

SCALE: 1" = 40'

ABBREVIATIONS	LEGEND
D = DRAINAGE	□ FOUND CONCRETE MONUMENT
E = EASEMENT & PUBLIC UTILITY EASEMENT	○ SET CONCRETE MONUMENT L.B. 7632
R = RECORDED	○ FOUND REBAR AS SHOWN
R/M = RECORDED & MEASURED	○ SET 1/2" REBAR & CAP L.B. 7632
R/W = RIGHT OF WAY	○ FOUND PERMANENT REFERENCE MONUMENT
W = WATER	○ FOUND PERMANENT CONTROL POINT
C/S = CONCRETE SLAB	○ SET PERMANENT CONTROL POINT
C/W = CONCRETE WALK	○ FOUND NAIL AS SHOWN
EM = ELECTRIC METER	○ SET NAIL AND DISK L.B. 7632
IR = IRON ROD	○ FOUND NAIL AS SHOWN
OR CL = CENTER LINE	○ FOUND NAIL AND DISK L.B. 7632
OM = CONCRETE MONUMENT	○ FOUND NAIL AND DISK L.B. 7632
ID = IDENTIFICATION	○ FOUND NAIL AND DISK L.B. 7632
CON = CONCRETE NON-PIPE	○ FOUND NAIL AND DISK L.B. 7632
TEL = TELEPHONE	○ FOUND NAIL AND DISK L.B. 7632
UND = UNDERGROUND ELECTRIC	○ FOUND NAIL AND DISK L.B. 7632
OR B = OFFICIAL RECORDS BOOK	○ FOUND NAIL AND DISK L.B. 7632
P.O.B. = POINT OF BEGINNING	○ FOUND NAIL AND DISK L.B. 7632
P.I.D. = POINT OF BEGINNING	○ FOUND NAIL AND DISK L.B. 7632
W = WATER MAIN	○ FOUND NAIL AND DISK L.B. 7632
SC = SEWER CLEAN OUT	○ FOUND NAIL AND DISK L.B. 7632

SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 120107 0039 D AND 120107 0177 D, EFFECTIVE DATE, JULY 6, 2015.

BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENRY COUNTY, FLORIDA TO BEAR N 89°37'05" W (ASSUMED).

DESCRIPTION:  
 PARCEL 1  
 THE SOUTH 168.00 FEET OF LOT 16, AND THAT PORTION OF LOTS 17 AND 18, LYING NORTH AND WEST OF THE RIGHT-OF-WAY OF STATE ROAD 80, SECTION 7, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENRY COUNTY, FLORIDA. SAID LOTS BEING A PORTION OF L.V.S. HULL SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 12 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE N 89°37'05" W (BEARINGS ARE BASED ON THE EAST LINE OF SAID SECTION 7, BEING ASSUMED TO BEAR DUE NORTH), ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 1320.45 FEET TO THE PROLONGATION OF THE EAST LINE OF THE AFORESAID L.V.S. HULL SUBDIVISION; THENCE N 00°00'00" E, ALONG SAID EAST LINE, A DISTANCE OF 1436.15 FEET, TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 80, AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE N 00°00'00" E, ALONG SAID EAST LINE, A DISTANCE OF 151.54 FEET TO THE SOUTHEAST CORNER OF LOT 16; THENCE CONTINUE N 00°00'00" E, ALONG SAID EAST LINE, A DISTANCE OF 168.00 FEET; THENCE N 89°37'05" W, A DISTANCE OF 507.16 FEET, TO THE EAST RIGHT-OF-WAY OF CAPTAIN HENDRY DRIVE; THENCE S 00°00'22" E, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 1078.89 FEET, TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 80; THENCE N 34°02'40" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 905.54 FEET, TO THE POINT OF BEGINNING.

