

BOUNDARY SURVEY

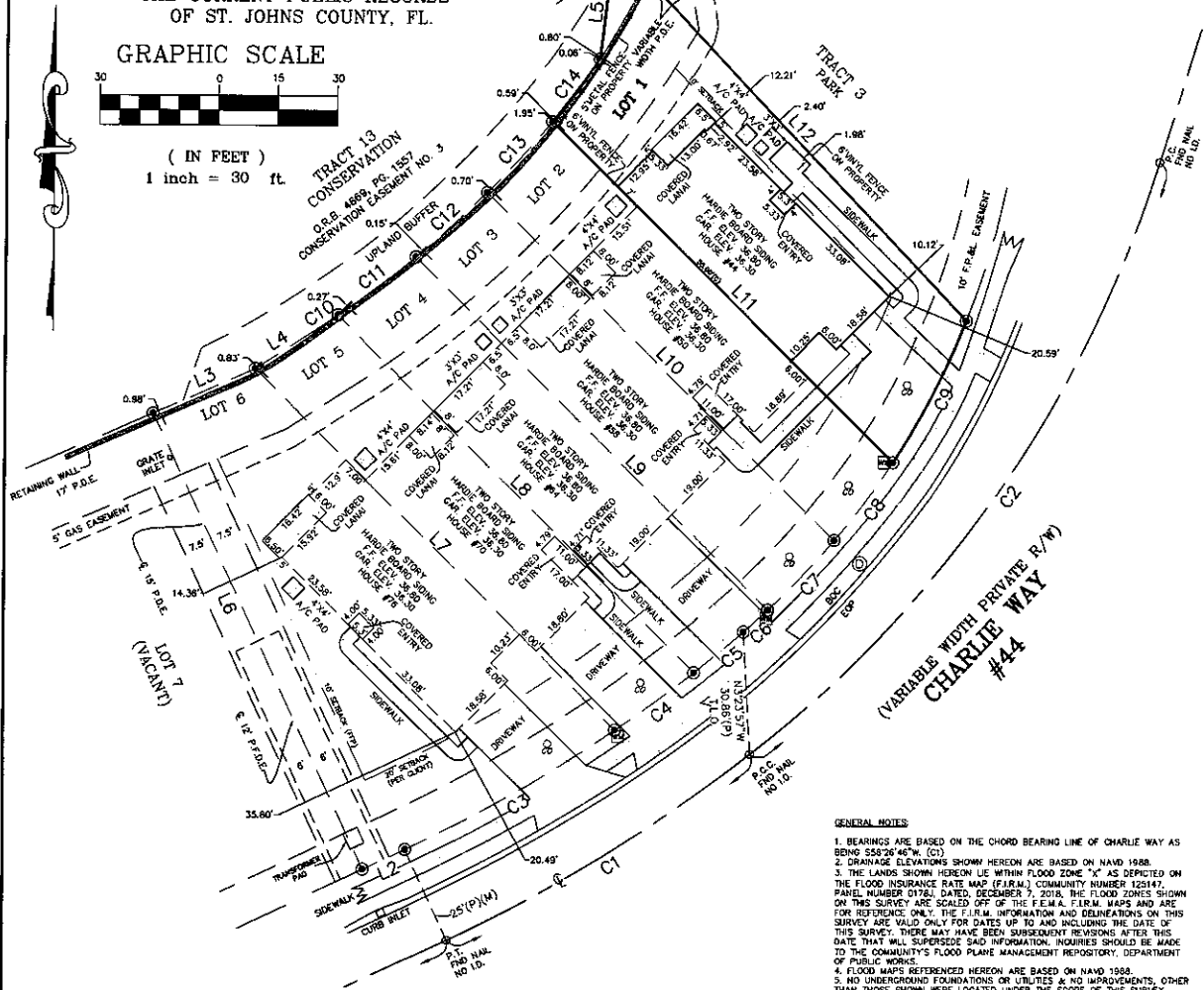
LOT 1 AS SHOWN ON
MAP OF
BEACON LAKE TOWNHOMES
AS RECORDED IN MAP BOOK 99, PAGES 22-41 OF
THE CURRENT PUBLIC RECORDS
OF ST. JOHNS COUNTY, FL.

