

BOUNDARY SURVEY

LOT 3 AS SHOWN ON MAP OF
BANNON LAKES PHASE 1B-2

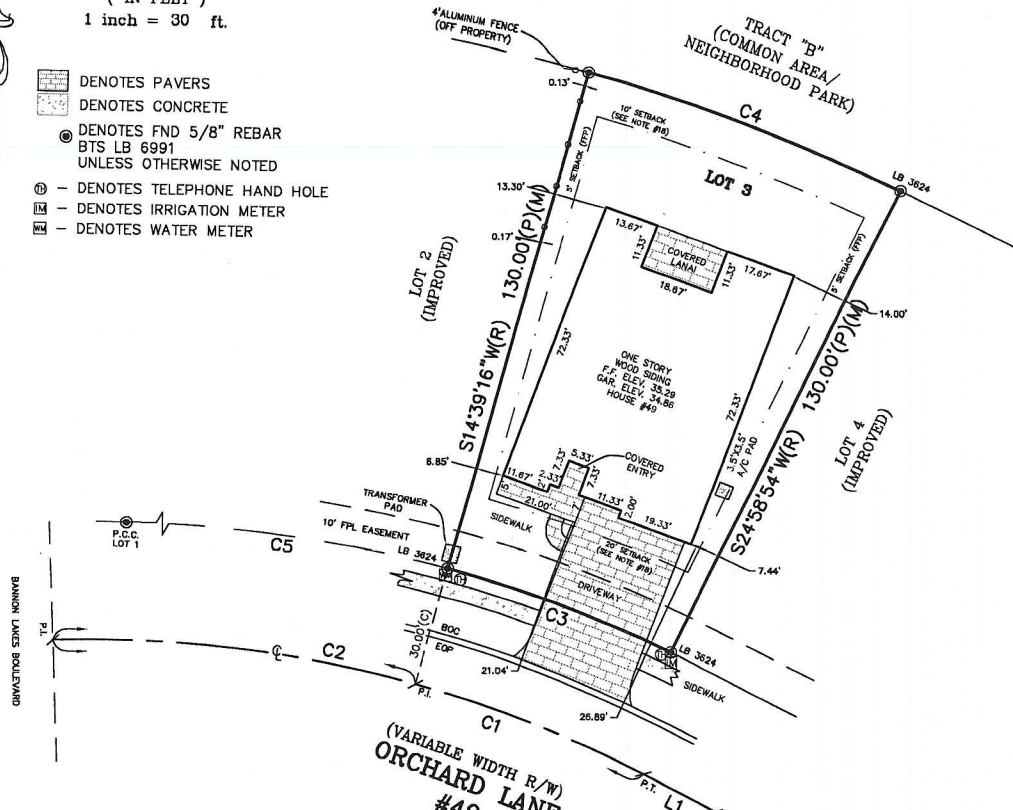
AS RECORDED IN MAP BOOK 83, PAGES 34-39 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FL.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

- DENOTES PAVERS
- DENOTES CONCRETE
- DENOTES FND 5/8" REBAR
BTS LB 6991
UNLESS OTHERWISE NOTED
- DENOTES TELEPHONE HAND HOLE
- DENOTES IRRIGATION METER
- DENOTES WATER METER



GENERAL NOTES:

1. BEARINGS ARE BASED ON THE CHORD BEARING LINE OF ORCHARD LANE AS BEING S78°10'09"E (C1).
2. DRAINAGE ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 1988.
3. THE LANDS SHOWN HEREON LIE WITHIN FLOOD ZONE "X" AS DEPICTED ON THE FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY NUMBER 125147, PANEL NUMBER 02774, DATED, DECEMBER 7, 2018. THE FLOOD ZONES SHOWN ON THIS SURVEY ARE SCALED OFF OF THE F.I.R.M. AND MAPS AND ARE FOR REFERENCE ONLY. THE F.I.R.M. INFORMATION AND DELINEATIONS ON THIS SURVEY ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE DATE OF THIS SURVEY. THERE MAY HAVE BEEN SUBSEQUENT REVISIONS AFTER THIS DATE THAT WILL SUPERSEDE SAID INFORMATION. INQUIRIES SHOULD BE MADE TO THE COMMUNITY'S FLOOD PLANE MANAGEMENT REPOSITORY, DEPARTMENT OF PUBLIC WORKS.
4. FLOOD MARKS REFERENCED HEREON ARE BASED ON NAVD 1988.
5. NO UNDERGROUND FOUNDATIONS OR UTILITIES & NO IMPROVEMENTS, OTHER THAN THOSE SHOWN WERE LOCATED UNDER THE SCOPE OF THIS SURVEY.
6. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
7. THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1"=30' OR SMALLER.
8. ENTRIES & PATIOS DEPICTED AS EXTENDING INTO THE BUILDING RESTRICTION LIMITS MUST REMAIN UNCOVERED & NOT ENCLOSED.
9. UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
10. THIS SURVEY IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO CERTIFICATION HAS BEEN CREATED, EXPRESS OR IMPLIED. TRANSACTIONS SHALL BE NULL AND VOID IF THEY DO NOT BEAR THE EMBOSSED RAISED SEAL OF THE SIGNING SURVEYOR. THE USE OF ANY SUBSEQUENT DOCUMENTS RELEASES THE SIGNING SURVEYOR OF ANY FURTHER CLAIMS OF LIABILITY OF ANY SUBSEQUENT TRANSACTIONS AND IS ONLY VALID UP TO 60 DAYS AFTER THE DATE OF THE LAST RECORDED SURVEY DATE.
11. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
12. THIS SURVEY IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES. JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, AND COMMISSION OR OTHER ENTITY AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
13. UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
14. BUILDING AND IMPROVEMENT TIES AS PROVIDED BY THE CLIENT.
15. PLEASE REFER TO THE PLAT FOR ADDITIONAL ITEMS THAT MAY AFFECT THIS LOT.
16. SETBACKS ARE MEASURED PER THE LAND DEVELOPMENT CODE: SECTION 6.01.00, TABLE 6.01 AND ARTICLE XII: SETBACKS SHALL BE MEASURED IN ACCORDANCE WITH THE DEFINITION OF "YARD" PER ARTICLE XII, LDC.
17. PLEASE REFER TO THE PLAT FOR ADDITIONAL ITEMS THAT MAY AFFECT THIS LOT.
18. SETBACKS ARE MEASURED PER THE LAND DEVELOPMENT CODE: SECTION 6.01.00, TABLE 6.01 AND ARTICLE XII: SETBACKS SHALL BE MEASURED IN ACCORDANCE WITH THE DEFINITION OF "YARD" PER ARTICLE XII, LDC.
19. THIS SURVEY IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
20. NO CENTERLINE CONTROL AT TIME OF THIS SURVEY.