PARCEL 2  
 A TRACT OF LAND LYING IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENRY COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE S 88°58'50" E (BEARINGS ARE BASED ON THE EAST LINE OF SAID SECTION 7, BEING ASSUMED TO BEAR DUE NORTH), ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 1320.45 FEET TO THE PROLONGATION OF THE EAST LINE OF THE AFORESAID L.V.S. HULL SUBDIVISION; THENCE N 00°00'00" E, ALONG SAID EAST LINE, A DISTANCE OF 1436.15 FEET, TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 80; THENCE CONTINUE N 00°00'00" E, ALONG SAID EAST LINE, A DISTANCE OF 151.54 FEET TO THE SOUTHEAST CORNER OF LOT 16; THENCE CONTINUE N 00°00'00" E, ALONG SAID EAST LINE, A DISTANCE OF 168.00 FEET; THENCE S 88°58'55" E, A DISTANCE OF 213.33 FEET TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 80; THENCE S 34°02'40" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 381.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED 2 TRACTS CONTAINING 388488 SQ. FT. BEING 8.92 ACRES MORE OR LESS.

CERTIFICATIONS:  
 DHRUV DEVELOPMENT, LLC  
 FLORIDA FRONTIER TITLE ONE, LLC  
 FIDELITY NATIONAL TITLE INSURANCE CO.

SURVEYOR'S NOTES

- UNLESS OTHERWISE NOTED THERE ARE NO VISIBLE IMPROVEMENTS OTHER THAN THE SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.
- THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.
- THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.
- ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.
- OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.
- THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE REPORT.
- THE SURVEY IS CERTIFIED TO THE LAST DATE OF FIELD WORK, NOT THE DATE OF SIGNATURE.
- UNDERGROUND IMPROVEMENTS, FOUNDATIONS, AND/OR UTILITIES, IF ANY, WERE NOT LOCATED AS PART OF THIS SURVEY.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
- NO ENCROACHMENTS WERE FOUND, ABOVE OR BELOW GROUND, UNLESS INDICATED HEREON.
- THE DESCRIPTION FOR PARCEL 2 CONTAINS A SCRIBER'S ERROR IN THE FIRST INITIAL CALL ALONG THE SOUTH LINE OF SECTION 7. THE DESCRIPTION CALLS FOR THIS BEARING TO BE S 88°58'50" E. THIS BEARING, BASED ON THE ACTUAL LOCATION OF THE SUBJECT PARCEL, AS WELL AS THE DESCRIPTION FOR PARCEL 1, SHOULD HAVE BEEN REVERSED TO READ N 88°58'50" W. THIS SURVEY WAS DONE WITH THE ASSUMPTION THAT THE BEARING SHOULD BE REVERSED. TO NOT ASSUME SO WOULD NOT CREATE TWO CONTIGUOUS PARCELS OF LAND.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88).
- THIS SURVEY PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FLORIDA FRONTIER TITLE ONE, LLC HAVING A COMMITMENT NO. 2024-107, AN EFFECTIVE DATE OF MARCH 5, 2024. THIS TITLE COMMITMENT DID NOT INCLUDE ANY EASEMENTS OR ENCUMBRANCES ON THAT BURDENED THE SUBJECT PARCELS.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-17.05-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.012, FLORIDA STATUTES. FOR: H.L. BENNETT & ASSOCIATES, INC. L.B. #7632

