LEGEND

(AB)	AS-BUILT
A/C	AIR CONDITIONER
ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING
ALTA	AMERICAN LAND TITLE ASSOCIATION
BB	BASKET BALL
BFP	BACKFLOW PREVENTER
BM	BENCH MARK
(C)	CALCULATED DATA
℄	CENTER LINE
Δ	CENTRAL ANGLE
CH	CHORD BEARING & DISTANCE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CO	CLEAN OUT
COMM	COMMUNICATIONS
CONC	CONCRETE
COT	CITY OF TALLAHASSEE
CPED	CABLE PEDESTAL
(D)	DEED INFORMATION
D.E.P.	DEPARTMENT OF ENVIRONMENTAL PROTECTION
EB	ELECTRIC BOX
ECAB	ELECTRIC CABINET
EL	ELEVATION
ELEC.	ELECTRIC
EM	ELECTRIC METER
EMH	ELECTRIC MANHOLE
FCM	FOUND CONCRETE MONUMENT 4"x4"
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FFE	FINISH FLOOR ELEVATION
FH	FIRE HYDRANT
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FNC	FOUND NAIL & CAP
FNTN	FOUNTAIN
FOWP	FIBER-OPTIC WITNESS POST
FPP	FOUND PINCH PIPE
FRR	FOUND RAILROAD IRON (NO ID)
FTCM	FOUND TERRA COTTA MONUMENT
GA	GUY ANCHOR
GLWP	GAS LINE WITNESS POST
GPS	GLOBAL POSITIONING SYSTEM
GTMH	GREASE TRAP MANHOLE
GV	GAS VALVE
HDPE	HIGH DENSITY POLYETHYLENE
H.O.A	HOME OWNERS ASSOCIATION
ICV	IRRIGATION CONTROL VALVE
INV	INVERT ELEVATION
L	LENGTH
LB	LICENSED BUSINESS
LF	LINEAR FEET
LP	LIGHT POLE
LSA	LANDSCAPE AREA
MB	MAIL BOX
MES	MITERED END STRUCTURE
NAD	NORTH AMERICAN DATUM, 1983
NAVD	NORTH AMERICAN VERTICAL DATUM, 1988
NGS	NATIONAL GEODETIC SURVEY
NGVD	NATIONAL GEODETIC VERTICAL DATUM, 1929
NO.	NUMBER
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
O/A	OVERALL
OHW	OVERHEAD WIRE
ORB	OFFICIAL RECORDS BOOK
(P)	PLATTED DATA
PB	PLAT BOOK
PC	POINT OF CURVE
PCC	POINT OF COMPOUND CURVE
PCP	PERMANENT CONTROL POINT
PES	POOLE ENGINEERING & SURVEYING
PG	PAGE
PI	POINT OF INTERSECTION
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
POT	POINT OF TANGENT
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
R	RADIUS
R___	RANGE
RCP	REINFORCED CONCRETE PIPE
RE	REAL ESTATE PARCEL
REF.PT	REFERENCE POINT LB NO. 6745
RR	RAILROAD
RTK	REAL TIME KINEMATIC
R/W	RIGHT-OF-WAY
(S)	SURVEY INFORMATION
SCM	SET CONCRETE MONUMENT LB NO. 6745 (4"x4")
SCO	SANITARY CLEAN OUT
SDMH	STORM DRAIN MANHOLE
SDR	STANDARD DIMENSION RATIO PIPE (PVC)
SEC.	SECTION
SG	STORM GRATE
SIGN	SIGN
SIRC	SET IRON ROD & CAP LB NO. 6745 (5/8")
SLWP	SEWER LINE WITNESS POST
SNC	SET NAIL & CAP LB NO. 6745
SR	STATE ROAD
SRD	STATE ROAD DEPARTMENT
SRF	SPLIT RAIL WOOD FENCE
SSMH	SANITARY SEWER MANHOLE
STA	STATION
T___	TOWNSHIP
TBM	TEMPORARY BENCH MARK
T.C.	TERRA COTTA
T.E.C.	TALQUIN ELECTRIC COOPERATIVE
TELE	TELEPHONE
TEMH	TELEPHONE MANHOLE
TITF	TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND
TOB	TOP OF BANK
TOE	TOE OF SLOPE
TPED	TELEPHONE PEDESTAL
TSCB	TRAFFIC SIGNAL CONTROL BOX
TX	TRANSFORMER PAD
(TYP)	TYPICAL
UP	UTILITY POLE
UPL	UTILITY POLE WITH LIGHT
VLT	VAULT
WOF	WOOD FENCE
WIT.PT	WITNESS POINT LB NO. 6745
WLWP	WATER LINE WITNESS POST
WM	WATER METER
WPED	WIFI PEDESTAL
WRF	WIRE FENCE
WV	WATER VALVE
YD	YARD DRAIN
	YARD SPOTLIGHT
COM	UNDERGROUND COMMUNICATIONS
P	UNDERGROUND ELECTRIC/POWER
FO	UNDERGROUND FIBER OPTIC
G	UNDERGROUND GAS
OHW	OVERHEAD WIRES
SAN	UNDERGROUND SANITARY PIPES
SL	UNDERGROUND STREET LIGHTS WIRE
	UNDERGROUND STORM DRAIN PIPES
T	UNDERGROUND TELEPHONE LINES
UNK	UNDERGROUND UNKNOWN LINES
WM	UNDERGROUND WATER LINES

