CERTIFIED TO:

RALPH W. THIELE

AFFILIATED TITLE OF CENTRAL FLORIDA, LTD. FIRST AMERICAN TITLE INSURANCE COMPANY

SURVEYOR'S NOTES:

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

2. THE PROPERTY DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT OR CLIENT'S REPRESENTATIVE.

3. NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN, SUBJECT TO ANY APPLICABLE ESSEMENTS, RIGHT—OF—WAYS, OR OTHER RESTRICTIONS OF RECORD, SURVEY IS VALID TO CERTIFIED PARTIES ONLY AND IS NOT TO BE REPRODUCED OR RELIED UPON BY ANY OTHER ENTITY.

4. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 SECTION 6, ASSUMED AS BEING S.GO'OO''E., AS SHOWN HEREON.

5. ABOVE GROUND ENCROACHMENTS(ENCR.), IF ANY, AS SHOWN ON SURVEY ON UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED ON SURVEY.

6. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM FIRM, IT APPEARS THAT THE SUBJECT PROPERTY LIES IN ZONE "X", NOT A SPECIAL FLOOD AREA PER FIRM PANEL #12069C0305E, DATED DECEMBER 18, 2012, LAKE COUNTY, FLORIDA.

LEGEND AND ABBREVIATIONS:

			LEGEND AND		משמ	3	ADDITIONS:
	٥	1			P.C.	1	POINT OF CURVATURE
	ىن	1	CENTER LINE		P.C.C.	1	POINT OF COMPOUND CURVATURE
0	A/C	1	- AIR CONDITIONER		P.C.P.	1	PERMANENT CONTROL POINT
	B.M.	1	BENCH MARK		P9.	1	PAGE
[]	CATV	1	CABLE TELEVISION RISER		<u>-</u>	1	POINT OF INTERSECTION
	C.B.	ı	CHORD BEARING		P.O.B.	ı	POINT OF BEGINNING
	C.B.S.	1	CONCRETE BLOCK STRUCTURE		P.O.C.	1	POINT OF COMMENCEMENT
- Annual Control	C.B.W.	ı	CONCRETE BLOCK WALL		P.O.L	1	POINT ON LINE
 	C.L.F.	ı	CHAIN LINKED FENCE	0	9.9	ı	POWER POLE/SERVICE POLE
C)	S-Lik	1	CENTURY-LINK RISER		P.R.C.	1	POINT OF REVERSE CURVATURE
13	C.W.	I	CONCRETE MONUMENT		P.R.M.	1	PERMANENT REFERENCE MONIMENT
	CONC.	1	CONCRETE		1	-	DOINT OF TANCENCY
	COV	1	COVERED	•	: 0	1	
	C&G	1	CURB & GUTTER		540	1	BADIA
	O.E.	ı	DRAINAGE EASEMENT		0		THIS COURT
5	E.8.	ı	ELECTRIC BOX (ELEC.)			ı	ANDIOS POINT
τ.	H.	1	FI FCTRIC MFTER		¥.	1	RIGHT-OF-WAY
!	FASE	1	FASEUENT		×/s	1	SIDEWALK
ţ	1		COSEMENT.	٠,	S.	1	SQUARE FEET
O	<u> </u>	1	FIRE HIDRANI		T.B.	1	TANGENT BEARING
í	2:0	ı	FOUND		TELE.	ı	TELEPHONE RISER
2		1	GAS METER		TRANS	1	TRANSFORMER PAN
1	H.W.F.	1	HOG WIRE FENCE		TYP.	1	TYPICAL
•	ż	1	IRON ROD (SIZE NOTED)		UE	1	UTILITY FASEMENT
•	ř. –	1	ABC IENOTE	01	0 - W.F.	1	WOOD FENCE
X	, 0	ı	LIGHT POPE	≱	W.F.S.W.E.	1	WALL/FENCE & STORMWATER FASE.
0	M.H.	ı	MANHOLE	C	W.M.	1	WATER METER
Ž	NO I.D.	1	NOLLA	X	W.V.	1	WATER VALVE (OR VALVE AS NOTED)
0	N&D)	NAIL AND DISC		9	ı	CALCULATED
100	100	1	OVERHEAD LINE		9	1	DEED
	PAVE.	1	PAVEMENT		(E)	1	URED
	P.B.	ı	PLAT BOOK		<u>a</u>	ī	PLAT