**Hal L. Bennett** Digitally signed by Hal L. Bennett  
 Date: 2024.05.08 18:30:23 -04'00'

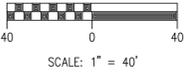
H.L. BENNETT, FLORIDA REG. NO. 3403  
 HAL L. BENNETT FLORIDA REG. NO. 6546

**H.L. BENNETT & ASSOCIATES, INC.**  
 241 YEOMANS AVENUE - P.O. DRAWER 2137  
 LABELLE, FLORIDA 33975 PH (863) 675-8882

**BOUNDARY & TOPOGRAPHIC SURVEY**  
 OF A PARCEL IN  
 SECTION 7, TOWNSHIP 43 S, RANGE 29 E,  
 HENRY COUNTY, FLORIDA

THIS SHEET NOT VALID UNLESS ACCOMPANIED BY SHEET 2 OF 2

REVISIONS
OWN BY: LM DATE: 03/20/24 CHKD BY:HLB DWG. ID: 24081 F.B. FILE PG. FILE FIELD SURVEY DATE: 11/17/2020 SHEET: 1 OF 2 CLIENT: DHRUV DEVELOPMENT PROJECT NUMBER: 24081 SECTION 7, TOWNSHIP 43 S, RANGE 29 E



ABBREVIATIONS	LEGEND
D & P.U.E. = ORANGE & MEASURED	■ FOUND CONCRETE MONUMENT
M = MEASURED	□ SET CONCRETE MONUMENT L.B. 7632
RAM = RECORDED & MEASURED	○ FOUND REBAR AS SHOWN
R/W = RIGHT OF WAY	○ SET 1/2" REBAR & CAP L.B. 7632
WM = WATER METER	○ FOUND PERMANENT REFERENCE MONUMENT
C/S = CONCRETE SLAB	○ SET PERMANENT CONTROL POINT
EM = ELECTRIC METER	○ FOUND PERMANENT CONTROL POINT
FD = FOUND	○ FOUND NAIL AS SHOWN
CP = CENTERLINE	○ SET NAIL AND DISK L.B. 7632
CM = CONCRETE MONUMENT	○ FOUND NAIL AS SHOWN
ID = IDENTIFICATION	○ FOUND NAIL AND DISK L.B. 7632
USE = UNDERGROUND ELECTRIC	○ FOUND NAIL AS SHOWN
O.R.B. = OFFICIAL RECORDS BOOK	○ FOUND NAIL AND DISK L.B. 7632
P.O.C. = POINT OF COMMENCEMENT	○ FOUND NAIL AS SHOWN
P.O.B. = POINT OF BEGINNING	○ FOUND NAIL AND DISK L.B. 7632
P.I.D. = PARCEL IDENTIFICATION	○ FOUND NAIL AS SHOWN
WV = WATER VALVE	○ FOUND NAIL AND DISK L.B. 7632
S.O. = SEWER CLEAN OUT	○ FOUND NAIL AS SHOWN

SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "X" AS DEPICTED ON FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 120107 0039 D AND 120107 0177 D, EFFECTIVE DATE, JULY 6, 2015.

BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENRY COUNTY, FLORIDA TO BEAR N 89°37'05" W (ASSUMED).

DESCRIPTION:  
**PARCEL 1**  
 THE SOUTH 168.00 FEET OF LOT 16, AND THAT PORTION OF LOTS 17 AND 18, LYING NORTH AND WEST OF THE RIGHT-OF-WAY OF STATE ROAD 80, SECTION 7, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENRY COUNTY, FLORIDA. SAID LOTS BEING A PORTION OF L.V. HULL SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 12 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE N 88°58'50" W (BEARINGS ARE BASED ON THE EAST LINE OF SAID SECTION 7, BEING ASSUMED TO BEAR DUE NORTH), ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 1320.45 FEET TO THE PROLONGATION OF THE EAST LINE OF THE AFOREMENTIONED L.V. HULL SUBDIVISION; THENCE N 0°00'00" E, ALONG SAID EAST LINE, A DISTANCE OF 1436.15 FEET, TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 80, AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUE N 0°00'00" E, ALONG SAID EAST LINE, A DISTANCE OF 151.54 FEET TO THE SOUTHEAST CORNER OF LOT 16; THENCE CONTINUE N 0°00'00" E, ALONG SAID EAST LINE, A DISTANCE OF 168.00 FEET; THENCE N 88°58'55" W, A DISTANCE OF 507.16 FEET, TO THE EAST RIGHT-OF-WAY OF CAPTAIN HENRY DRIVE; THENCE S 0°00'00" E, ALONG SAID EAST LINE, A DISTANCE OF 1078.89 FEET, TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 80; THENCE N 34°02'40" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 995.54 FEET, TO THE POINT OF BEGINNING.