LEGAL DESCRIPTION: O.R. BOOK 367, PAGE 280 (D)

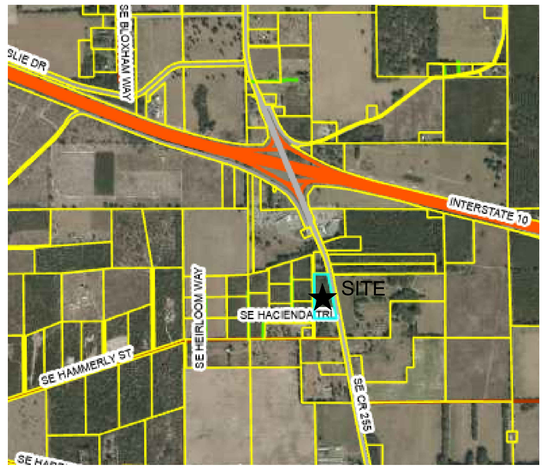
THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 10 EAST, MADISON COUNTY, FLORIDA, LYING WEST OF S.R. 255 AND CONTAINING 13.0 ACRES MORE OR LESS.

LESS AND EXCEPT: BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 1 SOUTH, RANGE 10 EAST, MADISON COUNTY, FLORIDA, AND RUN NORTH 00 DEGREES 17 MINUTES EAST 427.3 FEET ALONG THE WEST BOUNDARY OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26 TO A POINT, THENCE SOUTH 89 DEGREES 17 MINUTES EAST 471.7 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S.R. S-255, THENCE SOUTH 10 DEGREES 00 MINUTES 33 SECONDS EAST 433.3 FEET ALONG SAID ROAD RIGHT OF WAY LINE TO A POINT ON THE SOUTH BOUNDARY OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, THENCE NORTH 89 DEGREES 17 MINUTES WEST 549.1 FEET TO THE POINT OF BEGINNING.

