MAP SHOWING

BOUNDARY SURVEY

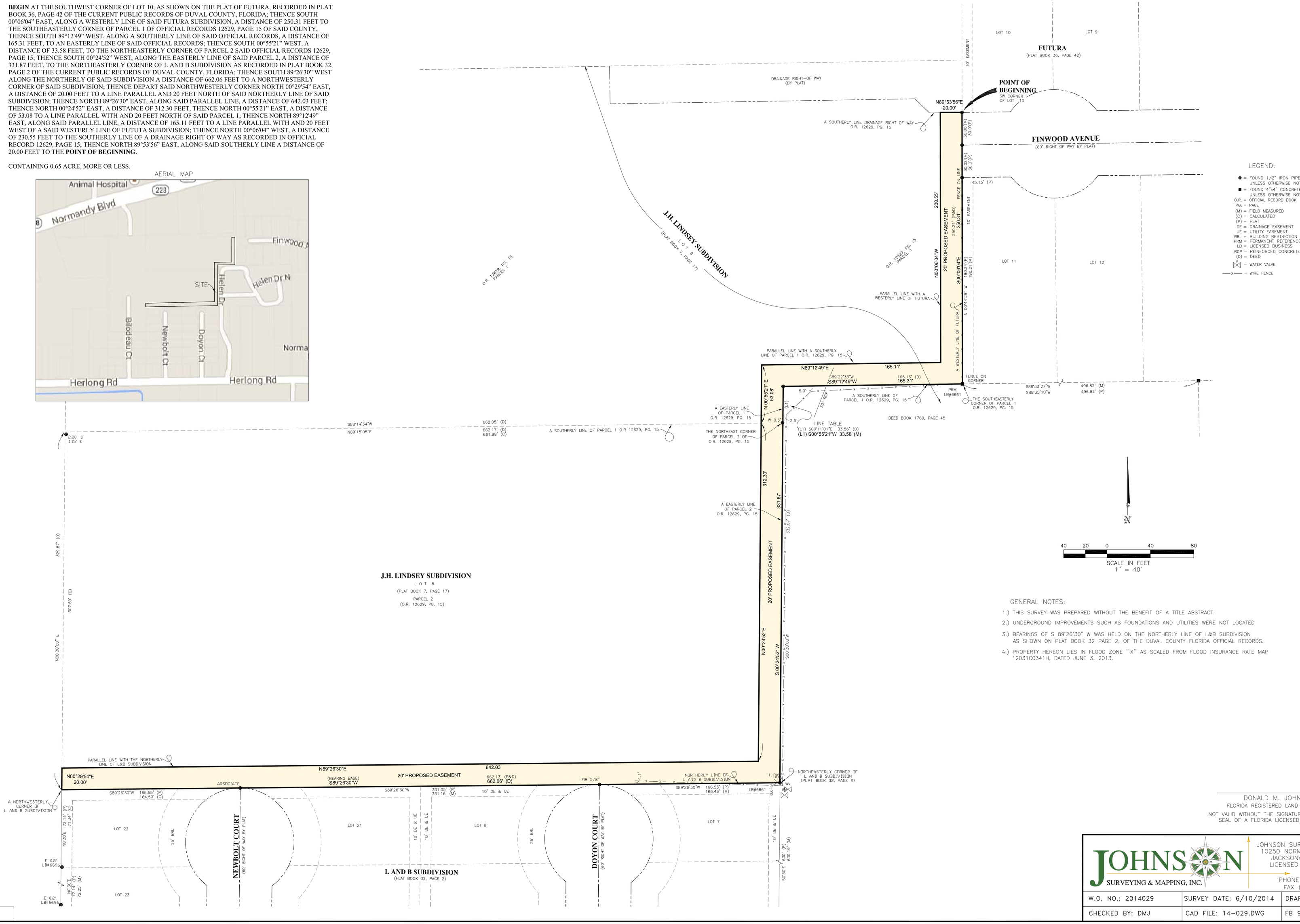
OF

A 20 FOOT EASEMENT FOR INGRESS AND EGRESS, BEING A PORTION OF LOT 8, J.H. LINDSEY'S SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 17, CURRENT PUBLIC RECORDS OF DUVAL COUNTY FLORIDA.