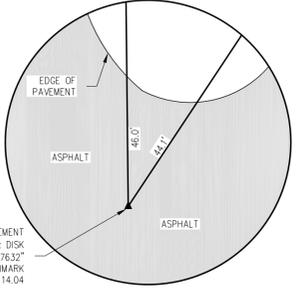
**PARCEL 2**  
 A TRACT OF LAND LYING IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 29 EAST, HENRY COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE S 88°58'50" E (BEARINGS ARE BASED ON THE EAST LINE OF SAID SECTION 7, BEING ASSUMED TO BEAR DUE NORTH), ALONG THE SOUTH LINE OF SAID SECTION 7, A DISTANCE OF 1320.45 FEET TO THE PROLONGATION OF THE EAST LINE OF THE AFOREMENTIONED L.V. HULL SUBDIVISION; THENCE N 0°00'00" E, ALONG SAID EAST LINE, A DISTANCE OF 1436.15 FEET, TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 80, THENCE CONTINUE N 0°00'00" E, ALONG SAID EAST LINE, A DISTANCE OF 151.54 FEET TO THE SOUTHEAST CORNER OF LOT 16; THENCE CONTINUE N 0°00'00" E, ALONG SAID EAST LINE, A DISTANCE OF 168.00 FEET; THENCE S 88°58'55" E, A DISTANCE OF 213.33 FEET TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 80; THENCE S 34°02'40" W, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 381.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED 2 TRACTS CONTAINING 38848 SQ. FT. BEING 8.92 ACRES MORE OR LESS.

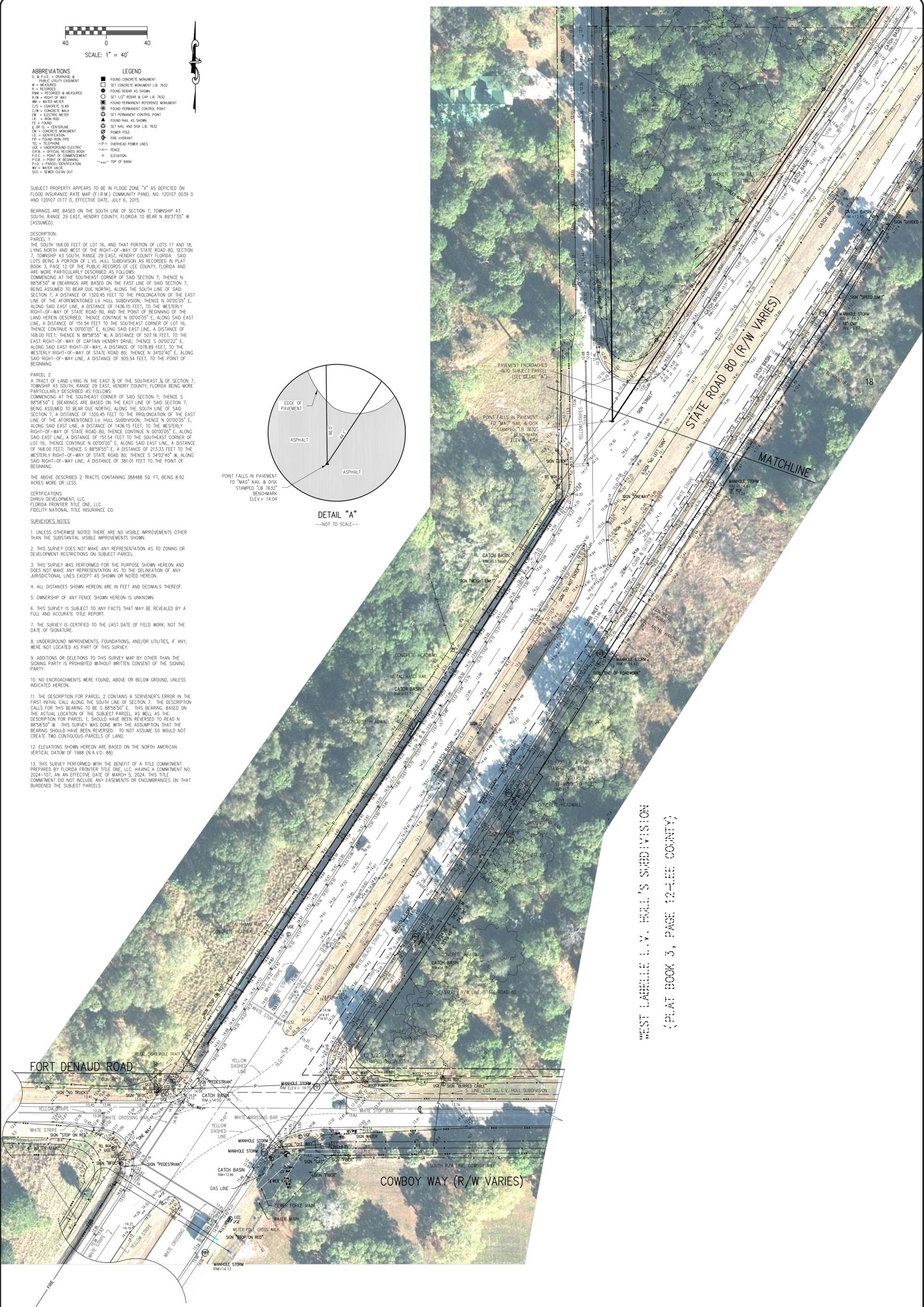
CERTIFICATIONS:  
 DHRUV DEVELOPMENT, LLC,  
 FLORIDA FRONTIER TITLE ONE, LLC,  
 FIDELITY NATIONAL TITLE INSURANCE CO.

