## **LOT 96** 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. 40' 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** -15'\SIDE SETBACK 15' SIDE SETBACK-**LOT 96 LOT 95 LOT 97** ·113'-50' FRONT **SETBACK** 7.5' JEA ELECTRIC 2.5' ACCESS **EASEMENT EASEMENT ROW LINE** 6' CONCRETE SIDEWALK 18" MIAMI CURB & GUTTER **ROSE GLEN DRIVE** M 4536 ROSE GLEN DR GLEN KERNAI 0.59 Acres November 21, 2024