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

- DENOTES CONCRETE
- ⊙ DENOTES FND 1/2" I.P. CLARY
- ⊗ DENOTES SANITARY CLEAN OUT
- ⊕ DENOTES DRAINAGE MANHOLE
- ⊞ DENOTES WATER METER



GENERAL NOTES

1. BEARINGS ARE BASED ON THE CHORD BEARING LINE OF CHARLIE WAY AS BEING S50°26'40"W (C2).
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 (FIRM) COMMUNITY NUMBER 120147, PANEL NUMBER 0178J, DATED, DECEMBER 7, 2018. THE FLOOD ZONES SHOWN ON THIS SURVEY ARE SCALED OFF OF THE F.E.M.A. FIRM MAPS AND ARE FOR REFERENCE ONLY. THE F.I.R.M. INFORMATION AND DEMONSTRATIONS ON THIS SURVEY ARE VALID ONLY FOR DATES UP TO AND INCLUDING THE DATE OF THIS SURVEY. THERE MAY BE 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 MAPS 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, TO COPY THIS BOUNDARY SURVEY AND IS NOT TRANSFERABLE. ANY COPIES OF THIS BOUNDARY SURVEY THAT ARE USED IN ANY SUBSEQUENT TRANSACTIONS SHALL BE NULL AND VOID IF THEY DO NOT BEAR THE EMBOSSED RAISED SEAL OF THE SIGNING SURVEYOR. THE USE OF SUCH DOCUMENTS RELEASES THE SIGNING SURVEYOR OF ANY FURTHER CLAIMS OF LIABILITY OF ANY SUBSEQUENT TRANSACTIONS AND IS ONLY VALID UP TO 90 DAYS AFTER THE LAST REVISION 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.
13. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, MOUPE, HABITATS OR 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.
14. UNLESS A COMPARISON IS MADE, MEASURED BEARINGS AND DISTANCES ARE IDENTICAL WITH PLAT VALUES.
15. THIS SURVEY IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
16. BUILDING AND IMPROVEMENT TIES AS DEPICTED HEREON ARE PERPENDICULAR TO THE PARCEL PROPERTY LINES UNLESS OTHERWISE NOTED.
17. PLEASE REFER TO THE PLAT FOR ADDITIONAL ITEMS THAT MAY AFFECT THIS LOT.
18. THE PURPOSE OF THIS BOUNDARY SURVEY IS TO UPDATE THE FINAL SITE IMPROVEMENTS FOR LOT 1.

CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C1(P)(M)	400.00	89.85	N58°26'46"E	89.46	12°30'30"
C2(P)(M)	300.00	183.44	N34°30'30"E	180.99	35°02'02"
C3(P)(M)	375.00	60.87	N60°13'00"E	60.81	9°18'03"
C4(P)(M)	375.00	24.55	N53°41'27"E	24.54	3°45'03"
C5(P)(M)	375.00	16.14	N60°34'56"E	16.14	2°27'58"
C6(P)(M)	200.00	8.12	N48°11'10"E	8.12	2°19'34"
C7(P)(M)	200.00	24.18	N43°33'36"E	24.15	6°55'33"
C8(P)(M)	200.00	24.50	N36°35'17"E	24.48	7°01'05"
C9(P)(M)	200.00	40.03	N27°20'41"E	39.97	11°28'06"
C10(P)(M)	250.00	7.46	N86°31'47"E	7.46	1°42'38"
C11(P)(M)	250.00	24.44	N53°27'28"E	24.43	5°36'03"
C12(P)(M)	250.00	24.20	N47°38'02"E	24.19	5°32'48"
C13(P)(M)	250.00	24.27	N42°04'45"E	24.26	5°33'48"
C14(P)(M)	250.00	19.62	N37°02'55"E	19.62	4°29'51"
C15(P)(M)	240.00	4.80	N28°19'51"E	4.80	1°08'48"

LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L1(P)(M)	S64°52'02"W	358.85	L7(P)(M)	N45°20'31"W	128.46
L2(P)(M)	S64°52'02"W	11.85	L8(P)(M)	N45°20'31"W	128.89
L3(P)(M)	N86°13'48"E	28.06	L9(P)(M)	N45°20'31"W	125.52
L4(P)(M)	N57°08'17"E	17.36	L10(P)(M)	N45°20'31"W	123.81
L5(P)(M)	S5°49'57"W	23.19	L11(P)(M)	N45°20'31"W	121.46
L6(P)(M)	N25°07'58"W	126.15	L12(P)(M)	N43°26'18"W	127.73

REVISION C: UPDATE BOUNDARY AND SITE IMPROVEMENTS (12/16/21) (DPM/JRC)
REVISION B: ADDED FINAL SITE IMPROVEMENTS FOR LOT 1 (4/21/2020) (CCH/TPH)
REVISION A: ADDED FINAL SITE IMPROVEMENTS (4/21/2020) (CCH/TPH)
PREPARED FOR: DREAM FINDERS HOMES, LLC

LOREE LEA FRENCH
AMERIS BANK
GOLDEN DOG TITLE AND TRUST dba DF TITLE, LLC
CERTIFIED TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY

LEGEND

BAU - BOUNDARY BEARING AND DISTANCE
B.C. - BOUNDARY CORNER
C.C. - CONCRETE CORNER
C.F. - CONCRETE FOUNDATION
C.L. - CONCRETE CURB
C.M. - CONCRETE MASONRY
C.P. - CONCRETE PAVEMENT
C.S. - CONCRETE SLAB
C.T. - CONCRETE TIE
C.W. - CONCRETE WALL
C.Y. - CONCRETE YARD
C.Z. - CONCRETE ZONE
D.C. - DRAINAGE CURB
D.F. - DRAINAGE FLOW
D.L. - DRAINAGE LINE
D.M. - DRAINAGE MANHOLE
D.P. - DRAINAGE POINT
D.R. - DRAINAGE RUN
D.S. - DRAINAGE SLOPE
D.T. - DRAINAGE TIE
D.W. - DRAINAGE WALL
D.Y. - DRAINAGE YARD
D.Z. - DRAINAGE ZONE
E.C. - EASEMENT CURB
E.F. - EASEMENT FLOW
E.L. - EASEMENT LINE
E.M. - EASEMENT MANHOLE
E.P. - EASEMENT POINT
E.R. - EASEMENT RUN
E.S. - EASEMENT SLOPE
E.T. - EASEMENT TIE
E.W. - EASEMENT WALL
E.Y. - EASEMENT YARD
E.Z. - EASEMENT ZONE
F.C. - FLOOD CURB
F.F. - FLOOD FLOW
F.L. - FLOOD LINE
F.M. - FLOOD MANHOLE
F.P. - FLOOD POINT
F.R. - FLOOD RUN
F.S. - FLOOD SLOPE
F.T. - FLOOD TIE
F.W. - FLOOD WALL
F.Y. - FLOOD YARD
F.Z. - FLOOD ZONE
G.C. - GAS CURB
G.F. - GAS FLOW
G.L. - GAS LINE
G.M. - GAS MANHOLE
G.P. - GAS POINT
G.R. - GAS RUN
G.S. - GAS SLOPE
G.T. - GAS TIE
G.W. - GAS WALL
G.Y. - GAS YARD
G.Z. - GAS ZONE
H.C. - HOLE CURB
H.F. - HOLE FLOW
H.L. - HOLE LINE
H.M. - HOLE MANHOLE
H.P. - HOLE POINT
H.R. - HOLE RUN
H.S. - HOLE SLOPE
H.T. - HOLE TIE
H.W. - HOLE WALL
H.Y. - HOLE YARD
H.Z. - HOLE ZONE
I.C. - IRON CURB
I.F. - IRON FLOW
I.L. - IRON LINE
I.M. - IRON MANHOLE
I.P. - IRON POINT
I.R. - IRON RUN
I.S. - IRON SLOPE
I.T. - IRON TIE
I.W. - IRON WALL
I.Y. - IRON YARD
I.Z. - IRON ZONE
J.C. - JUNCTION CURB
J.F. - JUNCTION FLOW
J.L. - JUNCTION LINE
J.M. - JUNCTION MANHOLE
J.P. - JUNCTION POINT
J.R. - JUNCTION RUN
J.S. - JUNCTION SLOPE
J.T. - JUNCTION TIE
J.W. - JUNCTION WALL
J.Y. - JUNCTION YARD
J.Z. - JUNCTION ZONE
K.C. - KICK CURB
K.F. - KICK FLOW
K.L. - KICK LINE
K.M. - KICK MANHOLE
K.P. - KICK POINT
K.R. - KICK RUN
K.S. - KICK SLOPE
K.T. - KICK TIE
K.W. - KICK WALL
K.Y. - KICK YARD
K.Z. - KICK ZONE
L.C. - LIFT CURB
L.F. - LIFT FLOW
L.L. - LIFT LINE
L.M. - LIFT MANHOLE
L.P. - LIFT POINT
L.R. - LIFT RUN
L.S. - LIFT SLOPE
L.T. - LIFT TIE
L.W. - LIFT WALL
L.Y. - LIFT YARD
L.Z. - LIFT ZONE
M.C. - MOUND CURB
M.F. - MOUND FLOW
M.L. - MOUND LINE
M.M. - MOUND MANHOLE
M.P. - MOUND POINT
M.R. - MOUND RUN
M.S. - MOUND SLOPE
M.T. - MOUND TIE
M.W. - MOUND WALL
M.Y. - MOUND YARD
M.Z. - MOUND ZONE
N.C. - NAIL CURB
N.F. - NAIL FLOW
N.L. - NAIL LINE
N.M. - NAIL MANHOLE
N.P. - NAIL POINT
N.R. - NAIL RUN
N.S. - NAIL SLOPE
N.T. - NAIL TIE
N.W. - NAIL WALL
N.Y. - NAIL YARD
N.Z. - NAIL ZONE
O.C. - OPEN CURB
O.F. - OPEN FLOW
O.L. - OPEN LINE
O.M. - OPEN MANHOLE
O.P. - OPEN POINT
O.R. - OPEN RUN
O.S. - OPEN SLOPE
O.T. - OPEN TIE
O.W. - OPEN WALL
O.Y. - OPEN YARD
O.Z. - OPEN ZONE
P.C. - PAVEMENT CURB
P.F. - PAVEMENT FLOW
P.L. - PAVEMENT LINE
P.M. - PAVEMENT MANHOLE
P.P. - PAVEMENT POINT
P.R. - PAVEMENT RUN
P.S. - PAVEMENT SLOPE
P.T. - PAVEMENT TIE
P.W. - PAVEMENT WALL
P.Y. - PAVEMENT YARD
P.Z. - PAVEMENT ZONE
Q.C. - QUOTE CURB
Q.F. - QUOTE FLOW
Q.L. - QUOTE LINE
Q.M. - QUOTE MANHOLE
Q.P. - QUOTE POINT
Q.R. - QUOTE RUN
Q.S. - QUOTE SLOPE
Q.T. - QUOTE TIE
Q.W. - QUOTE WALL
Q.Y. - QUOTE YARD
Q.Z. - QUOTE ZONE
R.C. - RAMP CURB
R.F. - RAMP FLOW
R.L. - RAMP LINE
R.M. - RAMP MANHOLE
R.P. - RAMP POINT
R.R. - RAMP RUN
R.S. - RAMP SLOPE
R.T. - RAMP TIE
R.W. - RAMP WALL
R.Y. - RAMP YARD
R.Z. - RAMP ZONE
S.C. - SAND CURB
S.F. - SAND FLOW
S.L. - SAND LINE
S.M. - SAND MANHOLE
S.P. - SAND POINT
S.R. - SAND RUN
S.S. - SAND SLOPE
S.T. - SAND TIE
S.W. - SAND WALL
S.Y. - SAND YARD
S.Z. - SAND ZONE
T.C. - TIE CURB
T.F. - TIE FLOW
