Plat Bar 71 pg 4

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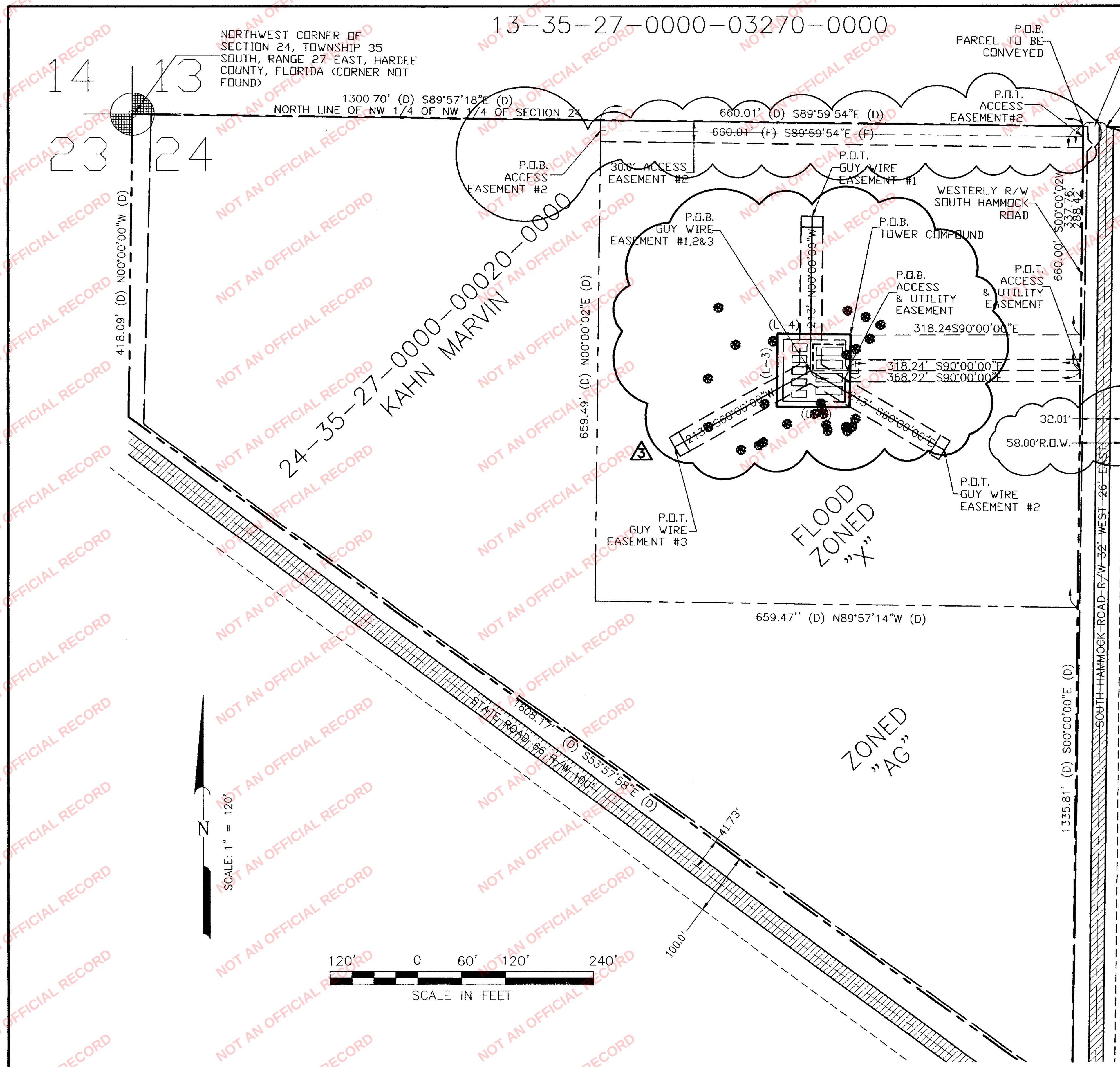
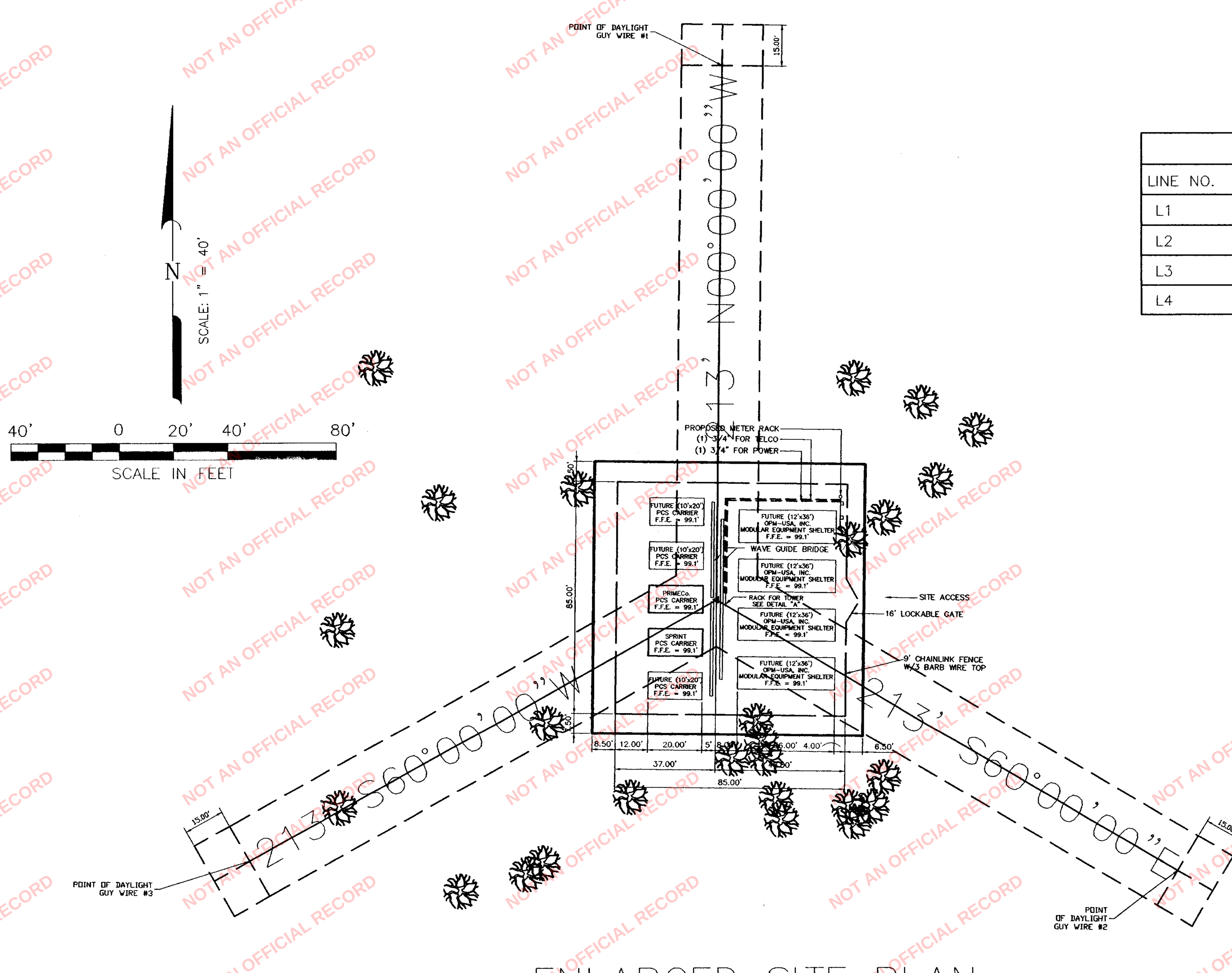


