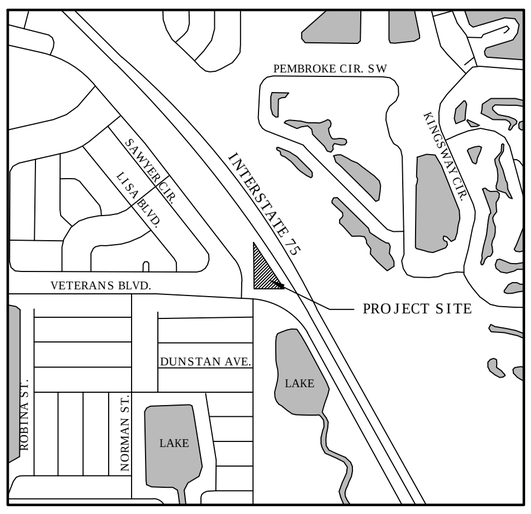
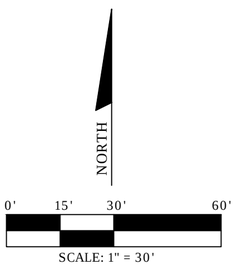
BOUNDARY & TOPOGRAPHIC SURVEY CERTIFIED TO:
JBCC DEVELOPMENT, LLC



VICINITY MAP
NOT TO SCALE

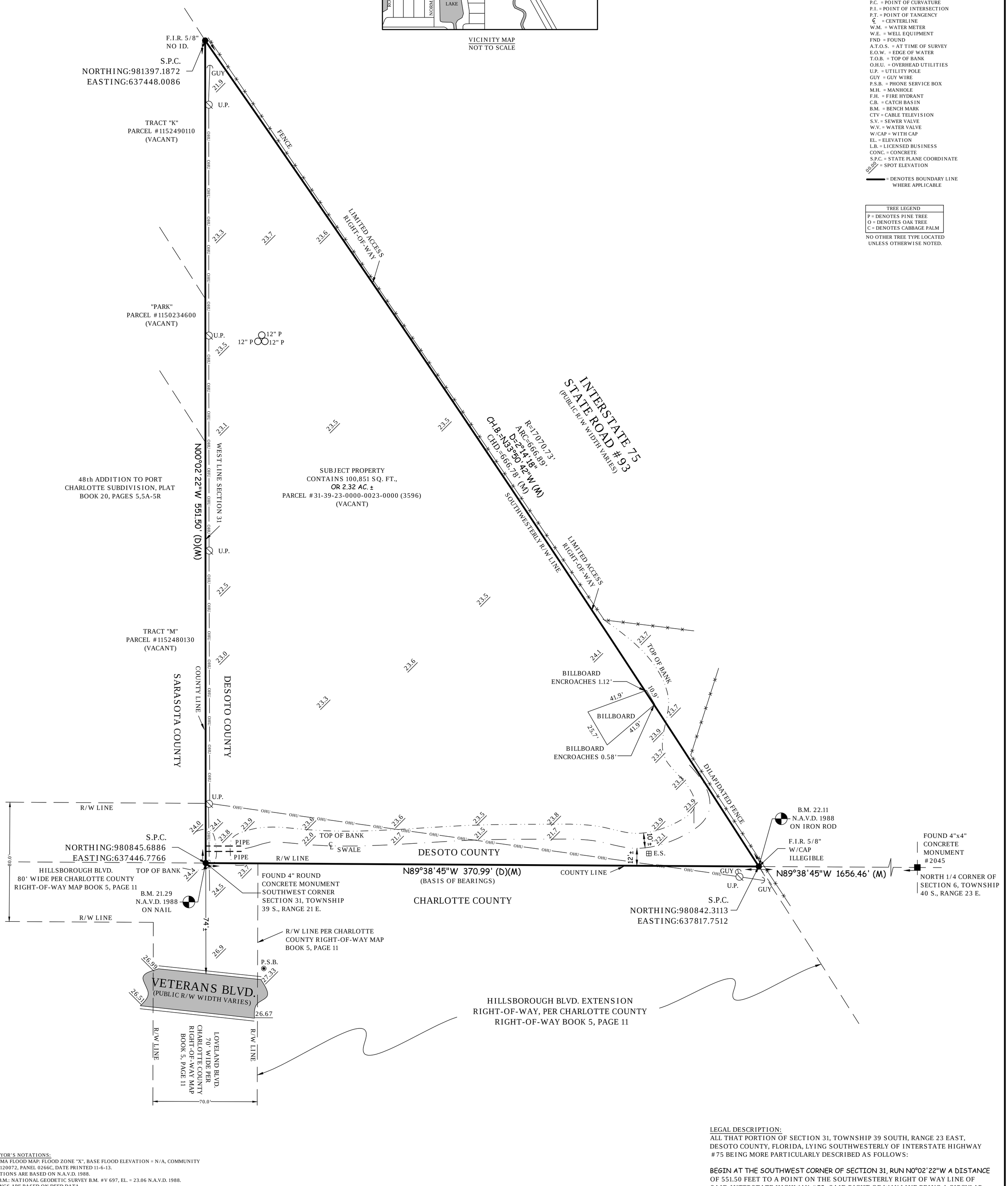


SCALE: 1" = 30'

LEGEND:
P.E. = POOL EQUIPMENT
S.I.R. = SET 1/2" IRON ROD WITH CAP "GEN 3"
F.I.R. = FOUND IRON ROD
F.I.P. = FOUND IRON PIPE
S.N. = SET NAIL AND DISK "GEN 3"
F.N. = FOUND NAIL
F.N.D. = FOUND NAIL AND DISK
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
D.H. = DRILL HOLE
C.M. = CONCRETE MONUMENT
(M) = MEASURED DATA
(P) = RECORD PLAT DATA
(C) = CALCULATED DATA
D = DELTA
R = RADIUS
CHD. = CHORD LENGTH
CH.B. = CHORD BEARING
P.O.L. = POINT ON LINE
R/W = RIGHT-OF-WAY
F.F.E. = FINISHED FLOOR ELEVATION
* = LAST DAY IN FIELD
D.U.E. = DRAINAGE AND UTILITY EASEMENT
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
N.A.V.D. = NATIONAL AMERICAN VERTICAL DATUM
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
L.P. = LIGHT POLE
C.E. = COVERED ENTRY
C. = CONCRETE
P. = PAVER BRICKS
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
P.T. = POINT OF TANGENCY
℄ = CENTERLINE
W.M. = WATER METER
W.E. = WELL EQUIPMENT
FND = FOUND
A.T.O.S. = AT TIME OF SURVEY
E.O.W. = EDGE OF WATER
T.O.B. = TOP OF BANK
O.H.U. = OVERHEAD UTILITIES
U.P. = UTILITY POLE
GUY = GUY WIRE
P.S.B. = PHONE SERVICE BOX
M.H. = MANHOLE
F.H. = FIRE HYDRANT
C.B. = CATCH BASIN
