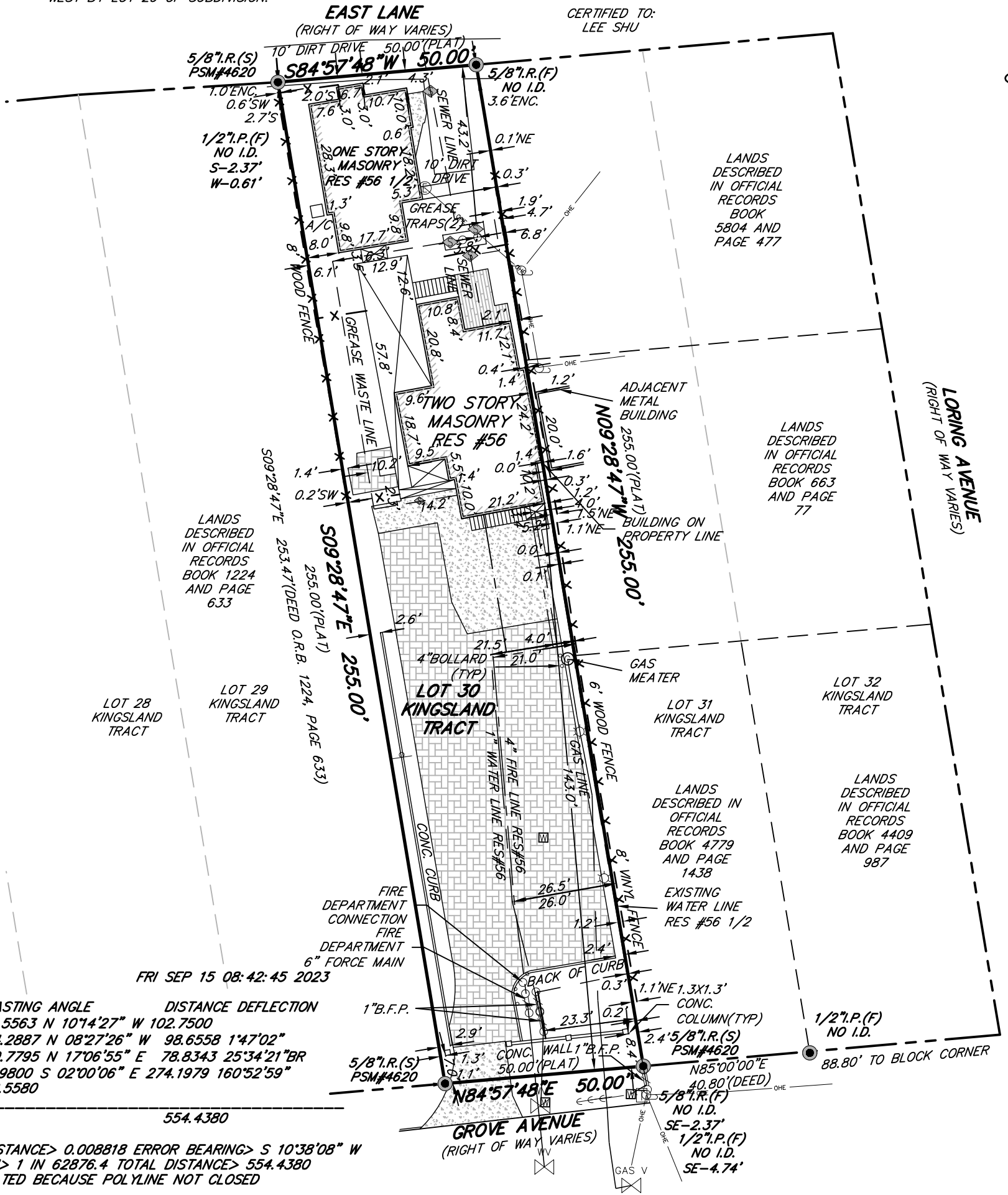


MAP SHOWING SURVEY OF

LOT 30, KINGSLAND TRACT, ACCORDING TO THE CORRECTED PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 93, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, JANUARY 20, 1894. LOT 30 BEING BOUNDED AS FOLLOWS:
NORTH BY LANDS OF RHODE, EAST BY LOT 31, SOUTH BY GROVE AVENUE ON WHICH IT FRONTS 50 FEET AND WEST BY LOT 29 OF SUBDIVISION.

CERTIFIED TO:
LEE SHU



CLOSURE REPORT

FRI SEP 15 08:42:45 2023

NORTHING	EASTING	ANGLE	DISTANCE	DEFLECTION
-91435.6211	39422.5563	N 10°14'27\"	W 102.7500	
-91334.5080	39404.2887	N 08°27'26\"	W 98.6558	1°47'02\"
-91236.9250	39389.7795	N 17°06'55\"	E 78.8343	25°34'21\" BR
-91161.5819	39412.9800	S 02°00'06\"	E 274.1979	160°52'59\"
-91435.6124	39422.5580			

TOTAL 554.4380

CLOSURE ERROR DISTANCE > 0.008818 ERROR BEARING > S 10°38'08\" W
CLOSURE PRECISION > 1 IN 62876.4 TOTAL DISTANCE > 554.4380
AREA NOT CALCULATED BECAUSE POLYLINE NOT CLOSED

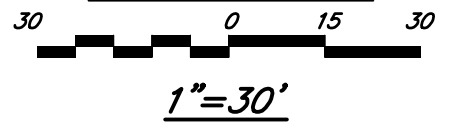
LEGEND

A/C - AIR CONDITIONER PAD	RES. - RESIDENCE
ID. - IDENTIFICATION	CL - CENTERLINE
N.A.V.D. - NORTH AMERICAN VERTICAL DATUM	± - DENOTES NOT TO SCALE
sq. ft. - SQUARE FEET	WM - WATER METER
I.P.(F) - IRON PIPE FOUND	EX - EXPOSED CONCRETE
I.R.(F) - IRON ROD FOUND	CA - COVERED AREA
I.R.(S) - 5/8\" IRON ROD SET (PSM #4620)	W - WELL
OP - WOOD POWER POLE	TYP. - TYPICAL
OHE - OVERHEAD ELECTRIC	BP - BRICK PAVERS
CONC. - CONCRETE	WD - WOOD DECK
LP - LAMP POST	SV - SEWER VALVE
GM - GAS METER	BFP - BACK FLOW PREVENTOR
WV - WATER VALVE	TR - TELEPHONE RISER
GV - GAS VALVE	WL - WATER LINE
GA - GUY ANCHOR	FL - FIRE LINE
EM - ELECTRIC METER	GL - GAS LINE
ENC. - ENCROACHMENT	SL - SEWER LINE

SURVEYOR NOTES:
1. UTILITY INFORMATION FOR UTILITY LINES & LOCATION PROVIDED BY UTILITY COMPANY, 09/14/2023

AREA = 0.29 ± ACRES
OR 12,711 ±, sq. ft.

GRAPHIC SCALE



GENERAL NOTES:

- This survey made without benefit of an abstract of title. No right-of-way or easements of record were furnished to this firm except as shown.
- The certification of this survey is a professional opinion based on the existing field and documentary evidence available at the time this survey was prepared.
- This office has not abstracted this parcel of land for any recorded claims of title, easements or restrictions. This surveyor shall not be held liable for the existence of any such claims.
- Use of this survey for purposes other than that which it was intended, without written verification, will be at the user's sole risk and without liability to this surveyor. Nothing hereon shall be intended to give any rights or benefits to anyone other than those the survey was prepared for.
- All disputes here under shall be resolved by binding arbitration in accordance with rules set forth by the American Arbitration Association.
- No underground structures, utilities or foundations were located or determined by this survey.
- For building setbacks call the appropriate county codes enforcement office.
- All distances, bearings or angles are as field measured. Deed or plat measurements are noted if different.
- The measurements for this survey were made in accordance with the United States Standards.
- Encroachments as shown hereon are only those above ground, visible objects observed by the surveyor.

- This survey is certified to the last field date.
- This survey does not reflect or determine ownership.
- The specific rights implied by this survey are not transferable.
- This surveyor's liability shall not exceed the fee as stated by this surveyor.

NOTE:

THIS SURVEY IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE PARTIES LISTED ABOVE AND ONLY FOR THIS PARTICULAR TRANSACTION. ANY USE OR REPRODUCTION OF THIS SURVEY WITHOUT THE EXPRESS PERMISSION OF THE SURVEYOR IS PROHIBITED. USE OF THIS SURVEY IN ANY SUBSEQUENT TRANSACTION IS NOT AUTHORIZED. THE SURVEYOR EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO PERSON OTHER THAN THOSE LISTED SHOULD RELY UPON THIS SURVEY.

- According to the Federal Emergency Management Agency FIRM Map No: 125145-0314J effective date: 12/07/2018, the property described hereon appears to lie in Zone XS, AE7

- Basis of bearing structure: REFER TO SURVEY

- Basis of elevations: N.A.V.D. 88

JOB NO.	LAST FIELD DATE	SCALE	F.B./PAGE	CHK. BY	DWG. BY
23-0577	09/14/2023	1" = 30'	823/23	N.H.F.	R.J.B.

TYPE: BOUNDARY/UTILITY

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NICHOLAS H. FRANKLIN
6170 A1A SOUTH #316
ST. AUGUSTINE, FLORIDA 32086
(904) 471-6877 FAX (904) 471-6876

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 is prohibited without the written consent of the signing party.
Nicholas H. Franklin
NICHOLAS H. FRANKLIN, P.L.S. 4620