SURVEY BOUNDARY

SHEET 1 OF 2

PROPERTY DESCRIPTION

THE SOUTH 101.45 FEET OF THE NORTH 365.45 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 FLORIDA, LESS ROAD ON EAST AS DESCRIBED IN OFFICIAL RECORDS BOOK 356, PAGE 493 AND OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY, OFFICIAL RECORDS BOOK 1305, PAGE 446, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

	ᆫ	_		_	_										1		1	1								1
																						-	_			
TABLE	BEARING	S00.00,29"E	S89*27'02"E	S00.00'44"W	N00'05'47"W	N00.05'14"W	N00'06'20"W	N00'19'33"E	N00'24'08"W	S00,00,00,E	S00.00,00,W	S00.00,00,E	S00.00,00"E	S00.00.00	S00.00,30"E	S00'02'51"E	S00'18'49"E	N89'58'29"E	S89*59'29"E	S89'59'E	S89'58'35"E	N89'59'13"W	N89'44'53"W	S00'05'18"E	N00.00,46"W	
LINE TA	LENGTH	101.44	8.08	99.62	201.09	99.74	101.35	132.47	131.68	131.85	132.86	102.06	99.65	197.90	197.80	101.52	132.85	25.82	25.09	8.02	25.01	25.03	25.00	198.40	198.13	
	LINE	L1(M)	L2(M)	L3(M)	L4(M)	L5(M)	L6(M)	L7(M)	(M)	(D)67	L10(C)	L11(C)	L12(C)	L13(C)	L14(M)	L15(C)	L16(C)	L17(C)	L18(C)	L19(C)	L20(C)	L21(C)	L22(M)	L23(M)	L24(M)	

_	_	_	_	_		_	_	_	_	_	_	_	_	_	_	_	_		_			_			
1 1	BEARING	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	A/N	N/A	N/A	N/A	N/A		N/A									
INF TARIF		101.45	8,00	101,44	202.89	101.44	101.45	132.00	132.00	132.00	132.00	101.45	101.44	198.00	198.00	101.45	132.00	25.00	25.00	8.00	25.00	25.00	25.00	198.00	198.00
	LINE	(1)	L2(R)	L3(R)	L4(C-R)	L5(R)	(D)97	L7(R)	L8(R)	(B)(L)	L10(R)	L11(D)	L12(R)	L13(R)	L14(R)	L15(D)	L16(R)	L17(R)	L18(R)	L19(R)	L20(R)	L21(R)	L22(R)	L23(R)	(Z4(R)

This survey is not covered by Professional Liability Insurance.

Æ.	三四	-		
DATE	06/13/22		2	1.DWG
OFFICE	06/09/2P P.A./D.H.		SER 1 OF	CADD DWG. FILE: 22-251.DWG
FIELD DATE	06/09/2		SHEET NUMBER 1 OF	CADD DWG.
FIELD	P.A.			
COMMENTS	BOUNDARY SURVEY		CHECKED BY: J.M.S. JR.	JOB NUMBER: 22-2518
	BOU		CHECK	JOB N

Joseph M. Stokes, Jr. Professional Surveyor and Mapper Florida Registration Number 5507

