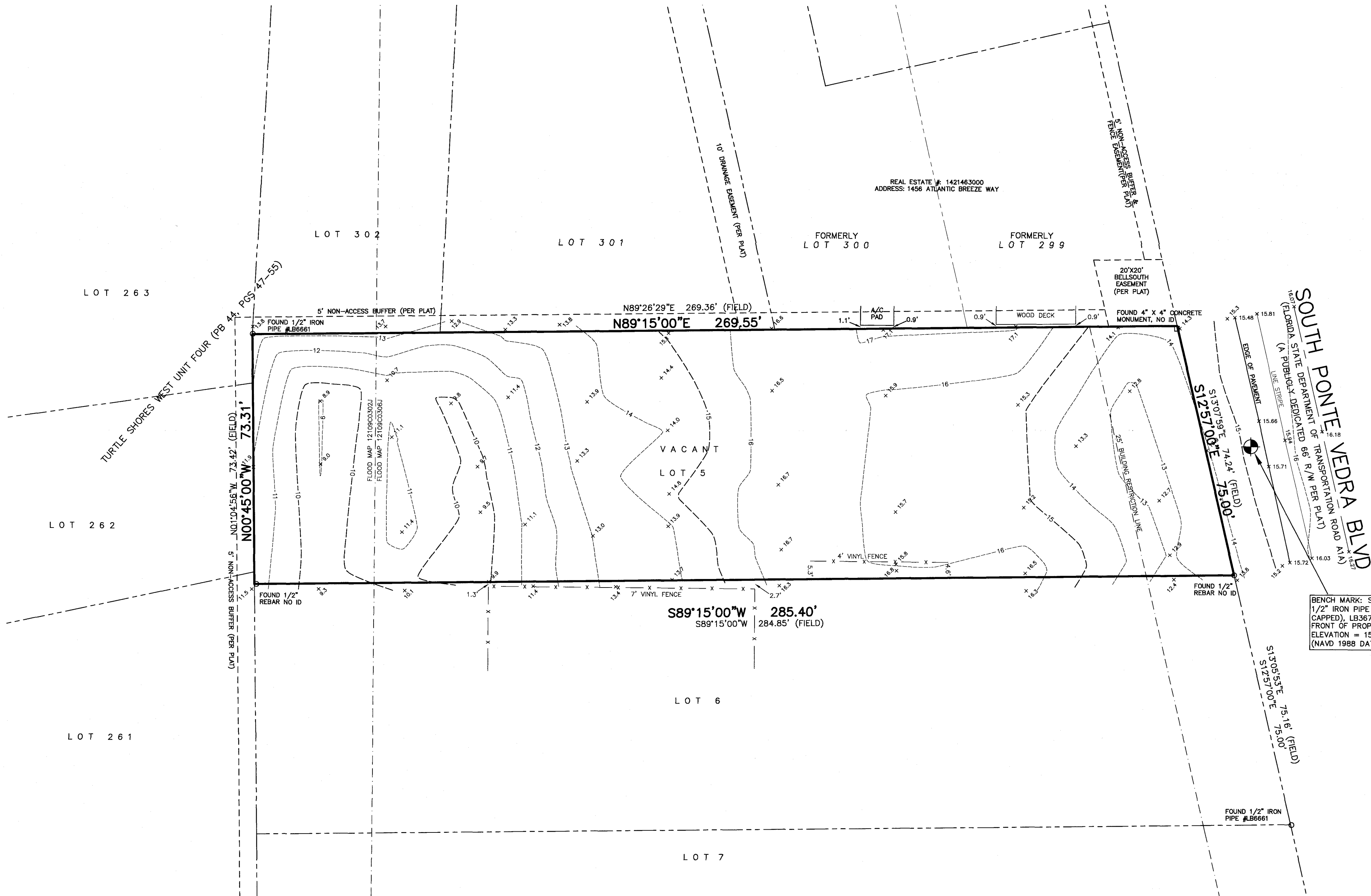
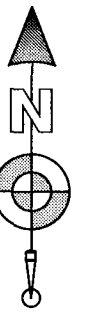


MAP SHOWING SURVEY OF

LOT 5, ISLA VERDE BEACH SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF,
AS RECORDED IN MAP BOOK 13, PAGE 97 AND 98, OF THE PUBLIC RECORDS OF ST.
JOHNS COUNTY, FLORIDA.