BOUNDARY SURVEY

SCALE : 1" = 120'



ENLARGED SITE PLAN

SCALE : 1" = 40'

GENERAL STATEMENT

AN UNMANNED TELECOMMUNICATIONS FACILITY IS PROPOSED ON THE VACANT SITE. THE NEW FACILITY CONSISTS OF A 300' GUYED COMMUNICATIONS TOWER. CONCRETE EQUIPMENT SLABS AND MODULAR EQUIPMENT SHELTERS MAY BE CONSTRUCTED IN FUTURE PHASES. THE TRAFFIC GENERATION CONSISTS OF INFREQUENT MAINTENANCE MONITORING, ESTIMATED AS 1 TRIP PER MONTH. THE TOWER SHALL NOT INTERFERE WITH NORMAL RADIO AND TELEVISION RECEPTION IN THE VICINITY. THE TOWER SHALL COMPLY WITH ALL APPLICABLE F.A.A. AND F.C.C. REGULATIONS. THE TOWER SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF STANDARD E.I.A./T.I.A. 222-F, AND ALL HARDEE COUNTY BUILDING/CONSTRUCTION CODES.

NO PARKING, WATER OR SEWER SERVICES ARE REQUIRED FOR THE UNMANNED SITE.

THE TRACT DEPICTED LIES WITHIN FLOOD ZONE "X" PURSUANT TO FIRM #12049C0375 C, DATED MAY 4, 1988. ZONE "X" = "THOSE AREAS DETERMINED TO LIE OUTSIDE THE 500 YEAR FLOOD PLAIN", PURSUANT TO FEMA MAP NOTATION.

PARCEL TO BE CONVEYED REQUIRES NO DRAINAGE FACILITIES.

LEGAL DESCRIPTION OF PARENT TRACT

A PARCEL OF LAND LYING AND BEING WITHIN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 27 EAST, HARDEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24, TOWNSHIP 35 SOUTH, RANGE 27 EAST LYING NORTH OF STATE ROAD 66 AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 35 SOUTH, RANGE 27 EAST LYING NORTH OF STATE ROAD 66, HARDEE COUNTY, FLORIDA. (DEED)

SAID PARENT TRACT CONTAINING 32.68 ACRES, MORE OR LESS.

LEGAL DESCRIPTION OF PARCEL TO BE CONVEYED

A PARCEL OF LAND LYING AND BEING WITHIN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 27 EAST, HARDEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24, THENCE RUN S89°17'05"W ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 32.00 FEET TO A POINT OF BEGINNING, THENCE RUN S00°00'02"W A DISTANCE OF 660.00 FEET, THENCE RUN N89°57'14"W A DISTANCE OF 659.47 FEET, THENCE RUN N00°00'02"E A DISTANCE OF 659.49, THENCE RUN S89°59'54"E A DISTANCE OF 660.01 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 10.00 ACRES, MORE OR LESS.

LEGAL DESCRIPTION OF TOWER COMPOUND

A PARCEL OF LAND LYING AND BEING WITHIN THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 27 EAST, HARDEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24, THENCE RUN S89°17'05"W ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 32.00 FEET, THENCE RUN S00°43'01"W A DISTANCE OF 288.42 FEET, THENCE RUNS00°00'00"E A DISTANCE OF 318.24 FEET TO A POINT OF BEGINNING, THENCE RUN S00°42'56"W A DISTANCE OF 100.00 FEET (L-1), THENCE RUN N89°17'04"W A DISTANCE OF 100.00 FEET (L-2), THENCE RUN N00°42'56"E A DISTANCE OF 100.00 FEET (L-3), THENCE RUN N89°17'04"E A DISTANCE OF 100.00 FEET (L-4) TO THE POINT OF BEGINNING.

SAID LEASE PARCEL CONTAINING 10,000 SQUARE FEET OR 0.23 ACRES, MORE OR LESS.

LEGAL DESCRIPTION OF ACCESS & UTILITY EASEMENT

TOGETHER WITH A 30 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS/EGRESS & UTILITY PURPOSES, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24, THENCE RUN S89°17'05"E ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 32.00 FEET, THENCE RUN S00°42'53"W A DISTANCE OF 337.76 FEET, THENCE RUN S90°00'00"W A DISTANCE OF 318.24 FEET TO A POINT OF BEGINNING, THENCE RUN N90°00'00"E A DISTANCE OF 318.24 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH HAMMOCK ROAD AND A POINT OF TERMINATION.

THE SIDELINES OF SAID EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS SHAPE.

