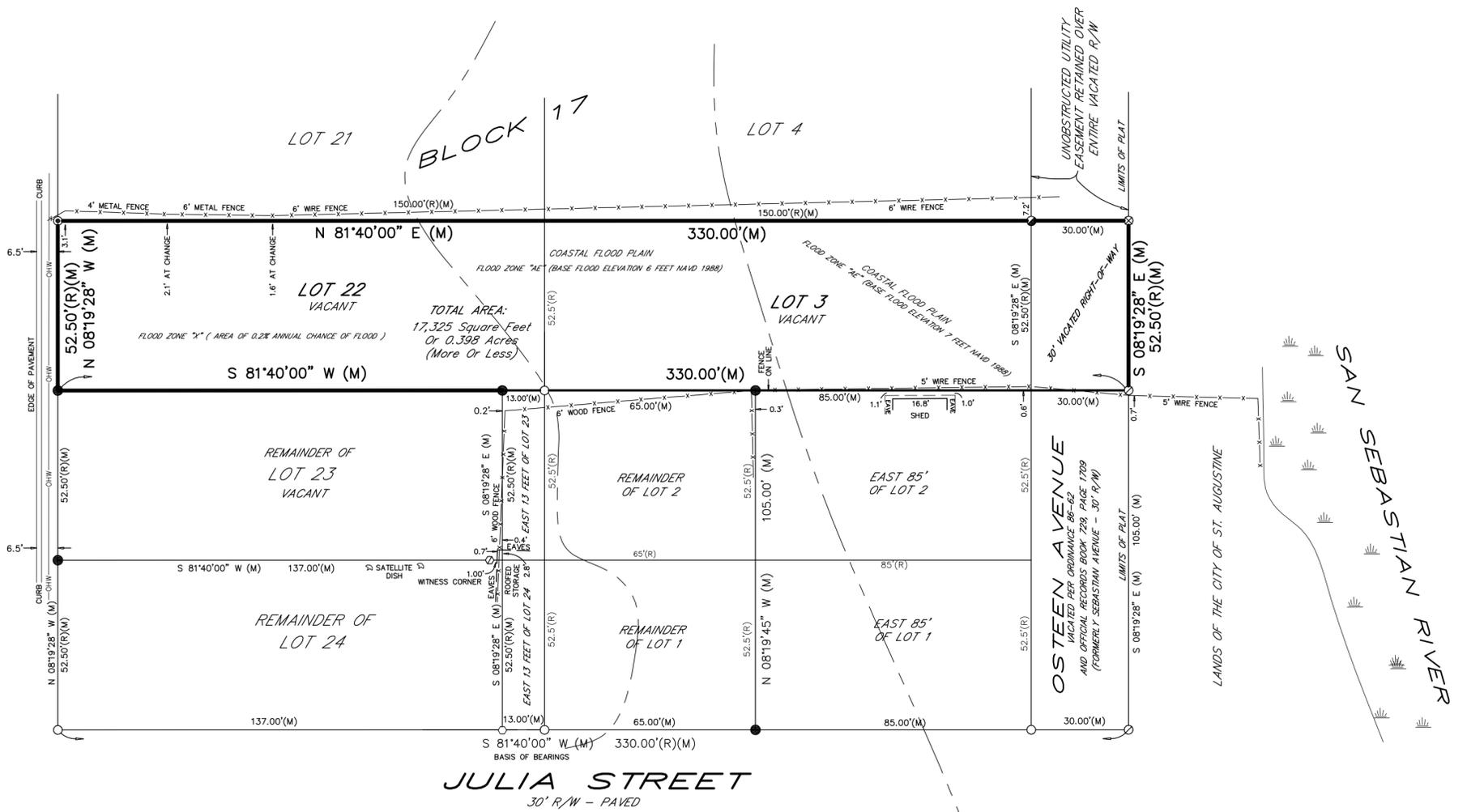


MAP OF SURVEY



FLORIDA AVENUE
30' R/W - PAVED



LEGEND

- R/W = RIGHT OF WAY
- LB = LICENSED BUSINESS
- (R) = RECORD
- (M) = MEASURED
- OHW = OVERHEAD WIRE(S)
- ⊗ = SET 5/8" IRON ROD - LB # 8177
- ⊙ = FOUND 5/8" IRON ROD - LB # 8177
- = FOUND 5/8" IRON ROD - # 4793
- ⊙ = FOUND 1/2" IRON ROD - # 894
- = FOUND 3/4" IRON PIPE - NO IDENTIFICATION
- ⊙ = FOUND 1/2" IRON ROD - "RENN"
- = FOUND 5/8" IRON ROD - NO IDENTIFICATION
- ⊙ = SET NAIL AND DISK - LB # 8177

DESCRIPTION:

LOTS 3 AND 22, BLOCK 17, RAVENSWOOD SUBDIVISION, ACCORDING TO THE OFFICIAL MAP OF NEW AUGUSTINE DATED JUNE 1918 ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF ST. JOHNS COUNTY, FLORIDA; TOGETHER WITH VACATED OSTEEN AVENUE FORMERLY KNOWN AS SEBASTIAN STREET OR AVENUE LYING ADJACENT TO SAID LOT 3, BLOCK 17, AS VACATED BY ORDINANCE AS RECORDED IN OFFICIAL RECORDS BOOK 729, PAGE 1709 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

NOTES

- THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA OF 0.2% ANNUAL CHANCE OF FLOOD) AND FLOOD ZONE "AE" (COASTAL FLOOD PLAIN BASE FLOOD ELEVATION 6 AND 7 FEET NAVD 1988) AS DEPICTED ON FLOOD INSURANCE RATE MAP No. 12109C-0314-J, COMMUNITY No. 125145 FOR THE CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA AS REVISED 12/07/2018. <http://www.gis.bocc.co.st-johns.fl.us/imap/>
- THE BASIS OF BEARING AS SHOWN HEREON IS THE NORTHERLY RIGHT-OF-WAY LINE OF JULIA STREET HAVING AN ASSUMED BEARING OF S 81°40'00" W.
- OWNERSHIP OF FENCES NOT DETERMINED BY THIS SURVEY.
- FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.
- ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.
- ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.
- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
- NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SURVEY.
- THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.
- THIS SURVEY IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.
- THIS SURVEY IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: MICHAEL CHRISTOPHER KAVANAGH, AS TRUSTEE OF THE REVOCABLE LIVING TRUST OF MICHAEL CHRISTOPHER KAVANAGH, DATED MARCH 27, 2015; KATHLEEN ANN KAVANAGH, AS TRUSTEE OF THE REVOCABLE LIVING TRUST OF KATHLEEN ANN KAVANAGH, DATED MARCH 27, 2015; CHICAGO TITLE INSURANCE COMPANY; ACTION TITLE SERVICES OF ST. JOHNS COUNTY, INC.
- SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SURVEY CONFORMS TO SECTIONS 5J-17.051, 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

REVISIONS	

TYPE OF SURVEY: BOUNDARY
 DATE OF SURVEY: 09/03/2020
 FIELD BOOK/PAGE(S): 485/16-17
 DRAWING SCALE: 1" = 30'
 JOB NUMBER: 20-468

BOUNDARY SURVEY
 29 FLORIDA AVENUE
 ST. AUGUSTINE, FLORIDA, 32084

ANCIENT CITY SURVEYORS
 LB # 8177

ACS
 PROFESSIONAL
 LAND SURVEYORS

4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401
 ST. AUGUSTINE, FLORIDA 32086
 email: acs-surveyors@comcast.net PHONE: 904-797-9967

MICHAEL A. PIESCO PLS
 Professional Land Surveyor #4793

SEAL

DATE SIGNED:

09/04/2020 12:43PM F:\Autocad\2020\20-468\Map\20-468.dwg