LOT GRADING: LEGEND LOT 103 LOT GENERALLY GRADES TO BACK OF B.R.L BUILDING RESTRICTION LINE LOT. SEE NEIGHBORHOOD SITE PLAN SHEETS 43-57 IN CIVIL PLANS FOR REUSE WATER SERVICE R DRAINAGE DIVIDE WATER SERVICE **NOTES:** UPLAND BUFFER-THIS IS NOT A SURVEY. LOT DIMENSIONS, UTILITIES AND 10' REAR OTHER PROPOSED IMPROVEMENTS, AS SHOWN HEREON, WERE TAKEN **SETBACK UPLAND** FROM ENGINEERING PLANS. **PRESERVATION** THIS LOT FIT BOOK SKETCH IS NOT FULL AND COMPLETE WITHOUT THE ACCOMPANIED SIGNED AND SEALED SURVEYOR'S REPORT FOR RIVER LANDING. SEE SURVEYOR'S REPORT, AS B.R.L STATED IN NOTE 3 ABOVE, FOR ADDITIONAL SURVEYOR'S NOTES, COMPANY, COMPLETE BUILDING RESTRICTION LIMITS, AND 50% OF MATURE CANOPY & -PROFESSIONAL SURVEYOR AND 30% OF THE UNDER BRUSH MAPPER INFORMATION. N63*38*41"E 252. WITHIN THE 660' BALD EAGLE ZONE TO BE PRESERVED *SEE EAGLE HABITAT MANAGEMENT PLAN 10' MIN SIDE 252.41' 10' MIN SIDE **SETBACK SETBACK** 248.60 563*38'41"W - 110**'** -| |-|œ LOT 102 LOT 104 LOT 103 B.R.L 7.5' JEA **EASEMENT** 2.5' ACCESS 10' X 15' EASEMENT JEA-ELECTRIC 50' FRONT **EASEMENT SETBACK** 10' X 10' (TRANSFORMER) JEA-ELECTRIC **EASEMENT** 4' CONCRETE (TRANSFORMER) SIDEWALK 0 RIGHT OF WAY LINE 18" MIAMI CURB & GUTTER DRAINAGE VALLEY SHELL RIDGE LANE LIGHT POLE -CURB INLET