REVISION D: CHANGED CERTIFICATIONS (4/27/2020) (JR/TPH)
REVISION C: RECERTIFIED FINAL SITE IMPROVEMENTS (4/10/2020) (JR/TPH)
REVISION R: RECERTIFIED FINAL SITE IMPROVEMENTS (1/18/2020) (JR/DBG)
REVISION A: ADDED FINAL SITE IMPROVEMENTS (10/21/19) (CCM/MEB)

PREPARED FOR: AV HOMES

LEGEND

- B.A.L. - DENOTES BUILDING RESTRICTION LIMITS
- B.M. - DENOTES BENCH MARK
- C.P. - DENOTES CORNER POINT
- D.P. - DENOTES DRAINAGE POINT
- E.P. - DENOTES EASEMENT POINT
- F.P. - DENOTES FLOOD PLANE POINT
- G.P. - DENOTES GROUND POINT
- H.P. - DENOTES HOLE POINT
- I.P. - DENOTES IRRIGATION POINT
- J.P. - DENOTES JUNCTION POINT
- K.P. - DENOTES KICK POINT
- L.P. - DENOTES LINE POINT
- M.P. - DENOTES METER POINT
- N.P. - DENOTES NAIL POINT
- O.P. - DENOTES OFFSET POINT
- P.P. - DENOTES PAVEMENT POINT
- Q.P. - DENOTES QUANTITY POINT
- R.P. - DENOTES REBAR POINT
- S.P. - DENOTES SIGN POINT
- T.P. - DENOTES TIE POINT
- U.P. - DENOTES UTILITY POINT
- V.P. - DENOTES VALVE POINT
- W.P. - DENOTES WATER POINT
- X.P. - DENOTES X-SECTION POINT
- Y.P. - DENOTES Y-SECTION POINT
- Z.P. - DENOTES ZONING POINT



BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
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GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2258
CERTIFICATE OF AUTHORIZATION LB #6991
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I HEREBY CERTIFY, that this survey graphically represents the results of a field survey made under my responsible direction and complies with the latest Standards of Practice for Surveyors promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 54-17 F.A.C.; Pursuant to section 472.027, Florida Statutes, subject to all notes and notations shown hereon.

MAY 10, 2019 FIELD WORK COMPLETED
MAY 13, 2019 MAP ORIGINALLY SIGNED

THOMAS P. HUGHES, P.L.S.
STATE OF FLORIDA LICENSE NUMBER LS 3507

NOTATION:
The survey hereon was made without benefit of abstract or search of title, and therefore the undersigned and Bartram Trail Surveying make no Certifications regarding information shown or not shown hereon pertaining to easements, claims of easements, Right-of-way, setback lines, overlaps, Boundary Line disputes, agreements, reservations or other similar matters which may appear in the abstract, or search.

This survey is prepared and certified for the exclusive use of the client named hereon and the survey map and report of the copies thereof are not valid without the signature and mapper.
DRAWN BY: GM/LAH CHECKED BY: TPH

F.I.R.M. FLOOD ZONE W/ ELEVATION:	X (N/A)
PANEL NO.:	125147 0277J 12/7/18
FB/PG:	1435/01 1433/41
DATE:	4/24/19
SCALE:	1"=30'
PROJECT NO.:	1503-19-015
REVISION:	D
SHEET	1 OF 1

LINE TABLE		
LINE	DIRECTION	LENGTH
L1(P)	S63°40'08"E	20.05

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C1(P)	300.00	151.85	S78°10'09"E	150.23	29°00'02"
C2(C)	300.00	90.71	N84°00'27"W	90.36	17°19'26"
C3(P)(M)	330.00	59.48	N70°10'55"W	59.40	10°19'38"
C4(P)(M)	460.00	82.91	N70°10'55"W	82.80	10°19'38"
C5(C)(M)	330.00	99.78	N84°00'27"W	99.40	17°19'26"

