LOT 97 NOTES: THIS IS NOT A SURVEY. LOT DIMENSIONS, UTILITIES AND OTHER PROPOSED IMPROVEMENTS, AS SHOWN HEREON, WERE TAKEN FROM ENGINEERING PLANS. THIS LOT FIT BOOK SKETCH IS NOT FULL AND COMPLETE WITHOUT THE ACCOMPANIED SIGNED AND SEALED SURVEYOR'S REPORT FOR GLEN KERNAN ESTATE LOTS. SEE SURVEYOR'S REPORT, AS STATED IN NOTE 3 ABOVE, FOR ADDITIONAL SURVEYOR'S NOTES, COMPANY, COMPLETE BUILDING RESTRICTION LIMITS, AND PROFESSIONAL SURVEYOR AND MAPPING INFORMATION 25' REAR SETBACK 10' DRAINAGE EASEMENT -20' DRAINAGE EASEMENT 15' SIDE SETBACK +15' SIDE SETBACK **LOT 97 LOT 98 LOT 96** 7.5' JEA ELECTRIC 50' FRONT SETBACK **EASEMENT ROW LINE** 2.5' ACCESS EASEMENT 6' CONCRETE SIDEWALK LIGHT POLE **ROSE GLEN DRIVE** 18" MIAMI CURB & GUTTER 4542 ROSE GLEN DR 0.59 Acres November 21, 2024