LEGEND

F.P/K	⊙	FOUND PARKER KAYLON NAIL AND DISK (L.B. #6753)
F.P/K	⊗	FOUND PARKER KAYLON NAIL AND DISK (L.B. #F 043)
F.P/K	▲	FOUND PARKER KAYLON NAIL AND DISK (L.B. #6753)
F.I.R.	○	FOUND 5/8" IRON ROD W/CAP (ID AS SHOWN)
L.B.		LICENSED BUSINESS
L.S.		LICENSED SURVEYOR
ELEV.		ELEVATION
F.A.C.		FLORIDA ADMINISTRATIVE CODE
F.I.R.M.		FLOOD INSURANCE RATE MAP
N.A.V.D.		NORTH AMERICAN VERTICAL DATUM
C.R.		COUNTY ROAD
(M)		MEASURED
CONC.		CONCRETE
O.H.P.		OVER HEAD POWER
T.O.B.		TOP OF BANK
		CONCRETE
C.L.F.		CHAINED LINK FENCE
U.E.		UTILITY EASEMENT
D.E.		DRAINAGE EASEMENT
L.B.E.		LANDSCAPE BUFFER EASEMENT
E.O.P.		EDGE OF PAVEMENT
P.V.C.		POLYVINYL CHLORIDE PIPE
INC.		INCORPORATED
C.L.F.		CHAIN LINK FENCE
P/K		PARKER KAYLON
BM		BENCHMARK
R.C.P.		REINFORCED CONCRETE PIPE
E.R.C.P.		ELLIPTICAL REINFORCED CONCRETE PIPE
CB.		CATCH BASIN
O.F.A.		OTHER FLOOD AREAS
O.A.		OTHER AREAS
	⟵	GUY WIRE
	⊠	UNITED TELEPHONE SYSTEM
	⊞	CONCRETE POWER POLE
		WOOD POWER POLE
	⋈	WATER VALVE
	⊡	TRAFFIC CONTROL BOX
	✳	CROSS WALK LIGHT
		CATCH BASIN
	⊙	IRRIGATION VALVE
		FIRE HYDRANT
		MITERED END
		LIGHT POLE
INV.		INVERT
		SANITARY MANHOLE
+ 10.0		EXISTING SPOT ELEVATION (N.A.V.D. 88 DATUM)

N
W E
S

SCALE: 1" = 30'

0 15 30 45 60

LEGAL DESCRIPTION

PROPERTY DESCRIPTION WAS PROVIDED BY CLIENT AS RECORDED IN OFFICIAL RECORDS BOOK 2267 AT PAGE 583, LESS AND EXCEPT PARCELS 112 AND 612 AS RECORDED IN OFFICIAL RECORDS BOOK 2510 AT PAGE 1528, ALL OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA

O.R. 2267, PG 583

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1; TOWNSHIP 49 SOUTH, RANGE 25 EAST, LESS THE SOUTH 30 FEET AND WEST 100 FEET FOR ROAD PURPOSES.

LESS & EXCEPT PARCEL 112 (O.R. 2510, PG 1528)

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA; THENCE NORTH 02 DEGREES 57 MINUTES, 13 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 1 A DISTANCE OF 2368.63 FEET; THENCE LEAVING SAID WEST LINE OF SECTION 1, NORTH 89 DEGREES 54 MINUTES 04 SECONDS EAST A DISTANCE OF 100.07 FEET TO THE EAST LINE OF A 100 FOOT CANAL RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE NORTH 2 DEGREES 57 MINUTES 13 SECONDS WEST ALONG SAID CANAL RIGHT-OF-WAY, A DISTANCE OF 45.52 FEET; THENCE LEAVING SAID CANAL RIGHT-OF-WAY SOUTH 88 DEGREES 13 MINUTES 32 SECONDS EAST, A DISTANCE OF 473.17 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 04 SECONDS EAST, A DISTANCE OF 96.71 FEET; THENCE SOUTH 3 DEGREES 04 MINUTES 48 SECONDS EAST, A DISTANCE OF 30.04 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 04 SECONDS WEST, A DISTANCE OF 568.92 FEET TO THE POINT OF BEGINNING.

