

THIS INSTRUMENT PREPARED BY:

JOHNSON
ENGINEERING
2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33901
(239) 334-0048

DEDICATION

STATE OF FLORIDA
COUNTY OF LEE

KNOW ALL MEN BY THESE PRESENTS THAT:

PULTE HOME CORPORATION, A MICHIGAN CORPORATION

THE OWNER OF THE LAND DESCRIBED HEREON HAVE CAUSED THIS PLAT
ENTITLED "WATER'S EDGE AT PEPPERTREE POINTE" TO BE MADE AND DOES HEREBY:

- DEDICATE TO WATER'S EDGE AT PEPPERTREE POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS OR ASSIGNS:
 - TRACT "R" FOR ACCESS AND ROADWAY PURPOSES, WITH MAINTENANCE RESPONSIBILITY, SUBJECT TO EASEMENTS DEPICTED HEREON (R.O.W., D.E., P.U.E., AND A.E.).
 - ALL LAKE MAINTENANCE EASEMENTS (L.M.E.) AS DEPICTED ON THIS PLAT, WITH MAINTENANCE RESPONSIBILITY.
 - ALL DRAINAGE EASEMENTS (D.E.) AS DEPICTED ON THIS PLAT FOR DRAINAGE AND SURFACE WATER MANAGEMENT PURPOSES, WITH MAINTENANCE RESPONSIBILITY.
 - THE ACCESS EASEMENT (A.E.) AS DEPICTED ON THIS PLAT FOR ACCESS PURPOSES.
 - TRACTS "LS-1", "LS-2" AND "LS-3", SUBJECT TO THE EASEMENTS THEREON, FOR LANDSCAPING, SIGNAGE, UTILITIES AND OTHER PURPOSES WITH MAINTENANCE RESPONSIBILITY.
- DEDICATE TO ALL PROPERTY OWNERS WITHIN THE COMMUNITY KNOWN AS "WATER'S EDGE SECTION OF PEPPERTREE POINTE", THE PERPETUAL USE OF AND RIGHT OF INGRESS AND EGRESS OVER AND ACROSS TRACT "R."
- DEDICATE TO LEE COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA FOR USE IN THE PERFORMING AND DISCHARGING ITS OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY AND OTHER GOVERNMENTAL SERVICES
 - A NON-EXCLUSIVE PERPETUAL LEE COUNTY UTILITY EASEMENT (L.C.U.E.) OVER AND ACROSS ALL LEE COUNTY UTILITY EASEMENTS SHOWN HEREIN.
- DEDICATE TO FEDERAL, STATE AND LOCAL GOVERNMENTAL AGENCIES AND DEPARTMENTS AND TO ALL PUBLIC UTILITIES AS DEFINED BY FLORIDA LAW, AS MAY BE AMENDED FROM TIME TO TIME, WHETHER PRIVATELY OR GOVERNMENTALLY OWNED, FOR USE IN THE PERFORMING AND DISCHARGING OF THEIR RESPECTIVE OFFICIAL DUTIES AND OBLIGATIONS TO PROVIDE UTILITY AND OTHER GOVERNMENTAL SERVICES.
 - ALL PUBLIC UTILITY EASEMENTS (P.U.E.) SHOWN HEREIN.
 - THE PUBLIC UTILITY EASEMENTS DESCRIBED IN 4.A. ABOVE MAY ALSO BE USED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION
 - SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES AND
 - SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
 - IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

