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West Palm Beach, FL 33407
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Invoice

To: J. RILEY WILLIAMS
Survey Number: 516330
Order Date: 12/8/2021
Deliver To Attn: KELSEY KLAUMAN
Deliver To: J. RILEY WILLIAMS
2141 PARK STREET
JACKSONVILLE, FLORIDA 32204

Property Address: 2160 FORBES STREET
JACKSONVILLE, FL 32204

Buyers: LILIANE WELTY AND LUKE LEONAITIS
Sellers: DAVID AND DAWNMARIE
Client File #: 21-2228-12

Item	Description	Amount
Survey	Survey	\$475.00
Invoice Total		\$475.00

Amount Invoiced To Date: \$475.00

Amount Paid To Date: \$0.00

Total Amount Due: \$475.00

LEGAL DESCRIPTION AND CERTIFICATION

PARCEL 1: NORTH SEVENTY-FIVE (75) FEET OF LOT SIX (6), AND WEST ONE-HALF (WL/2 OF LOT SEVEN (7), EXCEPT PART DESCRIBED AS FOLLOWS: PART OF THE EASTERLY ONE-HALF (EL/2) OF THE WESTERLY ONE-HALF (WL/2) OF LOT SEVEN (7), BLOCK SIXTY-FIVE (65), OF RIVERSIDE, A SUBDIVISION OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, ACCORDING TO PLAT RECORDED IN PLAT BOOK 1, PAGE 109, OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT IN THE SOUTHERLY LINE OF FORBES STREET, WHICH POINT IS ONE HUNDRED FIFTY (150) FEET EASTERLY ALONG SAID SOUTH LINE OF FORBES STREET FROM THE SOUTHEASTERLY CORNER OF SAID FORBES STREET AND COPELAND STREET, RUNNING THENCE SOUTHERLY PARALLEL TO THE EASTERLY LINE OF COPELAND STREET, A DISTANCE OF ONE HUNDRED TWENTY-FIVE (125) FEET TO THE SOUTHERLY LINE OF SAID LOT SEVEN (7), THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT SEVEN (7), AND PARALLEL TO THE SOUTHERLY LINE OF SAID FORBES STREET A DISTANCE OF TWELVE AND THREE TENTHS (12.3) FEET TO A POINT, THENCE NORTHERLY PARALLEL TO SAID EASTERLY LINE OF COPELAND STREET A DISTANCE OF TWENTY AND FIVE TENTHS (20.5) FEET TO A POINT WHICH IS THE POINT OF CURVATURE OF A CURVE LEFT WITH RADIUS OF THIRTY-FOUR AND NINE TENTHS (34.9) FEET, THENCE ALONG THIS CURVE A DISTANCE OF NINETEEN AND NINE TENTHS (19.9) FEET TO THE POINT OF TANGENCY, THENCE NORTHWESTERLY ALONG THE TANGENT A DISTANCE OF EIGHT AND EIGHTY-SEVEN HUNDREDTHS (8.87) FEET TO A POINT OF CURVATURE OF A CURVE RIGHT WITH A RADIUS OF TWENTY-ONE AND EIGHTY-NINE HUNDREDTHS (21.89) FEET, THENCE ALONG THIS CURVE A DISTANCE OF TEN AND SEVEN TENTHS (10.7) FEET TO THE POINT OF TANGENCY, THENCE NORTHERLY PARALLEL TO SAID EASTERLY LINE OF COPELAND STREET A DISTANCE OF SIXTY-SEVEN AND SEVEN TENTHS (67.7) FEET TO THE SOUTHERLY LINE OF FORBES STREET, THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF FORBES STREET A DISTANCE OF TWENTY-FIVE (25) FEET TO THE POINT OF BEGINNING, BLOCK 65, RIVERSIDE, PLAT BOOK 1, PAGE 109, FORMER PUBLIC RECORDS OF SAID COUNTY.














Community Number: 120077 Panel: 0358 Suffix: J F.I.R.M. Date: Flood Zone: X Field Work: 12/20/2021

Certified To:

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT	F.F. EL.	FINISH FLOOR ELEVATION	O.R.B.	OFFICIAL RECORDS BOOK
A/C	AIR CONDITIONER	F.I.P.	FOUND IRON PIPE	(P)	PLAT
B.M.	BENCH MARK	F.I.R.	FOUND IRON ROD	P.B.	PLAT BOOK
B.R.	BEARING REFERENCE	F.P.K.	FOUND PARKER-KALON NAIL	P.C.	POINT OF CURVATURE
(C)	CALCULATED	(L)	LENGTH	P.C.C.	POINT OF COMPOUND CURVE
Δ	CENTRAL / DELTA ANGLE	L.A.E.	LIMITED ACCESS EASEMENT	P.O.B.	POINT OF BEGINNING
CH	CHORD	L.M.E.	LAKE MAINTENANCE EASEMENT	P.O.C.	POINT OF COMMENCEMENT
(D)	DEED / DESCRIPTION	(M)	MEASURED / FIELD VERIFIED	P.R.C.	POINT OF REVERSE CURVE
D.E.	DRAINAGE EASEMENT	M.H.	MANHOLE	P.T.	POINT OF TANGENCY
D.H.	DRILL HOLE	N&D	NAIL & DISK	R/W	RIGHT-OF-WAY
D/W	DRIVEWAY	N.R.	NOT RADIAL	(R)	RADIAL / RADIUS
E.O.W.	EDGE OF WATER	N.T.S.	NOT TO SCALE	S.I.R.	SET IRON ROD
F.C.M.	FOUND CONCRETE MONUMENT	O.H.L.	OVERHEAD UTILITY LINES	T.O.B.	TOP OF BANK
				U.E.	UTILITY EASEMENT

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	= EXISTING ELEVATION		= UTILITY POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

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(NOT COMPLETE WITHOUT PAGE 2)

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.G.V.D. 1929
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.



