



6250 NORTH MILITARY TRAIL, SUITE 102, WEST PALM BEACH, FL 33407- (800) 226-4807
WWW.TARGETSURVEYING.NET

LAND SURVEY PREPARED FOR
2214 DUNN AVENUE, JACKSONVILLE, FL 32218



REQUESTED BY:

NONE

,
PH.



6250 N. Military Trail, Suite 102
West Palm Beach, FL 33407
Phone 1: 561-640-4800
Phone 2: 1-800-226-4807
Fax 1: 561-640-0576
Fax 2: 1-800-741-0576

| |
|---------|
| Invoice |
|---------|

To: NONE
Survey Number: 746744
Order Date: 4/21/2026
Deliver To Attn: PAUL SOMERS
Deliver To: NONE

Property Address: 2214 DUNN AVENUE
JACKSONVILLE, FL 32218

Buyers:
Sellers:
Client File #:

| Item | Description | Amount |
|--------------------------|-------------|----------|
| Survey | Survey | \$995.00 |
| Invoice Total | | \$995.00 |
| Amount Invoiced To Date: | | \$995.00 |
| Amount Paid To Date: | | \$995.00 |
| Total Amount Due: | | \$0.00 |

To pay with a credit card please use this link <https://securepayment.link/targetsurveying>

LEGAL DESCRIPTION AND CERTIFICATION

LOT 1 AND THE EAST 1/2 OF LOT 2, PINE ACRES FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 52, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FL.

Community Number: 120077 Panel: 0183 Suffix: J F.I.R.M. Date: Flood Zone: X Field Work: 4/22/2026

Certified To:
; NONE; ;

Property Address:
2214 DUNN AVENUE
JACKSONVILLE, FL 32218















Survey Number: 746744

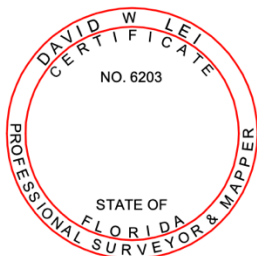
Client File Number:

ABBREVIATION DESCRIPTION:

| | | | | | |
|--------|-------------------------|----------|---------------------------|--------|-------------------------|
| A.E. | ANCHOR EASEMENT | F.F. EL. | FINISH FLOOR ELEVATION | O.R.B. | OFFICIAL RECORDS BOOK |
| A/C | AIR CONDITIONER | F.I.P. | FOUND IRON PIPE | (P) | PLAT |
| B.M. | BENCH MARK | F.I.R. | FOUND IRON ROD | P.B. | PLAT BOOK |
| B.R. | BEARING REFERENCE | F.P.K. | FOUND PARKER-KALON NAIL | P.C. | POINT OF CURVATURE |
| (C) | CALCULATED | (L) | LENGTH | P.C.C. | POINT OF COMPOUND CURVE |
| ? | CENTRAL / DELTA ANGLE | L.A.E. | LIMITED ACCESS EASEMENT | P.O.B. | POINT OF BEGINNING |
| CH | CHORD | L.M.E. | LAKE MAINTENANCE EASEMENT | P.O.C. | POINT OF COMMENCEMENT |
| (D) | DEED / DESCRIPTION | (M) | MEASURED / FIELD VERIFIED | P.R.C. | POINT OF REVERSE CURVE |
| D.E. | DRAINAGE EASEMENT | M.H. | MANHOLE | P.T. | POINT OF TANGENCY |
| D.H. | DRILL HOLE | N&D | NAIL & DISK | R/W | RIGHT-OF-WAY |
| D.W. | DRIVEWAY | N.R. | NOT RADIAL | (R) | RADIAL / RADIUS |
| E.O.W. | EDGE OF WATER | N.T.S. | NOT TO SCALE | S.I.R. | SET IRON ROD |
| F.C.M. | FOUND CONCRETE MONUMENT | O.H.L. | OVERHEAD UTILITY LINES | T.O.B. | TOP OF BANK |
| | | | | U.E. | UTILITY EASEMENT |

SYMBOL DESCRIPTIONS:

| | | | |
|---|----------------------|---|-------------------|
|  | = CATCH BASIN |  | = MISC. FENCE |
|  | = CENTERLINE ROAD |  | = PROPERTY CORNER |
|  | = COVERED AREA |  | = UTILITY BOX |
|  | = EXISTING ELEVATION |  | = UTILITY POLE |
|  | = HYDRANT |  | = WATER METER |
|  | = MANHOLE |  | = WELL |
|  | = METAL FENCE |  | = 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.