ALSO LESS & EXCEPT PARCEL 612 (O.R. 2510, PG 1528)

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA; THENCE NORTH 02 DEGREES 57 MINUTES, 13 SECONDS WEST ALONG THE WEST LINE OF SECTION 1, A DISTANCE OF 2368.63 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 04 SECONDS EAST, A DISTANCE OF 100.07 FEET TO THE EAST LINE OF A 100 FOOT CANAL RIGHT-OF-WAY; THENCE NORTH 2 DEGREES 57 MINUTES 13 SECONDS WEST ALONG SAID CANAL RIGHT-OF-WAY, A DISTANCE OF 45.52 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID CANAL RIGHT-OF-WAY LINE SOUTH 88 DEGREES 13 MINUTES 32 SECONDS EAST, A DISTANCE OF 473.17 FEET; THENCE NORTH 89 DEGREES 54 MINUTES 04 SECONDS EAST, A DISTANCE OF 96.71 FEET; THENCE NORTH 3 DEGREES 04 MINUTES 48 SECONDS WEST, A DISTANCES OF 10.01 FEET; THENCE SOUTH 89 DEGREES 54 MINUTES 04 SECONDS WEST, A DISTANCE OF 163.47 FEET; THENCE NORTH 1 DEGREE 46 MINUTES 28 SECONDS EAST, A DISTANCE OF 7.20 FEET; THENCE NORTH 88 DEGREES 13 MINUTES 32 SECONDS WEST, A DISTANCE OF 406.84 FEET, THENCE SOUTH 2 DEGREES 57 MINUTES 13 SECONDS EAST, A DISTANCE OF 15.05 FEET TO THE POINT OF BEGINNING.

NOTES:

1.) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF N.02° 56'33"W. ALONG THE WESTERLY LINE OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA.

2.) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

4.) THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

5.) THIS PROPERTY IS LOCATED IN FLOOD "ZONE X", "OTHER FLOOD AREAS" (AREAS OF 0.2% ANNUAL CHANCE FLOOD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD), FLOOD "ZONE X" "OTHER AREAS" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND FLOOD ZONE AH, HAVING A BASE FLOOD ELEVATION OF 10.5 (N.A.V.D. 88), PER F.I.R.M. #12021C0382H, MAP REVISED MAY 16, 2008.

6.) THIS PROPERTY WAS VACANT ON 04/03/15.

7.) ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

8.) BENCHMARK ORIGIN: SOUTHWEST FLORIDA WATER MANAGEMENT, STAMPED BCB 4-B, ELEVATION 12.05' – NATIONAL GEODETIC VERTICAL DATUM OF 1929.

9.) COORDINATES SHOWN INDICATE STATE PLANE COORDINATES FOR THE FLORIDA EAST ZONE NORTH AMERICAN DATUM 1983 (1990 ADJUSTMENT).

10.) THE NET AREA OF THE PROPERTY SURVEYED IS 4.513 ACRES, MORE OR LESS.

LINE TABLE

LINE	BEARING(M)	BEARING(L)	DISTANCE
L3	S02°56'33"E	S02°57'13"E	15.05
L4	N03°05'34"W	N03°04'48"W	10.01
L5	N01°46'28"E	N01°46'28"E	7.20

CERTIFIED TO:

ALEC PULLING

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON 03/26/15. THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, F.A.C., PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

STEPHEN E. BERRY, STATE OF FLORIDA, (L.S. #5296)
BBLS SURVEYORS INC., (L.B. #8033)

NOTE:

ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D.88) NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.29) IS 1.25' HIGHER
N.G.V.D.29 = N.A.V.D.88 + 1.25'

DATE:	04/04/15
FIELD BOOK AND PAGE:	244/2-4, 10-17 245/35-38 619/25-29
DRAWN BY:	SEB, BUD
APPROVED:	SEB
SCALE:	1" = 30'

BOUNDARY SURVEY (ORANGE BLOSSOM PARCEL)

A PORTION OF SECTION 1, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA

BBLS SURVEYORS INC.

1502-A RAIL HEAD BLVD.

NAPLES, FLORIDA 34110 (239) 597-1315

Z:\projects\2015\15.06 orange blosson\dwg\ACAD-UPDATE NORTH PARCEL 03 24 15.dwg 04/09/2015 05:01:27 AM EDT