MAP SHOWING BOUNDARY SURVEY OF :

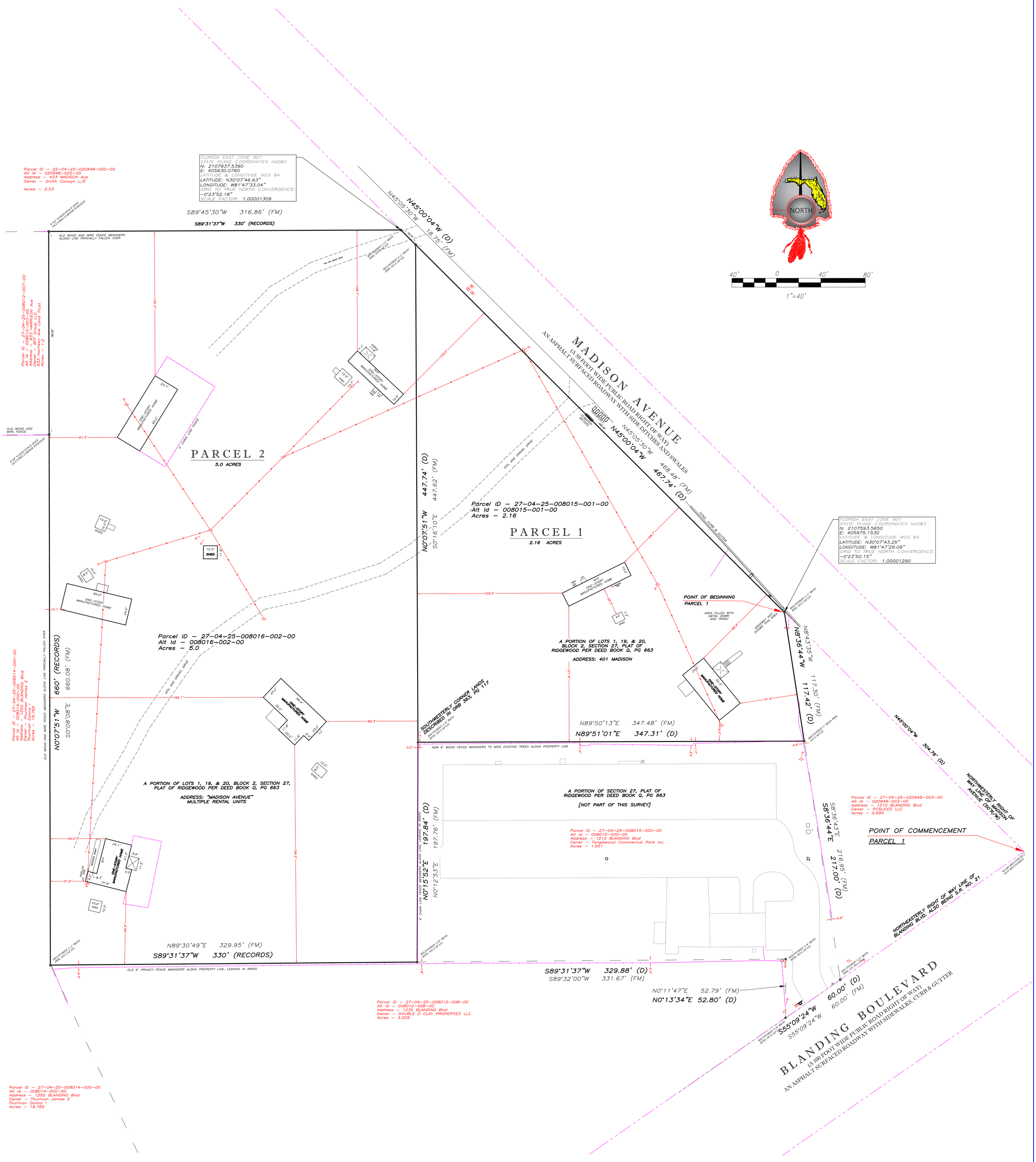
PARCEL 1

A PORTION OF LOTS 1, 19 & 20, BLOCK 2, SECTION 27, AS SHOWN ON THE MAP OF RIDGEWOOD, CLAY COUNTY, FLORIDA, RECORDED IN DEED BOOK "Q," PAGE 663 OF THE PUBLIC RECORDS OF SAID COUNTY, ALSO BEING A PART OF GOVERNMENT SECTION 27 AND 40, TOWNSHIP 4 SOUTH, RANGE 25 EAST OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF BLANDING BOULEVARD, STATE ROAD NO. 21 (AS NOW ESTABLISHED), WITH THE NORTHWESTERLY RIGHT-OF- WAY LINE OF MADISON AVENUE (AS NOW ESTABLISHED AS A 50 FOOT RIGHT-OF-WAY), RUN THENCE NORTH 45°-00'-04" WEST ALONG THE LAST SAID NORTHWESTERLY RIGHT-OF-WAY LINE, 304.76 FEET FROM THE POINT OF BEGINNING;
CONTINUE NORTH 45°-00-04" WEST ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE, 467.74 FEET;
THENCE NORTH 89°-51-01" EAST, 347.31 FEET; THENCE NORTH 08°-36'-44" WEST, 117.42 FEET TO THE POINT OF BEGINNING.

PARCEL 2

THE WEST 1/2 OF A PARCEL OF LAND LYING IN THE NORTHEAST CORNER OF GOVERNMENT LOT ONE (1), SECTION TWENTY-SEVEN (27) TOWNSHIP 4 SOUTH, RANGE 25 EAST, DESCRIBED IN DEED BOOK 4, PAGE 459, OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA. LESS AND EXCEPT ANY PORTION IN ROAD RIGHT OF WAY.



SURVEY NOTES :
1. BASIS OF BEARINGS: FIELD MEASURED BEARINGS REFER TO THE FLORIDA STATE PLANE GRID SYSTEM, EAST ZONE 901, NAD83, IN U.S. SURVEY FEET. DEED BEARINGS ARE REFERENCED AND SHOWN AS (D).
2. UNDERGROUND UTILITIES AND/OR FOUNDATIONS, OR PLUMBNESS OF WALLS SERVING THIS OR ADJACENT PROPERTIES HAVE NOT BEEN LOCATED, SHOWN, OR DETERMINED.
