



**LEGAL DESCRIPTION**

A PORTION OF TRACT NINE (9), BLOCK TWO (2), SECTION SIX (6), TOWNSHIP THREE SOUTH, RANGE TWENTY-FIVE EAST, JACKSONVILLE HEIGHTS, AS RECORDED IN PLAT BOOK 5, PAGE 93, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF CHAFFEE ROAD (120 FOOT RIGHT OF WAY) AND THE SOUTH LINE OF SAID TRACT NINE (9); THENCE SOUTH 89°05' EAST ALONG THE SOUTH LINE OF SAID TRACT NINE, 452.1 FEET; THENCE NORTH 00°46'30" EAST, 264 FEET; THENCE NORTH 89°05' WEST, 180.3 FEET; THENCE SOUTH 00°44' WEST, 132 FEET; THENCE NORTH 89°05' WEST, 270 FEET TO EAST RIGHT OF WAY LINE OF SAID CHAFFEE ROAD; THENCE SOUTH 00°44' WEST ALONG SAID EAST RIGHT OF WAY LINE, 132 FEET TO POINT OF BEGINNING.

**SYMBOL LEGEND**

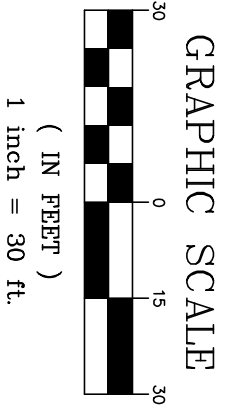
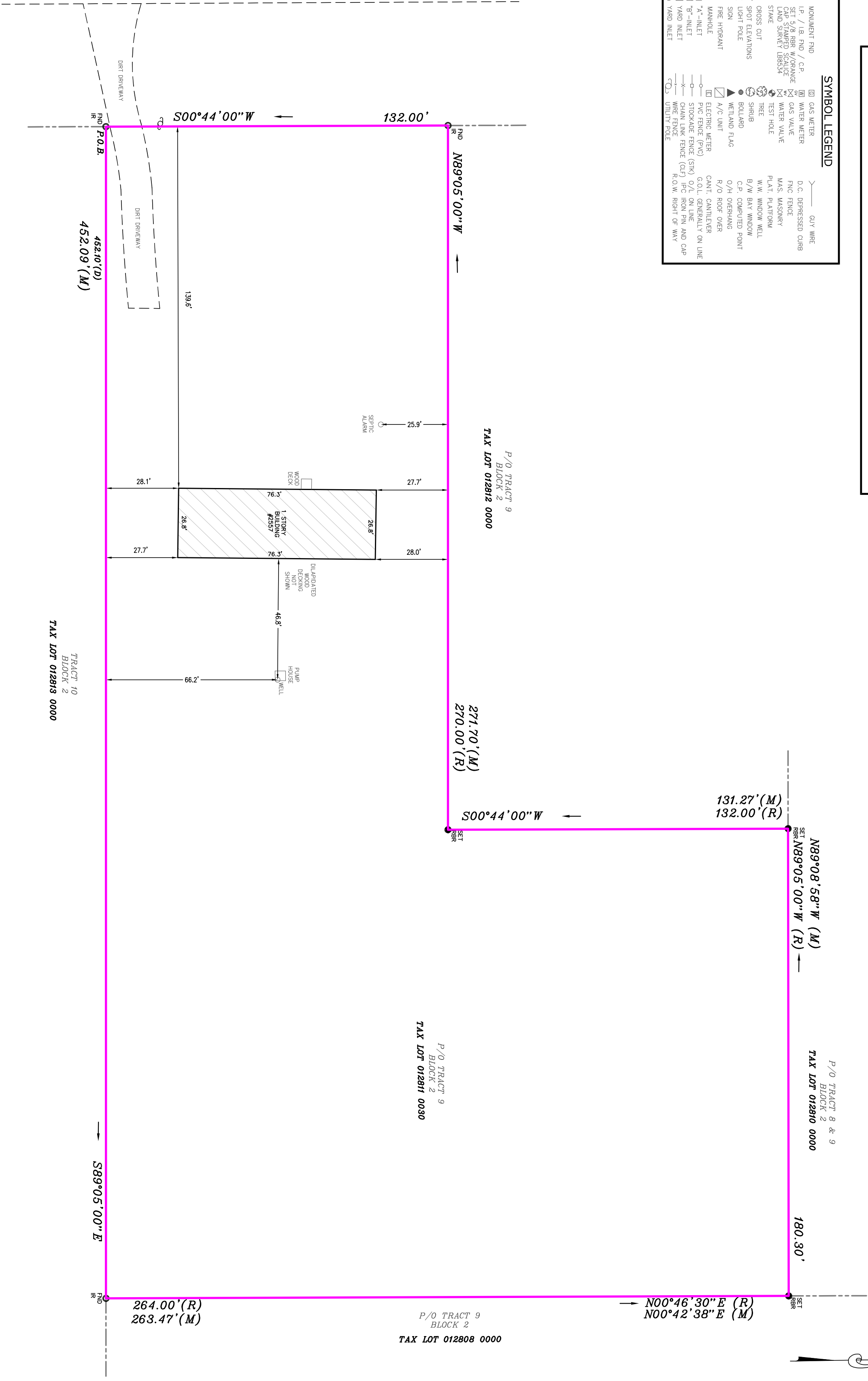
□	MONUMENT FND	○	GUY WIRE
○	IR / I.R. FND / C/P	○	D.C. DEPRESSED CURB
○	WATER METER	○	FNC FENCE
○	WATER VALVE	○	MAS. MASONRY
○	LAND SURVEY LBS&SF	○	PLAT. PLATFORM
○	STAKE	○	W/W WINDOW MELL
○	CROSS CUT	○	B/W BAY WINDOW
○	SPOT ELEVATIONS	○	C/P COMBINED POINT
○	SPOT POLE	○	C/N OPENING
○	SHRUB	○	B/O ROOF OVER
○	BOULDER	○	C/N ROOF OVER
○	WETLAND FLAG	○	C/N ROOF OVER
○	A/C UNIT	○	C/N ROOF OVER
○	FIRE HYDRANT	○	C/N ROOF OVER
○	MANHOLE	○	C/N ROOF OVER
○	T-X-INLET	○	C/N ROOF OVER
○	T-INLET	○	C/N ROOF OVER
○	CHAIN LINK FENCE (CLF)	○	C/N ROOF OVER
○	WIRE FENCE	○	C/N ROOF OVER
○	MINUTE SCALE	○	C/N ROOF OVER