LEGAL DESCRIPTION OF ACCESS EASEMENT #2

TOGETHER WITH A 30 FOOT WIDE NON-EXCLUSIVE EASEMENT FOR INGRESS/EGRESS PURPOSES, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 27 EAST, HARDEE COUNTY, FLORIDA ; THENCE RUN S89°17'05"E ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE CONVEYED, BEING ALSO THE NORTHEAST CORNER OF THE PARCEL TO BE CONVEYED; THENCE S89°59'54"E ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 660.01 FEET TO A POINT ALSO KNOWN AS THE NORTHWEST CORNER OF PARCEL TO BE CONVEYED, THENCE S00°00'00"W A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE N89°59'54"W A DISTANCE OF 660.01 FEET TO THE POINT OF TERMINATION, ALSO BEING THE WESTERLY RIGHT OF WAY OF SOUTH HAMMOCK ROAD.

LEGAL DESCRIPTION OF GUY WIRE EASEMENT NO.1

TOGETHER WITH A 30 FOOT WIDE NON-EXCLUSIVE GUY WIRE EASEMENT, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SAID SECTION 24, THENCE RUN S89°17'05"W ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 32.00 FEET, THENCE RUN SOUTH S00°42'53"W A DISTANCE OF 337.76 FEET, THENCE RUN N90°00'00"W A DISTANCE OF 368.24 FEET, THENCE RUN N00°00'00"W A DISTANCE OF 213.00 FEET TO A POINT OF TERMINATION.

THE SIDELINES OF SAID EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS SHAPE.

LEGAL DESCRIPTION OF GUY WIRE EASEMENT NO.2

TOGETHER WITH A 30 FOOT WIDE NON-EXCLUSIVE GUY WIRE EASEMENT, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SAID SECTION 24, THENCE RUN S89°17'05"W ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 32.00 FEET, THENCE RUN SOUTH S00°42'53"W A DISTANCE OF 337.76 FEET, THENCE RUN N90°00'00"W A DISTANCE OF 368.24 FEET, THENCE RUN S60°00'00"E A DISTANCE OF 213.00 FEET TO A POINT OF TERMINATION.

THE SIDELINES OF SAID EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS SHAPE.

LEGAL DESCRIPTION OF GUY WIRE EASEMENT NO.3

TOGETHER WITH A 30 FOOT WIDE NON-EXCLUSIVE GUY WIRE EASEMENT, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 SAID SECTION 24, THENCE RUN S89°17'05"W ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 32.00 FEET, THENCE RUN SOUTH S00°42'53"W A DISTANCE OF 337.76 FEET, THENCE RUN N90°00'00"W A DISTANCE OF 368.24 FEET, THENCE RUN S60°00'00"W A DISTANCE OF 213.00 FEET TO A POINT OF TERMINATION.

THE SIDELINES OF SAID EASEMENT ARE TO BE SHORTENED OR LENGTHENED TO FORM ONE CONTIGUOUS SHAPE.

LINE TABLE		
LINE NO.	LINE LENGTH	LINE BEARING
L1	100.00'	S00°42'56"W
L2	100.00'	N89°17'04"W
L3	100.00'	N00°42'56"E
L4	100.00'	S89°17'04"E

SITE DATA:
OWNER:
MARVIN KAHN
5301 OAKLAND ROAD
SEBRING, FL 33870

SITE ADDRESS:
WEST SIDE OF S. HAMMOCK RD.
1/8th MILE FROM SR 66
HARDEE COUNTY, FLORIDA

DATA TABULATION:
ZONING: "AG"

SURVEYOR:
MIKE LEAHY, P.E., P.L.S.
INTERSTATE BUSINESS PARK
8413 LAUREL FAIR CIRCLE
BLDG. 5, SUITE 100
TAMPA, FLORIDA 33610
PH# (813) 626-7300
FAX# (813) 626-7233

DEVELOPER:
OPM-USA
325 INTERSTATE BLVD.
SARASOTA, FLORIDA 34240
PH# (941) 379-4455
FAX# (941) 379-4562

FILED AND RECORDED
DATE 12/X/98 TIME 08:50
B HUGH BRADLEY CLERK
CO:HARDEE ST:FL
RECORD VERIFIED
BY B Laumer DC
FL 9808672 B 561 P 143
CO:HARDEE ST:FL