WATER'S EDGE AT PEPPERTREE POINTE

A SUBDIVISION IN
SECTIONS 25 AND 36, TOWNSHIP 45 SOUTH, RANGE 23 EAST
LEE COUNTY, FLORIDA
JANUARY, 2015

NOTICE:
LANDS DESCRIBED IN THIS PLAT MAY BE SUBDIVIDED BY THE DEVELOPER WITHOUT THE ROADS, DRAINAGE, WATER AND SEWER FACILITIES BEING ACCEPTED FOR MAINTENANCE BY LEE COUNTY. ANY PURCHASER OF A LOT IN THIS SUBDIVISION IS ADVISED TO DETERMINE WHETHER THE LOT MAY BE SUBJECT TO ASSESSMENT OR CALLED UPON TO BEAR A PORTION OR ALL OF THE EXPENSE OF CONSTRUCTION, MAINTENANCE OR IMPROVEMENT OF ROADS, DRAINAGE, WATER AND SEWER FACILITIES.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN SECTIONS 25 AND 36, TOWNSHIP 45 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 25 RUN SOUTH 89°09'48" WEST ALONG THE SOUTH LINE OF SECTION 25 FOR 822.01 FEET TO AN INTERSECTION WITH THE EAST LINE OF HARBOUR ISLE YACHT & RACQUET CLUB CONDOMINIUM AS RECORDED IN CONDOMINIUM PLAT BOOK 22, PAGE 21, PUBLIC RECORDS OF LEE COUNTY, FLORIDA AND THE POINT OF BEGINNING;
FROM SAID POINT OF BEGINNING THENCE NORTH 01°04'12" WEST ALONG SAID EAST LINE FOR 1,119.98 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF PARCEL 1, AS RECORDED IN INSTRUMENT NUMBER 2012000140192, PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE SOUTH 40°03'44" EAST ALONG SAID SOUTHWESTERLY LINE OF SAID PARCEL 1 FOR 246.54 FEET TO AN INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE CURVED WEST RIGHT-OF-WAY OF LINE LAGUNA DRIVE AS RECORDED IN INSTRUMENT NUMBER 2011000276531 (PAGES 3 THROUGH 7 OF 20), SAID PUBLIC RECORDS; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY PROLONGATION OF SAID WEST RIGHT-OF-WAY AND SAID CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 141.97 FEET (DELTA 05°35'56") (CHORD BEARING NORTH 47°19'25" EAST) (CHORD 13.87 FEET) FOR 13.87 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LAGUNA DRIVE; THENCE SOUTH 39°52'37" EAST ALONG SAID SOUTHERLY LINE FOR 35.00 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID LAGUNA DRIVE; THENCE NORTH 50°07'23" EAST FOR 29.92 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF UNIT 33, WATER'S EDGE ONE AT PEPPERTREE POINTE, A CONDOMINIUM, RECORDED IN CONDOMINIUM PLAT BOOK 19, PAGES 4 THROUGH 15, SAID PUBLIC RECORDS; THENCE SOUTH 39°52'37" EAST ALONG SAID SOUTHWESTERLY LINE FOR 38.00 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF A LAKE PARCEL RECORDED IN INSTRUMENT NUMBER 2011000276531 (PAGES 14 THROUGH 16 OF 20), SAID PUBLIC RECORDS; THENCE THE FOLLOWING NINE (9) COURSES ALONG SAID WESTERLY LINE: SOUTH 32°03'23" WEST FOR 5.94 FEET; SOUTH 31°31'29" EAST FOR 14.13 FEET; SOUTH 02°13'55" EAST FOR 20.23 FEET; SOUTH 25°46'50" EAST FOR 11.86 FEET; SOUTH 25°25'36" EAST FOR 16.23 FEET; SOUTH 31°34'20" EAST FOR 10.76 FEET; SOUTH 22°36'51" EAST FOR 10.90 FEET; SOUTH 01°04'12" EAST FOR 708.00 FEET TO A POINT OF CURVATURE; SOUTHERLY ALONG SAID CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 248.37 FEET (DELTA 22°00'08") (CHORD BEARING SOUTH 09°55'52" WEST) (CHORD 94.03 FEET) FOR 94.51 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY LINE OF LOT 28, WATER'S EDGE THREE AT PEPPERTREE POINTE, A CONDOMINIUM, RECORDED IN CONDOMINIUM PLAT BOOK 21, PAGE 73 THROUGH 82, SAID PUBLIC RECORDS; THENCE NORTH 67°25'00" WEST ALONG SAID NORTHEASTERLY LINE AND THE SOUTHWESTERLY PROLONGATION OF SAID NORTHEASTERLY LINE FOR 148.27 FEET TO AN INTERSECTION WITH CURVED NORTHWESTERLY RIGHT-OF-WAY OF LAGUNA DRIVE WEST, AS RECORDED IN INSTRUMENT NUMBER 2011000276531 (PAGES 8 THROUGH 11 OF 20), SAID PUBLIC RECORDS; THENCE THE FOLLOWING THREE (3) COURSES ALONG SAID NORTHWESTERLY RIGHT-OF-WAY: SOUTHWESTERLY ALONG SAID CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 107.50 FEET (DELTA 26°01'02") (CHORD BEARING SOUTH 31°35'28" WEST) (CHORD 48.40 FEET) FOR 48.81 FEET; SOUTH 44°35'59" WEST FOR 122.59 FEET TO A POINT OF CURVATURE; SOUTHWESTERLY ALONG A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 592.50 FEET (DELTA 27°00'58") (CHORD BEARING SOUTH 31°05'30" WEST) (CHORD 276.80 FEET) FOR 279.38 FEET TO AN INTERSECTION WITH THE NORTH LINE OF A RECREATION AREA AS RECORDED IN INSTRUMENT NUMBER 2011000276531 (PAGES 12 AND 13 OF 20), SAID PUBLIC RECORDS; THENCE NORTH 76°43'37" WEST ALONG SAID NORTH LINE FOR 111.44 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID HARBOUR ISLE YACHT & RACQUET CLUB CONDOMINIUM; THENCE NORTH 01°01'44" WEST ON SAID EAST LINE FOR 255.94 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 25; THENCE NORTH 89°09'48" EAST ON SAID SOUTH LINE FOR 262.70 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 295,593 SQUARE FEET (6.79 ACRES), MORE OR LESS.

