

HILLS OF AVALON,
FIRST ADDITION
UNRECORDED SUBDIVISION

LEGAL DESCRIPTION:

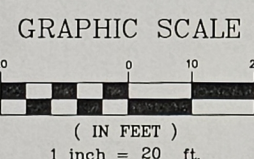
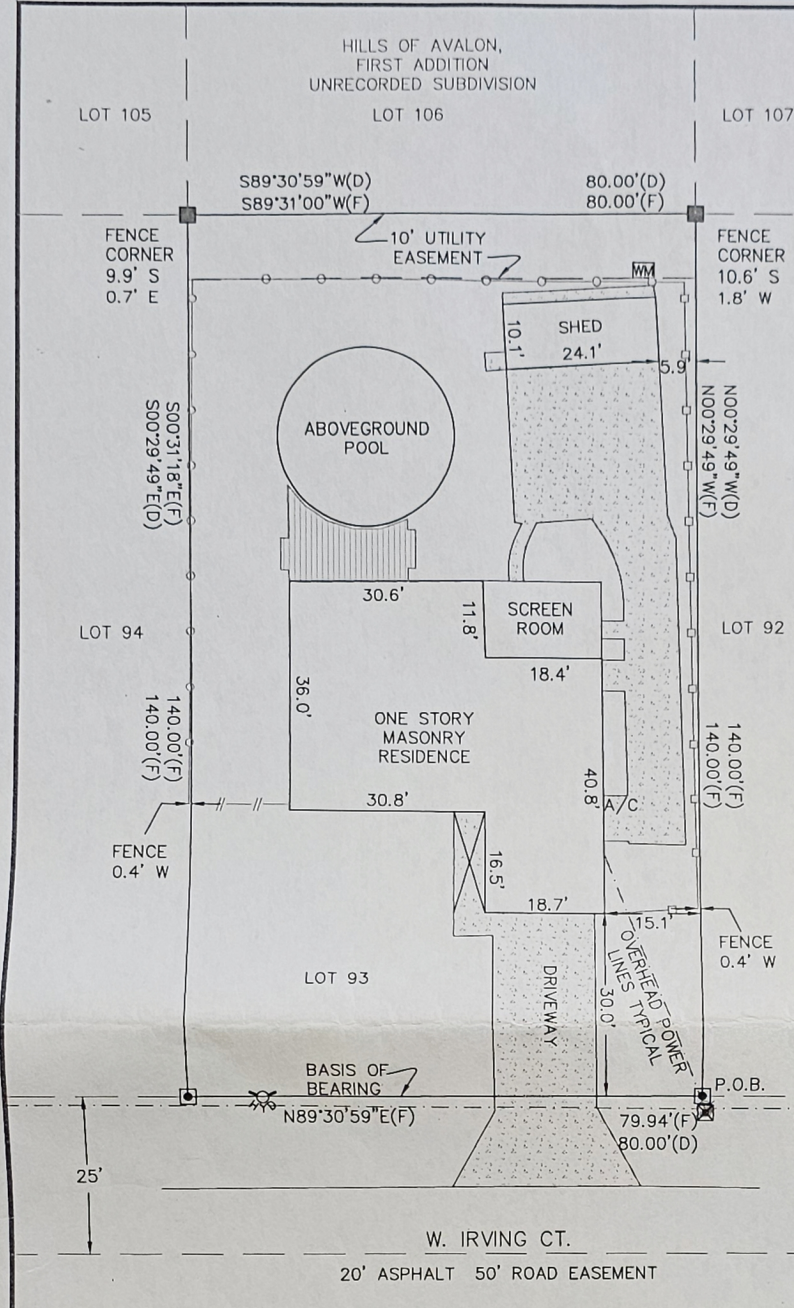
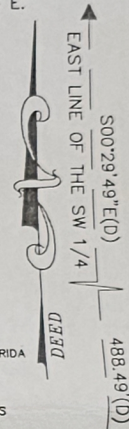
Lot 93, of HILLS OF AVALON, FIRST ADDITION, an unrecorded subdivision located in Citrus County, Florida, being more particularly described as follows:

