

MAP SHOWING SURVEY OF

LOT 20, BLOCK 1, ACCORDING TO THE PLAT OF CEDAR SHORES UNIT 3, AS RECORDED IN PLAT BOOK 24, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTIONS:

EXCEPTION (1)

FOR A POINT OF BEGINNING, COMMENCE AT THE MOST SOUTHERLY CORNER OF SAID LOT 20, BLOCK 1 AND RUN NORTH 08 DEGREES 39 MINUTES 13 SECONDS WEST, A DISTANCE OF 27.46 FEET; THENCE NORTH 12 DEGREES 11 MINUTES 19 SECONDS EAST, A DISTANCE OF 31.97 FEET TO THE EASTERLY LINE OF SAID LOT 20, BLOCK 1 CEDAR SHORES UNIT 3; THENCE SOUTH 21 DEGREES 38 MINUTES 00 SECONDS WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 81.54 FEET TO THE POINT OF BEGINNING.

EXCEPTION (2)

A PORTION OF LOT 20, BLOCK 1, ACCORDING TO THE PLAT OF CEDAR SHORES UNIT 3, AS RECORDED IN PLAT BOOK 24, PAGE 15 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST SOUTHERLY CORNER OF SAID LOT 20, BLOCK 1 AND RUN NORTH 21 DEGREES 38 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 20, BLOCK 1, 81.54 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE DESCRIBED; THENCE CONTINUE NORTH 21 DEGREES 38 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE, 353.43 FEET TO A POINT THAT IS 5.5 FEET, MORE OR LESS, SOUTHWESTERLY FROM THE WATERS OF CEDAR RIVER; THENCE SOUTH 24 DEGREES 32 MINUTES 10 SECONDS WEST, 379.47 FEET; THENCE NORTH 58 DEGREES 34 MINUTES 53 SECONDS EAST, 31.97 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS BEING THE SAME LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 20240, PAGE 2466 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

