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BOUNDARY SURVEY

LEGAL DESCRIPTION:

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND, SITUATE, LYING AND BEING A PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 1 NORTH, RANGE 27 EAST, DUVAL COUNTY, FLORIDA, AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 36, WITH THE NORTHERLY RIGHT OF WAY LINE OF CEDAR POINT ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00 DEGREES 13 MINUTES 50 SECONDS WEST ALONG SAID WESTERLY LINE OF SAID SECTION 36, A DISTANCE OF 601.20 FEET TO THE NORTHERLY LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 36; THENCE SOUTH 89 DEGREES 56 MINUTES 23 SECONDS EAST ALONG SAID NORTHERLY LINE 153.46 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 09 SECONDS WEST, 598.01 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF CEDAR POINT ROAD; THENCE SOUTH 88 DEGREES 50 MINUTES 40 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY OF CEDAR POINT ROAD, 150.0 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THAT CERTAIN MOBILE HOME SITUATE THEREON.

CERTIFIED TO:

JOSEPH COPPEDGE, LISA COPPEDGE; MILESTONE TITLE SERVICES, LLC

COMMUNITY NUMBER: 120077

PANEL:0210 SUFFIX: J

F.I.R.M.DATE: 11/2/2018

FLOOD ZONE: X

FIELD WORK: 3/9/2026

PROPERTY ADDRESS:

3713 CEDAR POINT ROAD

JACKSONVILLE, FL 32226

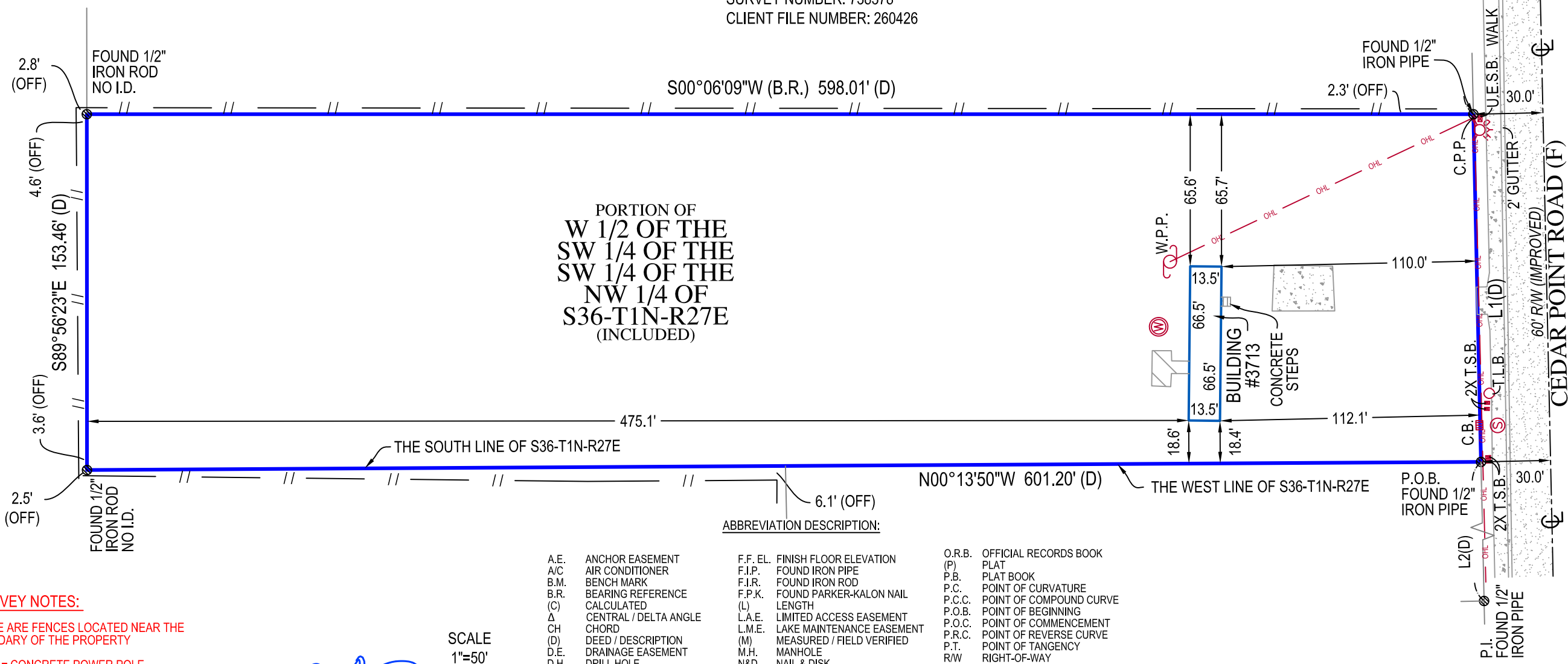
SURVEY NUMBER: 738378

CLIENT FILE NUMBER: 260426

SYMBOL DESCRIPTIONS:

	= CATCH BASIN		= MISC. FENCE
	= CENTERLINE ROAD		= PROPERTY CORNER
	= COVERED AREA		= UTILITY BOX
	+ X.XX = EXISTING ELEVATION		= WOOD POWER POLE
	= HYDRANT		= WATER METER
	= MANHOLE		= WELL
	= METAL FENCE		= WOOD FENCE

LINE TABLE		
LINE	LENGTH	BEARING
L1(D)	150.00'	S88°50'40"W
L2(D)	200.54'	S89°48'00"W



PORTION OF
 W 1/2 OF THE
 SW 1/4 OF THE
 NW 1/4 OF
 S36-T1N-R27E
 (INCLUDED)

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
Δ 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

SURVEY NOTES:

THERE ARE FENCES LOCATED NEAR THE BOUNDARY OF THE PROPERTY

C.P.P. = CONCRETE POWER POLE
 T.L.B. = TRAFFIC LIGHT BASE
 T.S.B. = TRAFFIC SIGNAL BOX
 U.E.S.B. = UNDERGROUND ELECTRIC STREET BOX



GENERAL NOTES:

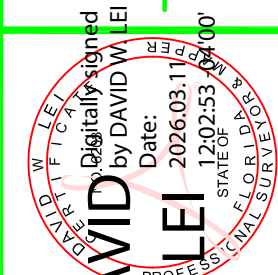
- LEGAL DESCRIPTION PROVIDED BY OTHERS
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
- ONLY VISIBLE ENCROACHMENTS LOCATED.

- DIMENSIONS SHOWN ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- FENCE OWNERSHIP NOT DETERMINED.
- ELEVATIONS INDICATED HEREON ARE IN FEET AND DECIMALS REFERENCED TO N.A.V.D. 1988
- 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.
- 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.

REVISIONS:

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.



(Signature)

DAVID W. LEI
 PROFESSIONAL SURVEYOR AND MAPPER #6203



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