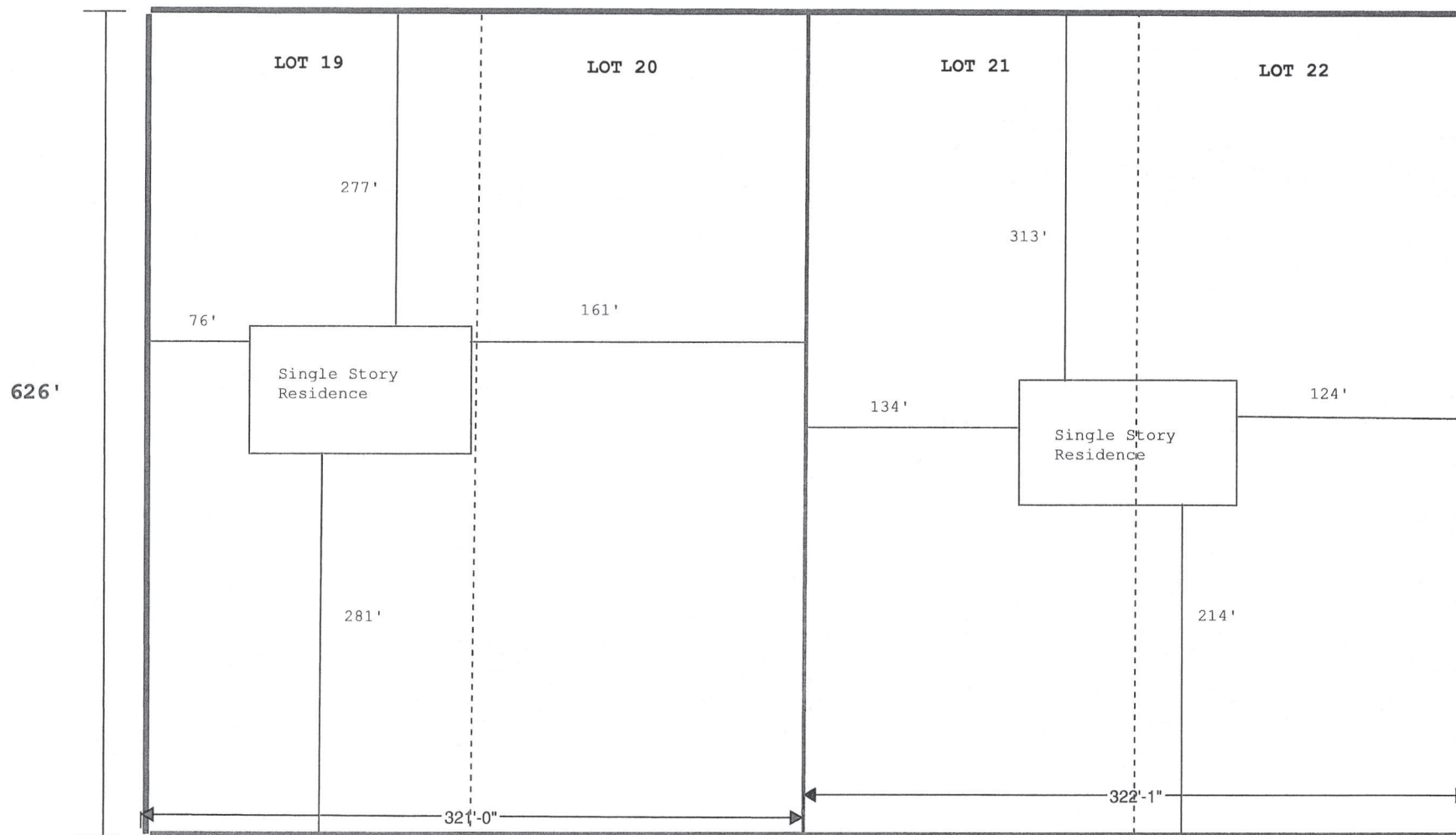


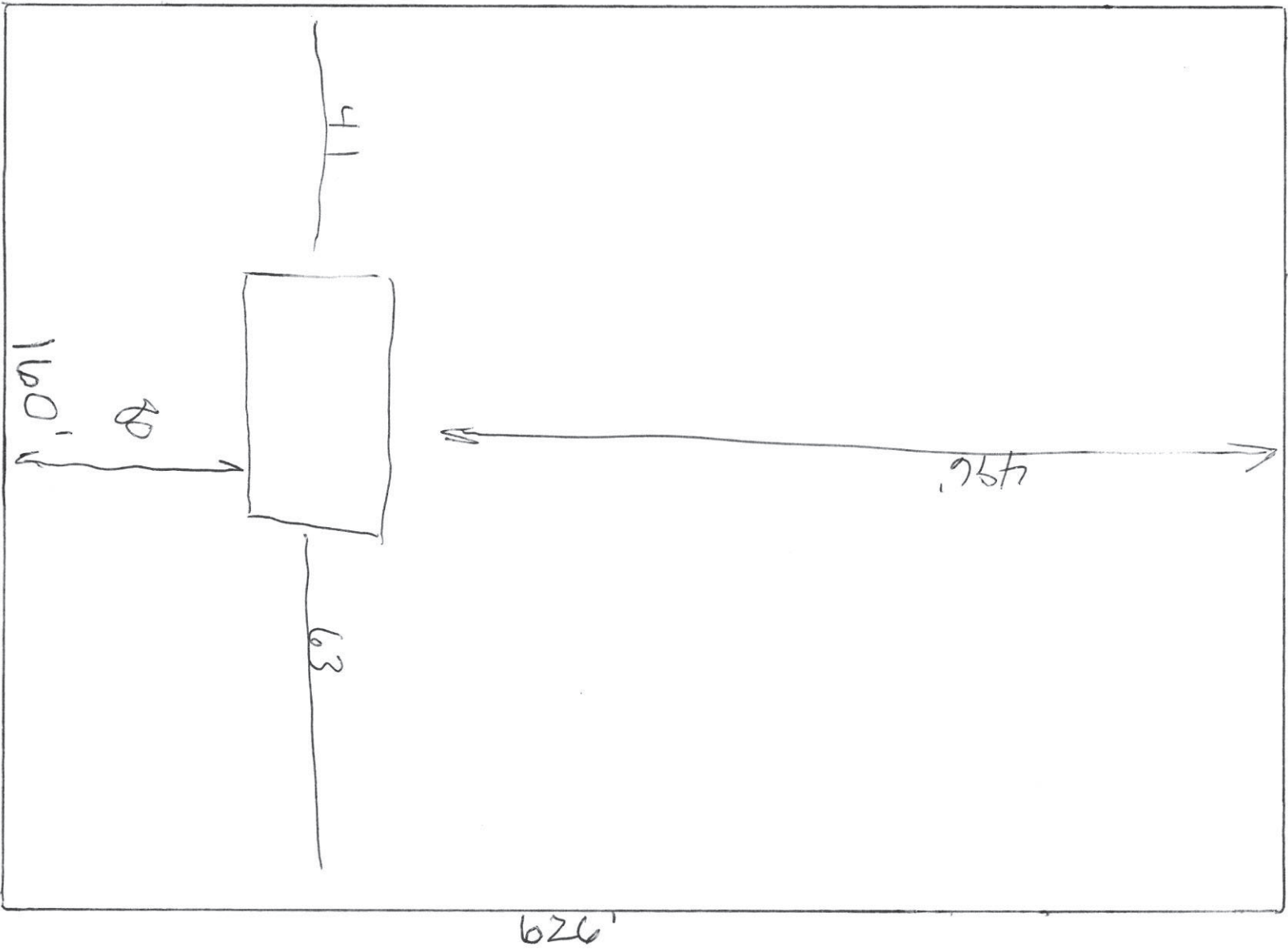
13195 SENECA RD

13223 SENECA RD



SENECA RD 50' R/W

13359 SENECA RD (73636)

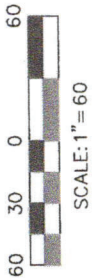


SENECA RD.

