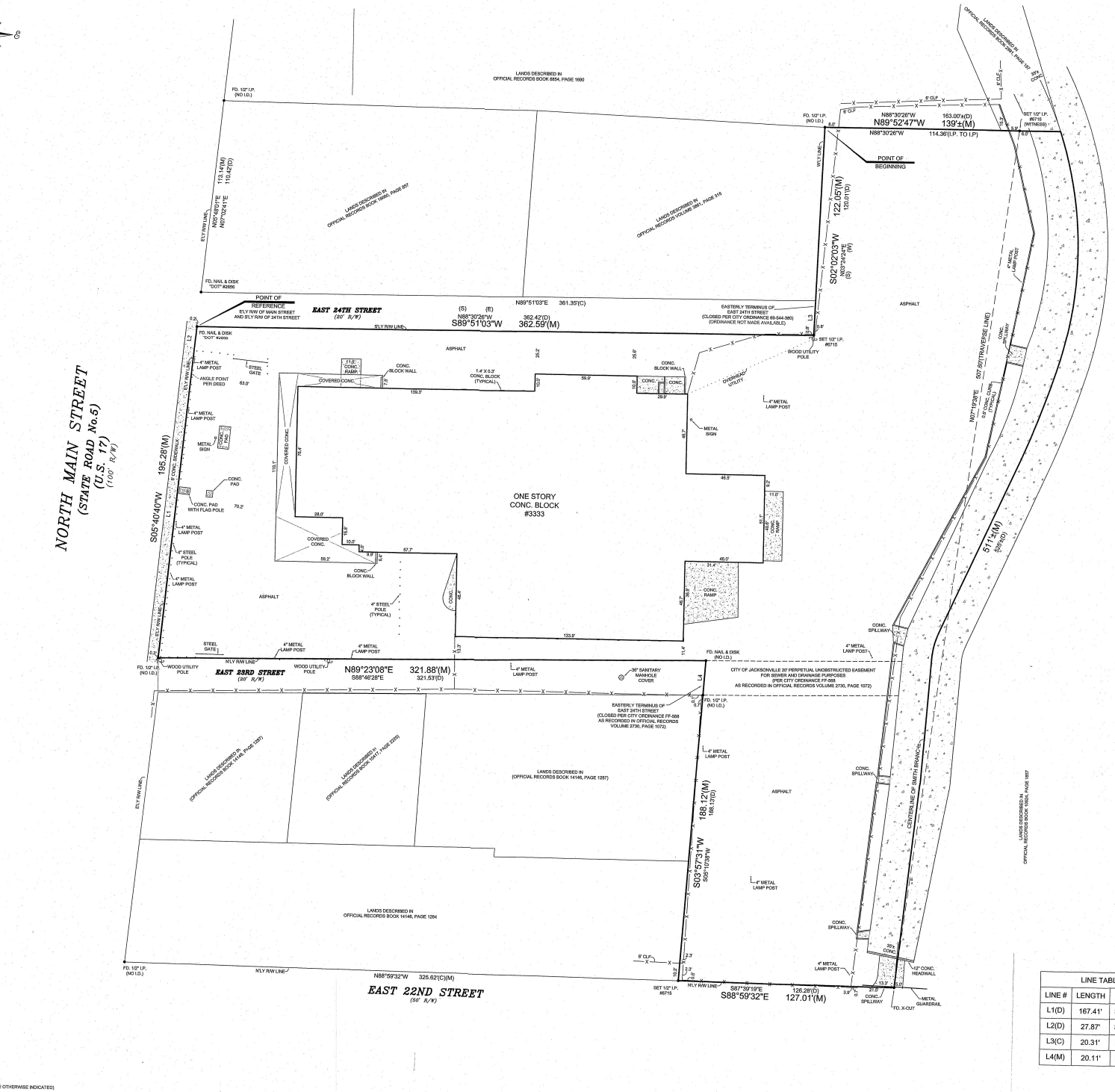
MAP SHOWING BOUNDARY SURV



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1(D)	167.41'	S06°54'09"W
L2(D)	27.87'	S07°02'41"W
L3(C)	20.31'	N02°07'29"E
L4(M)	20.11'	N03°57'31"E

DESCRIPTION AS FURNISHED:

PARCEL "A"