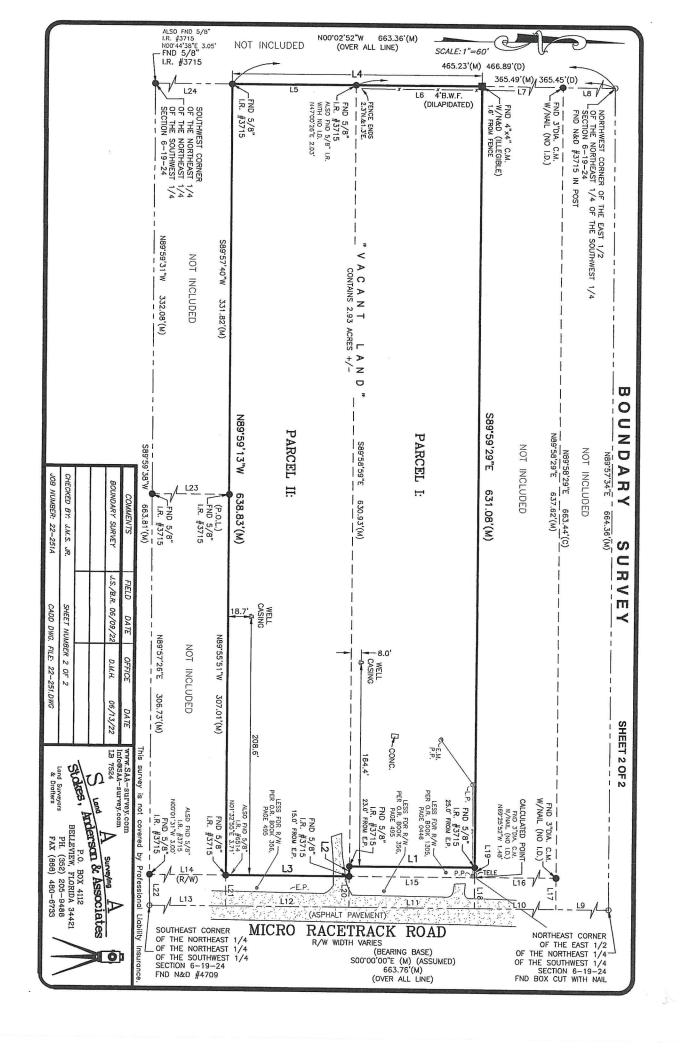
FANDARD'S OF

THIS IS TO CERTIFY THAT THIS SPACTICE AS SET FORTH BY THE SURVEYORS AND MAPPERS IN CALL ADMINISTRATIVE CODE, PURSUSNINS STATUTES.

SURVEYOR'S

www.SAA-survey.com Info@SAA-survey.com

Anderson & Associates P.O. BOX 4112
BELLEVIEW, FLORIDA 34421
PH. (352) 205-9488
FAX (866) 480-6733 Stoles, in Land Surveyors & Drafters



CERTIFIED TO:

RALPH W. THIELE

FIRST AMERICAN TITLE INSURANCE COMPANY AFFILIATED TITLE OF CENTRAL FLORIDA, LTD.

SURVEYOR'S NOTES:

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

2. THE PROPERTY DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT OR CLIENT'S REPRESENTATIVE.

3. NO UNDERGROUND IMPROVEMENTS OR VISIBLE INSTALLATIONS HAVE BEEN LOCATED OTHER THAN SHOWN, SUBJECT TO ANY APPLICABLE EASEMENTS, RIGHT—OF—WAYS, OR OTHER RESTRICTIONS OF RECORD, SURVEY IS VALID TO CERTIFIED PARTIES ONLY AND NOT TO BE REPRODUCED OR RELIED UPON BY ANY OTHER ENTITY. \overline{S}

4. BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 SECTION 6, ASSUMED AS BEING S.00°00'00"E. AS SHOWN HEREON.

5. ABOVE GROUND ENCROACHMENTS (ENCR.), IF ANY, AS SHOWN ON SURVEY and UNDERGROUND ENCROACHMENTS OR IMPROVEMENTS, IF ANY, NOT LOCATED ON SURVEY.