Commence at the NE corner of the SW 1/4 of Section 7, Township 19 South, Range 18 East, thence S 00° 29' 49" E along the East line of said SW 1/4 488.49 feet, thence parallel to the South line of the North 1/2 of said SW 1/4, S 89° 30' 59" W 880.00 feet to the POINT OF BEGINNING: thence parallel to the East line of said SW 1/4, N 00° 29' 49" W 140.00 feet, thence parallel to the South line of the N 1/2 of said SW 1/4, S 89° 30' 59" W 80.00 feet, thence parallel to the East line of said SW 1/4, S 00° 29' 49" E 140.00 feet, thence parallel to the South line of the N 1/2 of said SW 1/4, N 89° 30' 59" E 80.00 feet to the POINT OF BEGINNING. Subject to a 10 foot wide easement along the North boundary thereof for utility purposes.

P.O.C.
NE CORNER OF THE SW 1/4 OF
SEC. 7, TWP. 19 S., RNG. 18 E.

LEGEND:

- FOUND 4"x4" CONCRETE MONUMENT
- FOUND 4"x4" CONCRETE MONUMENT
- ▲ DESCRIPTIVE POINT (NOT FOUND, NOT SET)
- ⊗ TELEPHONE WIRE BOX
- UTILITY POLE
- MM WATER METER
- ⊙ FIRE HYDRANT
- CONCRETE
- ▨ WOODEN DECKING
- ▩ COVERED (ROOF)
- (P.O.C.) POINT OF COMMENCEMENT
- (P.O.B.) POINT OF BEGINNING
- (P.R.C.C.F.) PUBLIC RECORDS CITRUS COUNTY FLORIDA
- (O.R.B.) OFFICIAL RECORDS BOOK
- (PG(S)) PAGE(S)
- (D) DEED
- (R/W) RIGHT OF WAY
- (F) FIELD MEASURED
- (A/C) AIR CONDITIONER
- (LB) LICENSED BUSINESS
- (SEC.) SECTION
- (RNG.) RANGE
- (TWP.) TOWNSHIP
- CHAIN LINK FENCE
- VINYL FENCE
- WOODEN FENCE



FLOOD STATEMENT:

The land bound by this survey is located in Flood Zone X, per Flood Insurance Rate Map number 12017C 0309D, EFFECTIVE DATE: 09-26-2014

SURVEYORS NOTES:

1. The bearings shown hereon are based on the deed with the bearing of N 89°30'59" E along the South line of Lot 93.
2. This survey is not intended to locate any underground foundations, underground encroachments or underground improvements including utilities, except as shown. Additional sub-surface utilities or structures may exist.
3. No instrument of record reflecting easements, rights of way and/or ownership were furnished to the surveyor except as shown hereon. No title opinion is expressed or implied.
4. The land bound by this survey may be subject to other recorded or unrecorded easements, right of ways, conveyances, restrictions and reservations other than shown hereon.

Certified to:
WILLIAM EARL BAITINGER
REGIONS BANK d/b/a/ REGIONS MORTGAGE ISAOA/ATRIMA
LAND TITLE OF CITRUS COUNTY, INC.
FIDELITY NATIONAL TITLE INSURANCE COMPANY

Wallace L. Higgins 8-2-21
Wallace L. Higgins, P.S.M. for GulfWest Surveying, Inc.
Florida Surveyor and Mapper registration no. 5832
Florida licensed business number 7314
This Survey Map and Report or the copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper.

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| BOUNDARY SURVEY FOR WILLIAM BAITINGER | | GulfWest Surveying, Inc. Professional Surveyors and Mappers 9469 W. Green Bay Lane Crystal River, Florida 34428 Ph: 352.563.1252 Fax: 352.563.1253 |
| Citrus County, | Florida | |
| Project No.: 21328 | Field Book: 123/60 | DRAWN BY: CEB |
| Scale: 1" = 20' | Field Date: 07-28-2021 | Sheet 1 Of 1 |