N

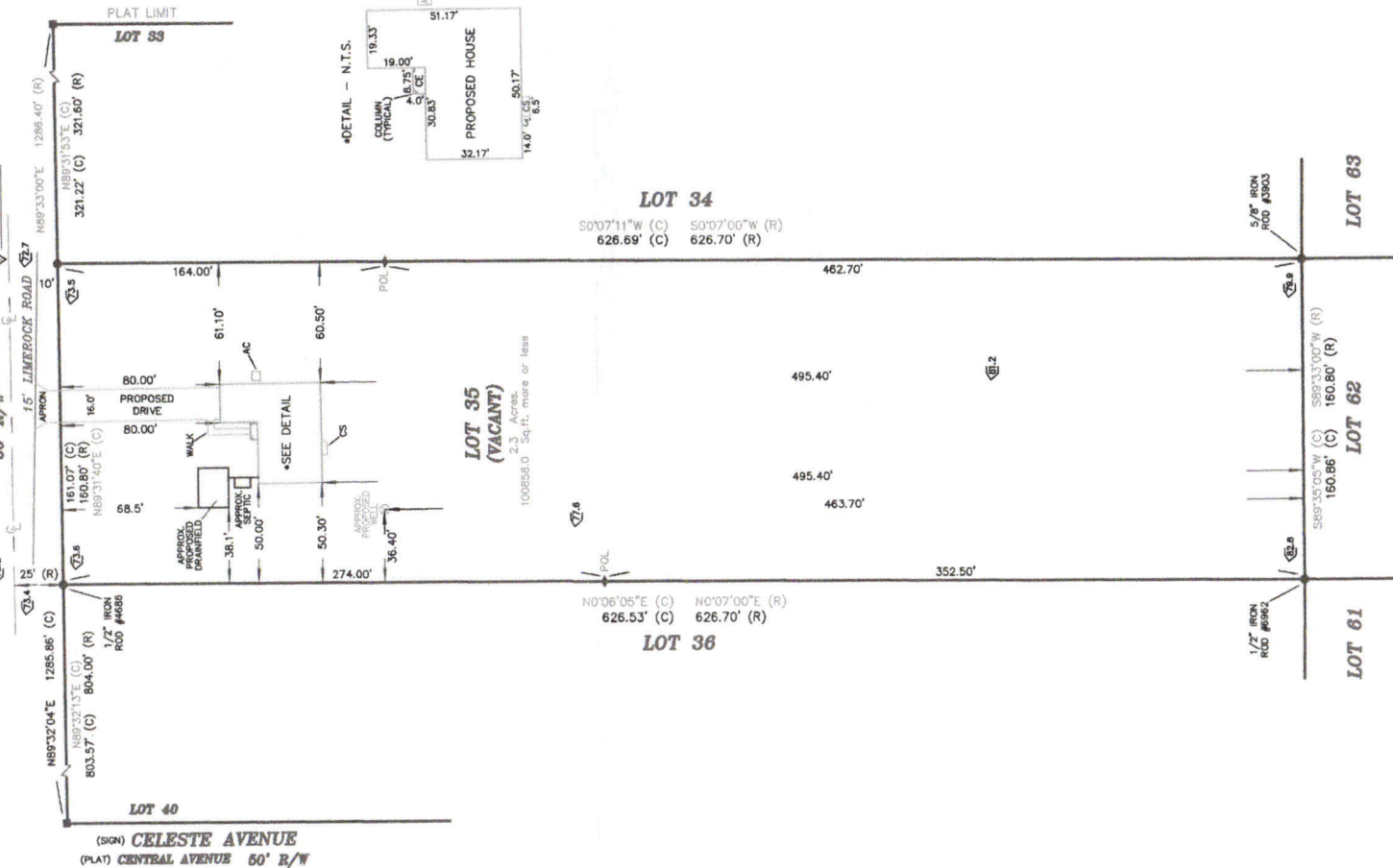
MAP OF SURVEY - BOUNDARY SURVEY
AND TOPOGRAPHIC SURVEY (SITE PLAN)
PROPERTY ADDRESS: SENECA ROAD

SITE PLAN PENDING APPROVAL
FROM BUILDING DEPARTMENT



S89°33'00"W
BASIS OF BEARINGS ALONG NORTH LINE SEC. 21-21-18
A.K.A. NORTH BOUNDARY OF PLAT

SENECA ROAD
60' R/W



(SIGN) CELESTE AVENUE
(PLAT) CENTRAL AVENUE 60' R/W

DENNIS V. MOYLAN, P.S.M.
LAND SURVEYS
5342 Birchwood Road
Spring Hill, FL 34808
(352) 684-5450 FAX (352) 684-9955

Party Chief: D. MOYLAN W.O. 23-015 (1)
Drawn By: J. CALLERI DATE: 01/30/2023
Checked By: D. MOYLAN F.B. 129 PG. 77

THIS CERTIFIES THAT A SURVEY OF THE PROPERTY DESCRIBED HEREON, WAS MADE UNDER MY SUPERVISION AND THAT THE SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 55-107, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE MAP HEREON IS A TRUE AND ACCURATE REPRESENTATION THEREOF, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DENNIS V. MOYLAN
Professional Surveyor & Mapper
Florida Registration # 6115

Digitally signed by DENNIS V. MOYLAN
Date: 2023.01.30 16:11:48 -0500
6115
01/30/2023

STATE OF FLORIDA
DATE OF FIELD WORK

CERTIFIED TO THE FOLLOWING ONLY:
RYAN METTLER
BRANNEN BANK
CHELSEA TITLE OF THE NATURE COAST, INC.
CHICAGO TITLE INSURANCE COMPANY
GCLS CONTRACTING INC.

