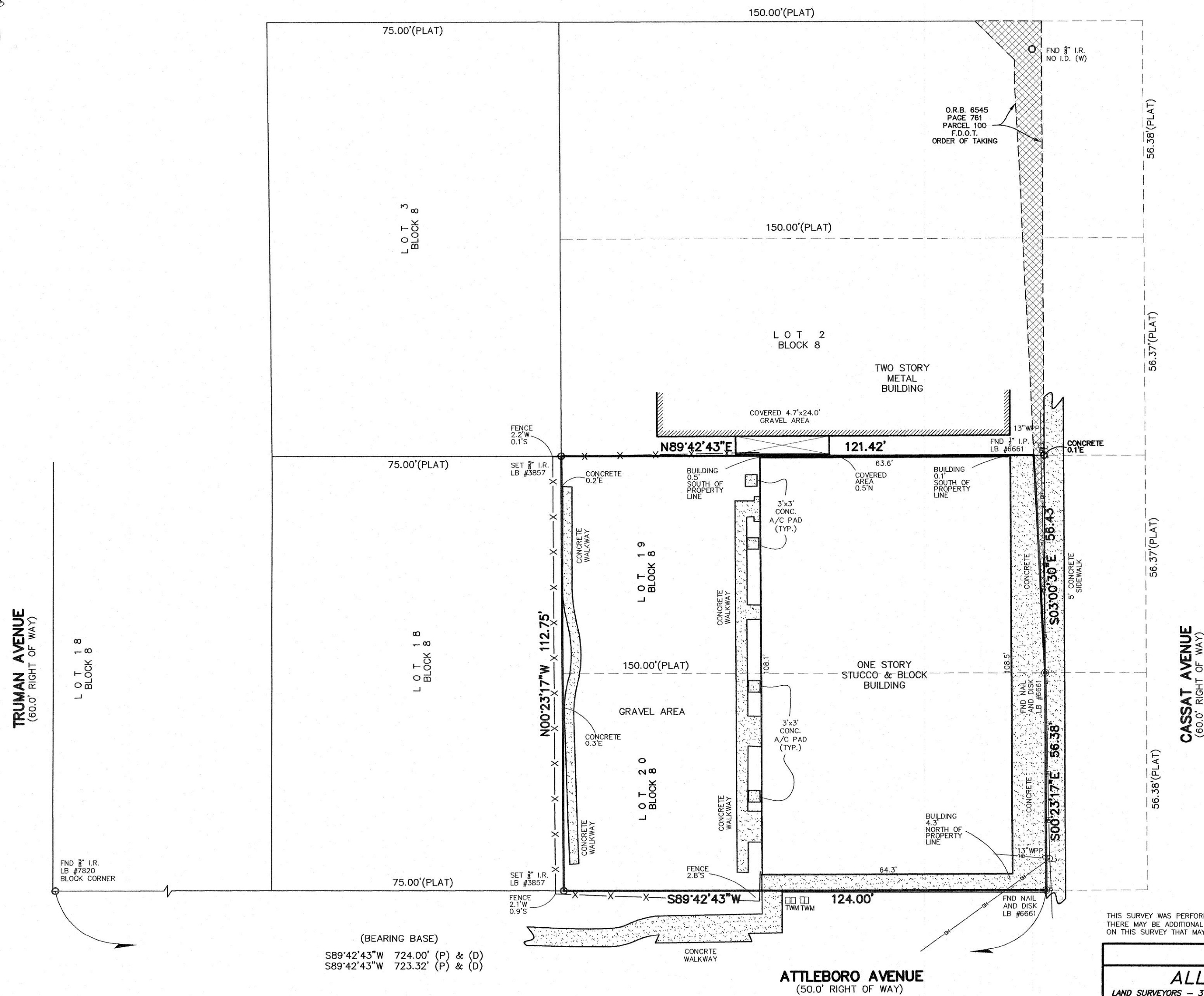


**MAP SHOWING BOUNDARY SURVEY OF  
LOTS 19 & 20, BLOCK 8, EXCEPT PART IN ORDER  
OF TAKING RECORDED IN OFFICIAL RECORDS  
VOLUME 6545, PAGE 761, ROOSEVELT GARDENS,  
AS PER PLAT THEREOF**

RECORDED IN PLAT BOOK 18 PAGES 99 AND 99A, OF THE PUBLIC RECORDS OF DUVAL COUNTY, FLA.  
CERTIFIED TO: BNH DEVELOPMENT LLC



NOTE:  
PORTIONS OF LOTS 19 & 20 BLOCK 8 HAVE HAD RIGHT OF WAY TAKINGS  
ALONG CASSAT AVENUE. THE DEED RECORDED IN OFFICIAL RECORDS BOOK  
6545 PAGE 761 HAS SEVERAL TAKINGS ALONG THE RIGHT OF WAY. NOTHING  
IN THE ABOVE MENTIONED DEED DISCLOSES ANY TAKING OF ANY PART OF LOT  
20 BLOCK 8. BUT PHYSICAL POSITION OF THE RIGHT OF WAY INCLUDING  
IMPROVEMENTS AND MONUMENTATION FROM PREVIOUS SURVEYOR PRODUCES  
OCCUPATION AND PHYSICAL USE. FURTHER INFORMATION CONCERNING THE  
RIGHT OF WAY OF CASSAT AVENUE PLEASE CONSULT FLORIDA DEPARTMENT OF  
TRANSPORTATION

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.  
THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN  
ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN  
ON FLOOD INSURANCE RATE MAP 0361 J FOR DUVAL COUNTY, FLORIDA, DATED 11-02-18

**ALL AMERICAN SURVEYORS OF FLORIDA, INC.**  
LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

**Legend**

CON. = COVERED	F.F.E. = FINISH FLOOR ELEVATION
FND. = FOUND	A/C = AIR CONDITIONER
ENIT. = EASEMENT	LD. = IDENTIFICATION
CONC. = CONCRETE	P.R.M. = PERMANENT REFERENCE
MON. = MONUMENT	MON. = MONUMENT
I.P. = IRON PIPE	P.T. = POINT OF TANGENCY
R.R. = IRON ROD	P.C.P. = PERMANENT CONTROL POINT
Δ = DELTA ANGLE	P.C. = POINT OF CURVE
CH = CHISEL	P.C.C. = POINT OF REVERSE CURVE
A = ARC LENGTH	P.C.C. = POINT OF REVERSE CURVE
R = RADIUS	B.R.L. = BUILDING RESTRICTION
(C) = CALCULATED	F.P.A.L. = FLORIDA POWER & LIGHT
(D) = DEED	(TYP.) = TYPICAL
(P) = PLAT	NVD = NATIONAL GEODETIC VERTICAL DATUM
(R) = RADIAL LINE	NAVD = NORTH AMERICAN VERTICAL
C.L. = CENTER LINE	P.I. = POINT OF INTERSECTION
R/W = RIGHT-OF-WAY	W.P. = WOOD POWER POLE
(A) = ACTUAL	WM = WATER METER
(W) = WITNESS	LB = LICENSED BUSINESS

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY  
RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO  
ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN  
HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE  
FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT  
TO CHAPTER 472.027 / CHAPTER 5J17, FLORIDA ADMINISTRATIVE CODE

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL  
**JAMES D. HARRISON, JR., No. 2647**  
**MICHAEL A. GARRETT, No. 6643**

SCALE 1"=20'  
DATE 05-17-23

5/23/23  
REGISTERED SURVEYOR AND MAPPER

