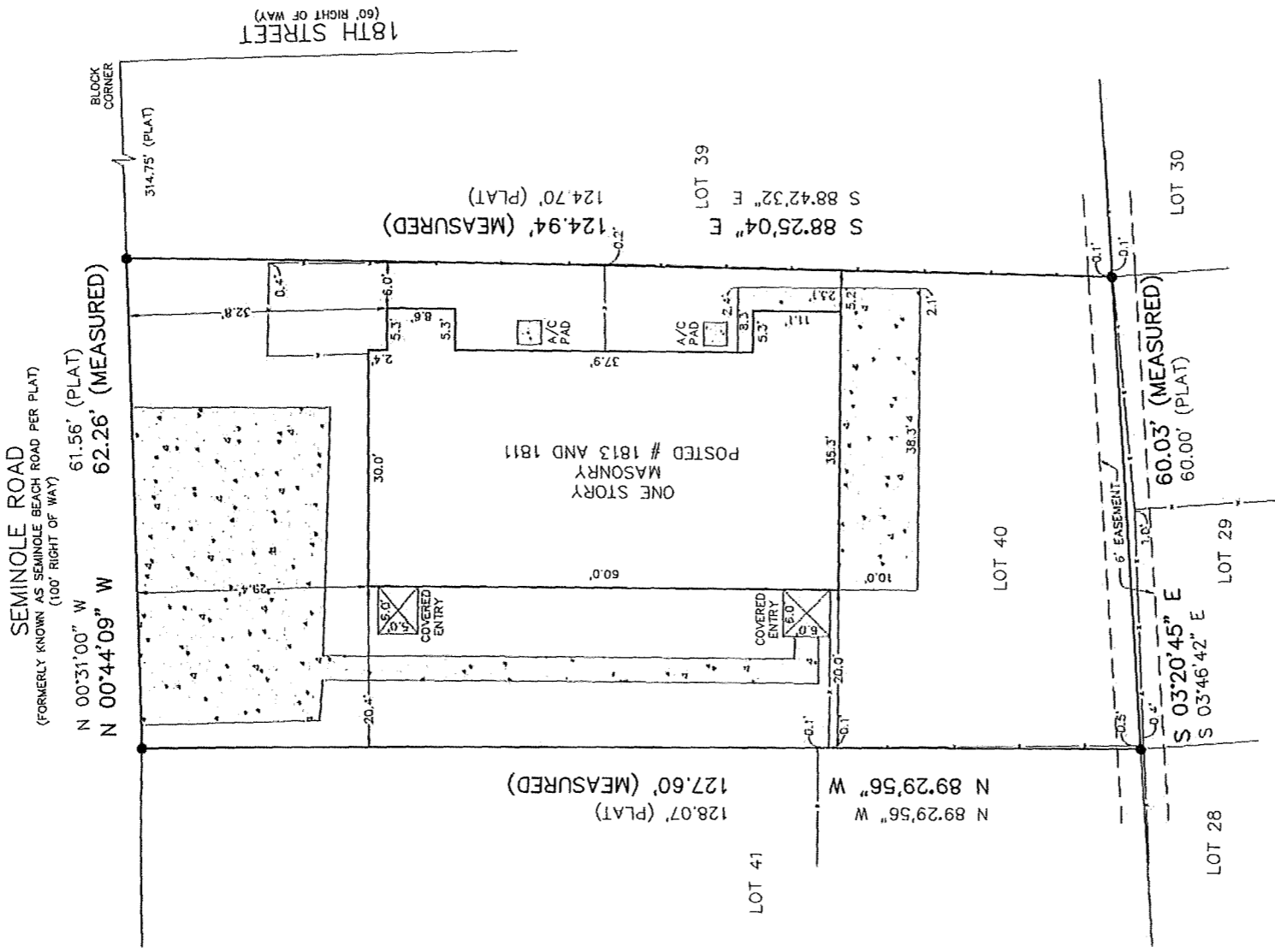


# MAP SHOWING BOUNDARY SURVEY OF

LOT 40, OCEAN GROVE - UNIT NO. 2, AS RECORDED IN PLAT BOOK 20,  
PAGE 20, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

CERTIFIED TO:

JACK TANNER AND LAURA C TANNER  
AMERICAN FINANCIAL NETWORK, INCORPORATED  
SOUTHERN CAPITAL TITLE COMPANY, LLC  
FIDELITY NATIONAL TITLE INSURANCE COMPANY



**LEGEND:**

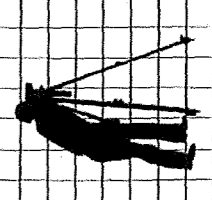
- x- = FENCE
- = CONCRETE
- = SET 1/2" REBAR STAMPED PSM#6146
- = FOUND 1/2" IRON PIPE NO IDENTIFICATION (UNLESS OTHERWISE NOTED)
- = 4"x4" CONCRETE MONUMENT
- A/C = AIR CONDITIONER

PC = POINT OF CURVATURE  
PT = POINT OF TANGENCY  
PRC = POINT OF REVERSE CURVATURE  
PCC = POINT OF COMPOUND CURVATURE

NOTES:  
1. BEARINGS ARE BASED ON THE PLAT BEARING OF N 89°29'56" W ALONG THE SOUTHERLY BOUNDARY LINE OF SUBJECT PARCEL.  
2. BY GRAPHIC PLOTTING ONLY THE CAPTIONED LANDS LIE WITHIN FLOOD ZONE "X" AS SHOWN ON THE NATIONAL FLOOD INSURANCE MAP DATED NOVEMBER 2, 2018, COMMUNITY NUMBER 120075, PANEL D407 J.  
3. THIS SURVEY REFLECTS ALL EASEMENTS & RIGHTS OF WAY AS PER RECORDED PLAT &/OR TITLE COMMITMENT OR OTHER DOCUMENTS PROVIDED BY CLIENT, IF SUPPLIED. UNLESS OTHERWISE STATED, NO OTHER TITLE VERIFICATION HAS BEEN PERFORMED BY THE UNDERSIGNED.  
4. THIS SURVEY IS NOT VALID WITHOUT AN AUTHENTICATED ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL.

REVISIONS	DATE	DESCRIPTION

JOB # 42438 DATE OF FIELD SURVEY: 07-29-21 SCALE: 1" = 20'



**Ray Thompson SURVEYING, Inc.**  
*Going the DISTANCE for You!*  
1825 University Boulevard West  
Jacksonville, Florida 32217  
(Phone) 904-448-5125  
(Fax) 904-448-5178

**CERTIFICATE**  
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, REGULATION NO. 61A, FLORIDA STATUTES.

LAND SURVEYS      ○      CONSTRUCTION SURVEYS      ○      SURVEY SUBDIVISIONS