BEARINGS MENTIONED HEREINABOVE ARE BASED ON THE SOUTH LINE OF SECTION 25, TOWNSHIP 45 SOUTH, RANGE 23 EAST TO BEAR SOUTH 89°09'48" WEST.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 12 DAY OF JAN, 2015, A.D.

PULTE HOME CORPORATION, A MICHIGAN CORPORATION

Michael Hueniken
MICHAEL HUENIKEN, LAND DEVELOPMENT MANAGER

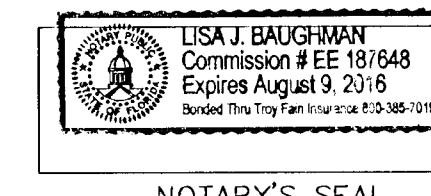
WITNESSES:
Michael Hueniken
PRINT NAME: Michael Hueniken
John Curtis
PRINT NAME: JOHN CURTIS

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF LEE

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 12 DAY OF JANUARY, 2015, BY MICHAEL HUENIKEN, LAND DEVELOPMENT MANAGER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

Lisa J. Baughman
NOTARY PUBLIC - STATE OF FLORIDA
NAME - PRINTED
COMMISSION # EE197648 MY COMMISSION EXPIRES AUGUST 9, 2016



NOTARY'S SEAL

REVIEW BY THE DESIGNATED COUNTY PSM DETERMINED THAT THIS PLAT CONFORMS TO THE REQUIREMENTS OF F.S. CH. 177, PART I

Darren Townsend FEBRUARY 3, 2015
MICHAEL E. HARMON, PSM
LEE COUNTY DESIGNATED PSM
DARRIN TOWNSEND, PSM No. 9476
A/E ENGINEERING & SURVEYING, INC.
ON BEHALF OF LEE COUNTY, FLORIDA

APPROVALS

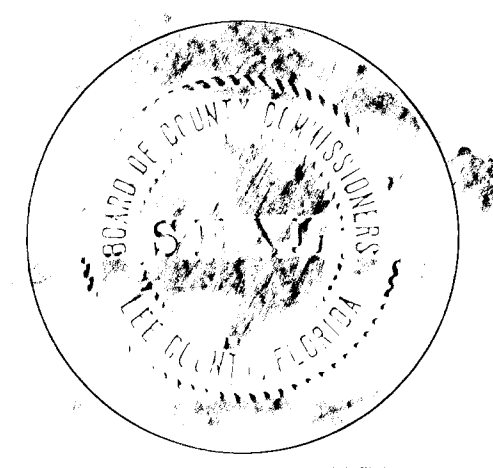
THIS PLAT IS ACCEPTED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS, LEE COUNTY, FLORIDA THIS 16th DAY OF FEBRUARY, 2015

Brian Harman
PRINT NAME
CHAIRMAN OF THE BOARD
Mary Gibbs
NEYS BURKERT
ASSISTANT COUNTY ATTORNEY
MARY GIBBS, DIRECTOR
DEPARTMENT OF COMMUNITY DEVELOPMENT

Linda Doggett
LINDA DOGGETT
CLERK OF COURT
Benjamin H. Dickson
BENJAMIN H. DICKSON, ACTING DIRECTOR
DIVISION OF DEVELOPMENT SERVICES