B.M. = BENCH MARK
CTV = CABLE TELEVISION
S.V. = SEWER VALVE
W.V. = WATER VALVE
W/CAP = WITH CAP
EL. = ELEVATION
L.B. = LICENSED BUSINESS
CONC. = CONCRETE
S.P.C. = STATE PLANE COORDINATE
00.00 = SPOT ELEVATION
= DENOTES BOUNDARY LINE WHERE APPLICABLE

TREE LEGEND
P = DENOTES PINE TREE
O = DENOTES OAK TREE
C = DENOTES CABBAGE PALM

NO OTHER TREE TYPE LOCATED UNLESS OTHERWISE NOTED.



SURVEYOR'S NOTATIONS:
PER FEMA FLOOD MAP: FLOOD ZONE "X", BASE FLOOD ELEVATION = N/A, COMMUNITY MAP #120072, PANEL 0266C, DATE PRINTED 11-6-13.
ELEVATIONS ARE BASED ON N.A.V.D. 1988.
BASE B.M.: NATIONAL GEODETIC SURVEY B.M. #V 697, EL. = 23.06 N.A.V.D. 1988.
BEARINGS ARE BASED ON DEED DATA.
ALL DISTANCES AND ELEVATIONS ARE EXPRESSED IN DECIMAL FEET.
SYMBOLS DEPICTED ON THIS SKETCH ARE NOT TO SCALE AND FOR INFORMATIONAL PURPOSES ONLY.
LANDSCAPING, UNDERGROUND UTILITIES AND NON PERMANENT IMPROVEMENTS HAVE NOT BEEN LOCATED.
TREES AND THEIR LOCATIONS ARE APPROXIMATE. NON NATIVE TREES, TREES UNDER 4.0 INCHES IN DIAMETER AND UNDERBRUSH HAVE NOT BEEN LOCATED.
HERITAGE TREES IF ANY, ARE TO BE DETERMINED BY THE LOCAL GOVERNING BODY.
THIS SURVEY IS NOT INTENDED TO MEET ANY LOCAL ORDINANCE OR STANDARD UNLESS STATED HEREON.
STATE PLANE COORDINATES OBTAINED BY USE OF G.P.S. THROUGH THE FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AND ARE BASED ON FLORIDA WEST NAD 83-(2011) DATUM IN DECIMAL FEET.

