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BOUNDARY SURVEY

LEGAL DESCRIPTION:

AN UNDIVIDED ONE-HALF INTEREST IN A PARCEL OF LAND IN THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 36 WITH THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. S-5A, THENCE S. 02°26'E ON SAID RIGHT OF WAY LINE 33 FEET WEST FROM AND PARALLEL TO THE CENTER LINE OF SAID ROAD 77.94 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY, THENCE S.02° 08'E ON SAID RIGHT OF WAY LINE 44.54 FEET TO THE POINT OF BEGINNING, THENCE STILL WITH RIGHT OF WAY LINE S.02° 08'E 402.38 FEET, THENCE LEAVING SAID RIGHT OF WAY AND RUNNING S87°44'W 218.25 FEET THENCE N.02°24'W. 402.38 FEET TO THE SOUTH SIDE OF A 30 FOOT EASEMENT, THENCE ALONG THE SOUTH LINE OF SAID EASEMENT N87°44E 202.12 FEET TO THE PLACE OF BEGINNING, LESS THE EAST TWENTY (20) FEET THEREOF.

CERTIFIED TO:
FRAWLEY FAMILY TRUST; ELIZABETH KLEINER; FIDELITY NATIONAL TITLE INSURANCE COMPANY; TRUIST BANK

COMMUNITY NUMBER: 125147
PANEL: 0377
SUFFIX: J
FLOOD ZONE: X
FIELD WORK: 5/5/2021

PROPERTY ADDRESS:
2505 OLD MOULTRIE ROAD
ST. AUGUSTINE, FL 32086

SURVEY NUMBER: 479224
CLIENT FILE NUMBER: CM096001131

SYMBOL DESCRIPTIONS:

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

ABBREVIATION DESCRIPTION:

A/C AIR CONDITIONER
C CENTERLINE
Δ CENTRAL / DELTA ANGLE
I.D. IDENTIFICATION
L LENGTH
LB LICENSED BUSINESS
N.A.V.D. NORTH AMERICAN VERTICAL DATUM
N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
OHL OVERHEAD UTILITIES
P.C. POINT OF CURVATURE
P.C.C. POINT OF COMPOUND CURVE
P-K PARKER KYLON NAIL
P.R.C. POINT OF REVERSE CURVE
PSM PROFESSIONAL SURVEYOR MAPPER
P.T. POINT OF TANGENCY
R RADIAL / RADIUS
R/W RIGHT OF WAY

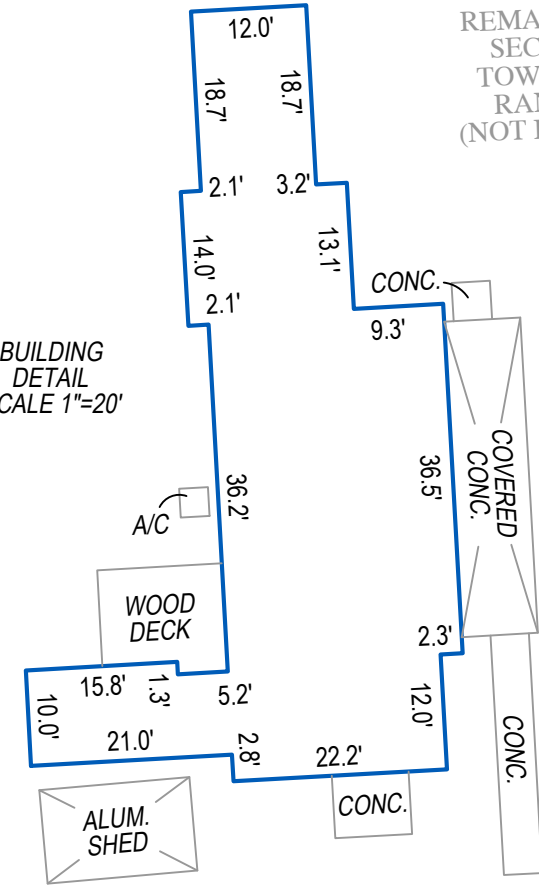
SURVEY NOTES
THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY.

