

This plat map illustrates Block 22, bounded by Bahia Street to the north, Tangelo Avenue to the east, and Citrus Boulevard to the west. The block is divided into four lots: Lot 13 (southwest), Lot 14 (northwest), Lot 15 (northeast), and Lot 16 (southeast). Lot 15 contains a one-story residence with address #4295, a pool, and a shed. The map includes various features such as fences, swales, and a fish pond. Dimensions for lot areas, street widths, and building footprints are provided. A north arrow and a scale bar are located in the bottom right corner.

**Streets and Dimensions:**

- Bahia Street:** 50' R/W
- Tangelo Avenue:** 50' R/W
- Citrus Boulevard:** 50' R/W

**Lot Dimensions and Features:**

- Lot 13:** 153.00' wide, 290.00' deep. Features a shed and a fenced-in area.
- Lot 14:** 153.00' wide, 290.00' deep. Features a fish pond and a fenced-in area.
- Lot 15:** 153.00' wide, 290.00' deep. Features a one-story residence with address #4295, a pool, and a shed.
- Lot 16:** 153.00' wide, 290.00' deep. Features a fenced-in area.

**Other Features:**

- One Story Residence #4295:** 48.7' wide, 16.9' deep.
- Pool:** 18.5' wide, 10.9' deep.
- Shed:** 18.3' wide, 10.5' deep.
- Fences:** Various fences are shown, including a 7.5' P.U. & D.E. fence and a 1.7' ON fence.
- Swales:** Swales are shown along the streets and within the lots.
- Headwalls:** Headwalls are shown at the intersections of the streets.

ACCORDING TO FLOOD INSURANCE RATE MAP #12090C 0320 H., DATED JANUARY 29, 2021 THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE X. (NAVD 1988)	GENERAL NOTES: 1. THIS SURVEY AND DRAWING HAS BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. 2. THIS SURVEY AND DRAWING IS FOR THE SOLE USE AND BENEFIT OF THE PARTIES NAMED HEREON AND FOR THE SPECIFIC PURPOSE AS NOTED, AND SHOULD NOT BE RELIED UPON BY ANY OTHER ENTITY; AND IS NOT TRANSFERABLE UNDER ANY CIRCUMSTANCES. 3. THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE SEAL OF THE FLORIDA LICENSED SURVEYOR, AND REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION OF THE SURVEYOR IS HEREBY FORBIDDEN. 4. NO OPINION OF TITLE OR OWNERSHIP IS HEREBY EXPRESSED OR IMPLIED BY THE SURVEYOR. 5. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR BY THE CLIENT, AND MAY BE SUBJECT TO EASEMENTS OR LIMITATIONS EITHER RECORDED OR IMPLIED. 6. BEARINGS ARE BASED ON AN ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS. 7. NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN. 8. ELEVATIONS, IF SHOWN, ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS OTHERWISE NOTED. 9. "NO WELLS" AND "NO SEPTICS" ARE DEFINITIONS TO SHOW AN ATTEMPT BY THE SURVEYOR TO LOCATE POSSIBLE EXISTING WELLS AND SEPTICS, HOWEVER NONE WERE FOUND USING STANDARD SURVEY LOCATING EQUIPMENT. <div style="text-align: center;"> <b>3970 MINTON ROAD, WEST MELBOURNE, FL 32904 L.B. #6623</b>  <b>PHONE: (321)768-8110 FAX: (321)952-9771 EMAIL: frontdesk@aalsurvey.com</b> </div>				
TYPE OF SURVEY: <div style="border: 1px solid black; padding: 2px; text-align: center; font-weight: bold;">BOUNDARY</div> SCALE: 1" = 20'	<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">           IR BISION            REVISION:            REVISION:            REVISION:            REVISION:            REVISION:            REVISION:         </td> <td style="width: 50%; vertical-align: top;"> <table border="0" style="width: 100%;"> <tr> <td style="width: 50%; vertical-align: top;">               BB - BEARING BASE                (M) - MEASURED                PL - PL                (D) - DEED                IR - IRON ROD                PC - PILE                N&amp;D - NAIL AND DISC                N&amp;TT - NAIL AND TIN TAB                C.M. - CONCRETE MONUMENT                PERM - PERMANENT REFERENCE MARKER                LB - LICENSED BUSINESS                PL - PROFESSIONAL LAND SURVEYOR                TBM - TEMPORARY BENCHMARK                D - DELTA                R - RADIUS                L - ARC LENGTH                CH - CHORD LENGTH                FND - FINDING                P.O.C. - POINT OF COMMENCEMENT                P.O.B. - POINT OF BEGINNING                P.C. - POINT OF CURVATURE                P.I. - POINT OF TANGENCY                P.R.C. - POINT OF REVERSE CURVE                P.O.L. - POINT ON LINE                R.O.W. - RIGHT OF WAY                OHW - OVERHEAD WIRES                E.P. - EDGE OF PAVEMENT                P.U. - PUBLIC UTILITY EASEMENT                D.E. - DRAINAGE EASEMENT                WPP - WOOD POWER POLE                GA - GUY ANCHOR                CONC. - CONCRETE                WM - WATER METER                @ - WELL                @ - CENTERLINE             </td> <td style="width: 50%; vertical-align: top;">               1. 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FIELD DATE: 12/22/2022 SECTION 03, TOWNSHIP 24 SOUTH, RANGE 35 EAST <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <b>PROJECT #49208</b> </div>	<div style="text-align: center; margin-top: 20px;">   <b>ANDREW W. POWSHOK</b>  <b>P.L.S. No. 5383</b> </div> <div style="text-align: center; margin-top: 20px;">   <b>DANIEL D. GARNER</b>  <b>P.L.S. No. 8189</b> </div>				