FILED AND RECORDED
DATE 12/22/98 TIME 10:17
B HUGH BRADLEY CLERK
CO:HARDEE ST:FL
RECORD VERIFIED
BY B Laumer DC
FL 9808902 B 561 P 593
CO:HARDEE ST:FL

REVIEW AND APPROVAL

CLERK OF CIRCUIT COURT
NAME B. Hugh Bradley SIGNATURE DATE 12/09/98

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS
NAME SIGNATURE DATE 12-03-98

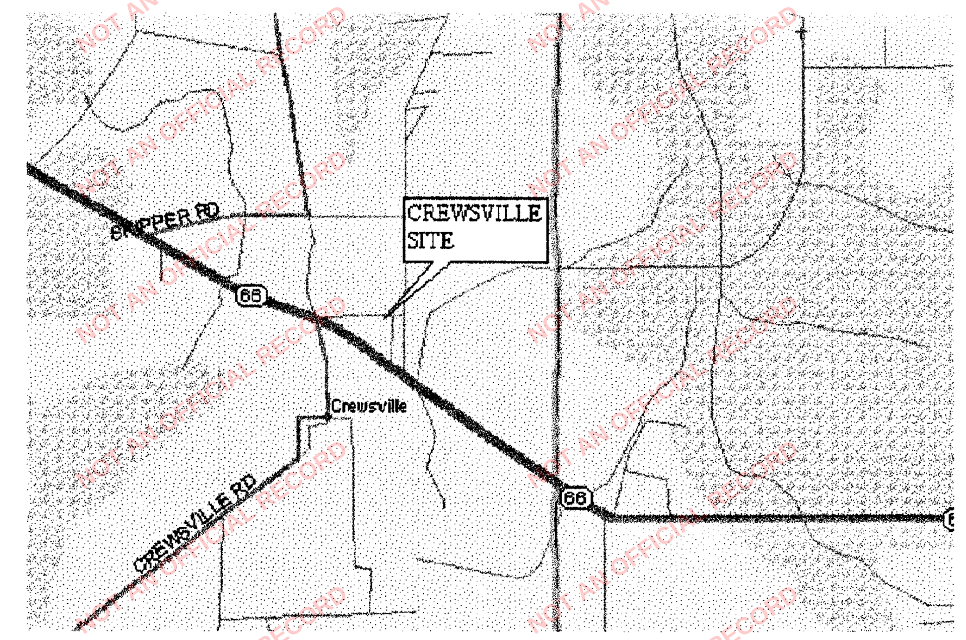
COUNTY ENGINEER
NAME SIGNATURE DATE 11/18/98

CERTIFIED TO:
AMERICAN TOWER SYSTEMS, L.P.
SWAINE, HARRIS, SHEEHAN, AND McCLURE, PA
ATTORNEYS TITLE INSURANCE FUND.
MARVIN D. KAHN

