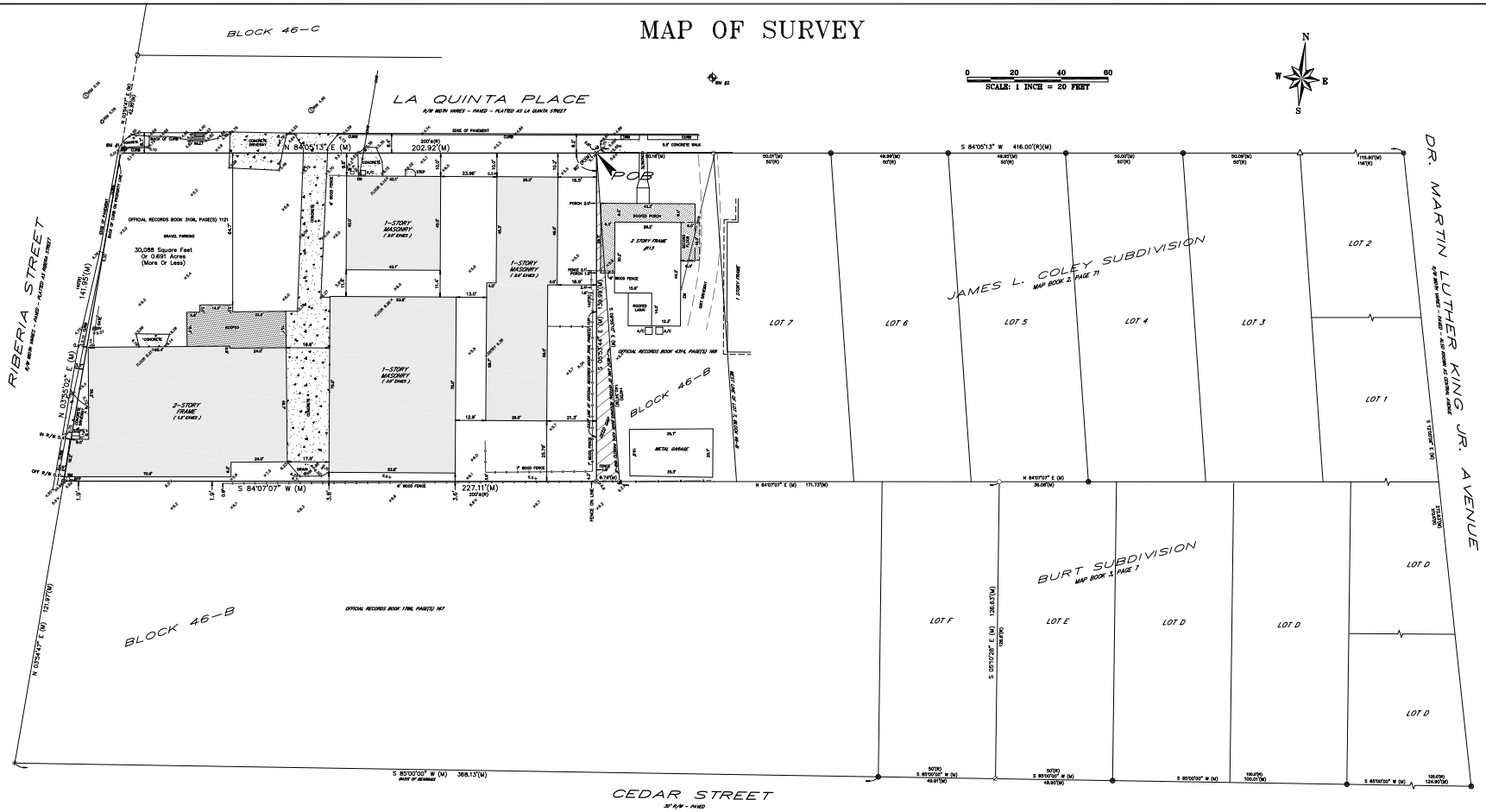
MAP OF SURVEY



NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "AE" (BASE FLOOD ELEVATION 7 FEET) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0314-J, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, 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 CEDAR STREET HAVING AN ASSUMED BEARING OF S 85°00'00" W.

OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.

FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.

ALL ELEVATIONS AS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. - 1988).

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:
PATRICK JACOBSEN

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.

LEGEND

POB = POINT OF BEGINNING
R/W = RIGHT OF WAY
LB = LICENSED BUSINESS
(R) = RECORD
(M) = MEASURED
OHW = OVERHEAD WIRE(S)
VB = VALVE BOX
BFP = BACK FLOW PREVENTER
SV = SEWER VALVE
WM = WATER METER
EM = ELECTRIC METER
A/C = AIR CONDITIONER
± = MORE OR LESS
● = FOUND 1/2" IRON ROD - # 6444
● = FOUND 3/4" IRON PIPE - NO IDENTIFICATION
◆ = FOUND 1/2" IRON ROD - # 894
◇ = FOUND 5/8" IRON ROD - # 7111
✳ = FOUND 1/2" IRON PIPE - NO IDENTIFICATION
○ = FOUND 1/2" IRON ROD - NO IDENTIFICATION
⊠ = SET 5/8" IRON ROD - LB# 8177
⊡ = SET NAIL AND DISK - LB # 8177
○ = FOUND 1" IRON PIPE - NO IDENTIFICATION
△ = FOUND 2" IRON PIPE - NO IDENTIFICATION
Ⓢ = SANITARY SEWER MANHOLE
Ⓓ = STORM DRAINAGE MANHOLE
x.x = EXISTING SPOT ELEVATION
BM #1 = BENCHMARK # 1 - X-CUT ON TOP OF CURB ELEVATION 5.38 FEET NAVD 1988
BM #2 = BENCHMARK # 2 - X-CUT ON TOP OF CURB ELEVATION 5.36 FEET NAVD 1988

DEED DESCRIPTION

OFFICIAL RECORDS BOOK 3106, PAGE(S) 1121

BEGINNING ON THE SOUTHERLY SIDE OF LA QUINTA PLACE AT A POINT DISTANT FOUR HUNDRED SIXTEEN FEET AND SIX INCHES (416' & 6") WESTERLY FROM THE WESTERLY LINE OF CENTRAL AVENUE, RUN THENCE SOUTHERLY AT RIGHT ANGLES TO LA QUINTA PLACE ONE HUNDRED FORTY FEET (140') TO THE NORTHERLY LINE OF THE PECK PROPERTY; THENCE WESTERLY ALONG SAID PECK'S NORTHERLY LINE, TWO HUNDRED FEET (200'), MORE OR LESS, TO THE EAST LINE OF RIBERIA STREET, THENCE NORTHERLY ALONG THE EAST LINE OF RIBERIA STREET TO THE SOUTHERLY LINE OF LA QUINTA PLACE, THENCE EASTERLY ALONG THE SOUTHERLY LINE OF LA QUINTA PLACE, TWO HUNDRED FEET (200'), MORE OR LESS, TO THE POINT OF BEGINNING. SAME, BEING BOUNDED AS FOLLOWS: NORTH BY LA QUINTA PLACE AND WEST BY RIBERIA STREET AND SOUTH BY PECK PROPERTY AND EAST BY PROPERTY OF THE TRUSTEES OF THE PEOPLE'S BANK FOR SAVINGS.

REVISIONS

TYPE OF SURVEY: BOUNDARY
FIELD WORK DATE(S): 10/26-30
FIELD BOOK/PAGE(S): 20-577
JOB NUMBER: 20-575

10/26/2020 - SET CORNERS - FB 480/30

T:\20-575\DWG\20-575 T:\Users\jacksonville\Desktop\ACS-20-575.dwg 10/29/2020 10:33:39 AM

BOUNDARY SURVEY

115 LA QUINTA PLACE
ST. AUGUSTINE, FLORIDA, 32084

ANCIENT CITY SURVEYORS
ACS
PROFESSIONAL LAND SURVEYORS
4485 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
ST. AUGUSTINE, FLORIDA 32086
email: acs-surveyors@comcast.net PHONE: 904-797-9987

MICHAEL A. PIERCO PSM
Professional Land Surveyor #4744

SEAL

DATE SIGNED: