

MAP SHOWING BOUNDARY SURVEY OF LOT 337 AS SHOWN ON MAP OF SOUTHAVEN PHASE IIB

AS RECORDED IN MAP BOOK 89 PAGES 39-52 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.
CERTIFIED TO: DAVID CIMILUCA & FAITH CIMILUCA

REGIONS BANK
GRABTREE LAW GROUP
OLD REPUBLIC NATIONAL TITLE INSURANCE
MARCUS ALLEN HOMES

CURVE DATA C3
N60°23'04"E
CH = 39.67'
R = 202.00'
A = 39.73'
Δ = 1176°09'

CURVE DATA C4
N57°52'13"E
CH = 14.17'
R = 50.00'
A = 14.22'
Δ = 167°52'

BENCHMARK:
NORTH RIM OF MANHOLE
IN CUL-DE-SAC ON LATROBE
AVENUE
ELEVATION: (32.21)

ELEVATIONS SHOWN HEREON
REFER TO NGVD OF 1929

LEGEND & ABBREVIATIONS

- WM - DENOTES WATER METER
- EV - DENOTES ELECTRIC VAULT
- TRB - DENOTES TELECOM RISER BOX
- THH - DENOTES TELECOM HAND HOLE
- ☆ - DENOTES 5" FIBERGLASS LIGHT POLE

CURVE DATA C2
S82°12'37"W
CH = 57.18'
R = 62.00'
A = 59.43'
Δ = 54°55'14"

CURVE DATA C1
S82°12'37"W
CH = 23.06'
R = 25.00'
A = 23.96'
Δ = 54°55'14"

L1 S54°45'00"W 11.80'

FINAL; W.O. #196121; 12-14-21 (FIELD)
FOUNDATION, F.F.E.; W.O. # 190104; 04-28-2021 (FIELD)
LOT & HOUSE S-O CHECK (GOOD SET F.F.E.) W.O.#187603; 03-25-21 (FIELD)
LOT & HOUSE S-O (GOOD SET F.F.E.) W.O.#187603; 1-22-21 (FIELD)
BOUNDARY; W.O.#: 183367; 07-28-2020 (FIELD)

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.

NOTE:
SIDE/FRONT BUILDING TIES ARE TO THE FOUNDATION.

UNDERGROUND ENCROACHMENTS NOT LOCATED

THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN
ON FLOOD INSURANCE RATE MAP 0277J FOR ST. JOHNS COUNTY, FLORIDA, DATED 12-07-18

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3657

CON. = COVERED	F.F.E. = FINISH FLOOR ELEVATION
FND. = FOUND	A/C = AIR CONDITIONER
ESMT = EASEMENT	ID. = IDENTIFICATION
CONC. = CONCRETE	P.R.M. = PERMANENT REFERENCE MONUMENT
IRON = IRON	P.T. = POINT OF TANGENCY
LP. = IRON PIPE	P.C.P. = PERMANENT CONTROL POINT
IRON ROD = IRON ROD	P.C. = POINT OF CURVE
CH = CHORD	P.R.C. = POINT OF REVERSE CURVE
A = ARC LENGTH	P.C.C. = POINT OF COMPOUND CURVE
Δ = DELTA ANGLE	B.R.L. = BUILDING RESTRICTION
CH = CHORD	F.P.B.L. = FLORIDA POWER & LIGHT
A = ARC LENGTH	(TYP.) = TYPICAL
Δ = DELTA ANGLE	NOVD = NATIONAL GEODETIC VERTICAL DATUM
(O) = OBLIQUE	NAD83 = NORTH AMERICAN VERTICAL DATUM
(N) = NAD83	N.T.S. = NOT TO SCALE
(C) = CENTER LINE	LB = LICENSED BUSINESS
(R/W) = RIGHT-OF-WAY	P.I. = POINT OF INTERSECTION
(A) = ACTUAL	EDW = EDGE OF WATER
(W) = WITNESS	TOB = TOP OF BANK

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 MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61G17-8, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
JAMES D. HARRISON, JR., No. 2847
MICHAEL A. GARRETT, No. 8843

SCALE 1"=20'

DATE 07-28-2020

FLORIDA REGISTERED SURVEYOR AND MAPPER

