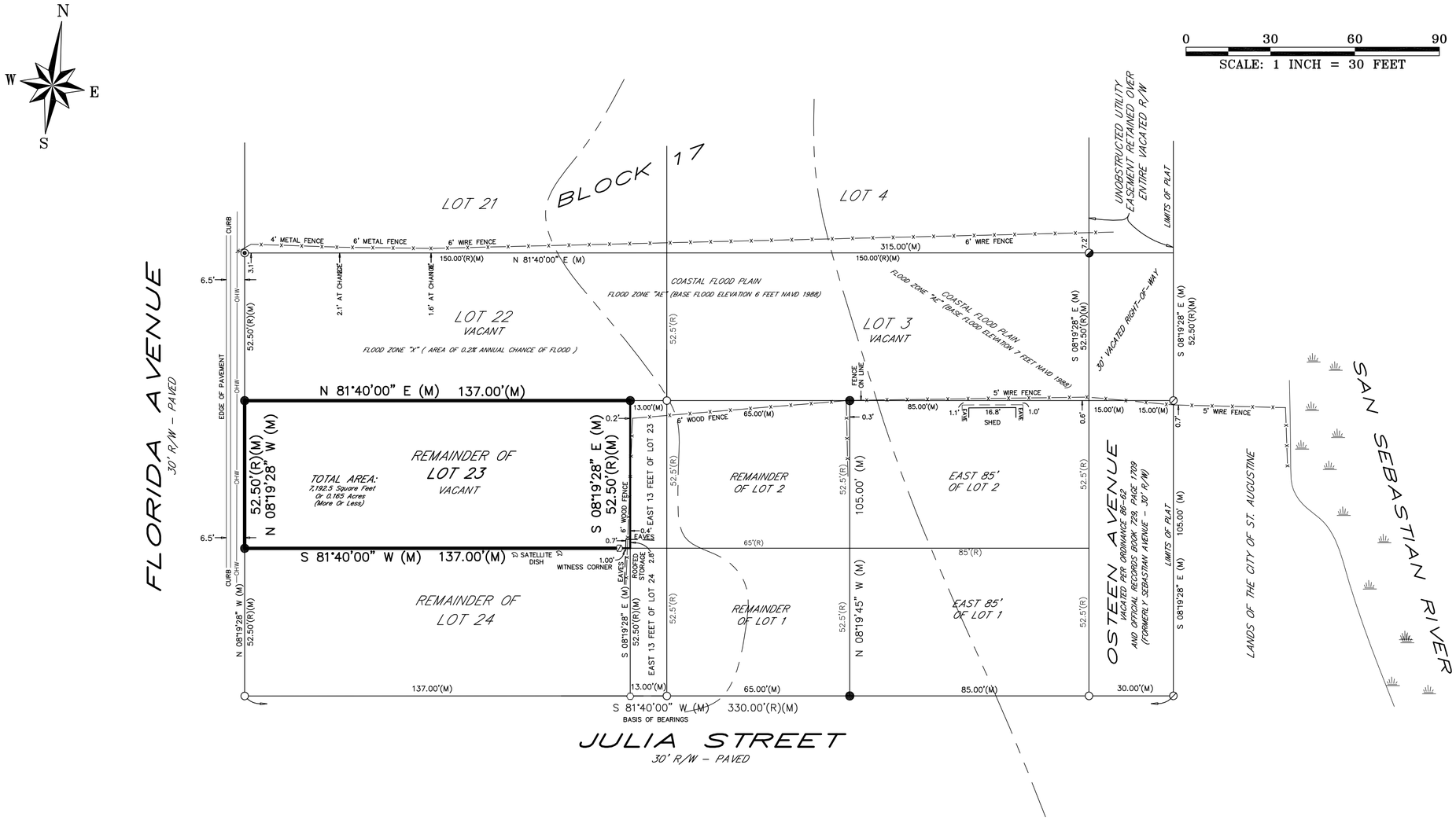
MAP OF SURVEY



LEGEND

R/W = RIGHT OF WAY
LB = LICENSED BUSINESS
(R) = RECORD
(M) = MEASURED
OHW = OVERHEAD WIRE(S)
⊗ = SET 5/8" IRON ROD – LB # 8177
⊘ = FOUND 5/8" IRON ROD – LB # 8177
● = FOUND 5/8" IRON ROD – # 4793
◪ = FOUND 1/2" IRON ROD – # 894
○ = FOUND 3/4" IRON PIPE – NO IDENTIFICATION
⊘ = FOUND 1/2" IRON ROD – "RENN"
○ = FOUND 5/8" IRON ROD – NO IDENTIFICATION
⦿ = SET NAIL AND DISK – LB # 8177

DESCRIPTION:

LOT 23, BLOCK 17, LESS THE EAST 13 FEET THEREOF, RAVENSWOOD SUBDIVISION, ACCORDING TO THE OFFICIAL MAP OF NEW AUGUSTINE, DATED JUNE 1918, FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA.

NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA OF 0.2% ANNUAL CHANCE OF FLOOD) AND FLOOD ZONE "AE" (COASTAL FLOOD PLAIN BASE FLOOD ELEVATION 6 AND 7 FEET NAVD 1988) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C–0314–J, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2018. http://www.gis.bocc.co.st–johns.fl.us/imap/

THE BASIS OF BEARING AS SHOWN HEREON IS THE NORTHERLY RIGHT–OF–WAY LINE OF JULIA STREET HAVING AN ASSUMED BEARING OF S 81°40'00" W.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.

ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.

THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.

NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.

THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.

THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.

THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF:
MICHAEL CHRISTOPHER KAVANAGH, AS TRUSTEE OF THE REVOCABLE LIVING TRUST OF MICHAEL CHRISTOPHER KAVANAGH, DATED MARCH 27, 2015
KATHLEEN ANN KAVANAGH, AS TRUSTEE OF THE REVOCABLE LIVING TRUST OF KATHLEEN ANN KAVANAGH, DATED MARCH 27, 2015
CHICAGO TITLE INSURANCE COMPANY
ACTION TITLE SERVICES OF ST. JOHNS COUNTY, INC.

SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J–17.051, 5J–17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

REVISIONS

TYPE OF SURVEY: BOUNDARY
DATE OF SURVEY: 09/03/2020
FIELD BOOK/PAGE(S): 485/16–17
DRAWING SCALE: 1" = 30'
JOB NUMBER: 20–468

09/04/2020 12:43PM F:\Autocad\2020\20-468\dwg\20-468.dwg

BOUNDARY SURVEY

27A FLORIDA AVENUE
ST. AUGUSTINE, FLORIDA, 32084

ANCIENT CITY SURVEYORS
LB # 8177
ACS
PROFESSIONAL LAND SURVEYORS
4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
email: acs–surveyors@comcast.net PHONE: 904–797–9967

MICHAEL A. PIESCO PLS
Professional Land Surveyor #4793

SEAL

DATE SIGNED: