



LEGEND

- 15.35 CENTERLINE ROAD GRADE
- PNS POINT NOT SET
- POP PERMANENT CONTROL POINT
- F.F.E. FINISHED FLOOR ELEVATION
- C.U.E. COUNTY UTILITY EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- L.B.E. LANDSCAPE BUFFER EASEMENT
- A.E. ACCESS EASEMENT
- IRR.E. IRRIGATION EASEMENT
- EOP EDGE OF PAVEMENT
- BOC BACK OF CURB
- CSW CONCRETE SIDEWALK
- FPL FLORIDA POWER AND LIGHT
- WM WATER METER
- VCW VALVE COVER WATER
- SCO SANITARY SEWER CLEANOUT
- SIR SET 5/8" IRON ROD LB 1772
- FIR FOUND 5/8" IRON ROD LB 1772
- CABLE SERVICE
- BACKFLOW PREVENTOR
- WATER METER

SETBACKS:

FRONT YARD - 23 FOOT SETBACK MEASURED FROM SIDEWALK (20 FOOT FROM LOT LINE)
SIDE YARD - 5 FEET
REAR YARD - 10 FEET
SEE TUSCANY POINTE RPUD (ORD. NO. 13-53) FOR FURTHER STANDARDS AND RESTRICTIONS.



Digitally signed by John Hilton

DN: cn=John

Hilton, o=Hole

Montes, ou=Survey

Department,

email=johnhilton@

hmontes.com, c=US

Date: 2016.08.22

16:13:38 -04'00'



HOLE MONTES
ENGINEERS - PLANNERS - SURVEYORS

950 Encore Way

Naples, Florida 34110

Phone: (239) 254-2000

Florida Certificate of
Authorization No.1772

NOTE: SFWMVD REQUIRED MINIMUM
FINISHED FLOOR ELEVATION: 15.70 - NGVD
SFWMVD PERMIT NO. 11-03463-P

LEGAL DESCRIPTION:

LOT 22 TUSCANY POINTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55 AT PAGES 32 THROUGH 35 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

NOTES:

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

BEARINGS SHOWN HEREON REFER TO THE NORTH BOUNDARY LINE OF LOT 22, TUSCANY POINTE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 55 AT PAGES 32 THROUGH 35 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AS BEING S.89°56'45"W.

TOTAL PROPERTY AREA: 6004.43 SQ. FT., MORE OR LESS.

AT THE TIME OF SURVEY, THIS PROPERTY WAS LOCATED IN FLOOD ZONE AH, ELEVATION 14.0, AS SHOWN IN FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP (F.I.R.M.) HAVING MAP NUMBER 12021C0410H, HAVING A F.I.R.M. INDEX DATED MAY 16, 2012.

ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929. THE CONVERSION TO N.A.V.D. IS (N.G.V.D. MINUS 1.24).

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

CERTIFIED TO:

Buyer: Alan Crummack and Tod Crummack

Seller: D.R. Horton, Inc.

Lender: Watermark Home Loans

Underwriter: Alliant National Title Insurance Co.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY OF SITE PLAN OF THE HEREON DESCRIBED PROPERTY WAS DONE UNDER MY DIRECTION ON 3-22-16. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 61G17-6, F.A.C.

HOLE MONTES, INC.

CERTIFICATE OF AUTHORIZATION NUMBER LB 1772

BY

P.S.M. #6278

JOHN J. HILTON

STATE OF FLORIDA

BOUNDARY SURVEY

LOT 22

TUSCANY POINTE

NOT VALID WITHOUT
THE SIGNATURE AND
SEAL OF A FLORIDA
LICENSED SURVEYOR
AND MAPPER.

AS RECORDED IN PLAT BOOK 55 AT PAGES 32-35
OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA

COLLIER COUNTY

FLORIDA

REVISION No.		DESCRIPTION		DATE	
DRAWN BY:		DATE 3/3/16		SECTION 35	
J.J.H.		F.B.		TOWNSHIP 48	
CHECKED BY:		PAGE		RANGE 26	
J.J.H.		REFERENCE 14561 LOT22		PROJECT No. 14,561	
				DRAWING No. B-7240-2	