GENERAL NOTES:

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

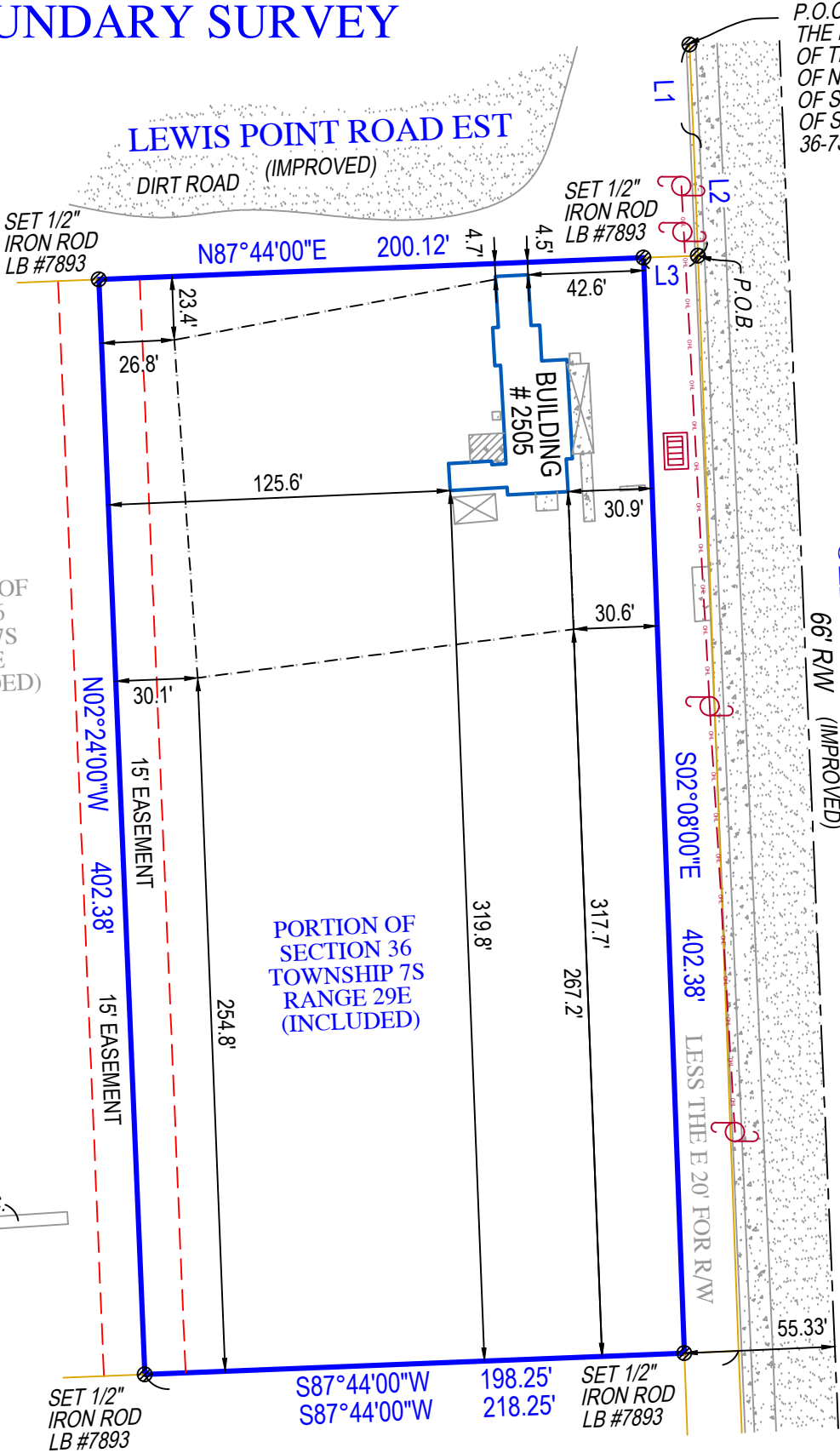
- 6) DIMENSIONS SHOWN HEREON ARE PLAT AND MEASURED UNLESS OTHERWISE NOTED
- 7) FENCE OWNERSHIP NOT DETERMINED
- 8) ELEVATIONS, IF SHOWN, ARE BASED ON N.G.V.D. 1929 DATUM, UNLESS OTHERWISE NOTED.
- 9) IN SOME INSTANCES, GRAPHIC REPRESENTATION HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE RELATIONSHIPS BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES, DIMENSIONS SHALL CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.

REVISIONS:



REMAINDER OF
SECTION 36
TOWNSHIP 7S
RANGE 29E
(NOT INCLUDED)

PORTION OF
SECTION 36
TOWNSHIP 7S
RANGE 29E
(INCLUDED)



LINE TABLE		
	BEARING	LENGTH
L1	S02°26'00"E	33.00'
L2	S02°08'00"E	44.54'
L3	S87°44'00"W	20.00'

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 A RAISED EMBOSSED SEAL AND SIGNATURE.

(SIGNED)

KENNETH J OSBORNE
PROFESSIONAL SURVEYOR AND MAPPER #6415

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