DESCRIPTION:
LOT 35, COUNTRY ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 83, INCLUSIVE OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA.

SECTION: 21 TOWNSHIP: 21 S, RANGE: 18 E

LEGEND: A complete list of abbreviations used in this survey are shown on the back of this page.

● Found <u>5/8"</u> Iron Rod <u>PLAIN</u>	Elevations Show Refer to:
○ Found <u>1/2"</u> Iron Rod	<input type="checkbox"/> NAVD '88 or <input checked="" type="checkbox"/> Assumed Datum.
○ Set <u>1/2"</u> Iron Rod # <u>6115</u>	REVISIONS
⊗ Found <u>4"</u> Iron Pipe	DATE
■ Found <u>4"x4"</u> C.M. <u>PLAIN</u>	SITE PLAN
▲ Found <u>4"</u> Nail	02/20/2023
□ Set <u>4" x 4"</u> C.M. # <u>6115</u>	
△ Set Nail & Disk # <u>6115</u> in Red	

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RED INK SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND NOT VALID.

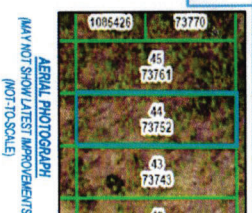
TYPE OF SURVEY: BOUNDARY ALIANS CONSTRUCTION TOPOGRAPHIC CONDOMINIUM SPECIAL PURPOSE

PURPOSE OF SURVEY (SEE GENERAL NOTES BELOW):
 construction boundary survey

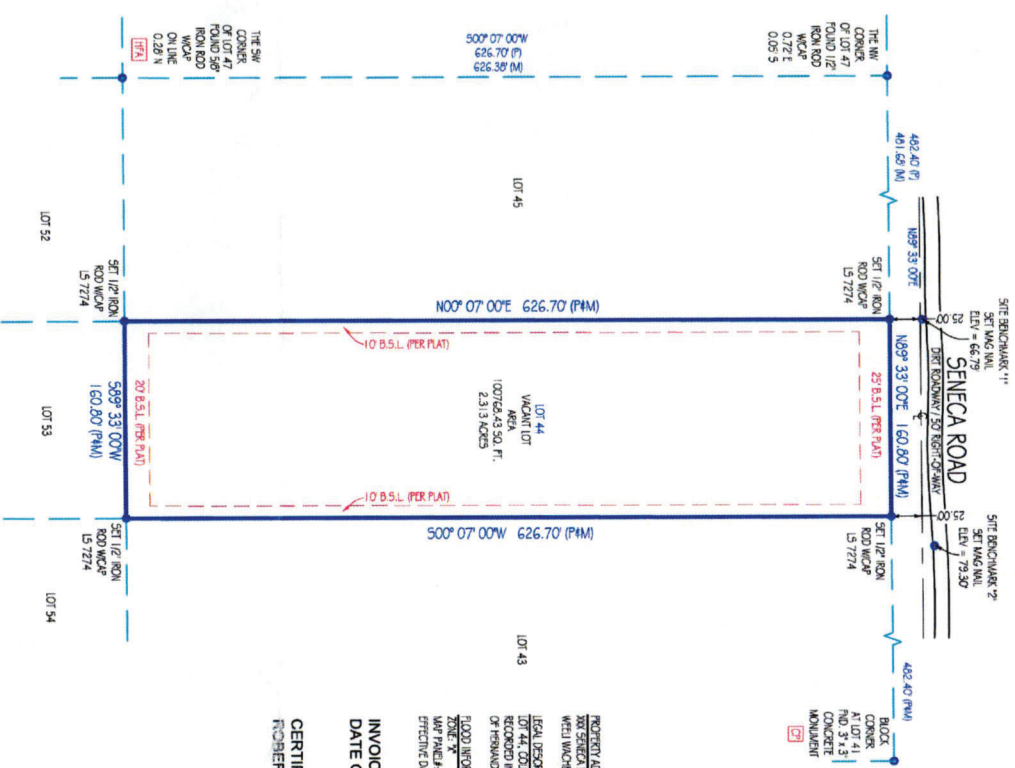


SCALE: 1"=100'

BEARING REFERENCE:
 CENTER LINE OF SENECA ROAD AS N 89° 33' 00" E
 ALL BEARINGS SHOWN HEREON REFERENCED THERETO.



AERIAL PHOTOGRAPH
 (MAY NOT SHOW LATEST IMPROVEMENTS)
 (NOT TO SCALE)



PROPERTY ADDRESS:
 207 SENECA ROAD
 WEST PALM BEACH, FL 33414

LEGAL DESCRIPTION:
 LOT 44, COOKBERRY TRAILS, ACCORDING TO THE PLAT THEREOF,
 RECORDED IN PLAT BOOK 5, PAGES 68, OF THE PUBLIC RECORDS
 OF HESWALDO COUNTY, FLORIDA.