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- THIS SURVEY PERFORMED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY FLORIDA FRONTIER TITLE ONE, LLC HAVING A COMMITMENT NO. 2024-107, AN EFFECTIVE DATE OF MARCH 5, 2024. THIS TITLE COMMITMENT DID NOT INCLUDE ANY EASEMENTS OR ENCUMBRANCES ON THAT BURDENED THE SUBJECT PARCELS.



DETAIL "A"  
 --NOT TO SCALE--



WEST LABELLE L.V. HULL'S SUBDIVISION  
 (PLAT BOOK 3, PAGE 12-LEE COUNTY)

COWBOY WAY (R/W VARIES)

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5-17.05-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.0272, FLORIDA STATUTES.  
**Hal L. Bennett** Digitally signed by Hal L. Bennett  
 Date: 2024.05.08 18:29:59 -04'00'  
 H.L. BENNETT, FLORIDA REG. NO. 3403  
 HAL L. BENNETT FLORIDA REG. NO. 6546

**H. L. BENNETT & ASSOCIATES, INC.**  
 241 YEOMANS AVENUE - P.O. DRAWER 2137  
 LABELLE, FLORIDA 33975 PH (863) 675-8882  
 BOUNDARY & TOPOGRAPHIC SURVEY  
 OF A PARCEL IN  
 SECTION 7, TOWNSHIP 43 S, RANGE 29 E,  
 HENRY COUNTY, FLORIDA

THIS SHEET NOT VALID UNLESS ACCOMPANIED BY SHEET 1 OF 2

REVISIONS	
DRAWN BY: LM	DATE: 03/20/24
CHECKED BY: HLB	DWG. ID: 24081
CLIENT: DHRUV DEVELOPMENT	FIELD SURVEY DATE: 11/17/2020
PROJECT NUMBER: 24081	SHEET: 2 OF 2
	SECTION 7, TOWNSHIP 43 S, RANGE 29 E