A PORTION OF LOTS 8, 9 AND 10, BLOCK L, LONG BRANCH, AS RECORDED IN DEED BOOK "AH", PAGE 526, OF THE F DUVAL COUNTY, FLORIDA, BEING THOSE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 3861, PAGE 3 VOLUME 2562, PAGE 1106; OFFICIAL RECORDS VOLUME 2631, PAGE 771; OFFICIAL RECORDS VOLUME 3861, PAGE VOLUME 2661, PAGE 929; SAID PUBLIC RECORDS TOGETHER WITH PORTIONS OF EAST 24TH STREET AND EAST 23RD PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF MAIN STR WAY, AS NOW ESTABLISHED) WITH THE SOUTHERLY RIGHT OF WAY LINE OF EAST 24TH STREET (A 20 FOOT RIGHT C ESTABLISHED); THENCE SOUTH 88 DEGREES 30 MINUTES 26 SECONDS EAST, ALONG THE SOUTHERLY RIGHT OF WA A DISTANCE OF 362.42'; THENCE NORTH 3 DEGREES 24 MINUTES 24 SECONDS EAST, A DISTANCE OF 120.01' TO THE THE LAND TO BE DESCRIBED; THENCE SOUTH 3 DEGREES 24 MINUTES 24 SECONDS WEST, ALONG THE WESTERLY LI DESCRIBED IN OFFICIAL RECORDS VOLUME 3861, PAGE 315 AND THE EASTERLY TERMINUS OF SAID EAST 24TH STRE WAS CLOSED BY CITY ORDINANCE 69-544-380) A DISTANCE OF 120.01 FEET TO THE SOUTHERLY LINE OF SAID EAST 88 DEGREES 30 MINUTES 26 SECONDS WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE 362.42 FEET TO THE EAST STREET; THENCE SOUTH 7 DEGREES 02 MINUTES 41 SECONDS WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 2 POINT IN SAID RIGHT OF WAY; THENCE SOUTH 6 DEGREES 54 MINUTES 09 SECONDS WEST, A DISTANCE OF 167.41' EAST 23RD STREET, (A 20 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE DEPARTING FROM SAID MAIN STRE MINUTES 28 SECONDS EAST, AND ALONG SAID THE NORTHERLY LINE OF SAID EAST 23RD STREET, A DISTANCE OF 32 TERMINUS THEREOF (AS A EASTERLY PORTION WAS CLOSED BY CITY ORDINANCE NO. FF-568 AND RECORDED IN OFI 3730, PAGE 1072); THENCE SOUTH 5 DEGREES 10 MINUTES 38 SECONDS WEST, ALONG THE WESTERLY LINE OF THO OFFICIAL RECORDS VOLUME 2631, PAGE 711 AND OFFICIAL RECORDS VOLUME 3261, PAGE 312, A DISTANCE OF 188 NORTHERLY LINE OF EAST 22ND STREET (A 50 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 87 DEG SECONDS EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 126.28 FEET TO A SET IRON PIPE IN THE CENTERLINE NORTHERLY ALONG SAID CENTERLINE AND THE MEANDERS THEREOF A DISTANCE OF 525 FEET, MORE OR LESS TO A 88 DEGREES 30 MINUTES 26 SECONDS EAST FROM THE POINT OF BEGINNING, THENCE NORTH 88 DEGREES 30 MINU DISTANCE OF 163 FEET, MORE OR LESS TO THE POINT OF BEGINNING;

CERTIFIED TO: PINELLAS CONSTRUCTION SERVICES, LLC.

PERRET AND ASSOCIATES,
5627 ATLANTIC BOULEVARD SUITE #6 , JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX

GENERAL NOTES :

(1) BEARINGS SHOWN HEREON ARE BASED ON THE ELY R/W LINE OF NORTH MAIN STREET AS N05°40'40"E, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF SECTION 72050 CAICE DATABASE 7205008

(2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.

(3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.

(4) IT IS THE LENDER'S RESPONSIBILITY TO DETERMINE FEMA F.I.R.M. MAP STATUS FOR THE LIFE OF THE LOAN ON THE PROPERTY SHOWN ABOVE. SURVEYOR HEREON WILL CONFIRM FOR ADDITIONAL FEE.

LEGEND

P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.R.C.	POINT OF REVERSE CURVE
P.C.C.	POINT OF COMPOUND CURVE
P.O.C.	POINT ON CURVE
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
B.R.L.	BUILDING RESTRICTION LINE
CLF	CHAIN LINK FENCE
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORDS BOOK
O\L	ON LINE
~/~	BREAK LINE
R	RADIUS
Δ (D)	DELTA (CENTR
ARC L	ARC LENGTH
Or CH	CHORD
CB	CHORD BEARI
TR	LINE RADIAL TO
A/C	AIR CONDITIO
CONC.	CONCRETE
FD.	FOUND
I.P.	IRON PIPE
(M)	MEASURED
(D)	DEED
(C)	PLAT

SCALE 1"=30'

12-12-20
DATE OF FIELD SURVEY

NATHAN P. PERRET, FLA. CERT. NO.

F.B. 601 PG. 22-26

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & M

(OTHERWISE INDICATED)