

MAP TO SHOW BOUNDARY SURVEY OF  
**A PORTION OF SECTION 38, TOWNSHIP 2 NORTH, RANGE 27 EAST,  
 NASSAU COUNTY, FLORIDA**  
 (BEING LANDS DESCRIBED IN DEEDS RECORDED IN BOOK 274, PAGE 167 & BOOK 1930, PAGE 876 OF THE OFFICIAL RECORDS OF NASSAU COUNTY, FLORIDA)

FOR: PHILIP GRIFFIN

- DENOTES FOUND CONCRETE MONUMENT
- DENOTES SET 1/2" IRON PIPE (PSM 6232)
- DENOTES FOUND IRON PIPE OR REBAR (DESCRIPTION)

**NOTES:**

- 1.) BEARINGS SHOWN HEREON REFER TO THE BEARING OF N05°04'30"E FOR THE WESTERLY LINE OF SUBJECT PROPERTY ACCORDING TO DEED RECORDED IN BOOK 1930, PAGE 876 OF THE OFFICIAL RECORDS OF NASSAU COUNTY.
- 2.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF NASSAU COUNTY.
- 3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- 4.) NO ATTEMPT TO DETERMINE ENVIRONMENTAL ISSUES, IF ANY, IS MADE OR IMPLIED BY THIS SURVEY.
- 5.) REFER TO COUNTY ZONING REGULATIONS FOR BUILDING SETBACK REQUIREMENTS.
- 6.) THIS SURVEY HAS NOT BEEN REVIEWED BY ANY NASSAU COUNTY OFFICIALS AT THIS TIME.

**CLOSURE STATEMENT:**

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 23,818 FEET AND AN ANGULAR ERROR OF 03 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 95,273 FEET.

EQUIPMENT USED FOR FIELD MEASUREMENTS:

LINEAR: SOKIA SET 3 ANGULAR: SOKIA SET 3

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

**FLOOD CERTIFICATE:** THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS SHOWN TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAP No. 12089C0214G, COMM No. 120170, PANEL No. 0214, SUFFIX G, DATED: 8-2-17 FOR: NASSAU COUNTY, FLORIDA.

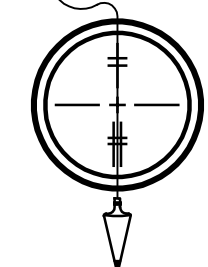
**I HEREBY CERTIFY** THAT THE ABOVE LOT WAS SURVEYED UNDER MY DIRECT SUPERVISION AND THAT THE CORNERS & IMPROVEMENTS ARE LOCATED UPON SAME AS SHOWN AND THAT THERE ARE NO ENCROACHMENTS UPON SAID LOT, EXCEPT AS SHOWN.

THIS SURVEY NOT VALID UNLESS THIS PRINT BEARS THE SEAL OF THE SIGNING SURVEYOR

SURVEY DATE: 01-15-2019  
 SIGNATURE DATE: 01-18-2019

LICENSED BUSINESS No. 7815

DWN. BY: T.L.P. CKD. BY: R.B.



**BENNETT SURVEYING, INC.**  
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*Ernest R. Bennett, Jr.*  
 ERNEST R. BENNETT, JR.  
 FLORIDA PROFESSIONAL SURVEYOR & MAPPER No. 6232  
 DWG. No. 01-18-2019

- LEGEND:**
- = OVERHEAD POWER LINE
  - = WOOD POWER POLE
  - R/W = RIGHT-OF-WAY
  - ID = IDENTIFICATION
  - O.R.B. = OFFICIAL RECORDS BOOK
  - PG. = PAGE
  - no. = NUMBER
  - (TYP) = TYPICAL
  - Sq. Ft. = SQUARE FEET
  - FD. = FOUND
  - P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
  - mi. = MILES
  - SW'LY = SOUTHWESTERLY
  - E'LY = EASTERLY
  - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