BENCH MARK: SET
1/2" IRON PIPE (RED
CAPPED), LB3672 IN
FRONT OF PROPERTY
ELEVATION = 15.39'
(NAVD 1988 DATUM)

SYMBOL LEGEND	
	FIRE HYDRANT
	LIGHT POLE
	GAS VALVE
	WATER VALVE
	CLEAN OUT
	UTILITY POLE
	GUY ANCHOR
	BOLLARD
	WATER METER
	GAS RISER
	CABLE RISER
	ELECTRIC BOX
	SIGN
	TRANSFORMER
	MANHOLE

ABBREVIATION LEGEND	
BFP	BACK-FLOW PREVENTER
CL	CALCULATED
FIELD	FIELD MEASUREMENT
WF	WOOD FENCE
CLF	CHAIN LINK FENCE
VF	VINYL FENCE
CONC.	CONCRETE
R/W	RIGHT-OF-WAY
PLAT BOOK	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PC	PAGE
MES	MITERED END SECTION
CMP	CORRUGATED METAL PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION
FIN	FINISHED FLOOR ELEVATION
INV	INVERT ELEVATION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY OF CURVE
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE

GENERAL SURVEY NOTES

- THIS IS A BOUNDARY AND TOPOGRAPHIC SURVEY.
- BEARINGS ARE BASED ON THE SOUTHERLY LINE OF LOT 5, BEING SOUTH 89°15'00"
- BENCHMARK AS SHOWN HEREON WAS ESTABLISHED BY GPS OBSERVATION USING TRIMBLE R12i EQUIPMENT AND RUNNING TRIMBLE VRN SOFTWARE IN N.A.V.D. 1988 DATUM.
- THIS SURVEY WAS PREPARED WITHOUT AN ABSTRACT OF TITLE; THEREFORE THE UNDERSIGNED MAKES NO GUARANTEES OR REPRESENTATIONS REGARDING INFORMATION SHOWN HEREON PERTAINING TO EASEMENTS, RIGHT OF WAYS, SETBACK LINES, AGREEMENTS, RESERVATIONS, OR OTHER SIMILAR MATTERS.
- NO UNDERGROUND INSTALLATIONS, IMPROVEMENTS OR ENCROACHMENTS HAVE BEEN

LOCATED EXCEPT THOSE SHOWN HEREON.

6. BUILDING RESTRICTION LINES SHOWN HEREON, AS PER PLAT.

7. EASEMENTS SHOWN HEREON, AS PER MAP BOOK 44, PAGES 47 THROUGH 55.

8. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS WELL AS CAN BE DETERMINED FROM BOTH FLOOD INSURANCE RATE MAPS No. 12109C0302J AND 12109C0306J, BOTH WERE REVISED DECEMBER 7, 2018 FOR ST. JOHNS COUNTY, FLORIDA.

FILE: 2025-0444

DRAWN BY: WWZ

SCALE: 1" = 20'

BOATWRIGHT LAND SURVEYORS, INC.

1500 ROBERTS DRIVE, JACKSONVILLE BEACH, FLORIDA 32250 (PH) 904-241-8550

DATE: APRIL 24, 2025

SHEET 1 OF 1

CERTIFIED TO:
CGM LAND INC.

JASON D. BOATWRIGHT, P.S.M.
FLORIDA LICENSED SURVEYOR and MAPPER No. LS 7292
FLORIDA LICENSED SURVEYING & MAPPING BUSINESS No. LB 3672
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."