

BOUNDARY SURVEY MAP

Description

Lot 20 Block 138 in SUNNY HILLS UNIT 19, according to the Plat thereof as recorded in Plat Book 3, Pages 65 through 79 inclusive, of the Public Records of Washington County, Florida.

Report and F.A.C. 5J - 17 Compliance

1. Bearings are based on the plat bearing datum.
2. Does not apply.
3. The purpose of this BOUNDARY SURVEY is to mark the corners and comply with the requirements of a sale or mortgage transaction, and the level of survey accuracy is premised upon that expected use.
4. Tax Parcel Number is 00000000-19-0138-0020.
5. The field data collection to perform this survey was completed in February, 2021, and the methods applied conform to those found in the BLM Manual of Survey Instructions (US Dept. of Interior), Brown's Boundary Control and Legal Principles (Robillard), and Surveying Theory and Practice (Anderson).
6. This survey was performed by Roger Lonsway, Licensed Surveyor and Mapper #2247, 2252 Gilbert Mill Road, Cottondale, FL 32431, and the original documents and maps produced are his property. Reproduction, additions, or deletions without permission are prohibited, and are not valid without the signature and raised seal of the surveyor.
7. Unless specifically indicated, no exhaustive record title search has been performed by the surveyor, so there may be easements or other important matters of title that are not disclosed by this survey.

EASEMENTS SPECIFIED

The plat reserves a strip of land 10 feet wide at the rear of each lot and 6 feet wide at the sides of each lot for installation and maintenance of public utilities and drainage facilities.

Certificate

This survey is for the exclusive use of and is CERTIFIED TO: Callahan Land & Properties, LLC, and to no other parties, and only for the specific purpose indicated hereon, and is CERTIFIED to meet the FLORIDA STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS as set forth in CH. 5J-17 F. A. C.

Roger Lonsway, P.S.M.

Survey Project Number 45920

Drawn March 1, 2021