LEGAL DESCRIPTION:
ALL THAT PORTION OF SECTION 31, TOWNSHIP 39 SOUTH, RANGE 23 EAST, DESOTO COUNTY, FLORIDA, LYING SOUTHWESTERLY OF INTERSTATE HIGHWAY #75 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SECTION 31, RUN N0°02'22"W A DISTANCE OF 551.50 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID INTERSTATE HIGHWAY #75, SAID RIGHT OF WAY LINE BEING A CIRCULAR CURVE HAVING AS IT'S ELEMENTS A CENTRAL ANGLE OF 2°14'18", A RADIUS OF 17070.73 FEET AND WHOSE RADIUS POINT BEARS N57°12'39"E; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY A DISTANCE OF 666.89 FEET TO THE SOUTHERLY LINE OF SAID SECTION 31, THENCE N89°38'45"W ALONG SAID SOUTH LINE A DISTANCE OF 370.99 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 2.38 AC.±

SAID LANDS SITUATE LYING AND BEING IN DESOTO COUNTY, FLORIDA.

Gen³
LAND SURVEYING INC.
17840 TOLEDO BLADE BLVD, SUITE B, PORT CHARLOTTE, FL, 33948
info@gen3survey.com
(941)-629-6801 L.B. # 8460

NOTE: THE UNDERSIGNED AND GEN 3 LAND SURVEYING, INC. MAKE NO WARRANTIES, GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT-OF-WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, AND OTHER SIMILAR MATTERS, EXCEPT PLATTED EASEMENTS WHERE APPLICABLE. DETERMINATION OR RESEARCH FOR THE ABILITY OR INABILITY TO USE THIS PARCEL OF LAND FOR ANY PURPOSE IS NOT INCLUDED IN THIS SURVEY. THE SURVEY SKETCH AS SHOWN WAS MADE WITHOUT BENEFIT OF A TITLE REPORT UNLESS NOTED OTHERWISE. THIS SKETCH IS NOT VALID UNLESS IT BEARS AN ORIGINAL SIGNATURE AND AN EMBOSSED SURVEYORS SEAL. ANY ADDITIONS AND/OR DELETIONS TO THIS SKETCH, OR DUPLICATION OF THIS SKETCH, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE UNDERSIGNED. THIS SURVEY IS PREPARED SPECIFICALLY FOR THE PARTY OR PARTIES LISTED ABOVE. USE OF THIS SURVEY BY OTHERS FOR LENDING, DESIGN, CONSTRUCTION, OR ANY OTHER REASON, WILL BE AT THE SOLE RISK OF THE USER. WHERE APPLICABLE, FLOOD ZONE INFORMATION HAS BEEN DETERMINED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAPS AS A COURTESY TO THE CLIENT. IT IS THE RESPONSIBILITY OF THE CLIENT TO VERIFY THE FLOOD ZONE INFORMATION AND ANY APPLICABLE BASE FLOOD ELEVATION REQUIREMENTS WITH THE LOCAL GOVERNING BODY AND THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR A FINAL DETERMINATION. WHERE APPLICABLE, SPOT ELEVATIONS AND THEIR LOCATIONS ARE APPROXIMATE. UNLESS NOTED OTHERWISE, ONLY MINIMUM TOPOGRAPHY HAS BEEN OBTAINED. TOPOGRAPHY BETWEEN SPOT ELEVATIONS MAY VARY GREATLY. THIS SHOULD BE CONSIDERED IF SPOT ELEVATIONS ARE TO BE USED FOR DESIGN AND FILL CALCULATION PURPOSES. ADDITIONAL TOPOGRAPHY MAY BE NECESSARY. JURISDICTIONAL WETLANDS IF ANY HAVE NOT BEEN DETERMINED.

BOUNDARY & TOPOGRAPHIC SURVEY

REVISON:	DATE:

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE "STANDARDS OF PRACTICE FOR SURVEYS" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

R.J. Strickland III P.S.M.
Florida Registration #7367

Digitally signed by R.J. Strickland III
P.S.M. Florida Registration #7367
Date: 2022.11.18 08:07:42 -05'00'

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22-1611