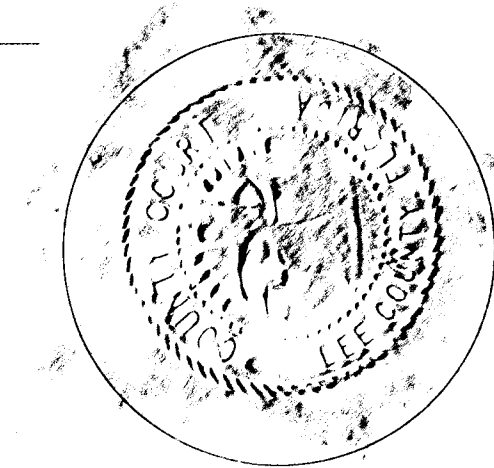
CLERK'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF WATER'S EDGE AT PEPPERTREE POINTE, A SUBDIVISION IN SECTIONS 25 AND 36, TOWNSHIP 45 SOUTH, RANGE 23 EAST, LEE COUNTY FLORIDA, WAS FILED FOR RECORD AT 10:54 A.M. THIS 17 DAY OF FEBRUARY, 2015 AND DULY RECORDED AS INSTRUMENT NUMBER 2015000032632 IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.



BOARD OF COUNTY COMMISSIONERS SEAL

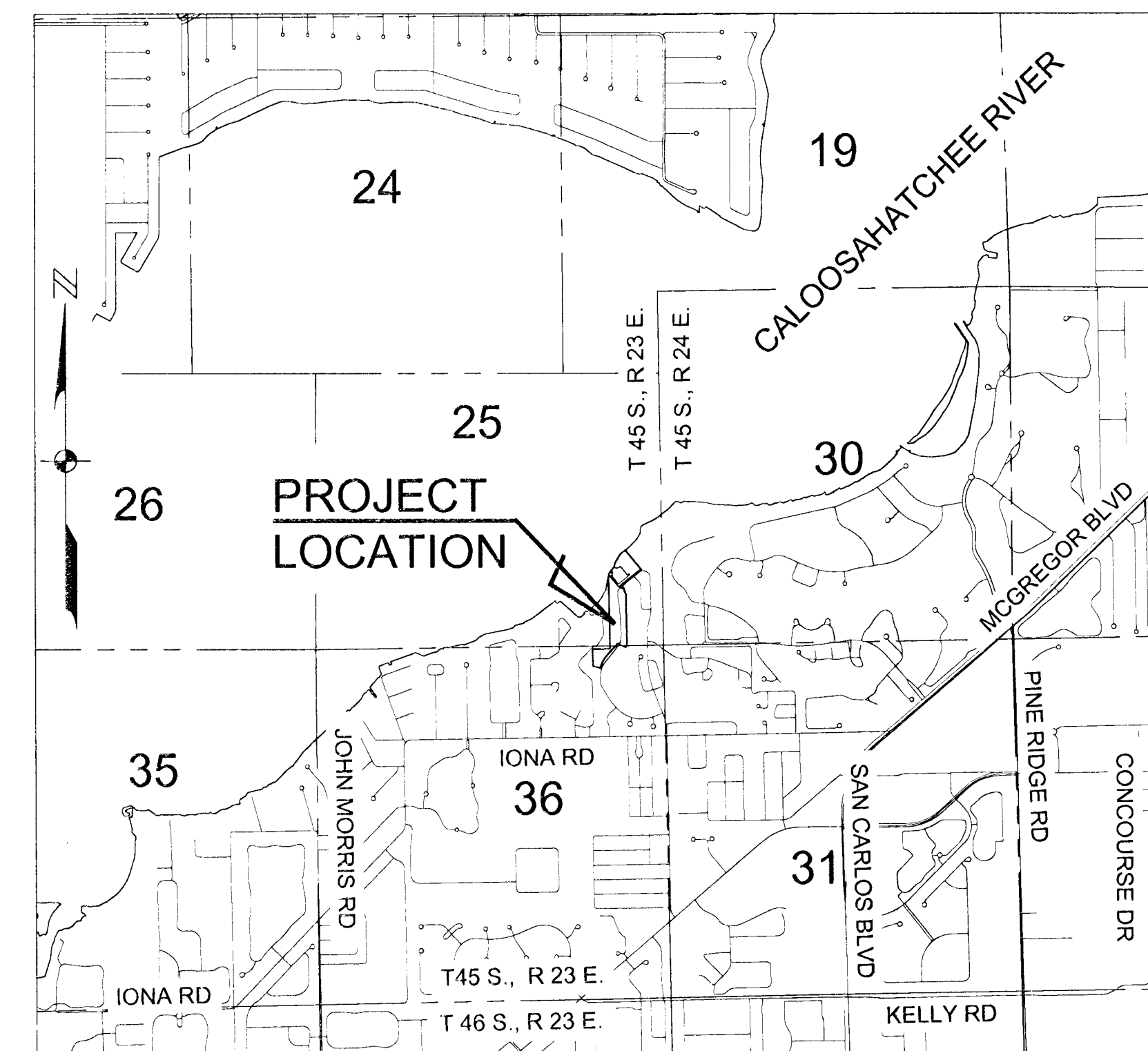
Linda Doggett
LINDA DOGGETT
LEE COUNTY CLERK OF COURT