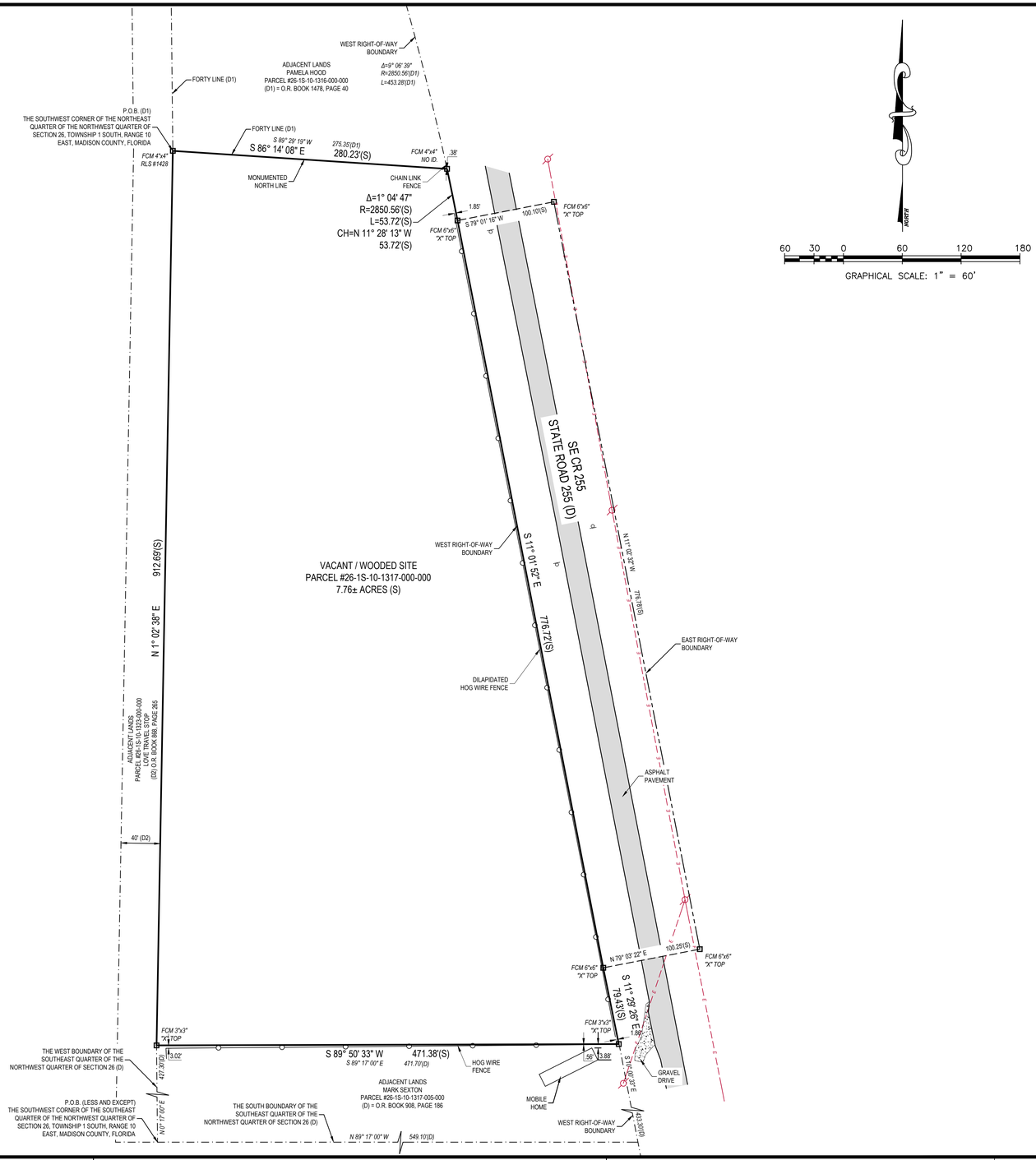
NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, FLORIDA NORTH ZONE, NORTH AMERICAN DATUM 1983 (NAD 83) AND ARE GRID BEARINGS.
2. NO UNDERGROUND FOOTERS ARE LOCATED BY THIS SURVEY.
3. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
4. MEASUREMENTS SHOWN HEREON ARE U.S. FEET AND HORIZONTAL DISTANCES.
5. ELEVATIONS, IF SHOWN HEREON, ARE RELATIVE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (U.S. SURVEY FOOT).
6. FLOOD INSURANCE RATE MAPS INDICATE THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" AS INDICATED ON PANEL NO. 12079C 0460C MADISON COUNTY, FLORIDA DATED 5/3/2010.
7. THE SOLE PURPOSE OF THE SURVEY SHOWN HEREON IS TO PROVIDE LOCATIONS OF EXISTING IMPROVEMENTS TO AID IN THE DESIGN OF FUTURE IMPROVEMENTS.
8. SURVEY SHOWN HEREON CERTIFIED TO:

- BEN HOKKANEN



VICINITY MAP
NOT TO SCALE



DRAWN BY : BD
CHECKED BY : JAK
DATE : 08/13/2025
SCALE: 1" = 60'

SURVEY DATE: 08/12/2025
BASE OF SURVEY: ORB 367, PAGE 280
MADISON COUNTY, FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THERE ARE DEEDS OF RECORD UNRECORDED DEEDS , EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT BOUNDARIES.

REVISIONS:

JAY ALAN KERI CERTIFICATE No. 0005721 STATE OF FLORIDA REGISTERED SURVEYOR & MAPPER

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JAY ALAN KERI, PROFESSIONAL SURVEYOR & MAPPER NO. 5721. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Jay A Keri

Digitally signed by Jay A Keri
Date: 2025.09.12 09:59:23 -04'00'

JAY ALAN KERI
PROFESSIONAL SURVEYOR & MAPPER NO. 5721
STATE OF FLORIDA

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2145 DELTA BLVD. ● TALLAHASSEE, FL. 32303 ● (850)386-5117 ● LICENSE NO: 6745
17320 PANAMA CITY BEACH PARKWAY, STE. 111 ● PANAMA CITY BEACH, FL 32413
● WWW.POOLE-ENG.COM ●

BOUNDARY SURVEY
VACANT PROPERTY
SE CR 255
PARCEL #26-1S-10-1317-000-000
LEE, FLORIDA 32059

BEN HOKKANEN

SHEET NO. 1 OF 1

JOB NO. 25441