T.L. - TIE LINE
T.M. - TIE MANHOLE
T.P. - TIE POINT
T.R. - TIE RUN
T.S. - TIE SLOPE
T.T. - TIE TIE
T.W. - TIE WALL
T.Y. - TIE YARD
T.Z. - TIE ZONE
U.C. - UPLAND CURB
U.F. - UPLAND FLOW
U.L. - UPLAND LINE
U.M. - UPLAND MANHOLE
U.P. - UPLAND POINT
U.R. - UPLAND RUN
U.S. - UPLAND SLOPE
U.T. - UPLAND TIE
U.W. - UPLAND WALL
U.Y. - UPLAND YARD
U.Z. - UPLAND ZONE
V.C. - VENT CURB
V.F. - VENT FLOW
V.L. - VENT LINE
V.M. - VENT MANHOLE
V.P. - VENT POINT
V.R. - VENT RUN
V.S. - VENT SLOPE
V.T. - VENT TIE
V.W. - VENT WALL
V.Y. - VENT YARD
V.Z. - VENT ZONE
W.C. - WALL CURB
W.F. - WALL FLOW
W.L. - WALL LINE
W.M. - WALL MANHOLE
W.P. - WALL POINT
W.R. - WALL RUN
W.S. - WALL SLOPE
W.T. - WALL TIE
W.W. - WALL WALL
W.Y. - WALL YARD
W.Z. - WALL ZONE
X.C. - X-CURVE CURB
X.F. - X-CURVE FLOW
X.L. - X-CURVE LINE
X.M. - X-CURVE MANHOLE
X.P. - X-CURVE POINT
X.R. - X-CURVE RUN
X.S. - X-CURVE SLOPE
X.T. - X-CURVE TIE
X.W. - X-CURVE WALL
X.Y. - X-CURVE YARD
X.Z. - X-CURVE ZONE
Y.C. - YIELD CURB
Y.F. - YIELD FLOW
Y.L. - YIELD LINE
Y.M. - YIELD MANHOLE
Y.P. - YIELD POINT
Y.R. - YIELD RUN
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Y.Z. - YIELD ZONE
Z.C. - ZONE CURB
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Z.Z. - ZONE ZONE



BARTRAM TRAIL SURVEYING, INC.
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE NO. 106 (904) 284-2224
GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2258
CERTIFICATE OF AUTHORIZATION LB #8991
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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 Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter Su-17 F.A.C., Pursuant to section 472.027, Florida Statutes, subject to all notes and notations shown hereon.

DECEMBER 16, 2019
FIELD WORK COMPLETED

DECEMBER 18, 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, Rights-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 the original raised seal of a Florida licensed surveyor and mapper.

DRAWN BY: JR/RR
CHECKED BY: DBC

F.I.R.M. FLOOD ZONE W/ ELEVATION: A (U)

PANEL NO.: 125147 0178J 12/7/18

FB/PG: 1422/86 1497/75

DATE: 12/16/19 SCALE: 1"=30'

PROJECT NO.: 956-19-280-1 REVISION: C

SHEET 1 OF 1