BOUNDARY SURVEY PREPARED FOR 2605 HWY 441 S HOLDINGS, LLC.

LOCATION MAP (NOT TO SCALE

PREPARED FOR THE EXCLUSIVE USE OF:
2605 HWY 441 S HOLDINGS, LLC.

SCALE IN FEET
MAP SCALE: 1 INCH = 20 FEET
INTENDED DISPLAY SCALE

PROJECT SPECIFIC LEGEND:

CB = CATCH BASIN
CLP = CONCRETE LIGHT POLE
CP = CABBAGE PALM
CONC = CONCRETE
EL. = ELEVATION
F.F.E. = FINISH FLOOR ELEVATION
F.I.R.M. = FLOOD INSURANCE RATE MAP
HDPE = HIGH DENSITY POLYETHYLENE PIPE
ID = IDENTIFICATION
INV. = INVERT
RCP = REINFORCED CONCRETE PIPE
TEL = TELEPHONE PEDESTAL
20.0' = SPOT ELEVATION
-e- = BURIED CABLE MARKING
-w- = BURIED WATERLINE MARKING

DESCRIPTION:

A PARCEL OF LAND LYING IN A PORTION OF BLOCK 7, RENFROE PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE(S) 55, OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA, AND THE SOUTH 1/2 OF SW 26TH STREET (F/K/A SEVENTEENTH STREET) VACATED IN OFFICIAL RECORDS BOOK 403, PAGE 915 OF THE PUBLIC RECORDS OF OKEECHOBEE COUNTY, FLORIDA. SAID PARCEL BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF SW 2ND AVENUE AND THE CENTERLINE OF SW 27TH STREET (F/K/A EIGHTEENTH STREET) (VACATED IN SAID OFFICIAL RECORDS BOOK 403, PAGE 915); THENCE N 00°09'59" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 166.68 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE N 00°09'59" W, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 173.53 FEET TO THE CENTERLINE OF SAID SW 26TH STREET; THENCE N 89°29'15" E, ALONG SAID CENTERLINE, A DISTANCE OF 300.32 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441, (A/K/A S.R. 15 AND PARROTT AVENUE); THENCE S 00°09'12" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 175.41 FEET; THENCE S 89°50'48" W, A DISTANCE OF 300.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.20 ACRES, MORE OR LESS.

PROJECT SPECIFIC NOTES:

1) UNLESS SHOWN OTHERWISE, ALL DIMENSIONS ARE CALCULATED(C) AND MEASURED(M).
2) SITE ADDRESS: NOT ASSIGNED AT TIME OF SURVEY.
3) PARCEL ID: 1-28-37-35-0030-00070-0070.
4) F.I.R.M. ZONE: "X", MAP NO. 12093C0480C, DATED 07/16/15.
5) THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). REFERENCE BENCHMARK USED: NGS DESIGNATION "T 523", PUBLISHED EL. 18.47' (NAVD 88).
6) THIS SURVEY IS NOT INTENDED TO DEPICT JURISDICTIONAL AREAS OR OTHER AREAS OF LOCAL CONCERN.
7) THE SURVEY DEPICTED HERE IS NOT COVERED BY PROFESSIONAL LIABILITY INSURANCE.
8) 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.
9) THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
10) BEARING REFERENCE: THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441 IS TAKEN TO BEAR SOUTH 00°09'12" EAST.
11) DATE OF LAST FIELD SURVEY: 07/18/24.