CLERK'S SEAL

INSTRUMENT NUMBER 2015000032632

SHEET 1 OF 2



LOCATION MAP

SCALE: 1" = 2000'
N

GENERAL NOTES

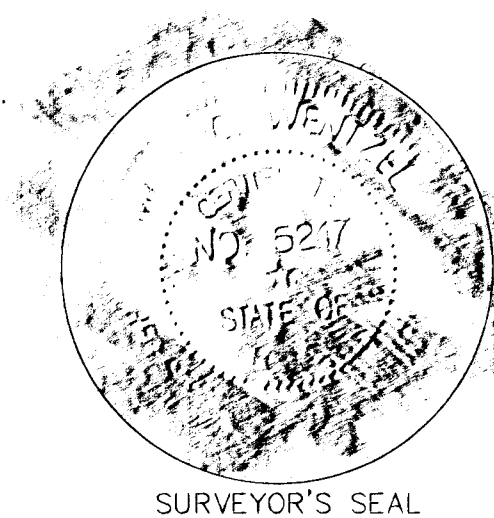
- = SET PERMANENT REFERENCE MONUMENTS ARE 1" X 18" IRON RODS WITH 2" ALUMINUM CAPS STAMPED "JOHNSON ENGINEERING, INC. PRM LB 642" (UNLESS OTHERWISE NOTED).
- = FOUND PERMANENT REFERENCE MONUMENT ARE 4" X 4" X 24" CONCRETE MONUMENTS WITH ALUMINUM DISK STAMPED "JOHNSON ENGINEERING, INC. PRM LB 642" (UNLESS OTHERWISE NOTED).
- ⊙ = PERMANENT CONTROL POINTS (PCP'S) ARE METAL MARKERS STAMPED "PCP LB 642" AND ARE TO BE SET IN ACCORDANCE WITH CHAPTER 177.091 OF THE FLORIDA STATUTES.
- ALL CURVES INDICATED ARE CIRCULAR.
- BEARINGS SHOWN HEREIN ARE BASED ON STATE PLANE COORDINATES, FLORIDA ZONE WEST, NORTH AMERICAN DATUM 83 (NSRS2011) WHEREIN THE SOUTH LINE OF SECTION 25, TOWNSHIP 45 SOUTH, RANGE 23 EAST TO BEAR SOUTH 89°09'48" WEST.
- ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- PARCEL CONTAINS 295,593 SQUARE FEET OR 6.79 ACRES, MORE OR LESS.
- ALL INTERIOR NON-CURVILINEAR SIDE LOT LINES ARE RADIAL TO THE INTERSECTED CURVED STREET RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
- EASEMENTS ALONG SIDE LOT LINES ARE CENTERED ON SAID LINES, UNLESS OTHERWISE NOTED.
- BYLAWS OF WATER'S EDGE AT PEPPERTREE POINTE COMMUNITY ASSOCIATION, INC. ARE RECORDED IN OFFICIAL RECORD BOOK 2297, PAGES 1705 THROUGH 1718, OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- RESTATED ARTICLES OF INCORPORATION OF WATER'S EDGE AT PEPPERTREE POINTE COMMUNITY ASSOCIATION, INC., RECORDED IN OFFICIAL RECORD BOOK 2317, PAGES 452 THROUGH 460, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WATER'S EDGE, RECORDED IN INSTRUMENT NUMBER 2014000249911, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF WATER'S EDGE AT PEPPERTREE POINTE, A SUBDIVISION IN SECTIONS 25 AND 36, TOWNSHIP 45 SOUTH, RANGE 23 EAST, LEE COUNTY FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (PRM'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THE PLAT.

DONE THIS 12TH DAY OF JANUARY, 2015.

Mark G. Wentzel
MARK G. WENTZEL (FOR THE FIRM 5247)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5247
JOHNSON ENGINEERING, INC.
2122 JOHNSON STREET
FORT MYERS, FLORIDA 33901



SURVEYOR'S SEAL

THIS INSTRUMENT PREPARED BY:
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2122 JOHNSON STREET
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(239) 334-0046

INSTRUMENT NUMBER 2015 0000 82632

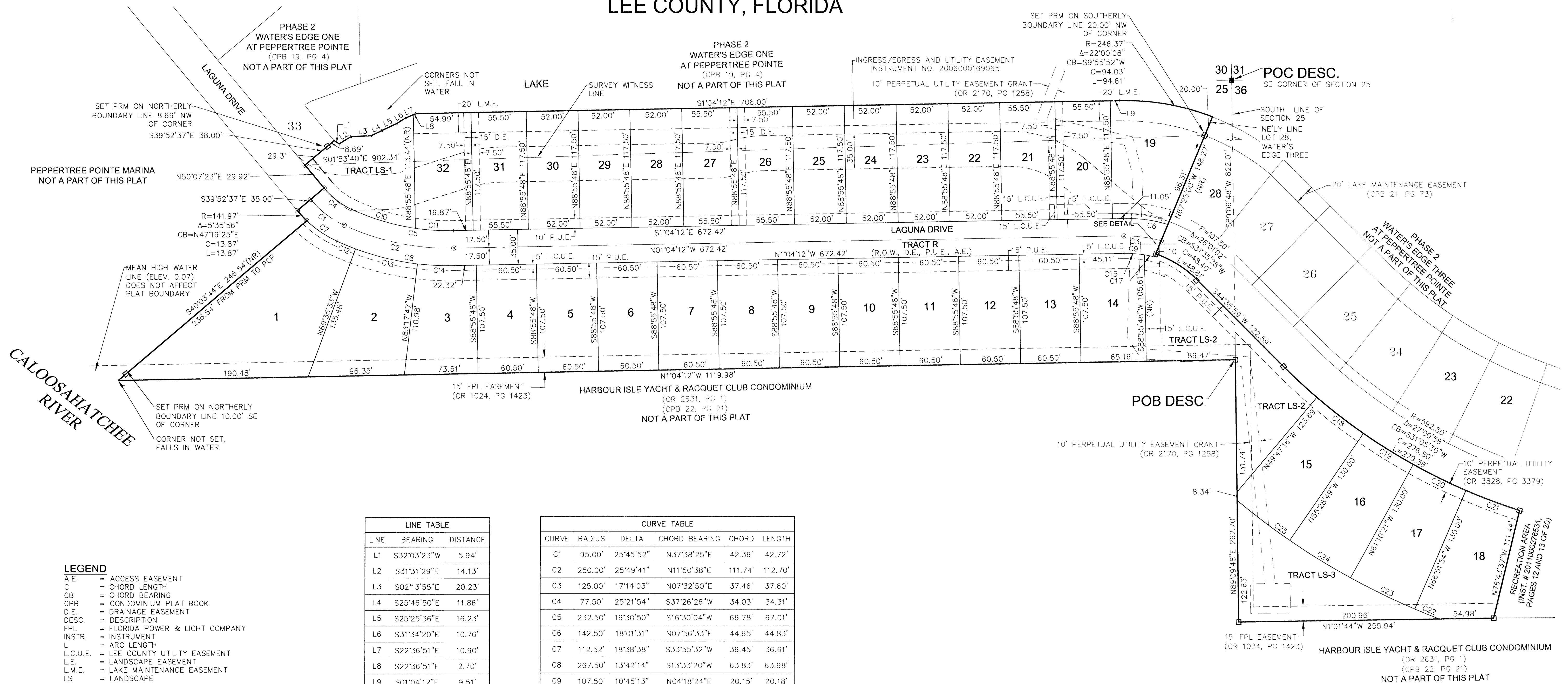
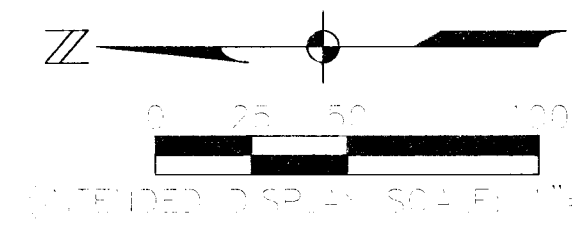
SHEET 2 OF 2

WATER'S EDGE AT PEPPERTREE POINTE

A SUBDIVISION IN

SECTIONS 25 AND 36, TOWNSHIP 45 SOUTH, RANGE 23 EAST

LEE COUNTY, FLORIDA

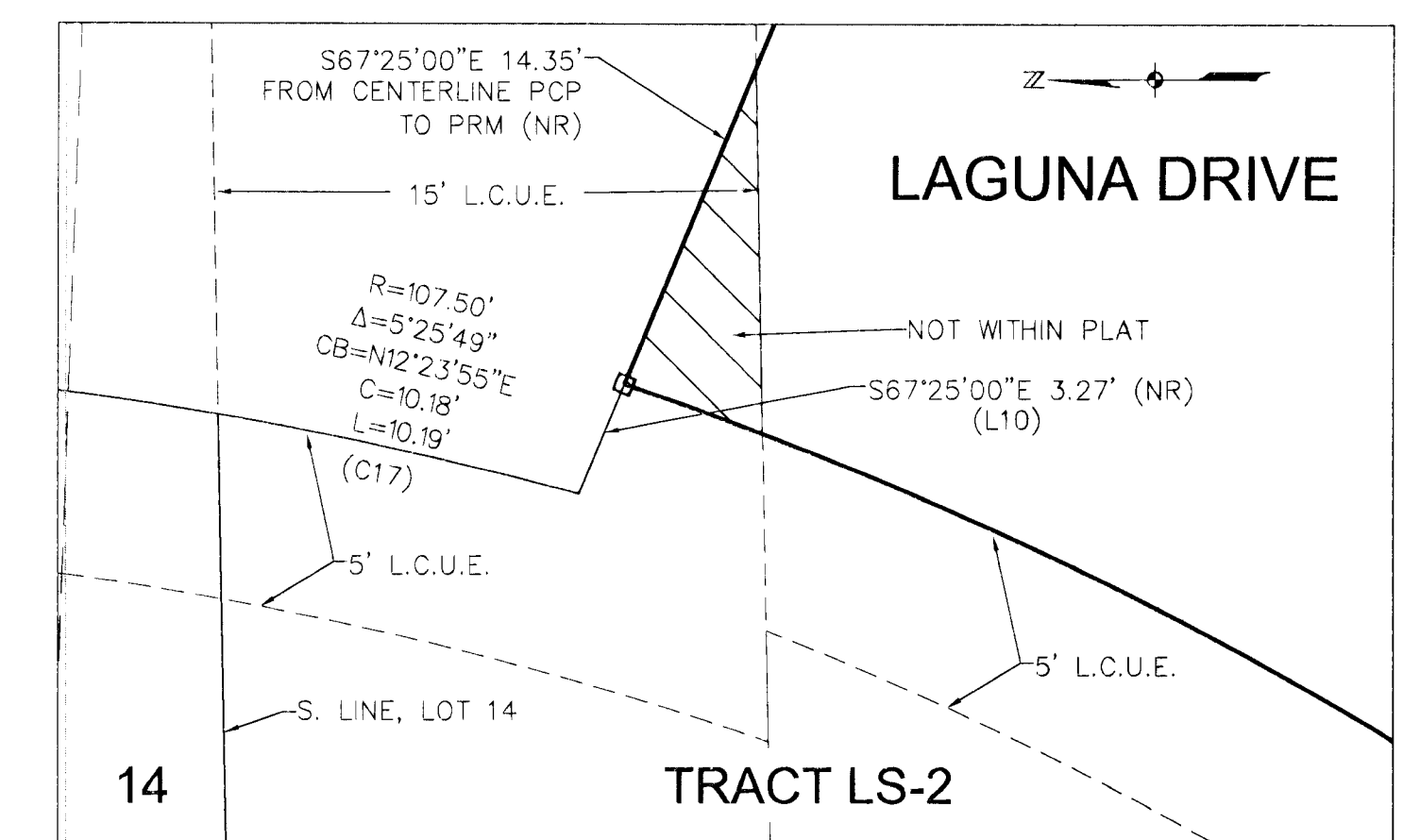


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S32°03'23"W	5.94'
L2	S31°31'29"E	14.13'
L3	S02°13'55"E	20.23'
L4	S25°46'50"E	11.86'
L5	S25°25'36"E	16.23'
L6	S31°34'20"E	10.76'
L7	S22°36'51"E	10.90'
L8	S22°36'51"E	2.70'
L9	S01°04'12"E	9.51'
L10	S67°25'00"E	3.27'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	95.00'	25°45'52"	N37°38'25"E	42.36'	42.72'
C2	250.00'	25°49'41"	N11°50'38"E	111.74'	112.70'
C3	125.00'	17°14'03"	N07°32'50"E	37.46'	37.60'
C4	77.50'	25°21'54"	S37°26'26"W	34.03'	34.31'
C5	232.50'	16°30'50"	S16°30'04"W	66.78'	67.01'
C6	142.50'	18°01'31"	N07°56'33"E	44.65'	44.83'
C7	112.52'	18°38'38"	S33°55'32"W	36.45'	36.81'
C8	267.50'	13°42'14"	S13°33'20"W	63.83'	63.98'
C9	107.50'	10°45'13"	N04°18'24"E	20.15'	20.18'
C10	232.50'	16°30'50"	S16°30'04"W	66.78'	67.01'
C11	232.50'	9°18'51"	S03°35'13"W	37.75'	37.80'
C12	267.50'	4°21'02"	S22°34'58"W	20.31'	20.31'
C13	267.50'	13°42'14"	S13°33'20"W	63.83'	63.98'
C14	267.50'	7°46'25"	S02°49'00"W	36.26'	36.29'