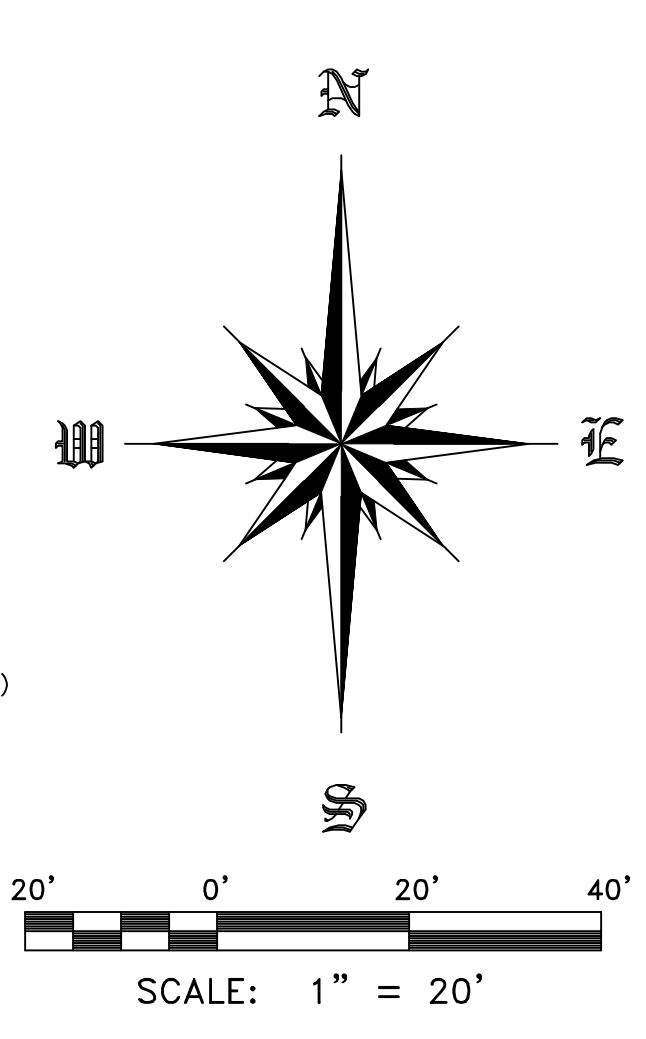
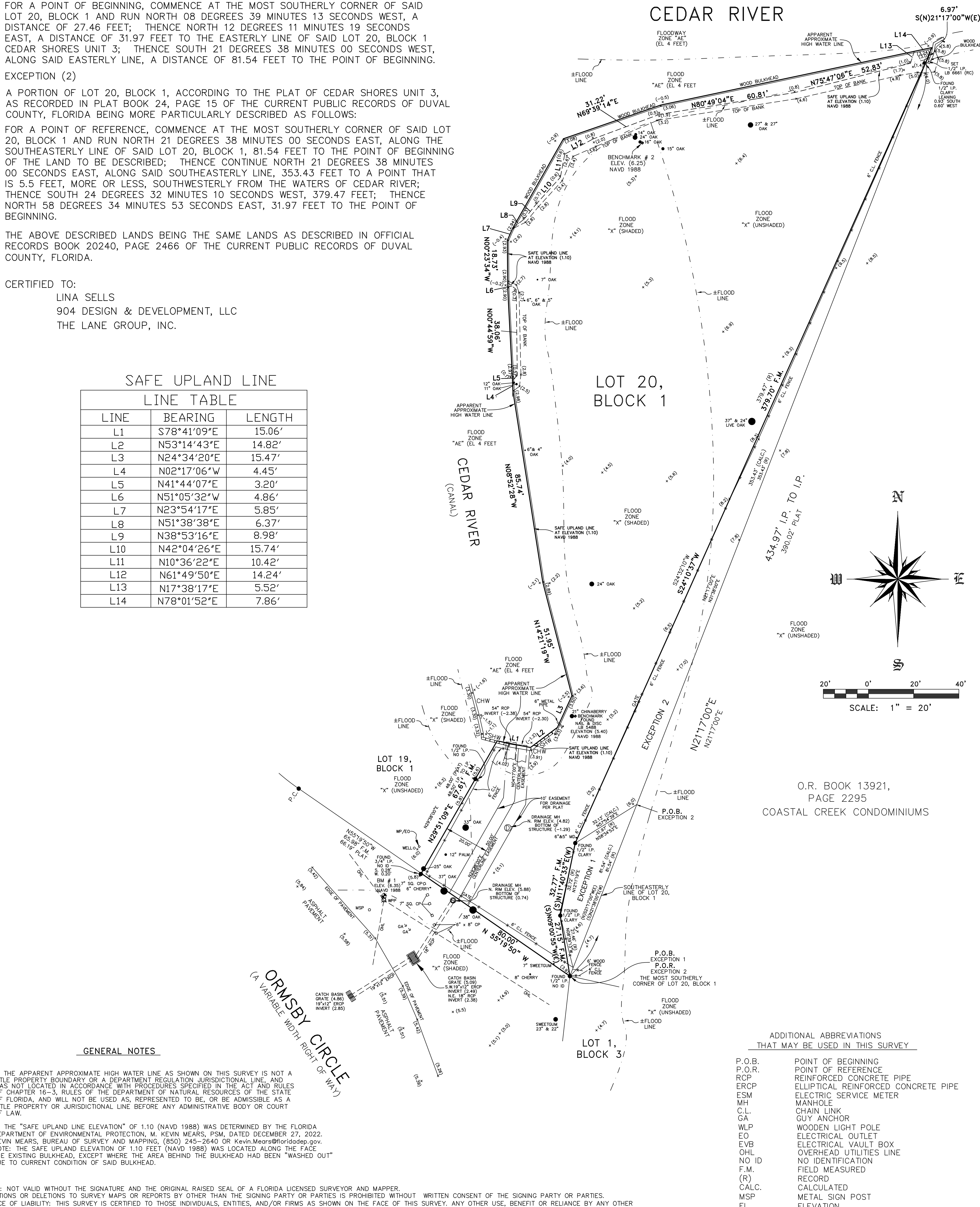
LINA SELLS
904 DESIGN & DEVELOPMENT, LLC
THE LANE GROUP, INC.

SAFE UPLAND LINE

LINE TABLE

LINE	BEARING	LENGTH
L1	S78°41'09"E	15.06'
L2	N53°14'43"E	14.82'
L3	N24°34'20"E	15.47'
L4	N02°17'06"W	4.45'
L5	N41°44'07"E	3.20'
L6	N51°05'32"W	4.86'
L7	N23°54'17"E	5.85'
L8	N51°38'38"E	6.37'
L9	N38°53'16"E	8.98'
L10	N42°04'26"E	15.74'
L11	N10°36'22"E	10.42'
L12	N61°49'50"E	14.24'
L13	N17°38'17"E	5.52'
L14	N78°01'52"E	7.86'

CEDAR RIVER



O.R. BOOK 13921,
PAGE 2295
COASTAL CREEK CONDOMINIUMS

ADDITIONAL ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
RCPC	REINFORCED CONCRETE PIPE
ERM	ELLIPTICAL REINFORCED CONCRETE PIPE
ESM	ELECTRIC SERVICE METER
MH	MANHOLE
C.L.	CHAIN LINK
GA	GUY ANCHOR
WLP	WOODEN LIGHT POLE
EO	ELECTRICAL OUTLET
EVB	ELECTRICAL VAULT BOX
OHL	OVERHEAD UTILITIES LINE
NO ID	NO IDENTIFICATION
F.M.	FIELD MEASURED
(R)	RECORD
CALC.	CALCULATED
MSP	METAL SIGN POST
EL	ELEVATION
MD	MISCELLANEOUS DECIDUOUS

BENCHMARK(BM) NOTES:

REFERENCE BENCHMARK
FOUND DISK STAMPED "A 572 2002" AT THE BACK OF WALK AT THE SOUTHEAST CORNER OF THE CEDAR CREEK BRIDGE ON SAN JUAN AVENUE. ±31.6' SOUTH FROM CENTERLINE OF SAN JUAN AVENUE AND ±218' WEST FROM THE CENTERLINE OF CURTIS LEE JOHNSON MARINA BOAT RAMP ENTRANCE DRIVEWAY.
ELEVATION = (10.78) NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

BENCHMARK # 1 - FOUND 60d NAIL IN WEST FACE OF A WOOD POWER POLE # 2461
ELEVATION = (6.35) (NAVD 88)

BENCHMARK # 2 - SET 60d NAIL IN EAST FACE OF A ±16" OAK
ELEVATION = (6.25) (NAVD 88)

GENERAL NOTES

- THE APPARENT APPROXIMATE HIGH WATER LINE AS SHOWN ON THIS SURVEY IS NOT A TITLE PROPERTY BOUNDARY OR A DEPARTMENT REGULATION JURISDICTIONAL LINE, AND WAS NOT LOCATED IN ACCORDANCE WITH PROCEDURES SPECIFIED IN THE ACT AND RULES OF CHAPTER 16-3, RULES OF THE DEPARTMENT OF NATURAL RESOURCES OF THE STATE OF FLORIDA, AND WILL NOT BE USED AS REPRESENTED TO BE, OR BE ADMISSIBLE AS A TITLE PROPERTY OR JURISDICTIONAL LINE BEFORE ANY ADMINISTRATIVE BODY OR COURT OF LAW.
- THE "SAFE UPLAND LINE ELEVATION" OF 1.10 (NAVD 1988) WAS DETERMINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, M. KEVIN MEARS, PSM, DATED DECEMBER 27, 2022. KEVIN MEARS, BUREAU OF SURVEY AND MAPPING, (850) 245-2840 OR Kevin.Mears@floridodep.gov. NOTE: THE SAFE UPLAND ELEVATION OF 1.10 FEET (NAVD 1988) WAS LOCATED ALONG THE FACE OF THE EXISTING BULKHEAD, EXCEPT WHERE THE AREA BEHIND THE BULKHEAD HAD BEEN "WASHED OUT" DUE TO CURRENT CONDITION OF SAID BULKHEAD.

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES, AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

- ### NOTES:
- BEARINGS ARE BASED ON THE SE LINE OF LOT 20, BLOCK 1 AS BEING N21°17'00"E, AS PER PLAT.
 - THIS IS A BOUNDARY, TOPOGRAPHIC, & TREE LOCATION SURVEY OF THE LANDS DESCRIBED HEREON.
 - ELEVATIONS SHOWN THUS (15.0) REFER TO THE US DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICAN VERTICAL DATUM OF 1988, (NAVD OF 1988).
 - BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON APPEARS TO LIE WITHIN ZONES: "X" (UNSHADED), AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.), NATIONAL FLOOD & INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER: "AE" (EL 4) 120077 0363 J; MAP REVISED DATE: 11/02/2018, MAP NUMBER 12031C0363J.
 - UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
 - THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

SQ.	SQUARE	MSP	METAL SIGN POST
P.R.M.	PERMANENT REFERENCE MONUMENT	L.B.	LICENSED BUSINESS
N.	NORTH	WP/EO	WOOD POST WITH ELECTRIC OUTLET
E.	EAST	EA	EDGE OF ASPHALT
CHW	CONCRETE HEADWALL	WPP	WOOD POWER POLE
P.C.	POINT OF CURVATURE	W/	WITH
P.T.	POINT OF TANGENCY	(RC)	RED CAPPED WITNESS IRON PIPE
SHW	SAND BAG HEADWALL	CP	CONCRETE POST
PG.	PAGE	WP	WOOD POST
O.R.B.	OFFICIAL RECORDS BOOK	R=	RADIUS EQUALS
R/W	RIGHT OF WAY	L=	ARC LENGTH EQUALS
W	WEST	CH=	CHORD BEARING & DISTANCE EQUALS
F.B.	FIELD BOOK	Δ=	DELTA OR CENTRAL ANGLE EQUALS
NO.	NUMBER	I.P.	IRON PIPE
BRL	BUILDING RESTRICTION LINE	CONC.	CONCRETE

LEGEND

□	DENOTES CONCRETE MONUMENT	DATE	JANUARY 31, 2023
x-x	DENOTES FENCE	SCALE	1" = 20'
○	DENOTES 1/2" IRON PIPE SET A & J LB 6661 (RC)	JOB NO.	56550
●	DENOTES FOUND PROPERTY CORNER (AS NOTED)	F. BOOK(S)	628
x	DENOTES CROSS OUT	PAGE(S)	23 - 24
		COMPUTER	56550-LOT-20-CS-U3.DWG
		FILE NAME	(JEFF ON SERVER)

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REGISTERED LAND SURVEYOR, CERTIFICATE NUMBER 5155