

BOUNDARY SURVEY

LEGAL DESCRIPTION:
LOTS 8, 9, 10, 26, 27, 28, 29, 30, 31 AND 32, BLOCK 18A, OAKWOOD VILLA ESTATES,
ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 23, 24, 25,
OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT
THAT PORTION OF LOTS 8, 9 AND 10, BLOCK 18A, CONVEYED IN OFFICIAL RECORDS
BOOK 2570, PAGE 130, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, FOR
ROAD RIGHT-OF-WAY.

CERTIFIED TO:
BALDWIN PARK TITLE: FIRST AMERICAN TITLE INSURANCE COMPANY;
FIRST INTERNET BANK OF INDIANA, ISAOA

COMMUNITY NUMBER: 120077

PANEL: 0379

SUFFIX: J

F.I.R.M. DATE:

FLOOD ZONE: X

FIELD WORK: 8/29/2023

PROPERTY ADDRESS:

230 ARLINGTON ROAD NORTH
JACKSONVILLE, FL 32211

SURVEY NUMBER: 602555

CLIENT FILE NUMBER: 2023-1637



SCALE
1"=40'

SURVEY NOTES
ASPHALT DRIVE CROSSING INTO R/W
ON EASTERLY SIDE OF LOT.

**THERE ARE FENCES NEAR EACH BOUNDARY
OF THE PROPERTY.**

A = SET 1/2" IRON ROD, LB #7893

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED
- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN

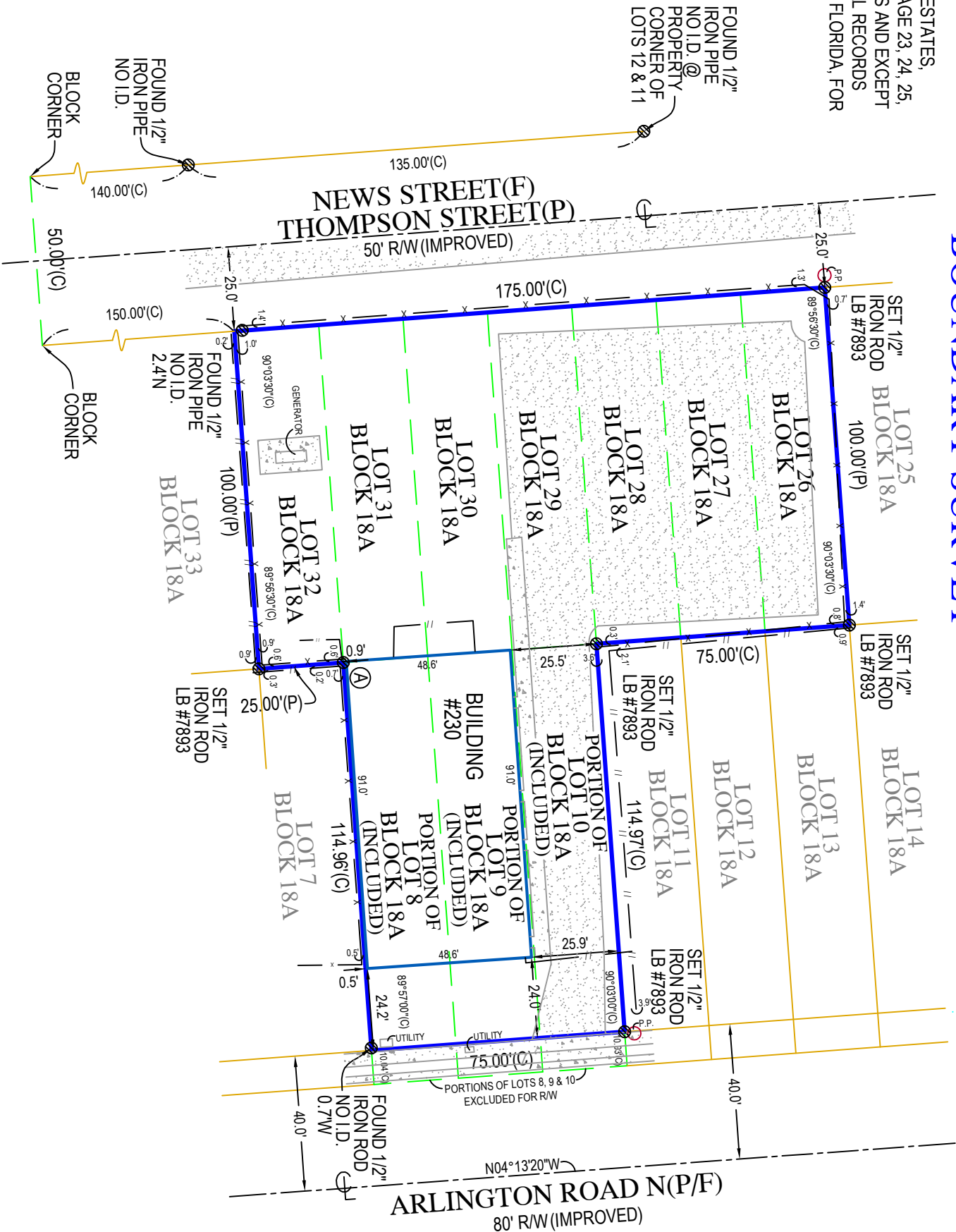
- FENCE OWNERSHIP NOT DETERMINED
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.S.D. 1988
- THIS SURVEY HAS BEEN COMPLETED FOR A MORTGAGE TRANSACTION. ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO DESIGN OR CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT APPROVAL FROM TARGET SURVEYING PRIOR TO SUCH USE. TARGET SURVEYING ASSUMES NO RESPONSIBILITIES FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE
- 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.

ABBREVIATION DESCRIPTION:

A.E.	ANCHOR EASEMENT
A/C.	AIR CONDITIONER
B.M.	BENCHMARK
B.R.	BEARING REFERENCE
(C)	CALCULATED
Δ	CENTRAL / DELTA ANGLE
CH	CHORD
(D)	DEED / DESCRIPTION
D.E.	DRAINAGE EASEMENT
D.H.	DRILL HOLE
D.W.	DRIVEWAY
E.O.W.	EDGE OF WATER
F.C.M.	FOUND CONCRETE MONUMENT
O.H.L.	OVERHEAD UTILITY LINES

F.F.E.L.	FINISH FLOOR ELEVATION
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
F.P.K.	FOUND PARKER-KALON NAIL
(L)	LENGTH
L.A.E.	LIMITED ACCESS EASEMENT
L.M.E.	LAKE MAINTENANCE EASEMENT
(M)	MEASURED / FIELD VERIFIED
M.H.	MANHOLE
N&D	NAIL & DISK
N.R.	NOT RADIAL
N.T.S.	NOT TO SCALE
O.H.L.	OVERHEAD UTILITY LINES

SYMBOL DESCRIPTIONS:	
	= CATCH BASIN
	= CENTERLINE ROAD
	= COVERED AREA
	+X'X" = EXISTING ELEVATION
	= HYDRANT
	= MANHOLE
	- x - = METAL FENCE
	- - - = MISC. FENCE
	= PROPERTY CORNER
	= UTILITY BOX
	= UTILITY POLE
	= WATER METER
	= WELL
	- - - = WOOD FENCE

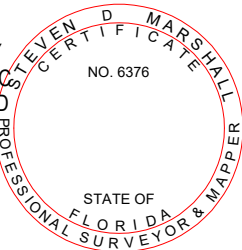


SURVEYORS CERTIFICATE

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.

(SIGNED)

STEVEN D MARSHALL
PROFESSIONAL SURVEYOR AND MAPPER #6376



LB #7893
SERVING FLORIDA
6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>