DATE OF FIELD SURVEY: 6/19/98

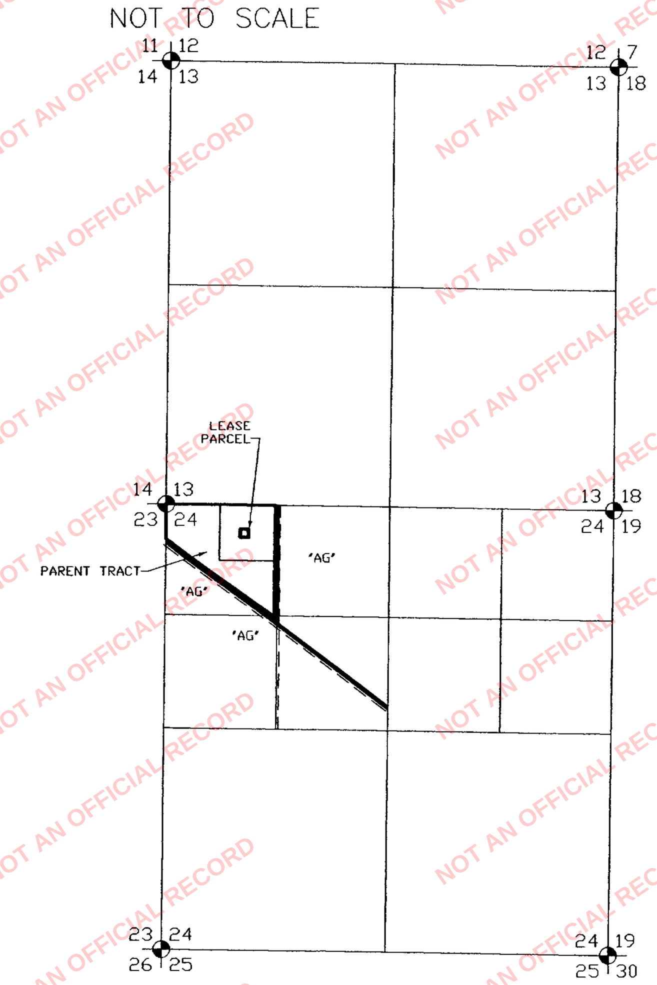
BOUNDARY SURVEY

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



SITE LOCATION MAP

NOT TO SCALE



ZONING MAP

NOT TO SCALE

SURVEYORS NOTES:

1. NO UNDERGROUND FOUNDATIONS, STRUCTURES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE SHOWN HEREON.
2. SEE LEGEND FOR SYMBOLS AND/OR ABBREVIATIONS USED HEREON.
3. THIS SURVEY IS NOT VALID UNLESS EMBOSSED WITH SURVEYORS SEAL AND WAS PREPARED FOR THE EXCLUSIVE USE OF THE CURRENT OWNERS AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO AND/OR OTHERS WHOSE NAMES APPEAR ON THE FACE OF THIS SURVEY.
4. EASEMENTS, RIGHTS-OF-WAY, SETBACK LINES, RESERVATIONS, AGREEMENTS AND OTHER SIMILAR MATTER TAKEN FROM DEED.
5. BEARINGS SHOWN HEREON ARE BASED ON N. LINE OF SECTION 24, TOWNSHIP 35 SOUTH, RANGE 27 EAST BEARING S89°14'23"E.
6. THIS PARCEL LOCATED IN FLOOD ZONE "X", AS PER THE FLOOD INSURANCE RATE MAP OF HARDEE COUNTY, FLORIDA COMMUNITY PANEL NUMBER 12049C0375-C, DATED 5-4-1988.
7. ELEVATIONS SHOWN HEREON ARE IN FEET AND ARE BASED ON THE "N.G.V.D. 1929" DATUM.
8. ELEVATIONS ARE BASED ON THE HARDEE COUNTY, FLORIDA BENCH MARK "CREWSVILLE" CONCRETE MONUMENT", ELEVATION = 97.1' (N.G.V.D. 1929).
9. SUBJECT PROPERTY IS ZONED "AG", AS PER THE HARDEE COUNTY, BUILDING AND ZONING DEPARTMENT.
10. UTILITIES INFORMATION IS AS FOLLOWS:
    TELEPHONE = SPRINT
    ELECTRIC = PEACE RIVER ELECTRICAL COOPERATIVE, INC.
11. PURPOSE OF SURVEY: SITE DEVELOPMENT.
12. THERE ARE (5) FIVE TREES WITHIN THE 100' x 100' TOWER COMPOUND OR ACCESS EASEMENT TO BE REMOVED.
13. GEOGRAPHIC COORDINATES OF THE CENTER OF THE PARCEL ARE AS FOLLOWS:
    NAD 27 LATITUDE = 27°25'31.28"N LONGITUDE = 81°34'39.61"W
    NAD 83 LATITUDE = 27°25'32.42"N LONGITUDE = 81°34'38.89"W
14. THERE ARE NO WELLS PLANNED FOR THIS SITE NOR ANY EXISTING WELLS ON THIS PROPERTY.
15. THE APPLICANT SHALL REMOVE TELECOMMUNICATION FACILITIES WITHIN 120 DAYS OF ABANDONMENT, OBSOLESCENCE, OR CESSATION OF USE.