6. HAVING CONSULTED THE NATIONAL FLOOD INSURANCE PROGRAM FIRM, IT APPEARS THAT THE SUBJECT PROPERTY LIES IN ZONE "X", NOT A SPECIAL FLOOD AREA PER PANEL #12069C0305E, DATED DECEMBER 18, 2012, LAKE COUNTY, FLORIDA. AREA PER FIRM

LEGEND AND ABBREVIATIONS:

		PERSONAL WIND	ADDREV	ADDREVIA HONG:
	D	- DELTA	P.C.	- POINT OF CURVATURE
	ю	- CENTER LINE	P.C.C.	- POINT OF COMPOUND CURVATURE
Ø	A/C	- AIR CONDITIONER	P.C.P.	- PERMANENT CONTROL POINT
	B.M.	- BENCH MARK	Pg.	- PAGE
13	CATV	- CABLE TELEVISION RISER	P.I.	유
	C.B.	- CHORD BEARING	P.O.B.	- POINT OF BEGINNING
	C.B.S.	- CONCRETE BLOCK STRUCTURE	P.O.C.	- POINT OF COMMENCEMENT
	C.B.W.	- CONCRETE BLOCK WALL	P.O.L	- POINT ON LINE
 	C.L.F.	- CHAIN LINKED FENCE	O P.P.	- POWER POLE/SERVICE POLE
10	C-LINK	- CENTURY-LINK RISER	P.R.C.	- POINT OF REVERSE CURVATURE
	C.M.	- CONCRETE MONUMENT	0	- PERMANENT REFERENCE MONINGENT
	CONC.	- CONCRETE	O H	- POINT OF TANGENCY
	COV.	- COVERED	æ ;	- BADIIS
	0%0	- CURB & GUTTER	RAD.	RADIAL
	D.E.	- DRAINAGE EASEMENT	R.P.	- RADIUS POINT
1.	i ii	- ELECTRIC BOX (ELEC.)	R/W	- RIGHT-OF-WAY
ε.	. C. M.	- ELECTRIC WEIEK	w/s	- SIDEWALK
}	ENSE.	- EASEMEN!	SQ. FT.	- SQUARE FEET
C	7.7	- FIRE HYDRANT	T.B.	- TANGENT BEARING
	TNO	I FOUND	ELE.	- TELEPHONE BISER
[]	G.M.	METE		- TRANSFORMER PAD
	H.W.F.	NA.		- TYPICAL
•	5	I INON ROD (SIZE NOTED)	U.E.	- UTILITY EASEMENT
1	Γ.	- ARC LENGTH - 0-	- 0 - W.F.	- WOOD FENCE
11	Ę.		3	- WALL/FENCE & STORMWATER EASE.
0	M.H.			- WATER METER
_	NO I.D.	- NO IDENTIFICATION	X.Y.	- WATER VALVE (OR VALVE AS NOTED)
0	N&D	- NAIL AND DISC	G	- CALCULATED
- 24-	18	- OVERHEAD LINE	9	- DEED
	PAVE.	- PAVEMENT	3	- MEASURED
	P.B.	- PLAT BOOK	(P)	- PLAT

1 11

SURVEYORS CERTIFICATE

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THIS SUMPEY WEETS THE STANDARD'S OF PRACTICE AS SET FORTH BY THE FLORIDA BOAGO OF PROFESSIONAL SURVEYORS AND MAPPERS NU CHAPTER SEATTS FLORIDA SURVEYORS AND MAPPERS NU CHAPTER SEATTS FLORIDA SURVEYORS AND MAPPERS NU CHAPTER SEATTS FLORIDA STATUTES. Surveyor and

BOUNDARY SURVEY

COMMENTS

FIELD P.A.

