

# MAP SHOWING BOUNDARY SURVEY OF

LOT 346 BLOCK - AS SHOWN ON MAP OF  
**SOUTHAVEN PHASE IIC & III**

AS RECORDED IN MAP BOOK 98 PAGES 65-69 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

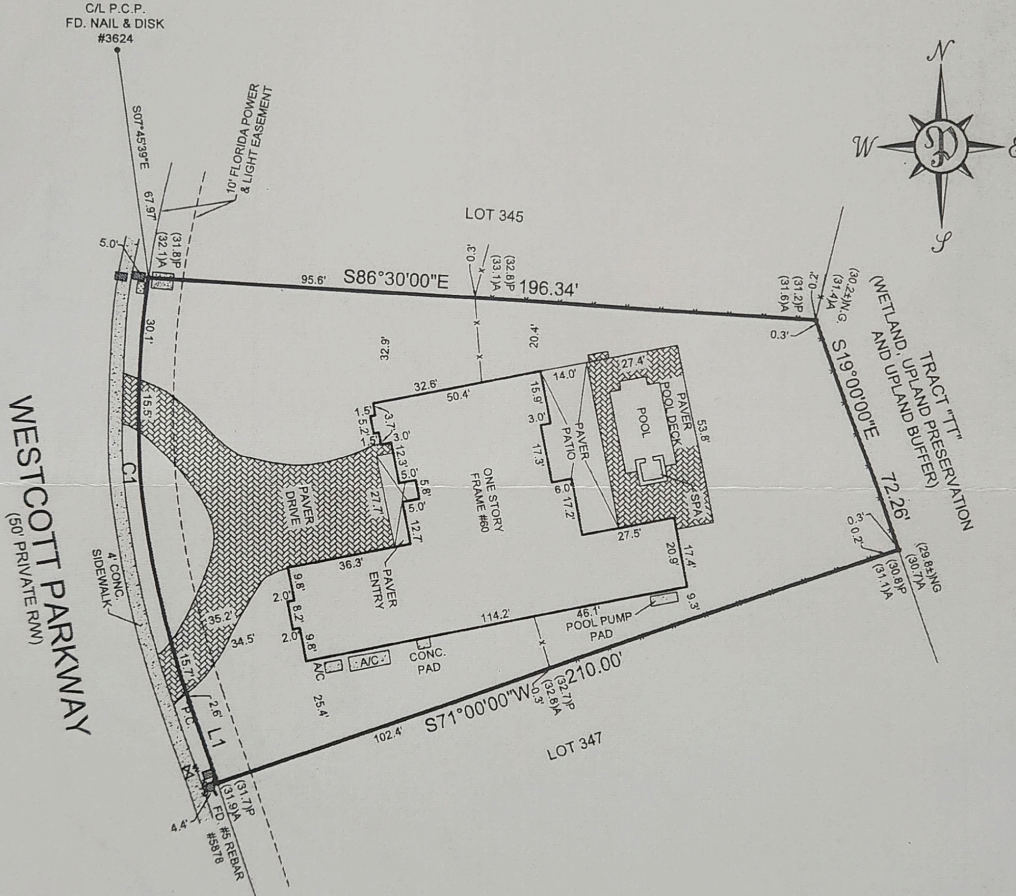
CERTIFIED TO: WILLIAM J. NESS, SHERRY L. NESS, HANCOCK WHITNEY BANK

SHEFFIELD AND BOATWRIGHT TITLE SERVICES LLC., CHICAGO TITLE INSURANCE COMPANY

ALL ELEVATIONS SHOWN HEREON REFERENCE NGVD-29.  
 LOT ELEVATIONS SHOWN THUS (20.0)  
 MEG=MEET EXISTING GRADE  
 N.G.=NATURAL GRADE  
 P=PROPOSED  
 A=ACTUAL

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	126.55'	275.00'	25°22'02"	N05°48'59"W	125.44'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	25.26'	N19°00'00"W



NOTE: ALL FENCES ARE 6" VINYL  
 (EXCEPT WHERE OTHERWISE INDICATED)

NOTE: ALL CORNERS FD. ARE #5 REBAR #3624  
 (EXCEPT WHERE OTHERWISE INDICATED)

FINAL SURVEY: 09-20-2021; W.O.#2020-1354-8  
 SET GRADES: 07-23-2021; W.O.#2020-1354-7

## PERRET AND ASSOCIATES, INC.

1464 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030

### GENERAL NOTES:

- (1) BEARINGS SHOWN HEREON ARE BASED ON THE E'LY R/W LINE OF WESTCOTT PARKWAY AS N19°00'00"W, PER PLAT.
- (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- (4) THIS PROPERTY APPEARS TO LIE WITHIN FLOOD ZONE "X" AS SCALED FORM F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL 125147-0277J, DATED 12-07-2018.

### LEGEND

P.C.	POINT OF CURVATURE	R	RADIUS
P.T.	POINT OF TANGENCY	Δ	DELTA (CENTRAL ANGLE)
P.R.C.	POINT OF REVERSE CURVE	L	ARC LENGTH
P.C.C.	POINT OF COMPOUND CURVE	C	CHORD
P.R.M.	PERMANENT REFERENCE MONUMENT	CB	CHORD BEARING
P.C.P.	PERMANENT CONTROL POINT	LR	LINE RADIAL TO CURVE
B.R.L.	BUILDING RESTRICTION LINE	AC	AIR CONDITIONER
CL	CENTERLINE	CONC	CONCRETE
CLF	CHAIN LINK FENCE	FOUND	FOUND
R/W	RIGHT-OF-WAY	IR	IRON PIPE
O.R.B.	OFFICIAL RECORDS BOOK	M	MEASURED
OL	ON LINE	D	DEED
BL	BREAK LINE	CD	CALCULATED
F.F.E.	FINISHED FLOOR ELEVATION	PLAT	PLAT
		FENCE	FENCE

SCALE 1"=40'

01-25-2021

DATE OF FIELD SURVEY

NATHAN P. PERRET, FLA. CERT. NO. 6900



LB ~ 6715

F.B. - PG. -

NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER ORDER NO.

2020-1354-6