LEGEND:

A/C = AIR-CONDITIONER
AGL. = ABOVE GROUND LEVEL
AMSL. = ABOVE MEAN SEA LEVEL
B = BASELINE
B.W.F. = BARBED WIRE FENCE
(C) = CALCULATED
CATV = CABLE TELEVISION
CA.P.B. = CABLE PRESSURE BOX
CL = CENTERLINE
C.M.P. = CORRUGATED METAL PIPE
C.L.F. = CHAIN LINK FENCE
C.P. = CONCRETE POST
C.P.P. = CONCRETE POWER POLE
CONC. = CONCRETE
D.B.H. = DIAMETER AT BREAST HEIGHT
(D) = DESCRIPTION
E.P. = EDGE OF PAVEMENT
ELEV. = ELEVATION
(F) = FIELD
FH = FIRE HYDRANT
G.A. = GUY ANCHOR
H.W.F. = HOG WIRE FENCE
I.D. No. = IDENTIFICATION NUMBER
I.P. = IRON PIPE
I.R. = IRON ROD
L-A = LIMITED ACCESS
L.B. = LICENSE BUSINESS
L.P. = LIGHT POLE
(M) = MEASURED
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
O/A = OVER ALL
O/E = OVERHEAD ELECTRICAL LINE
(P) = PLAT
P.C. = POINT OF CURVATURE
P.C.P. = PERMANENT CONTROL POINT
P.K. = PARKER KALON
P.L.S. = PROFESSIONAL LAND SURVEYOR
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.O.T. = POINT OF TERMINATION
PS&M = PROFESSIONAL SURVEYOR & MAPPER
P.T. = POINT OF TANGENCY
● = SET 5/8" I.R. W/ CAP LB6836
R.C.P. = REINFORCED CONCRETE PIPE
R.L.S. = REGISTERED LAND SURVEYOR
R/O = ROOF OVER
R/W = RIGHT-OF-WAY
T.O.B. = TOP OF BANK
T.O.E. = TOE OF SLOPE
T.B.M. = TEMPORARY BENCH MARK
W.F. = WOOD FENCE
W.M. = WATER METER
W.L.P. = WOOD LIGHT POLE
W.P.P. Ø = WOOD POWER POLE
ELEVATIONS = ×00.00 AND/OR 00X00
CONTOUR LINES W/ELEV. = —00—00—00—
TOP OF CURB ELEV. / FLOW LINE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED ON THIS MAP WAS MADE UNDER MY DIRECTION ON THE DATE SHOWN BASED ON THE INFORMATION FURNISHED TO ME AS NOTED AND CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA IN ACCORDANCE WITH CH. 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

MICHAEL LEAHY
FLORIDA LICENSED SURVEYOR AND MAPPER No. 5658
OCT 28 1998

REVISIONS		
NO.	DATE	DESCRIPTION
1	8/27/98	REMOVED TREES AND SHRUBS ALONG THE SITE FENCE.
2	9/11/98	ADDED ACCESS EASEMENT #2 & LEGAL DESCRIPTION.
3	9/23/98	MOVED PARCEL 30' WEST
4		
5		
6		
7		
8		

DRAWN BY: T. VIDRINE
CHECKED BY: B. HESS
APPROVED BY: M. LEAHY
CADD FILE NAME: CREW-1.DWG

Putnam
ENGINEERING/CONSTRUCTION CORP.
INTERSTATE BUSINESS PARK
8413 LAUREL FAIR CIRCLE.
BLD #5, SUITE #100
TAMPA, FLORIDA 33610
PHONE: (813) 626-7300
FAX: (813) 626-7233
CERTIFIED GENERAL CONTRACTOR LIC #CG CA56863
CERTIFIED ELECTRICAL CONTRACTOR LIC #EC 0001643
CERTIFIED MECHANICAL CONTRACTOR LIC #CM C056888
LICENSED PROFESSIONAL ENGINEER LIC #CA 8041
PROFESSIONAL SURVEYORS AND MAPPERS LB #6836

OPM-USA #252753
CREWSVILLE "B" SITE
BOUNDARY SURVEY
300' GUYED TOWER

THIS DRAWING IS THE PROPERTY OF THE SURVEYOR AND MAY NOT BE USED OR REPRODUCED WITHOUT HIS/HER EXPRESSED WRITTEN PERMISSION.

SCALE AS NOTED
DATE 8/17/98
JOB NO. 98-5059

SHEET TITLE
BOUNDARY SURVEY

SHEET 1 OF 1

NOT AN OFFICIAL RECORD
For informational purposes only