S.O.D. INFORMATION:
 SURVEY NUMBER: 1225/2022
 DATE OF FIELD WORK: 02/20/22

INVOICE NUMBER: 159467-CW
 DATE OF FIELD WORK: 12/20/2022

CERTIFIED TO
 ROBERT J. WESTLER & RHONDA WESTLER

OF - CONTROLLING POINT POINT OF ROTATION - THAT - FIELD FOR ALIGNMENT - ALL OTHER DOCUMENTATION AND IMPROVEMENTS RELATIVE THERETO
 RELATED EASEMENTS & NOISABLE CONDITIONS (unprinted easements also listed if provided) IF APPLICABLE, RECEIVERS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN AND THEIR
 RELATIONSHIP TO THE BOUNDARY LINE
 - 10' BUILDING SETBACK LINE ALONG WESTERLY AND EASTERLY BOUNDARY LINES OF SUBJECT LOT.
 - 25' BUILDING SETBACK LINE ALONG NORTHERLY BOUNDARY LINE OF SUBJECT LOT.
 - 20' BUILDING SETBACK LINE ALONG SOUTHERLY BOUNDARY LINE OF SUBJECT LOT.

This survey has been issued by the
 Working Landsc Surveying office:
 700 West Hibiscus Boulevard, Suite 4-100
 Deerfield Beach, FL 33441
 Office (561) 367-3397
 Fax (561) 465-5145
 www.Landtecsurvey.com

GENERAL NOTES	SYMBOLS	LEGEND
1. THE SURVEY IS BASED UPON RECORDS AND INFORMATION PROVIDED BY CLIENT AND FIELD NOTES. THE PUBLIC RECORDS HAVE BEEN MADE BY THIS OFFICE IN ALL OTHER INSTANCES.	1 - LIGHT POLE	1 - CONCRETE
2. SURVEYED POINTS, INCLUDING ALL POINTS, ARE SHOWN BY THIS SURVEY. POINTS NOT SHOWN BY THIS SURVEY ARE NOT TO BE USED FOR ANY PURPOSES.	2 - LIGHT POLE	2 - CONCRETE
3. ANY FENCES SHOWN HEREON ARE ALIQUOTS OF THEIR GENERAL POSITION ONLY. FENCES NOT SHOWN BY THIS SURVEY SHOULD BE REMOVED OR RECONSTRUCTED TO THE POSITION SHOWN BY THIS SURVEY.	3 - LIGHT POLE	3 - CONCRETE
4. ELEVATIONS ARE BASED UPON VERTICAL DATUM NAD 83. ELEVATIONS OF POINTS SHOWN BY THIS SURVEY ARE NOT TO BE USED FOR ANY PURPOSES.	4 - LIGHT POLE	4 - CONCRETE
5. ANY CORNERS SHOWN BY THIS SURVEY ARE NOT TO BE USED FOR ANY PURPOSES.	5 - LIGHT POLE	5 - CONCRETE
6. ANY CORNERS SHOWN BY THIS SURVEY ARE NOT TO BE USED FOR ANY PURPOSES.	6 - LIGHT POLE	6 - CONCRETE
7. ANY CORNERS SHOWN BY THIS SURVEY ARE NOT TO BE USED FOR ANY PURPOSES.	7 - LIGHT POLE	7 - CONCRETE
8. ANY CORNERS SHOWN BY THIS SURVEY ARE NOT TO BE USED FOR ANY PURPOSES.	8 - LIGHT POLE	8 - CONCRETE
9. ANY CORNERS SHOWN BY THIS SURVEY ARE NOT TO BE USED FOR ANY PURPOSES.	9 - LIGHT POLE	9 - CONCRETE
10. ANY CORNERS SHOWN BY THIS SURVEY ARE NOT TO BE USED FOR ANY PURPOSES.	10 - LIGHT POLE	10 - CONCRETE

HEREBY CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 461.15, PART 1 OF THE FLORIDA STATUTES, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. I AM NOT PROVIDING FOR USE IN CONNECTION WITH ANY CONSTRUCTION PROJECTS.

Digitally signed by Pablo A Alvarez
 DN: c=US, o=Florida, ou=Landtec, email=pablo@landtec.com, cn=Pablo A Alvarez
 Date: 2022.12.22 13:50:54 -05'00'

LANDTEC and Pien SURVEYING
 LICENSED BUSINESS NO. 8607