**TITLE AND BOUNDARY NOTES**

- DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED AS GRID.
- THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS MAP THAT MAY BE FOUND IN PUBLIC RECORDS OF THIS COUNTY.
- UNDERGROUND FOOTINGS, FOUNDATIONS, UTILITIES, OR OTHER FEATURES WERE NOT LOCATED OR SHOWN.
- THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCRICHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCRICHMENTS ARE NOT COVERED BY THIS SURVEY, (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (8) SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.

BEARINGS SHOWN HEREON ARE BASED ON DEED BOOK 16676, PAGE 14

**CHAFFEE ROAD SOUTH**  
(120' WIDE)



NO EVIDENCE OF DRAINFIELD AT TIME OF SURVEY. DISTANCE BETWEEN THE WELL AND SEPTIC=106'±.

**SURVEYORS CERTIFICATE**

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 4720Z7, FLORIDA STATUTES AND CHAPTER 171 OF THE FLORIDA ADMINISTRATIVE CODE, NOT VALID WITHOUT AN ORIGINAL SURVEYOR'S SIGNATURE.

*James D. Smalle*  
JAMES D. SMALLE - FLORIDA REGISTERED SURVEYOR AND MAPPER NO. 7382

PREPARED FOR AND CERTIFIED TO:  
E P REMODELING, INC., A FLORIDA CORPORATION  
DUANE C. ROMANELLO, P.A.  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LOT AREA  
83,336.33 S.F.  
1.91 AC.

FIRM LB8534

SHEET 1 1	<b>BOUNDARY SURVEY</b> 2557 CHAFFEE ROAD SOUTH, JACKSONVILLE, FLORIDA 32221 A PORTION OF TRACT NINE (9), BLOCK TWO (2), SECTION SIX (6), TOWNSHIP THREE SOUTH, RANGE TWENTY-FIVE EAST, JACKSONVILLE HEIGHTS, PLAT BOOK 5, PAGE 93	TAX NO. 012811-0030	 <b>SCALICE</b> land surveying mjslandsurvey.com P:904-413-9355 205 Markets Avenue, Suite 200 Ponte Vedra, FL 32081		
	JOB No. D24-6134	DATE SURVEYED: 11/07/2024			
	DR.:MC	CREW.:RL			SCALE: 1" = 30'
	<p>(1) UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF LAW. (2) ONLY BOUNDARY SURVEY MAPS WITH THE SURVEYOR'S SEAL &amp; SIGNATURE ARE GENUINE TRUE AND CORRECT COPIES OF THE SURVEYOR'S ORIGINAL WORK AND OPINION. (3) CERTIFICATIONS ON THIS BOUNDARY SURVEY MAP SIGNIFY THAT THE MAP WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE STATE OF FLORIDA. THE CERTIFICATION IS LIMITED TO PERSONS FOR WHOM THE BOUNDARY SURVEY MAP IS PREPARED, TO THE GOVERNMENTAL AGENCY, AND TO THE LENDING INSTITUTION LISTED ON THIS BOUNDARY SURVEY MAP. (4) THE CERTIFICATIONS HEREON ARE NOT TRANSFERABLE. (5) THE LOCATION OF UNDERGROUND IMPROVEMENTS OR ENCRICHMENTS ARE NOT ALWAYS KNOWN AND OFTEN MUST BE ESTIMATED. IF ANY UNDERGROUND IMPROVEMENTS OR ENCRICHMENTS ARE NOT COVERED BY THIS SURVEY, (6) THE OFFSET (OR DIMENSIONS) SHOWN HEREON FROM THE STRUCTURES TO THE PROPERTY LINES ARE FOR A SPECIFIC PURPOSE AND USE AND THEREFORE ARE NOT INTENDED TO GUIDE THE ERECTION OF FENCES, RETAINING WALLS, POOLS, PATIOS PLANTING AREAS, ADDITIONS TO BUILDINGS, AND ANY OTHER TYPE OF CONSTRUCTION. (7) THE EXISTENCE OF RIGHTS OF WAY AND/OR EASEMENTS OF RECORD IF ANY, NOT SHOWN ARE NOT GUARANTEED. (8) SURVEY IS SUBJECT TO ANY STATE OF FACTS WHICH AN UP-TO-DATE TITLE EXAMINATION MAY DISCLOSE.</p>				