06/09/20 DATE

P.A

JOB NUMBER: CHECKED BY:

CADD DWG. FILE: SHEET NUMBER 1

22-251.DWG

J.M.S. JR. 22-251A

W 0 C Z DARY ഗ C RVE <

SHEET 1 OF 2

PROPERTY DESCRIPTION

PARCEL I:
THE SOUTH 101.45 FEET OF THE NORTH 365.45 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4
OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LAKE COUNTY,
FLORIDA, LESS ROAD ON EAST AS DESCRIBED IN OFFICIAL RECORDS BOOK 356, PAGE 493 AND
OFFICIAL RECORDS BOOK 1305, PAGE 446, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

THE SOUTH 101.44 FEET OF THE NORTH 466.89 FEET OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24 EAST, LESS PUBLIC ROAD RIGHT-OF-WAY AS SET FORTH IN DEED BOOK 344, PAGE 11 AND OFFICIAL RECORDS BOOK 356, PAGE 495, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA. LESS AND EXCEPT THAT PART LYING IN THE SOUTH 198.00 FEET OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 19 SOUTH, RANGE 24, EAST, LAKE COUNTY, FLORIDA.

TABLE BEARING

	-	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_	_		_	_		_	_
L24(M)	L23(M)	L22(M)	L21(C)	L20(C)	L19(C)	L18(C)	L17(c)	L16(C)	L15(C)	L14(M)	L13(C)	L12(C)	L11(C)	L10(C)	L9(C)	L8(M)	L7(M)	L6(M)	L5(M)	L4(M)	L3(M)	L2(M)	L1(M)	LINE	
198.13	198.40	25.00	25.03	25.01	8.02	25.09	25.82	132.85	101.52	197.80	197.90	99.62	102.06	132.86	131.85	131.68	132.47	101.35	99.74	201.09	99.62	8.08	101.44	LENGTH	LINE TA
N00'00'46"W	S00'05'18"E	N89'44'53"W	N89'59'13"W	S89*58'35"E	S89*59'29"E	S89*59'29"E	N89*58'29"E	S00"18'49"E	S00"02"51"E	S00'00'30"E	S00'00'00"E	S00'00'00"E	S00'00'00"E	S00'00'00"W	S00"00'00"E	N00.24,08,M	N00"19"33"E	N00'06'20"W	N00'05'14"W	N00'05'47"W	S00'00'44"W	S89'27'02"E	S00"00'59"E	BEARING	TABLE
				_			_																		
L24(R)	L23(R)	L22(R)	L21(R)	L20(R)	L19(R)	L18(R)	L17(R)	L16(R)	L15(D)	L14(R)	L13(R)	L12(D)	L11(D)	L10(R)	L9(R)	LB(R)	L7(R)	L6(D)	L5(D)	L4(C-D)	L3(D)	L2(R)	L1(D)	LINE	
198.00	198.00	25.00	25.00	25.00	8.00	25.00	25,00	132.00	101.45	198,00	198.00	101.44	101.45	132.00	132.00	132.00	132.00	101.45	101.44	202.89	101.44	8.00	101.45	LENGTH	LINE TA

NNN

NA

OF 2			4. /D.H.	FFICE
			06/13/22	DAIE
Land Surveyors PH. (352) 205-9488	P.O. BOX 4112	S Land Larreon & Associates	LB 7524 Surveying	Info@gaa_survey.com

survey is not covered by Professional Liability Insurance

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& Drafters FAX (866) 480-6733

Legal Description: Parcels combined for address 35417 Micro Racetrack Rd & 35421 Micro Racetrack Rd, Fruitland Park, Florida 34731 according to Survey.

Parcel 1: The South 101.45 feet of the North 365.45 feet of the East ½ of the Northeast ¼ of the Southwest ¼ of Section 6, Township 19 South, Range 24 East, Lake County, Florida, Less Road on East as described in Official Records Book 356, Page 493 and Official Records Book 1305, Page 446, Public Records of Lake County, Florida.

together with

Parcel 2: The South 101.44 Feet of the North 466.89 Feet of the East 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 6, Township 19 South, Range 24 East, Less Public Road Right-of-Way as set forth in Deed Book 344, Page 11 and Official Records Book 356, Page 495, Public Records of Lake County, Florida. Less and Except that Part Lying in the South 198.00 Feet of the East ½ of the Northeast ¼ of the Northeast ¼ of the Southwest ¼ of Section 6 Township 19 South, Range 24 East, Lake County, Florida.