D L

(SIGNED) _____
DAVID W LEI
PROFESSIONAL SURVEYOR AND MAPPER #6203

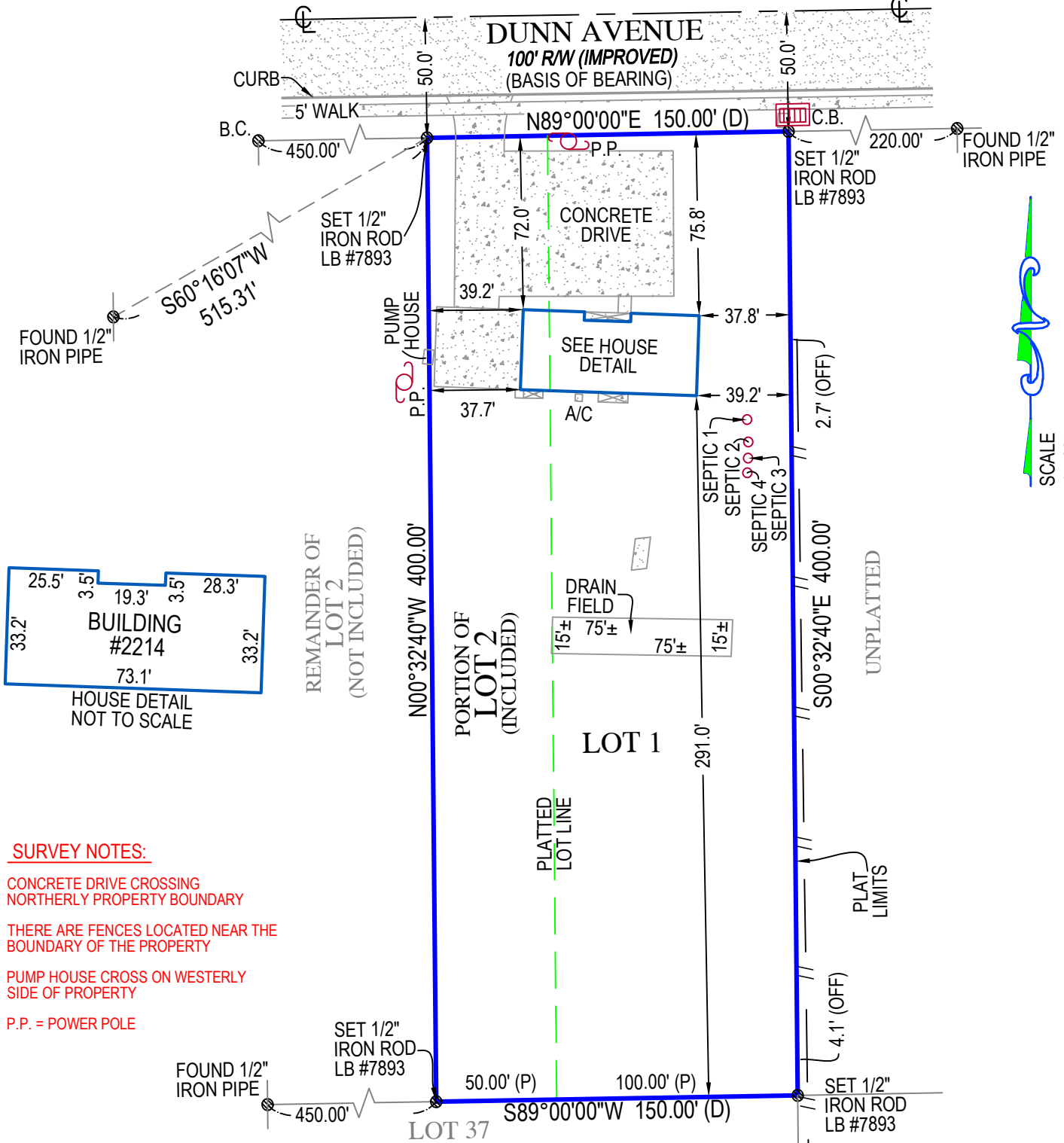


6250 N. MILITARY TRAIL, SUITE 102
WEST PALM BEACH, FL 33407
PHONE (561) 640-4800
STATEWIDE PHONE (800) 226-4807
STATEWIDE FACSIMILE (800) 741-0576
WEBSITE: <http://targetsurveying.net>

PRINTING INSTRUCTIONS:
WHEN PRINTING BE SURE TO SELECT "ACTUAL SIZE" TO ENSURE PROPER SCALING. DO NOT USE "FIT"

PAGE 1 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 2)

BOUNDARY SURVEY



SURVEY NOTES:

CONCRETE DRIVE CROSSING
NORTHERLY PROPERTY BOUNDARY

THERE ARE FENCES LOCATED NEAR THE
BOUNDARY OF THE PROPERTY

PUMP HOUSE CROSS ON WESTERLY
SIDE OF PROPERTY

P.P. = POWER POLE

GENERAL NOTES:

- 1) LEGAL DESCRIPTION PROVIDED BY OTHERS
- 2) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- 3) UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- 4) WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- 5) ONLY VISIBLE ENCROACHMENTS LOCATED.
- 6) DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- 7) FENCE OWNERSHIP NOT DETERMINED.
- 8) ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988
- 9) 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.
- 10) 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.

PAGE 2 OF 2 PAGES
(NOT COMPLETE WITHOUT PAGE 1)
SURVEY NUMBER:
746744



**TARGET
SURVEYING, LLC**

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>