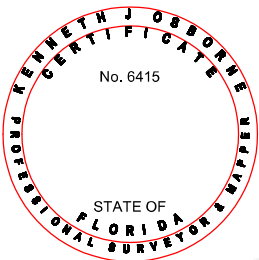
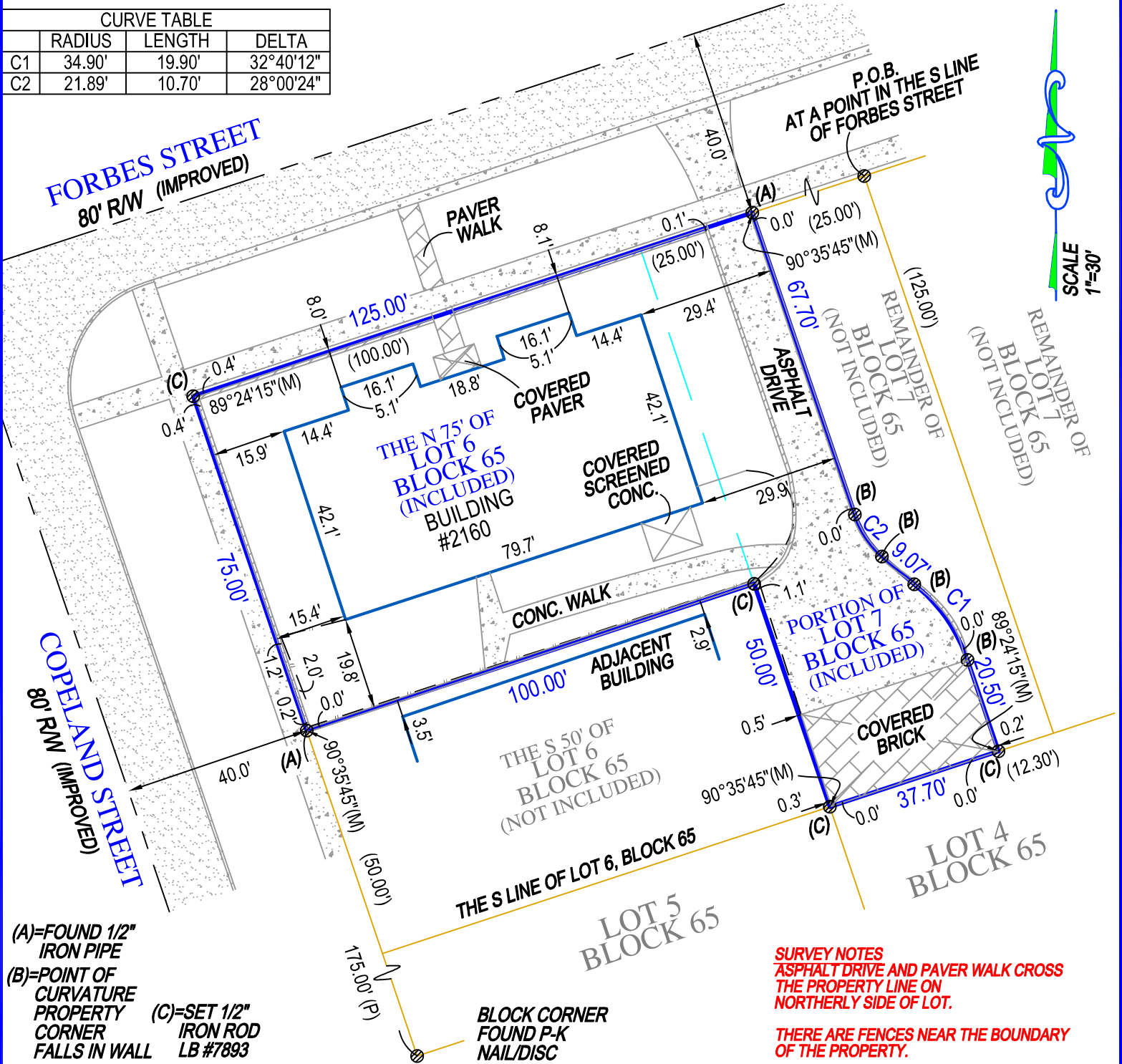
LB #7893

SERVING FLORIDA

6250 N. MILITARY TRAIL, SUITE 102
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PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

BOUNDARY SURVEY

CURVE TABLE			
	RADIUS	LENGTH	DELTA
C1	34.90'	19.90'	32°40'12"
C2	21.89'	10.70'	28°00'24"



SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY
IS A TRUE AND CORRECT REPRESENTATION OF A
SURVEY PREPARED UNDER MY DIRECTION.
NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC
SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL,
OR A RAISED EMBOSSED SEAL AND SIGNATURE.

Kenneth
Osborne

Digitally signed by
Kenneth Osborne
Date: 2021.12.21
10:57:16 -05'00'

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

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(NOT COMPLETE WITHOUT PAGE 1)



TARGET
SURVEYING, LLC

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