BEGIN AT THE SOUTHWEST CORNER OF LOT 10, AS SHOWN ON THE PLAT OF FUTURA, RECORDED IN PLAT BOOK 36, PAGE 42 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 00°06'04" EAST, ALONG A WESTERLY LINE OF SAID FUTURA SUBDIVISION, A DISTANCE OF 250.31 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 1 OF OFFICIAL RECORDS 12629, PAGE 15 OF SAID COUNTY, THENCE SOUTH 89°12'49" WEST, ALONG A SOUTHERLY LINE OF SAID OFFICIAL RECORDS, A DISTANCE OF 165.31 FEET, TO AN EASTERLY LINE OF SAID OFFICIAL RECORDS; THENCE SOUTH 00°55'21" WEST, A DISTANCE OF 33.58 FEET, TO THE NORTHEASTERLY CORNER OF PARCEL 2 SAID OFFICIAL RECORDS 12629, PAGE 15; THENCE SOUTH 00°24'52" WEST, ALONG THE EASTERLY LINE OF SAID PARCEL 2, A DISTANCE OF 331.87 FEET, TO THE NORTHEASTERLY CORNER OF L AND B SUBDIVISION AS RECORDED IN PLAT BOOK 32, PAGE 2 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 89°26'30" WEST ALONG THE NORTHERLY OF SAID SUBDIVISION A DISTANCE OF 662.06 FEET TO A NORTHWESTERLY CORNER OF SAID SUBDIVISION; THENCE DEPART SAID NORTHWESTERLY CORNER NORTH 00°29'54" EAST, A DISTANCE OF 20.00 FEET TO A LINE PARALLEL AND 20 FEET NORTH OF SAID NORTHERLY LINE OF SAID SUBDIVISION; THENCE NORTH 89°26'30" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 642.03 FEET; THENCE NORTH 00°24'52" EAST, A DISTANCE OF 312.30 FEET, THENCE NORTH 00°55'21" EAST, A DISTANCE OF 53.08 TO A LINE PARALLEL WITH AND 20 FEET NORTH OF SAID PARCEL 1; THENCE NORTH 89°12'49" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 165.11 FEET TO A LINE PARALLEL WITH AND 20 FEET WEST OF A SAID WESTERLY LINE OF FUTUTA SUBDIVISION; THENCE NORTH 00°06'04" WEST, A DISTANCE OF 230.55 FEET TO THE SOUTHERLY LINE OF A DRAINAGE RIGHT OF WAY AS RECORDED IN OFFICIAL RECORD 12629, PAGE 15; THENCE NORTH 89°53'56" EAST, ALONG SAID SOUTHERLY LINE A DISTANCE OF 20.00 FEET TO THE **POINT OF BEGINNING.**

CONTAINING 0.65 ACRE, MORE OR LESS.

AERIAL MAP



LEGEND:

- ● = FOUND 1/2" IRON PIPE NO ID UNLESS OTHERWISE NOTED
- ■ = FOUND 4"x4" CONCRETE MONUMENT NO ID UNLESS OTHERWISE NOTED
- O.R. = OFFICIAL RECORD BOOK
- PG. = PAGE
- (M) = FIELD MEASURED
- (C) = CALCULATED
- (P) = PLAT
- DE = DRAINAGE EASEMENT
- UE = UTILITY EASEMENT
- BRL = BUILDING RESTRICTION LINE
- PRM = PERMANENT REFERENCE MONUMENTS
- LB = LICENSED BUSINESS
- RCP = REINFORCED CONCRETE PIPE
- (D) = DEED
- ⋈ = WATER VALVE
- —X— = WIRE FENCE

N

40 20 0 40 80

SCALE IN FEET
1" = 40'

GENERAL NOTES:

1.) THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.

2.) UNDERGROUND IMPROVEMENTS SUCH AS FOUNDATIONS AND UTILITIES WERE NOT LOCATED

3.) BEARINGS OF S 89°26'30" W WAS HELD ON THE NORTHERLY LINE OF L&B SUBDIVISION AS SHOWN ON PLAT BOOK 32 PAGE 2, OF THE DUVAL COUNTY FLORIDA OFFICIAL RECORDS.

4.) PROPERTY HEREON LIES IN FLOOD ZONE "X" AS SCALED FROM FLOOD INSURANCE RATE MAP 12031C0341H, DATED JUNE 3, 2013.

DONALD M. JOHNSON, JR.
FLORIDA REGISTERED LAND SURVEYOR NO. 5613
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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W.O. NO.: 2014029	SURVEY DATE: 6/10/2014	DRAFTED BY: J. PENA
CHECKED BY: DMJ	CAD FILE: 14-029.DWG	FB 9 PG(S) 155-157

W.O. NO.: D-14-029