C15	107.50'	10°45'13"	N04°18'24"E	20.15'	20.18'
C17	107.50'	5°25'49"	N12°23'55"E	10.18'	10.19'
C18	592.50'	5°41'33"	S37°21'58"W	58.84'	58.87'
C19	592.50'	5°41'33"	S31°40'25"W	58.84'	58.87'
C20	592.50'	5°41'33"	S25°58'52"W	58.84'	58.87'
C21	592.50'	5°33'05"	S20°21'34"W	57.39'	57.41'
C22	722.50'	2°04'53"	S22°05'39"W	26.25'	26.25'
C23	722.50'	5°41'33"	S25°58'52"W	71.75'	71.78'
C24	722.50'	5°41'33"	S31°40'25"W	71.75'	71.78'
C25	722.50'	5°15'29"	S37°08'56"W	66.28'	66.31'

LEGEND

A.E.	=	ACCESS EASEMENT
C	=	CHORD LENGTH
CB	=	CHORD BEARING
CPB	=	CONDOMINIUM PLAT BOOK
D.E.	=	DRAINAGE EASEMENT
DESC.	=	DESCRIPTION
F.P.I.	=	FLORIDA POWER & LIGHT COMPANY
INSTR.	=	INSTRUMENT
L	=	ARC LENGTH
L.C.U.E.	=	LEE COUNTY UTILITY EASEMENT
L.E.	=	LANDSCAPE EASEMENT
L.M.E.	=	LAKE MAINTENANCE EASEMENT
LS	=	LANDSCAPE
NO.	=	NUMBER
(NR)	=	NON-RADIAL
NSRS	=	NATIONAL SPATIAL REFERENCE SYSTEM
OR	=	OFFICIAL RECORDS BOOK
POB	=	POINT OF BEGINNING
POC	=	POINT OF COMMENCEMENT
PRM	=	PERMANENT REFERENCE MONUMENT
P.U.E.	=	PUBLIC UTILITY EASEMENT
PB	=	PLAT BOOK
PG	=	PAGE
	=	RADIUS
R.O.W.	=	RIGHT OF WAY
S.E.	=	SIGN EASEMENT
U.E.	=	UTILITY EASEMENT
Δ	=	DELTA ANGLE
⊙	=	PERMANENT CONTROL POINT



DETAIL
SCALE: 1"=5'