CATCH BASIN NOTES:

CB-1:
GRATE EL. 18.87
NE INV. EL. 16.67
W. INV. EL. 16.27

CB-2:
TOP EL. 18.85 (MISSING GRATE)
N. INV. EL. 16.31
E. INV. EL. 16.28
TOP OF WEIR EL. 18.55
1' WIDE CUT OUT IN WEIR INV. EL. 18.15

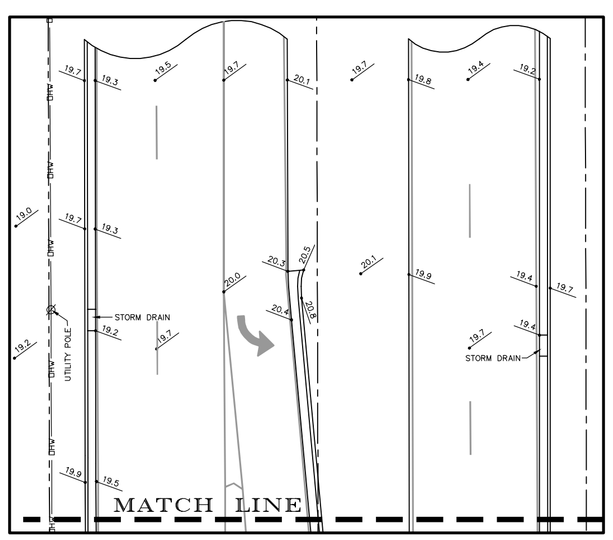
CB-3:
GRATE EL. 18.87
N. INV. EL. 16.32
E. INV. EL. 16.27

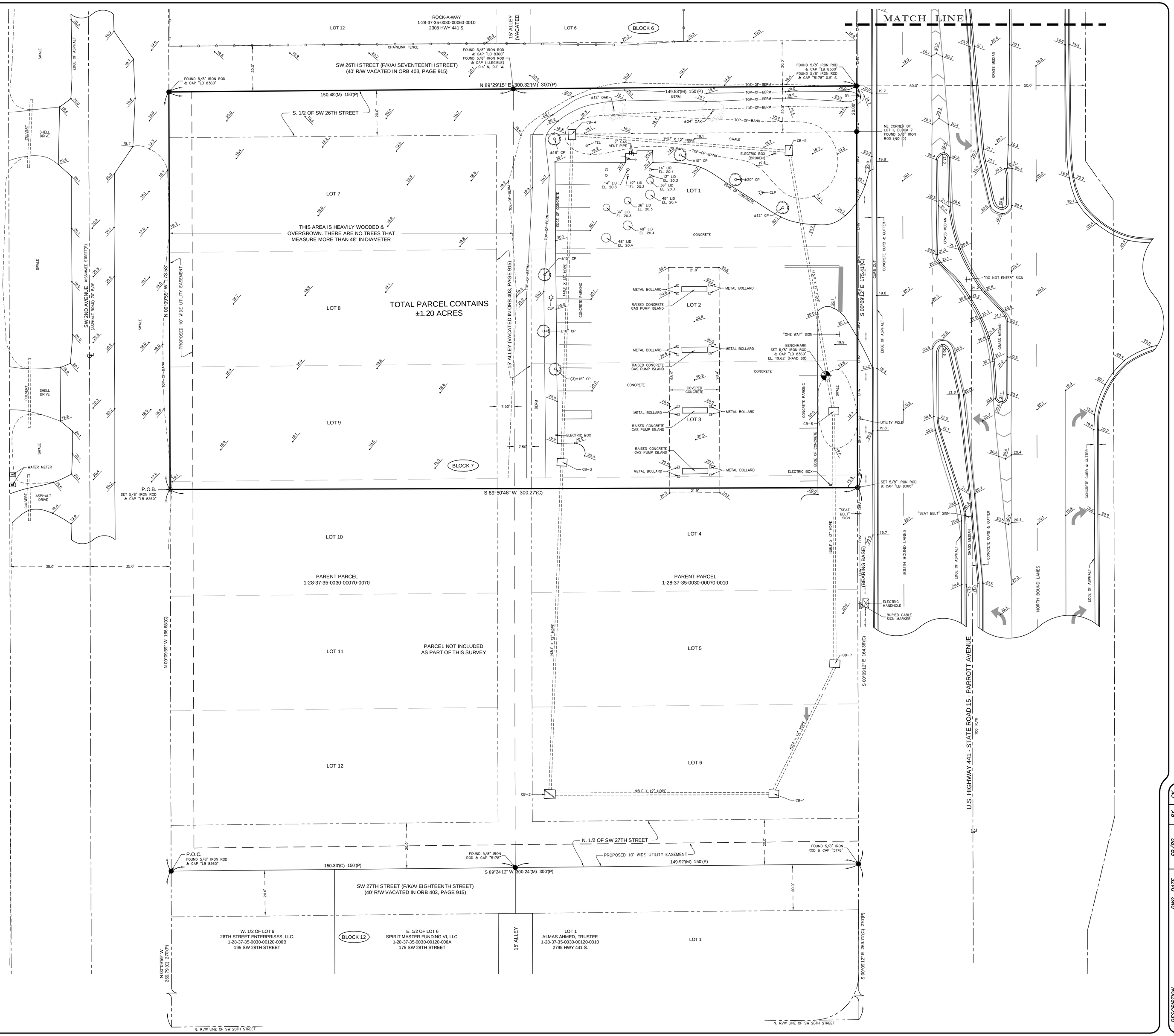
CB-4:
TOP EL. 18.36 (MISSING GRATE)
S. INV. EL. 16.35
E. INV. EL. 16.44