3. THERE MAY BE ESM'T'S & CONDITIONS OF RECORD & NOT PART OF THE RECORDED AND OR UNRECORDED PLAT THAT HAVE NOT BEEN LOCATED OR SHOWN, WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY.
4. THIS SURVEY IS TO BE CONSIDERED INVALID IF MAP DOES NOT HAVE SURVEYORS ORIGINAL SIGNATURE AND THE SIGNING SURVEYORS SURVEYORS SEAL.
5. LAST DATE OF FIELD SURVEY IS DECEMBER 12, 2024.
6. LEGAL DESCRIPTION FURNISHED BY CLIENT AND NO ATTEMPT HAS BEEN MADE TO RESEARCH THE PUBLIC RECORDS FOR OTHER MATTERS OF TITLE.
7. THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X-SHADED" "AE-5.0 [NAVD88]" AS DEPICTED ON FEMA FLOOD INSURANCE MAP NO. 12019C0212H, DATED JUNE 3, 2013.
8. NO ATTEMPT HAS BEEN MADE TO LOCATE OR DETERMINE THE CURRENT OR FORMER MEAN OR ORDINARY HIGH WATER LINE OR ANY LANDS OF THE STATE OR SOVEREIGN.
9. NO ATTEMPT HAS BEEN MADE TO DETERMINE THE OWNERSHIP OF UTILITIES, FENCES, OR OTHER IMPROVEMENTS LOCATED AND SHOWN.
10. NO ATTEMPT HAS BEEN MADE TO LOCATE OR DETERMINE THE BOUNDARIES OF THE PLAT OF RIDGEVIEW PER D.B Q, PG. 663 NOR THE ORIGINAL GOVERNMENT SECTION CORNERS OR GOVERNMENT LOTS.

CERTIFICATION :
I HEREBY CERTIFY TO:

TIM MERRITT
CHICAGO TITLE INSURANCE COMPANY,
HEAD, MOSS, FULTON & GRIFFIN, P.A.,

THAT THE LANDS HEREIN WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO OBSERVABLE ABOVE GROUND ENCROACHMENTS EXCEPT AS SHOWN , AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 5J-17.FLORIDA, STATUTES.