CB-5:
GRATE EL. 18.35
S. INV. EL. 16.30
W. INV. EL. 16.32

CB-6:
GRATE EL. 18.89
N. INV. EL. 16.29
S. INV. EL. 16.31

CB-7:
GRATE EL. 18.90
N. INV. EL. 16.34
S. INV. EL. 16.35





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STANDARD NOTES: No search of the public records for determination of ownership or restrictions affecting the lands shown hereon has been performed by this firm. This survey is prepared exclusively for those parties noted. No responsibility or liability is assumed by the surveyor for use by others not specifically named. Not valid without the signature and embossed seal of Florida licensed surveyor and mapper. Only those easements and encumbrances of record are shown. No attempt was made to locate underground improvements and/or encroachments (if any) as part of this survey. This survey was prepared in accordance with and conforms to the standards of practice set forth by the Florida Board of Professional Surveyors and Mappers as outlined in Chapter 5J-17, Florida Administrative Code.

LEGEND
●=Set Iron Rod and Cap "LB 8360" ■=Found CM
●=Found Iron Rod (and Cap) ⊕=Found Pipe (and Cap)
Abbrevs.: (C)=Calculated, CATV=Cable TV, CM=Concrete Monument, (D)=Deed, DE=Drainage Easement, E=East, EL=Elevation, E/P=Edge of Pavement, ESMT=Easement, F.I.R.M.=Flood Insurance Rate Map, FIP=Found Iron Pipe, FIR=Found Iron Rod, ID=Identification, ILLEG=Illegible, INV=Invert, (M)=Measured, N=North, NAD=North American Datum, NAVD=North American Vertical Datum, (P)=Plat, POB=Point of Beginning, POC=Point of Commencement, PRM=Permanent Reference Monument, PSM=Professional Surveyor and Mapper, PT=Point of Tangency, PUADE=Public Utility and Drainage, R=Radius, R/W=Right-of-Way, S=South, SIR=Set Iron Rod, SWALE=Swale Drainage, W=West, WM=Water Meter, WL=Waterline, WLV=Waterlvlv, UTIL=Utility(ies), ±=About, ∠=Spot Elevation based on indicated Datum

DESCRIPTION	DWG. DATE	FB/PG	BY	CK
ALTA/NSPS LAND TITLE SURVEY	07/27/22	386/52	WC	JJR
REVISE LEGAL DESCRIPTION	04/25/23	N/A	WC	JJR
REVISE LEGAL DESCRIPTION	05/14/23	N/A	WC	JJR
ADD 10' UTILITY EASEMENT	06/07/23	394/87	WC	JJR
REVISE TO ADD TREE NOTE	07/17/23	N/A	WC	JJR
REVISE PARCEL BOUNDARY	10/15/23	N/A	WC	JJR
	07/18/24	N/A	WC	JJR

SCALE 1" = 20'
SHEET 1 OF 1
DRAWING NUMBER: 23-080-1