ABBREVIATION & SYMBOL LEGEND

A/C. = AIR CONDITIONER ON PAD
BAL. = BALCONY
B.O.H. = BUILDING OVERHANG/EAVE
FND. = FOUND.
S.F.N.F. = SEARCHED FOR NOTHING FOUND
ESM'T. = EASEMENT
CONC. = CONCRETE
COV. = COVERED
CO. = COUNTY
D.W. = DRIVEWAY
S/W = SIDEWALK
TR. = TRAIL
ST. = STATE
C.M. = CONCRETE MONUMENT
℄ = CENTERLINE
℄ = BOUNDARY LINE
℄ = PROPERTY LINE
℄ = FLOW LINE
° = DEGREE OF ARC
∠ = ANGLE
± = MORE OR LESS

(D) = DEED
(P) = PLAT
(FM) = FIELD MEASURED
MON. = MONUMENT
I.P. = IRON PIPE
I.R. = IRON ROD
Δ = DELTA ANGLE
CHD. = CHORD
C.B. = CHORD BEARING
A = ARC LENGTH
R = RADIUS
(R) = RADIAL
[R] = SURVEY RECORD BY BENNETT WATTLES
(N.R.) = NON-RADIAL
R/W = RIGHT OF WAY MARGIN
(W) = WITNESS
F.F.E. = FINISH FLOOR ELEVATION
F.P.& L. = FLORIDA POWER AND LIGHT
J.E.A. = JACKSONVILLE ELECTRIC AUTHORITY
J.E.A.E. = JACKSONVILLE ELECTRIC AUTHORITY EASEMENT
J.E.A.E.E. = JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT

EASEMENT
C.E.C. = CLAY ELECTRIC CO-OPERATIVE
C.C.U.A. = CLAY COUNTY UTILITY AUTHORITY
B.M. = BENCH MARK
B.R.L. BUILDING RESTRICTION LINE
J.W.L. = JURISDICTIONAL WETLANDS LINE
T.B.M. = TEMPORARY BENCH MARK
U.D. = UNDERDRAIN
U.G. = UNDERGROUND
U.D.E. = UNOBSTRUCTED DRAINAGE EASEMENT
U.G.E. = UNDERGROUND ELECTRIC
P.P. = POWER POLE
P.B. = PLAT BOOK
PG. = PAGE
U.P. = UTILITY POLE
G.P.S. = GLOBAL POSITIONING SURVEY
G.I.S. = GEOGRAPHIC INFORMATION SYSTEM
LAT. = LATITUDE NORTH
LON. = LONGITUDE WEST
P.C.C. = POINT OF COMPOUND CURVE
P.T. = POINT OF TANGENCY

P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.I. =POINT OF INTERSECTION
P.R.C. = POINT OF REVERSE CURVE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.C.P. = PERMANENT CONTROL POINT
P.K.N. = PARKER KALON NAIL
P.L.S. = PROFESSIONAL LAND SURVEYOR
T.O.B. = TOP OF BANK
B.O.B. = BOTTOM OF BANK
E.O.W. = EDGE OF WATER
M.N. = MAGNETIC NAIL
M.T.S. = MINIMUM TECHNICAL STANDARDS
NGVD29 = NATIONAL GEODETIC VERTICAL DATUM OF 1929
NAVD88 = NORTH AMERICAN VERTICAL DATUM OF 1988
"X" = X-CUT IN CONCRETE
XFMR = TRANSFORMER
H = HORIZONTAL
V = VERTICAL
F.B. = FIELD BOOK
F.N. = FIELD NOTES

GUY ANCHOR
POWER POLE
POWER TRANSFORMER
LIGHT POST
UTILITY METER AS NOTED
FOUND SURFACE MONUMENT
FOUND CORNERS AS NOTED
FOUND CONCRETE MONUMENT AS NOTED
SET REBAR & CAP, LS NO. 4257
R/W CENTERLINE
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
WATER VALVE
WATER METER
WELL
OVERHEAD POWER LINE
ADJACENT PROPERTY LINE
EXISTING R.O.W.
BURIED FIBER OPTIC CABLE MARKER/LINE
PROPANE TANK
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT

CHARLES E PORTER
Professional Surveyor and Mapper
License Number 4257
STATE OF FLORIDA

CHARLES E. PORTER
& ASSOCIATES
PROFESSIONAL SURVEYORS AND MAPPERS
1682 DOGWOOD CIRCLE, MIDDLEBURG, FLORIDA 32068
OFFICE: 904-234-5574 / cporter@porterlss.com

THIS DIGITAL SEAL IS BEING DISPLAYED BY PERMISSION OF CHARLES E. PORTER, PLS.

SURVEYED BY: CP/DP F.N. NO. 224-251 PG'S 1-2 DRAWN BY: CEP CHECKED BY: CEP ORIGINAL MAPPING DATE: 12/17/2024.